

## **Design and Access Statement – Proposed conversion of Piggery 17 The Scarr, Newent**

### **1. Existing Site Features**

It is proposed to convert the existing piggery into a dwelling. This will include a south facing fenced garden area. There are no plans to extend the footprint of the original building and a fenced area will allow a shielded south facing garden space.

### **2. Access**

The vehicular parking area at the front of the property is able to accommodate 4 cars. Provision has been included for an electrical charge point to allow for the increasing use of electrically powered vehicles. There is a pathway leading up to the field beyond the proposed residential curtilage and a new footpath is to be laid on the north side of the building to allow pedestrian access to the proposed position of the front door.

### **3. Layout**

The existing site relationship between the buildings is retained. There is visibility between the main house and the piggery to provide additional security, including visitors to the converted building.

### **4. Scale**

There is no impact on the scale or relationship between buildings as the existing layout remains unchanged.

### **5. Landscaping**

As aforementioned, the garden area faces south and has a reasonable open aspect. The proposed paved area could be considered as modest in the light of the surrounding green fields. There is an opportunity to encourage wildlife in the proposed log pile in one corner which might be suitable for hedgehogs.

### **6. Heritage Assets**

The existing piggery is proposed to be sympathetically repaired and will retain its general appearance, together with some updating.

### **7. Conclusion**

The proposed conversion of a piggery into a dwelling has been successfully obtained elsewhere in the same area.

The outbuilding is structurally sound and capable of conversion.

Accords with Policy CSP4 of the Core Strategy

It is an existing building with minor alterations

Living conditions are acceptable with private amenity space provided

Parking provision for 2 cars with EV charging point and cycle storage

A gravity fed drainage connection with the main house is indicated.