Design & Access Statement for Change of Use
At
Carr Farm, Furness Vale - DAS/RLM537

Introduction

This application is being submitted on behalf of my clients Mr & Mrs Sutcliffe, who moved into Carr Farm several years ago. They have moved into the property with their daughter and her partner and they have a large extended family.

The property has been in the family for many years but in latter years has suffered from lack of maintenance and improvement. It is in need of modernisation to bring the facilities and accommodation up to the now required standards as a family home. This includes new kitchen, bathroom and bedroom facilities for the main farmhouse.

In addition to this my clients wish to convert the single storey element of the barn into a self-contained holiday unit. This will help to diversify the farms activities and provide additional long term income for my clients.

Design

The design involves the conversion of part of an attached barn into additional residential & holiday accommodation.

Access to the additional residential conversion will be via the existing farmhouse. Access to the new holiday let will be via a separate access.

This involves minimal external alterations to the elevations with some internal alteration to the layout as shown on the proposals.

In addition will be some external works to the rear of the barns to tidy this area and provide parking for the holiday unit.

Access

Existing site constraints control access but in other respects Building Regulations will be adhered to.

The single storey holiday unit is on one level and would therefore be suitable for all types of users.

Notes

A biodiversity survey has been undertaken and the resultant report is attached to the application.

Brief Structural Report on Condition

The author has assessed the building in terms of its structural integrity and can confirm that the barns are capable of conversion with the minimum of works required, particularly as recent works to stabilised and waterproof the building have been undertaken.

All external walls are relatively straight and true and well buttressed by internal walls and whilst there is some degree of repointing works required there is little or no need for any rebuilding works to be undertaken. There is a small portion of external masonry to be removed, which formed a small lean to, but this is of no consequence to the structural integrity of the barns.

All roof areas to the barns have been renewed with all of the structural elements including rafters and purlins being renewed – work to the eaves and verges were undertaken at the same time whilst the roof coverings were off.

Inspection of the structure did not reveal any issues of subsidence or significant movement that might otherwise raise concern with a barn complex of this nature.

The areas of the barn that are currently the subject of the change of use application is relatively small – indeed the

domestic extension forms part of an elongation of the traditional farmhouse.

The author has based his assessment on a visual inspection and knowledge of similar structures gained over thirty four years of experience as an Architectural Consultant – ten of which as a Chartered Surveyor focusing on Building Pathology and Construction.

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15th February 2012
Principal - RLM Associates