

Supplementary Information

Proposed remodelling alteration works and façade makeover.

Hardy's farm Shop and Canteen

Fosseway

Farndon

Newark

Notts.

NG24 3SD

Full Planning application.(resubmission)

October 2023

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VENTURE architectural.

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1. Heritage Impact Assessment

1.1 It is understood that the adjacent dwelling to the south west corner of the application site known as Corner Farm House, is a locally listed 'Non Designated Heritage Assett'. The dwelling already has the Hardy's Farm Shop and Canteen adjacent to it and as such, it is felt that nothing will change as a result of this application.

2. Flood Risk Assessment

2.1 The existing farm shop premises is understood to be sited within Flood Zones 2 or 3. Historically, the site has not flooded whilst in use as either a farm shop or indeed with any previous use. The application premises as shown forms entirely the existing farm shop premises. The re allocation of spaces within the premises is simply an adjustment of existing farm shop spaces into functions which already exist within the farm shop and are all ancillary to the correct functioning of the farm shop as a business. There is no intensification of use, just a re-allocation of existing spaces; therefore no 'change of use' will have taken place as part of this application. In conclusion, it is therefore felt that this application leads to zero additional flood risk over and above what already exists.

4. Mechanical Ventilation

4.1 There is existing mechanical extraction in place from the existing kitchen position within the farm shop and this is shown on the existing north west elevation. It is intended for this extraction to be re used in a slightly new position on the north west elevation and the position is clearly shown on the submitted plan.