

Design and Access Statement to accompany the planning application for the conversion of the first floor of a redundant barn at Lannock Manor Farm for the use for occasional residential accommodation.

Introduction

The first floor of the redundant saddlery barn was originally to be part of the adjacent bakery but latterly it was not required and another use was sought . It was thought this would make a good use for occasional residential accommodation as it is the right size and being at first floor would enjoy great views of the surrounding countryside and the Manor nearby.

The Site

The adjacent site is a mix of light industrial used and residential . All these use the redundant farm buildings and make a great little community in the old farmyard . The proposed accommodation would make use of an old hay loft which is a good size for this facility.

The Proposal

The use for occasional residential accommodation is located in the first floor part of the redundant barn and comprises 37.4 m2 of floor space roughly square with an access from an external stair . The stair only serves as the access to the accommodation. Inside there is a kitchen ,bathroom ,living space and a bed space . The proposed facility is compatible with the repurposed farm buildings.

The Design

The design is relatively simple as a side stair gives independent access to the accommodation . The loft has a beautiful old truss which will be a feature of the room . New windows have been designed for the views to the east and south . Velux windows provide light to the hall and kitchen and the bathroom. The kitchen and bathroom are located on the north wall so the bedroom and sitting room occupy the better zone on the south side.

Appearance

There is little change to the building save for the construction of a staircase to the side and the inclusion of four windows , three at first floor and one at ground floor. The windows have been designed to reflect the windows in the adjacent bakery.

Landscape

There is no change to the landscape save the provision of one parking space nearby .see the site plan.

