

Design & Access Statement

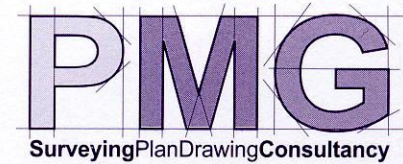
Conversion of Stables to Form 2 Bedrooms

The Old Dairy Farm
Long Copse Lane
Emsworth
Hampshire
PO10 7UL

For

Mr & Mrs Williams

Dated: March 2013
Revision: A



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Introduction

This statement has been prepared in support of a detailed planning application submitted to Havant Borough Council for the conversion of three stables/stores to form two en-suite bedrooms.

This statement, which should be read in conjunction with the proposed plans, aims to demonstrate that the proposals will not affect the visual appearance of the property, the character of the area and will not impact upon any neighbouring properties.

My client, Mr & Mrs Williams, owns the freehold interest on the site.

The Existing Site

The site in question, which is located on the northern side of Long Copse Lane, Emsworth, is accessed via a private track with the property situated some 250-300metres from the public highway. The site is situated on the edge of the Emsworth settlement area and within an area which appears rural.





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The site was originally a dairy farm, but was redeveloped in 2009 to create a new three bedroom dwelling, with five further bed and breakfast rooms, together with an equestrian centre. The bed and breakfast rooms are used by those persons using the equestrian facility.

Due to the increasing demand for users of the equestrian facility to reside at the property my clients would like to convert three disused stables (currently used as store areas rather than stables) into two en-suite bedrooms. The three stables in question do not provide accommodation for horses as, under the DEFRA Code of Practice, each horse requires a minimum field space of 1.25 acres and the available land on the site would restrict the number of horses kept on the land to 16, whereas a greater number of stables exist on the site. As such the area of pasture land associated with the property would not allow these three stables to be used for keeping horses.



Planning History

The redevelopment of the site was carried out under application 09/67105/000 in 2009.

Constraints

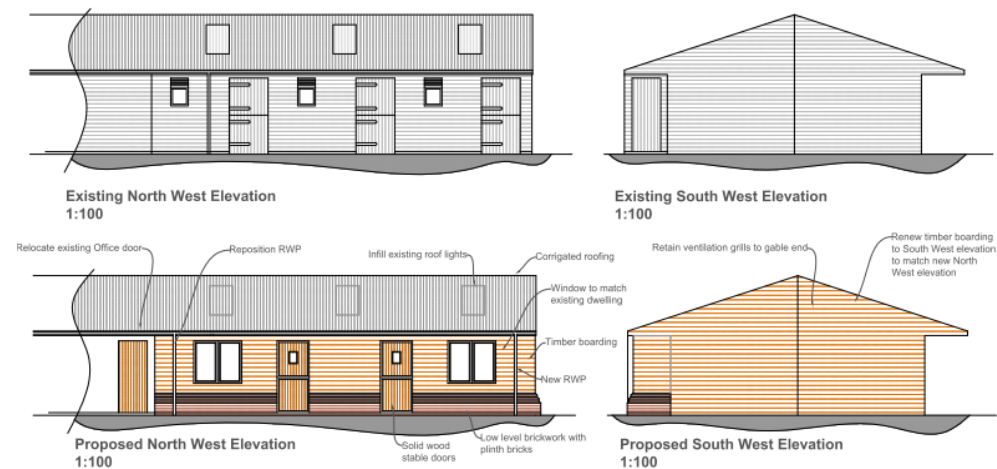
The site is not within a conservation area nor is it related to a listed building. The site is not within the South Downs National Park.

Pre-Submission Consultations

No pre-submission consultations have been carried out on these proposals.

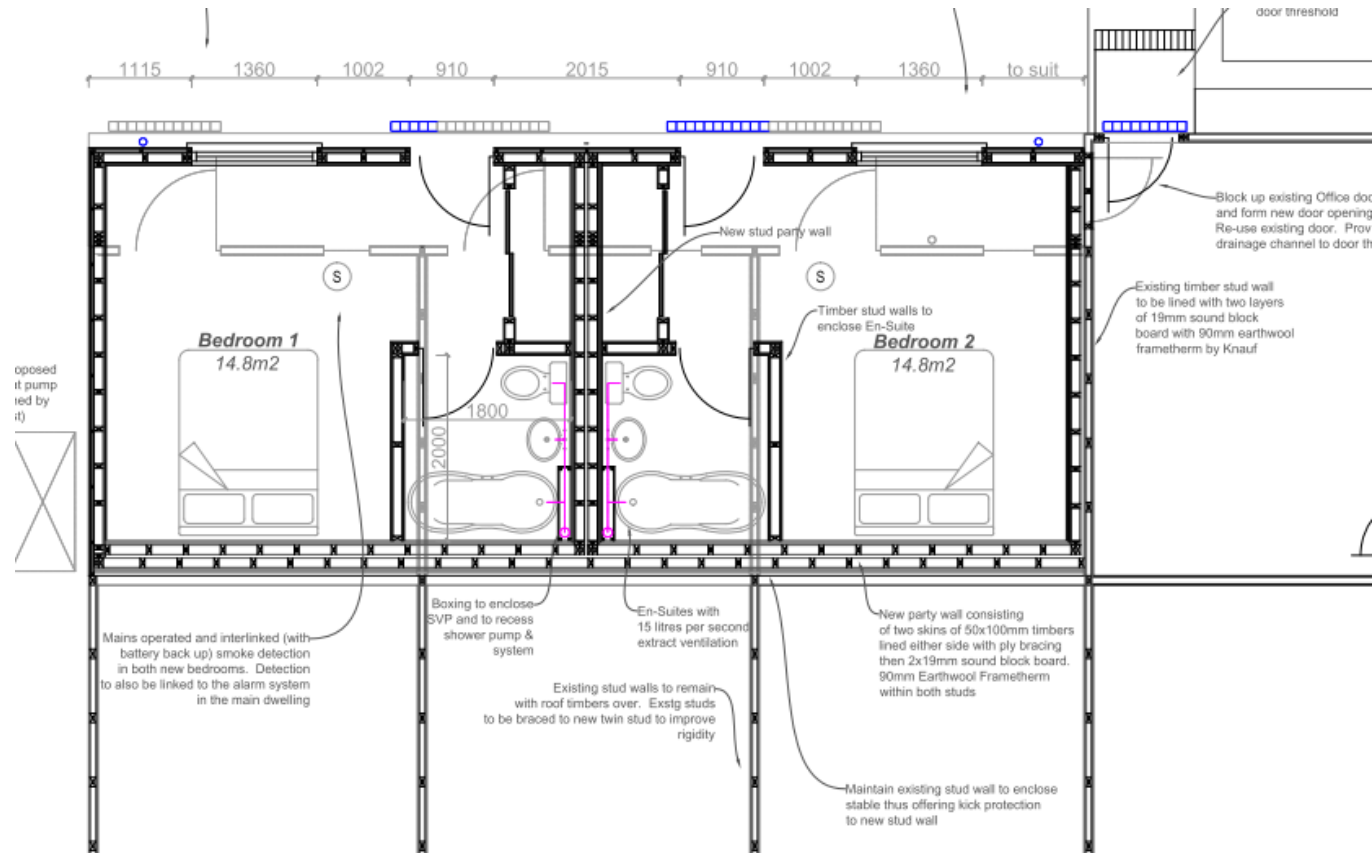
The Proposal

The proposal is to convert the three disused stables into two en-suite bed and breakfast rooms, which will be used by those persons enjoying the use of the equestrian facility.



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Design – The design attempts to create a facade which blends the style of the adjoining dwelling with the style of the existing stables, whilst providing suitably designed and suitably sized en-suite bedrooms.



The existing facade of the stable building will be relocated approximately 1200mm, but the repositioned wall will remain under the existing roof projection. The new facade will have low level brickwork plinth (with bricks of a colour/texture to match the existing dwelling) and horizontal timber cladding over. The windows will be of a colour and style to match the existing. The external doors serving the new bedrooms will be solid timber doors in the style of a stable door. The existing corrugated roof to the building will be retained to preserve a more rural feel to the building.

The existing external walls enclosing the new bedrooms will be reconstructed to achieve a U value of 0.28 w/m²k, thus complying with Part L of the Building Regulations. The party walls dividing the bedrooms from the stables, and dividing the two bedrooms will be constructed as twin stud walls fully lined to achieve a sound reduction rating of 43dB – this achieving compliance with Part E of the Building Regulations.

As the building is not connected to any mains fuel supply, the new bedrooms will be provided with a air source heat pump to provide the heating and hot water facilities. The lighting will rely upon high efficiency light fittings (having an efficiency of 40 lumens per circuit watt) thus complying with Part L of the Building Regulations.

As stated previously these rooms will be solely used by those persons using the equestrian facility.

The site has ample car parking facilities.

The building is some distance from any neighbouring properties and as such, it is considered that this development has no impact on any neighbouring property owners/occupiers.

Amount/Scale

These proposals, which will not increase the footprint of the building, will create two en-suite bedrooms both having an approx floor area of 14.8m².

Layout

The proposals create good sized accommodation which has a sensible and well designed layout.

Accessibility

The new bedrooms being formed will be used by those persons enjoying the use of the equestrian facility on the site. The people using the equestrian facility are generally able bodied persons due to the nature of the activity and the risks associated with horse riding and jumping. As such the very nature of the activity tends to prevent any disabled persons from participating as such the proposed rooms have not been designed to cater for the needs for disabled persons.

The need to comply with certain requirements of the Building Regulations will unavoidably result in a 75mm step up on the line of the entrance doors, however, as disabled persons are highly unlikely to use this facility this is not considered to be an issue.

The existing bed and breakfast rooms within the main property have a level threshold and a more suitable approach, as such, the owners of the site will be able to manage the accommodation to ensure that in the event that a disabled person wishes to reside at the property they can be allocated a more accessible room.

Landscaping

No landscaping works are planned as part of the building works

Site Access

Site access will remain as existing

Appearance

The appearance of the proposed bedrooms will complement the architectural style of both the main dwelling and the existing stables. The facade will also offer a `traditional` appearance suitable for its rural surroundings. The proposed appearance will not be dissimilar to the existing appearance.

Conclusions

It is my clients opinion that the proposals will create well designed and ideally proportioned en-suite bedrooms which complement the existing bed and breakfast facilities at the property, thus helping to meet the demand of the equestrian facility users who wish to reside on the site. The proposals will have no impact on any neighbouring property owners/occupiers and will not impact upon the character of the area.