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## DESIGN & ACCESS STATEMENT

**Proposed conversion of redundant cart shed to form annexed accommodation at Little Wharton Farm.**

**Introduction** - Proposals are for the conversion of this building to form additional accommodation to Little Wharton Farm.

**Use** – The building is currently used as a workshop / store and store to Little Wharton Farm and proposals will provide much needed accommodation for the applicants and their family.

**Amount** – The existing building has a floor area of 57.0sq.m which with the addition of the first floor mezzanine will provide an additional 14.0sq.m of accommodation.

**Layout** – The site layout is fixed by the location of the building on site, the existing site boundaries and the adjacent farmhouse.

**Scale** – The scale of the existing building will remain unchanged from its present format which will ensure that the conversion remains integrated with the site and the adjacent dwelling.

**Landscape** – The existing hard and soft landscaping to the front of the property will not be affected by the proposals. An area of soft landscaping to the side of the property will be slightly reduced by the proposals, however the mature gardens and hardstanding to the farmhouse will be unaffected.

**Appearance** – The existing building is constructed of stone walls under a slated roof and is typical of the area. It is proposed that these materials are retained with the addition of timber infill panels between the existing posts.

**Access** – The proposals will be served off the existing site access which is suitable for both pedestrian and vehicle access.

