

Design & Access Statement

**Conversion of Former Agricultural Building into a House of Multiple Occupation
for Student Residence**

**Harper's Farm
Ashleworth,
Gloucestershire GL19 4JG**

**Application for
PP-12033613**

**Ref: KPG/KG/J148/DA
October 2023**



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1.0 Introduction

- 1.1 This Design and Access Statement is provided to accompany a Planning and Listed Building Consent Application for the conversion of a recently re-built single storey building, currently used for general farm storage, into a six-bedroom, communal lounge/kitchen and dining room with corridor and two full WC, wash hand basin and shower cabinet rooms, House of Multiple Occupation - Student Accommodation.
- 1.2 A new substantial agricultural storage barn has been allowed under a Prior Approval Permitted Development and will be constructed in Q4 of this year, 2023. This building is far better suited to Agricultural purposes than the building that is the subject of this application, insofar of its location, access and volume.

2.0 Siting and Location

- 2.1 The building in question is located in the farmyard of Harper's Farm, Nup End Road, Ashleworth. It is situated between a converted two-storey barn conversion and a large traditional timber frame, wooden board cladded barn. There are a number of other agricultural buildings within the yard, including a substantial modern steel frame barn immediately to the rear of the building in question. Altogether they form a large cluster of agricultural buildings.

3.0 Description

- 3.1 The existing building, recently substantially re-built, with the benefit of Full Planning Permission and (17/01116/FUL), consists of concrete blockwork walls and re-claimed rosemary plain clay tiles on new engineered roof trusses roof. The floor is currently compacted hardcore. The whole building was built on a new compliant concrete trench fill footing, consequently it is known to be structurally sound and robustly constructed.
- 3.2 There is currently one opening to the north-east elevation, which accommodates access for smaller farming implements and equipment. Given the location of the access, which is not very practical, being sandwiched between existing farm buildings and the residential barn conversion, it has been deemed to be of limited use for day-to-day farming purposes.

4.0 The Proposal and Design in Principle

- 4.1 The building is currently used for implement and farming material storage. However, as per 3.2, it has proven to be of limited practical use for such purposes. Consequently, a



large agricultural building is to be erected adjacent to two existing barns with unrestricted machine access within the farmyard.

- 4.2 It has been decided that (since there is no continuing requirement for the building for farming purposes, is of sound construction and could easily be converted to provide excellent accommodation) to apply for permission to convert the building into Student Accommodation as a House of Multiple Occupation (HMO).
- 4.3 It should be noted that the adjacent Barn Conversion, formerly converted into a Holiday Let was granted permission for a Change of Use into Student Accommodation, HMO in 2021 (20/00398/FUL).
- 4.4 There is still a significant demand for Student Accommodation in the area. Hartpury Agricultural College creating the greater demand. The existing Student HMO is always full to capacity and the applicant is having to turn away new requests for accommodation. Many foreign students stay there throughout the vacation periods, rather than return home.
- 4.5 It is submitted that, since the form of the building remains as is, and the walls are to be clad with horizontal waney edge boarding, the fenestration to be in the style of the adjacent Barn Conversion, together with re-claimed tile roof, the overall appearance would blend harmoniously with the existing buildings and the Grade II Listed Farmhouse on the opposite side of the yard and joint access.

5.0 Access

- 5.1 The access will be via the historically shared access serving the whole farmyard and buildings therein.
- 5.2 4 dedicated car parking places and 6 cycle racks are to be provided (see Site Layout plan).
- 5.3 There is no alteration or new highway access required for this proposal.

6.0 Environmental Impact Assessment/ Natural Habitat

- 6.1 A Preliminary Habitat and Ecological Survey and Report provided by Focus Ecology is appended to this application.
- 6.2 An Environmental Impact Assessment will be provided by Land Asset Planning and will be submitted.



7.0 Heritage Impact Assessment

7.1 All of the buildings in the north-west area of the farmyard are either opposite, or adjacent to the Grade II Listed Farmhouse; as such they all already impact to one degree or another on the setting of a Listed Building. (We attach a copy of a Heritage Impact Assessment of the farm and farmhouse).

8.0 Sustainability

8.1 It is submitted that there are no significant sustainability matters to address with regard to the submitted proposal. Notwithstanding that, a Sustainability Appraisal and Statement are appended to this application.

9.0 Flood Risk Assessment

9.1 The proposal is outside any recognised Flood Risk Zone (see attached EA Flood Risk Maps).

10.0 Highways Impact

10.1 Given that there is no significant increase in vehicular activity as a result of only the potential for six more vehicles entering and egressing from the site in the morning and evening, and possibly slightly more at weekends, when compared with the TRICS submitted with this application, there is no adverse impact on highway safety.

11.0 Conclusion

11.1 It is submitted that the proposal for the creation of six-student accommodation within a suitable building which can be readily converted into excellent accommodation on a site where such accommodation already exists, and the minimal, if any, impact on a Grade II Listed building, is of sufficient overall benefit to outweigh all other considerations. Consequently, we submit the application should be Approved.