

Design, Access & Planning Statement [Gym/Store]:

Malmsmead, Farleigh Road, Preston Candover, Hampshire, RG25 2EE.

- 1 -

Context: Proposed single storey outbuilding is to replace the barn which is the subject of conversion in a separate application. The site lies within the Preston Candover, it is set well back from the Western side of the road [B3046] in the heart of the village. The main dwelling, Malmsmead, is a grade 2 listed building, which established its basic form in the 1800's. The building is to be placed well within the site to the rear of existing barn and will be unseen for the street.

Planning History:

- Row of Yew trees to northern boundary crown reduce and thin and fell 1 Apple tree adjacent to swimming pool

Ref. No: T/00012/12/TCA | Status: NOOB

- Fell 4 Leylandii, reduce/trim by approx 1.5m Leylandii hedge and reduce 1 Leylandii by approx 2.2m

Ref. No: T/00506/12/TCA | Status: NOOB

- Fell 1 no. Leylandii next to pond, 1 no. diseased Apple tree, 2 no. Ash trees on southern boundary, reduce crowns of Yew trees by a maximum of 5ft and cut back overhanging branch by approx 6ft 1 no. Ash tree

Ref. No: T/00263/14/TCA | Status: Granted

- Extension to existing 1.4 metre high flint and brick wall

Ref. No: 14/02208/HSE | Status: Granted

- 4 no. apple trees - . two of the trees are approx 5m in height and we will be reducing the crown by about 1m, the other tree is approx 4m high and we will be reducing crown by 0.7m, the smallest tree is approx 3.5m in height and we will be reducing the crown by 0.6m.

Ref. No: T/00055/16/TCA | Status: Granted

- 2 ash trees, removal of overhanging branches and ring ivy to prevent further weight and damage 1 beech tree, removal of overhanging branches and ring ivy to prevent tree from falling down on house of public parking area

Ref. No: T/00262/23/TCA | Status: Raise No Objection

- Erection of two storey extensions to the north and eastern elevations and single storey extension to the west elevation. Retention and alteration of existing unauthorised conservatory. Conversion of outbuilding to ancillary annexe accommodation with the erection of single storey extension to the west elevation and external alterations.

Ref. No: BDB/77443 | Status: Granted

- Erection of two storey extensions to the north and eastern elevations and single storey extension to the west elevation. Retention and alteration of existing unauthorised conservatory. Conversion of outbuilding to ancillary annexe accommodation with the erection of single storey extension to the west elevation and external alterations.

Ref. No: BDB/77442 | Status: Granted

Need: To provide replacement storage and a gym due to the proposed conversion of the existing barn.

Andrew Bevis, 1 The Old School House, Brown Candover, Nr Alresford, Hampshire, SO24 9TT.

Tele: 01256 389919 Mobile: 07775 524891 Email: a.bevis@btinternet.com

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- 2 -

Assessment: We have also sought to consider the requirements of.

- The Adopted Local Plan
- BDBC guidance documents on conservation areas and historic buildings
- National Conservation Area Guidance/Statements
- National Planning Policy Guidance/Statements

Access: Both pedestrian and vehicular access to the property will remain as now.

Conclusion: We believe that the application presented for approval considers the potential issues in a sensitive and practical way. When the works are complete the whole should sit well in the plot and blend with the local rural vernacular.