

DESIGN & ACCESS STATEMENT

IN RESPECT OF

HEYFORD LODGE

MIDDLETON STONEY

This statement is in support of the application for planning consent for an extension at the above property. This application is made by J H Norman and Sons who have farmed at Park Farm since 1937. The farm is run as a family partnership with the day to day running of the business managed by Peter and Jane Brown who are partners within the business. Their daughter works full time and is part of the management of the business. She and her family require accommodation on site to enable her to assist effectively in her work on the farm and continue the farm business to the next generation.

Site Location & Brief Description

The site is located on land owned by the applicant as indicated on the site plan. It is within of the curtilage of the general farm complex.

Property Details

The premises were originally a lodge entrance house for one of the entrances to the estate manor house, Middleton Park. Constructed in the late Victorian period it is of the style popular at that time.

The existing property is of traditional construction for the period being stone facings with a slated steeply pitched roof. Windows are timber and single glazed.

Aims & Objectives

The aim of this proposal is to provide modern accommodation for a key worker at the farm who is also a family member.

Scheme Description

The proposals are to increase the accommodation by provision of sympathetic rear and side extensions giving much needed additional accommodation to make this a viable house for 21st century living.

The existing house is in urgent need of complete modernisation.

The house is too small and the rooms are small. The kitchen is very cramped. Bedrooms are limited and the bathroom is very poor. There is no utility room and the ground floor cloakroom is very cramped under the stairs.

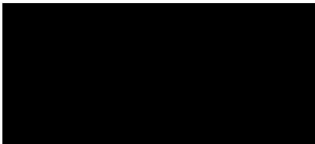
Internal modifications will also be undertaken and the front entrance porch enclosed with revised entrance steps.

Parking

Off road car parking provision will not be affected by this proposal. The existing entrance will be maintained and is not affected by these proposals.

Access

Specific disability access is not required for the current users. However the external access steps, necessary because of the current level of the ground floor, could be adapted with ramps if the need arose.



Martin Hall,

Building Surveyor.