

Design and Access Statement

For

No. 4 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 No. 4 should be refurbished and extended to provide better accommodation and should be upgraded with modern heating and improved insulation.

Number 4 Kingswoodbury Farm

Number 4 was originally constructed as a pair of traditional cottages which at some time in the past has been reformed to make just one larger cottage.

Although not lived in for a number of years No. 4 is in generally sound condition and is constructed of cavity brickwork under a profiled tiled roof.

It is proposed that the cottage should remain as one dwelling with an extension to the rear at ground floor level forming a new lounge with a first floor bedroom providing better bedroom accommodation than already exists with the remainder of the first floor being reconfigured. Front and side elevations will remain basically the same as existing.

On the ground floor the staircase arrangement will be altered to provide a safer, modern staircase in the entrance hall and the floor above the entrance hall will be removed forming a galleried landing overlooking this area.

It proposed to retain a section of the ground floor as the farm office.

There is an existing large double garage which is in poor condition. Ultimately this will be replaced when funds become available.

Externally the cottage is finished in faced brickwork but this is in a very poor condition. It is proposed that the building should be rendered which will give the opportunity for external insulation which does not affect the accommodation internally.

Trees and Hedges

Between the front boundary and the edge of the track are a number of mature trees, all of which it is proposed to retain. It is also proposed to retain the oak tree on the eastern side of the drive.

On the eastern and western boundaries of the site are Cypressus hedges ranging from 12m to 17m in height, very close together. Presumably these trees were planted originally as a hedge that has not been maintained. Along the southern boundary, beyond which is open farmland, is an area of dense vegetation incorporating small trees with two 12m high Cypressus trees towards the sides of the rear boundary and beneath the whole of the east, west & north boundaries are areas of dense undergrowth.

It is proposed that the two trees on the southern boundary are retained, framing the view from the existing house but that the Cypressus on the east and western boundary should be severely trimmed retaining just a few of the better specimens. Ultimately the boundary could be defined with a post and rail fence and/or indigenous hedging. It is anticipated that these landscaping works will be spread over a period of time following the works to the house.

Access

Access from the farm track which serves the property to the cottage is level and will be formed in accordance with the requirements of the building regulations. Access within the house to the first floor will be greatly improved by the removal of the current steep staircase and its replacement with a stair to meet current building regulations.

Drawings included with the application are:-

2409:01A	Plan showing extent of farm			
2409:02A	Location plan			
2409:03	No. 4 as existing			site plan
2409:04	"	"	"	floor plans
2409:05	"	"	"	elevations - north & east
2409:06	"	"	"	elevations - west & south
2409:07	No. 4 as proposed			site plan
2409:08	"	"	"	floor plans
2409:09	"	"	"	elevations