

Design and Access Statement

For

Kingswoodbury Lodge

at

Kingswoodbury Farm

Clothall Road,

Baldock

SG7 6RW

Introduction

Kingswoodbury Farm is an arable farm comprising 472 acres. On the farm is a traditional farm house which has been let for very many years on a long term lease. There are two other houses on the farm, Number 4 and Kingswoodbury Lodge, both of which have not been lived in for a number of years. In addition there were originally a further two cottages closer to Clothall Road but these were vandalised and had to be demolished for safety reasons. There are also a number of barns and outbuildings associated with the arable use of the land.

It is proposed that Kingswoodbury Lodge should be refurbished and extended to provide better accommodation and should be upgraded with modern heating and improved insulation.

Kingswoodbury Lodge is a bungalow, post war in construction, largely under a flat roof but with an odd monopitch section over the living area. This is not high enough to provide any useful space other than for storage and it was presumably constructed to justify the height of the flues from the boiler and open fire in the lounge. The building is of cavity wall construction, except for the garage wall which is single skin brickwork with a significant crack. This will need to be rebuilt. Also, in recent years, a tree has fallen and has completely demolished the glazed screen to the lounge and part of the roof which will need to be reconstructed.. Again this property has not been lived in for several years and is suffering from neglect as a result.

Generally the structure is sound and it is proposed that the layout is altered and slightly extended to bring it up to modern standards. All windows and doors will be replaced.

The building is faced with modern brickwork which in places is badly stained but it is hoped that this can be cleaned.

The existing flat and monopitch roof will be replaced with a traditional hipped roof, greatly improving the appearance of the bungalow.

It is proposed that the heating should be replaced by a more modern system and that the insulation should be upgraded to more modern standards. If the brickwork can be satisfactorily cleaned then it is proposed that the insulation should be internal.

It will be noted that the current garage, which is integral to the bungalow will be reformed as a study and it is not proposed to build a new garage until funds become available to do so. There is more than adequate parking space available on the site.

Originally this dwelling had a restriction requiring it to remain in agricultural occupancy, however this restriction was removed by a planning approval dated 1st June 2005 under the reference 05/00542/1.

Trees

Generally the site is surrounded by existing trees, some within the site boundary and some without although all in the same ownership as the farm. The two trees to the west of the existing house shown on the survey have been removed because of their proximity to the house and it is understood that they were causing damage to the structure. Beneath the trees generally are areas of dense undergrowth which will be cut back to open up the garden. Any of the smaller existing trees that are considered promising will be retained, together with all other existing trees.

Access

Vehicular access to the bungalow from the existing farm track is gradually sloping, however, the land immediately surrounding the bungalow is level giving level access to the bungalow at this point. Access within the house will be level throughout and in accordance with current building regulations.

Drawings included with the application are:-

2409:01B	Plan showing extent of farm				
2409:02B	Location plan				
2409:10	Kingswoodbury Lodge as existing				site plan
2409:11	"	"	"	"	floor plan
2409:12	"	"	"	"	elevations
2409:13	"	"	as proposed		site plan
2409:14	"	"	"	"	elevations
2409:15	"	"	"	"	floor plan

Easthope Associates
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