

# Design and Access Statement

Proposed external upgrades including new roof covering and wall cladding. (excluding retention of existing lightweight structure serving the existing terrace eating area).

Hardy's farm Shop and Canteen

Fosseway

Farndon

Newark

Notts.

NG24 3SD

Full Planning application. (Resubmitted)

October 2023

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## 1. INTRODUCTION

1.1 This document is prepared in support of the Full Planning Application for the remodelling works to uplift the external façade of two main elevations, at Hardy's Farm Shop and Café, Fosseway, Farndon, Newark, Notts. NG24 3SD

## 2. SITE LOCATION

2.1 The application site for the proposal lies to the southeast of the main Fosseway highway at Farndon and lies within the boundaries of the existing farm shop premises.

2.2 The site as proposed has an overall site area of approximately 0.1832 ha.

2.3 The site is not within a Conservation Area.

## 3. EXISTING FARM SHOP PREMISES

3.1 The existing farm shop premises has been in its present position for quite a number of years and comprises a large building predominantly single storey in form and has a floor area in the region of 756 sq.m. The existing building is of a brick construction with a corrugated fibre cement sheeting roof, which is showing some deterioration due to its age and which is not conducive to the use of the building, with constant repairs and renewals needing to be undertaken. In addition to these problems, the internal arrangement of rooms, circulations and general functionality are well and truly out of date and do not contribute to the efficient organisation and running of the existing business.

3.2 Proposed remodelling works. It is proposed to make some changes internally to the present room arrangements to facilitate a more practical usage of the existing spaces, and this reconfiguration entails relocation of some of the existing external openings. It is therefore proposed to incorporate these changes into a scheme of elevational makeover to clad externally the existing brick façade with a more modern approach of profiled pvc faced steel cladding and to form new external door and window openings in accordance with the design details submitted with this application.

3.3 As part of these façade upgrades, it is also proposed to upgrade the existing roof coverings so as to negate roof leaks and to make the building more conducive to its use. We therefore propose to provide a new roof covering of pvc faced profiled metal roof sheeting along with new roof trims and eaves and gutters and downpipes where required to align with the materials to be used to the walling upgrades.

3.4 The retention of the existing lightweight structure to the rear terrace area has now been omitted from this re submitted application as this part of the works is to be considered as a separate application which is at present being formulated for further discussion.

#### 4. RECENT PLANNING HISTORY

4.1 The recent Planning application reference 23/01249/FUL which included the retention of the existing lightweight structure to the rear terrace area was refused principally due to the fact that the structure was not considered to be in keeping with the form of the existing main building and also due to issues over Flood risk. The remainder of the application appertaining to the external changes of appearance and it's associated upgrade were generally supported within the delegated report in that the works as proposed would help to support the existing business and further it's continuation as a valued service to the area, as well as supporting business growth and employment. It is therefore felt that this part of the original application should be supported in this instance.

#### 5. FLOOD RISK

5.1 Whilst it is understood that the existing premises are within a flood risk zone, it is apparent that the existing farm shop premises and their neighbouring premises have not been known to have any flooding occurrences. Also, the works as proposed within this application do not constitute any physical change to the present function of the existing farm shop premises.

#### 6. CONCLUSION

6.1 it is therefore felt that this proposal should be supported in that the present Farm shop and canteen premises already provide a much needed facility for farm shopping and associated facilities and that Hardy's farm Shop are continuing to provide investment in that business to ensure continuation of the present facility into the future.