

DESIGN AND ACCESS STATEMENT

**Full application for change of use and conversion for an
agricultural worker's dwelling at:**

Brookley Meadows Farm, Thurvaston, Ashbourne, Derbyshire, DE6 5BL.



Prepared by:

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1. Introduction

This statement has been prepared by Julia Allen Building Design on behalf of the applicants Mr A. Dutton and Mr R. Dutton.

This statement is structured in ten sections with references made to documents included within the planning application submission. Section 2 details the context of the site and a detailed Justification Statement, Section 3 reviews the topography and setting of the site, Section 4 details the scale of the development and design considerations, Section 5 details access to the proposal, Section 6 addresses the flood risk for the site; Section 7 details the proposed storm and foul drainage arrangements; Section 8 details the ecology of the site and Preliminary Bat Roost Assessment; Section 9 addresses security of the enterprise and Section 10 summarises the proposal and concludes this report.

2. Context and Justification Statement

Formal pre-application guidance was sought in September 2018 from South Derbyshire District Council. The response provided detailed that support could be provided for a proposal for change of use and conversion of this existing brick barn for an agricultural worker's dwelling house.

Brookley Meadows Farm is a large established dairy farm that has been operated by the Dutton family for over 100 years. The Farm consists of approximately 300 acres in total, 100 acres of this is rented. The applicants have a written supply agreement with the XXXX DAIRY with a long term commitment to supply fresh milk daily on a large scale. Detailed financial information is supplied with this application contained within the attached 'Statement of Need'. This financial information is submitted as confidential and should not be placed on the local authority website or shared with any third party (with the exception of your agricultural advisor) without the express consent of the applicants.

The applicants are joint legal owners; Mr A. Dutton resides in the main farmhouse known as Brookley Meadows Farm; Mr R. Dutton resides in the property adjacent, known as Spring Mount and their sister, Ms D. Dutton resides in the adjacent property known as Sunset Meadows.

3. Topography and setting

The existing barn is sited within a typical traditional courtyard setting, with a collection of existing steel frame farm buildings and the original traditional farmhouse. A large open concrete yard fronts these buildings and provides an open, multi-functional use, including parking and turning for numerous vehicles. There are no proposals to alter this existing setting or arrangement.

To the rear of the existing barn the existing ground level has clearly been made up over a period of time. The ground level is approximately 500mm higher than the existing floor level inside the barn. It is proposed that this ground will be reduced back down to its original level, clear of the existing floor level inside.

4. Scale and Design

The scale of this proposal is considered to be appropriate to the applicants needs and appropriate to the size of the site. The proposal presented has a ground floor area approximately of 72m²; a total of 145 m² over the proposed two floors.

On the ground floor a Boot Room, WC facility, kitchen/dining and living room is provided with a pedestrian entrance door on the east elevation to give direct access out to the farm.

On the first floor, two bedrooms are proposed, with an ensuite facility and separate bathroom accommodation.

The area immediately to the rear will be retained as a domestic amenity area for planting, siting a clothes drier and vegetable plots.

Ample parking for domestic vehicles will be available, at the front, in the main farmyard.

The traditional appearance of the barn will be retained, utilising the existing apertures and re-opening apertures once closed off. The roof will be carefully replaced with the re-use of the existing Staffordshire Blue roof tiles. Minimal alterations are proposed, with the reinstatement of stone header stones where necessary. New windows and external doors will be recessed 50mm into the aperture.

Black gutters and downpipes will be metal with traditional metal rise and fall brackets.

5. Access

Access to this proposal will be provided from the existing farmyard entrance. The applicants are in ownership of all the land around this proposal and dedicated parking will be provided within the existing concrete farmyard.

6. Flood Risk

Current Environment Agency flood mapping data demonstrates there is no flood risk associated with this site.

7. Drainage

Rainwater drainage, guttering and downpipes will be installed and connected into the existing storm soakaway network.

New foul water drainage pipes will be connected into a new septic tank facility located in within the site area.

8. Protected species and habitat

Chase Ecology undertook a 'Preliminary Bat Roost Assessment' and 'Emergence Surveys' during Spring 2019.

The full report and findings are included within the submission documents.

9. Security

The conversion of this existing barn will provide the accommodation necessary to for an on-site rural worker to provide the surveillance necessary to care for the dairy herd and overall security of the site.

10. Conclusion

The applicants have farmed Brookley Meadows Farm all their working lives and now in their senior years require an agricultural farm worker to assist on site at all times.

The financial information submitted with this formal application demonstrates that the applicants are both solely employed at Brookley Meadows Farm and are now making provisions to retire. Brookley Meadows Farm is a thriving enterprise, operating on a sound financial basis, demonstrated in the financial accounts submitted.

The applicants have a secure long-term agreement to supply fresh dairy milk to large scale dairy and with this in place Brookley Meadows Farm has a clear prospect of remaining financially viable for the foreseeable future.

The design submitted has been discussed in detail through the pre-application guidance process and the concept can be justified in terms of need, viability security and management of the animals.

The domestic curtilage proposed is closely defined around the new agricultural dwelling with the possibility of some additional native hedgerow planting detailed for wildlife enhancement.

With particular reference to South Derbyshire District Council Local Plan Policy H1 of the Local Plan Part 1 and H28 of Local Plan Part 2, these policies have a presumption in favour of the conversion of existing buildings for residential use.

This statement demonstrates that this application meets all the required criteria and we seek planning officer support to ensure this rural enterprise can continue operating.

September 2019

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