

**DESIGN AND ACCESS STATEMENT  
TO SUPPORT THE PLANNING APPLICATION  
FOR THE REFORMATION OF HARVEY FARM  
AND THE CART SHED UNIT AT HARVEY FARM  
CALTHORPE STREET INGHAM  
FOR MR AND MRS M HARRIS**

**BACKGROUND DETAILS:**

The present North end of Harvey Farm was the original farmhouse and is now in a poor state of repair. Over time construction took place at the Southern end of the building forming the principal dwelling house.

The details and layout of the North end of the building do not provide a smooth flow as the levels between the rooms vary and are uneven, with steps at all door locations. The floor to ceiling heights in the rooms are at a maximum in the region of 1.910. with a level down to 1.475 at the external wall face locations.

The present outbuilding abutting the garden wall detail to the South has a considerable amount of asbestos cement within the roof. No access was possible into this area.

**DESIGN:**

The new replacement structure at the North end will provide a new dwelling for the Client's extended family together with various upgrade works to the South end of the building to enhance and improve their standard of living.

In principal, the proposal is to form a structure based on the original footprint using both materials and details to match those of the South end structure.

A separate cart shed with living accommodation in the roof void forms part of this Application, taking its design from traditional farm buildings.

The requirement for an inspection pit is for the purpose of the good maintenance of the farm's various vehicles.

**ACCESS:**

The site complex has an existing access track/road within the complex from Calthorpe Street (public highway). This will enable a required level access detail to be achieved to each unit.