

## DESIGN AND ACCESS STATEMENT

### Kingmore Farm, Old Gloucester Road, Winterbourne, Bristol, BS36 1RT

#### CONVERSION OF AGRICULTURAL BARN TO FORM EXTENSION TO KINGMORE FARMHOUSE

##### Background

The application is for the conversion of an existing and underused stone built agricultural barn to form an extension to the existing Farmhouse at Kingmore Farm.

The Barn was previously subject to a refused planning application for an independent dwelling (P23/02299/F) on unsustainability grounds and the proposal therefore overcomes this refusal reason, being an addition to the existing Farmhouse.

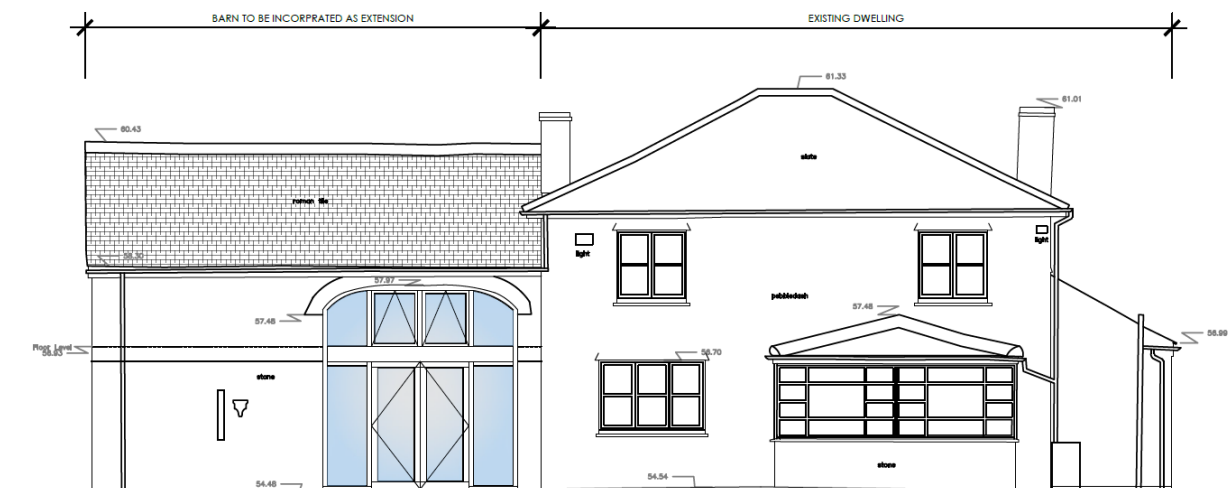
The building consists of a traditional stone barn of stone elevations and a pitched tiled roof. The building is not ideally suited to the applicant's current agricultural enterprises and welfare regulations and is therefore used for the storage of agricultural sundries. It is therefore underused and well suited to a proposal for conversion to form an extension to Kingmore Farmhouse to ensure that the buildings potential is maximised and so that it does not fall into disrepair.

The building adjoins the main farmhouse with access available directly off the existing farm driveway. There are no access amendments arising from the proposal.

##### Design

The proposal is to convert an underused stone threshing barn to form additional living space, office, cloakroom, bathroom and two bedrooms, one benefitting from an en suite. The proposal is sympathetic to the traditional form to provide useful accommodation. The conversion utilises existing openings, including large glazing panels to maximise natural light.

Existing and Proposed Drawings accompany the proposal.



### Ecology

An ecological report accompanies this application.

### Structural Capability

The building is evidently structurally sound and capable of conversion, and a Structural Report accompanies this application.

### Landscape

The curtilage will remain as present and provides ample room for parking, turning and manoeuvring space.

An additional landscaping scheme, including further native planting may be conditioned.

The site is well related to the main and national road network and the access to the site will remain unchanged.

### Environmental Health

The proposed building is adjacent to agricultural buildings which are in the sole control of the applicant and the Applicant would be agreeable to the impositions of a condition to not use the adjoining building for livestock. The existing building has been within a clean agricultural use and therefore it is not considered that any environmental health issues arise from the proposed use as a residential dwelling.

### Policy

The proposal is compliant with both National and Local Policy for the following reasons;

The proposal is compliant with paragraph 80 of the National Planning Policy Framework published in July 2023 in that the development would re-use a redundant and underused building which will enhance the immediate setting of the area.

The proposal is also compliant with PSP40 - Residential Development in the Countryside of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017). Specifically point 4 which states development will be acceptable for the conversion and re-use of existing buildings for residential purposes where the building is of permanent and substantial construction, it would not adversely affect the operation of the farm and that as the building is redundant and disused, the proposal would lead to an enhancement of its immediate setting.

March 2024

