

05. LANDSCAPE

Proposed External Areas

The property area is divided as follows;

- 495m² of planted lawn areas, including rear garden
- 145m² driveway and parking in gravel or similar permeable paving
- 100m² soft verges, and structured planting in plant beds
- 70m² paved areas and terraces

Trees

An arboricultural survey and assessment is enclosed as part of this application, prepared by GHA Trees. The application site area does not include any trees. There are two trees within close proximity to the sites boundary and therefore these were assessed during the arboricultural survey. Please refer to the arboricultural survey for full details.

Boundary Treatment

To the north east of the property, around the private garden, close boarded timber fencing will be used to define the edge of the property boundary. The fencing will terminate into the north western corner of the proposed addition to the north with a timber gate for access to the garden.

To the south, the timber fencing will terminate into the north east elevation of the lean-to addition. The southern boundary, between the listed barn and the neighbouring barn will be defined by a red brickwork wall where this fronts Dane End, and a closeboard timber fence where this runs south to north along the neighbouring boundary.



Refuse Storage

Refuse and recycling storage is located towards the north west of the site within the car port structure to provide screening from the road and the main entrance to the dwelling. The storage is lockable and accessible from both internal and external areas.

An allowance for 1no. refuse bin, 1no. recycling bin and 1no. garden waste bin has been provided.

Bicycle Storage

Provision for storing 3 bicycles is provided within the car port structure. The storage is lockable and accessible from an external area.

Drainage

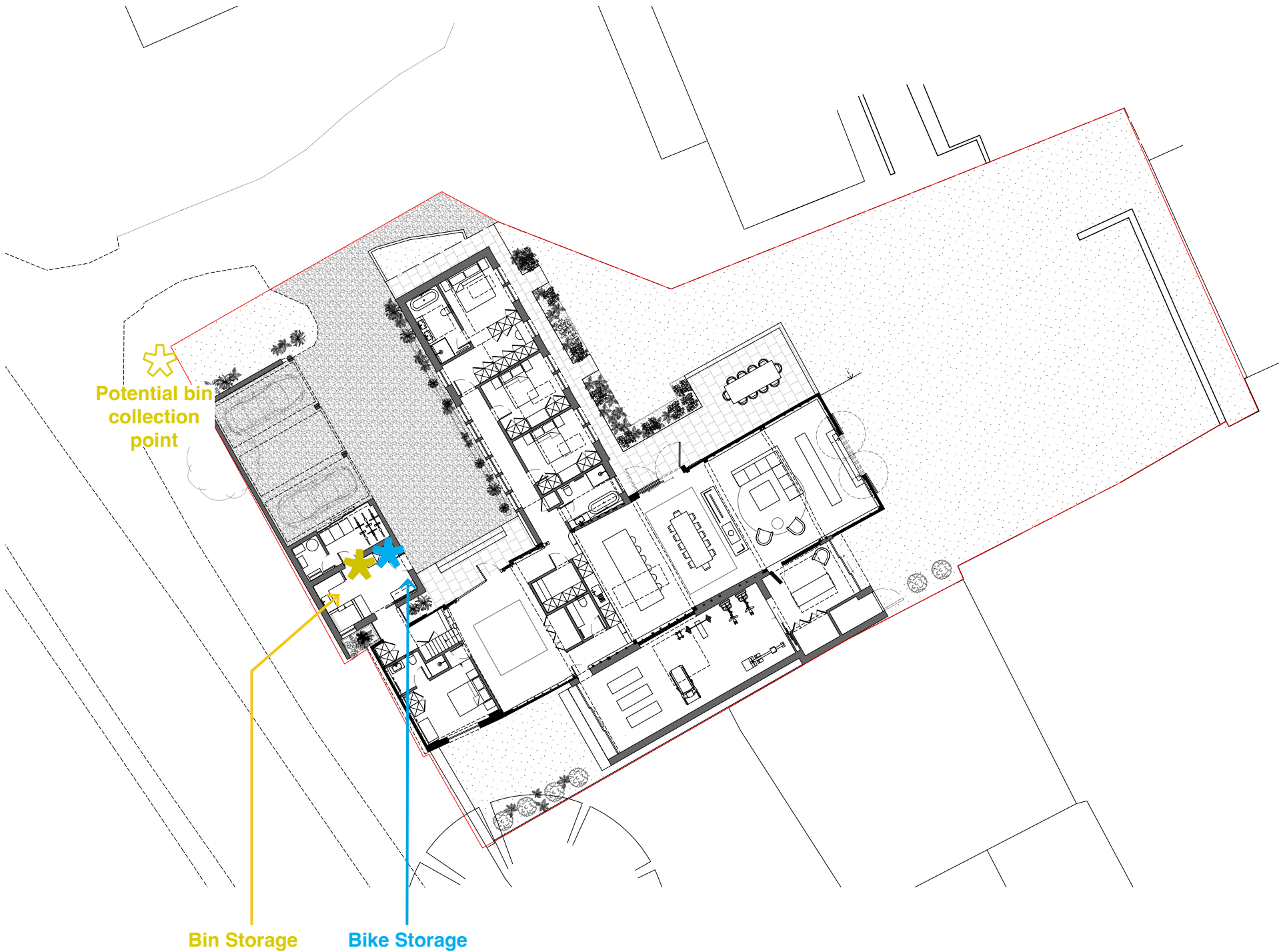
Foul

Foul water drainage will be connected to the existing sewer system via a new connection within the driveway.

Surface Water Drainage / SuDs

A sustainable drainage system will be incorporated to ensure that rainwater run-off rates are no greater than the pre-development site. Large proportions of hard standing are removed in place for permeable paving, planted and lawn areas allowing natural infiltration to be greatly improved across the site.

An existing drainage ditch is present to the west of the site, west of Dane End which storm water will be slowly discharged to.



06. ACCESS.

Vehicular Access

Vehicular access onto the property is currently via a gravelled driveway, off Dane End road and via private property at Holborn Farmhouse, that Holborn barn includes a right of way over. The point of access from the public highway will be unchanged as a result of this application.

Vehicular access will be brought into the gravelled courtyard as shown on the diagram adjacent.

Three covered parking spaces have been provided for the new dwelling.

Pedestrian Access

Pedestrian access onto the property is currently via the gravelled driveway, off Dane End road and via private property at Holborn Farmhouse, that Holborn barn includes a right of way over. The proposed pedestrian access will be via the split driveway.

Dwelling Access

The existing access into the barn will be retained and a secondary entrance is provided in the new addition to the west via a utility room.

Emergency Services Access

A fire tender can park within 45m of the furthest point in the dwelling.

-  Primary Access to Dwelling
-  Secondary Access to Dwelling
-  Proposed Covered Parking
-  Existing Vehicular Site Access
-  Proposed Vehicular Site Access
-  Indicative Emergency Services



07. CONCLUSION.

The proposal described in this design and access statement sensitively adapts and reuses an existing building of architectural significance, sensitively restoring and repurposing it for use as a unique family home.

Through the careful removal of dilapidated, non-original adjoining structures, sensitive refurbishment of the internal spaces and the provision of replacement additions of architectural merit, the listed barn is fit for use as a unique contemporary home. The adaptation of the barn, and particularly it's occupation, will ensure it's ongoing preservation and enjoyment.

The form and appearance of the addition takes design inspiration from the listed building, it's agricultural past and it's special architectural interest. The combination of the additions and the internal alterations to the host building are proposed to help to protect it's prominence and restore it's historic legibility.

This design and access statement illustrates how the proposal meets relevant policy and guidance, sets out the scheme's design principles and helps demonstrate why we consider this proposal successful.

We therefore recommend that this application is considered for your support and approval.



Holborn Barn, North Elevation and Original Barn Door Opening

