PROPOSED CONVERSION OF AN OUTBUILDING TO RESIDENTIAL AT HALL FARM, WARBOYS ROAD, BURY, HUNTINGDON, PE26 2NU

DESIGN AND ACCESS STATEMENT

Context

Hall Farm, Bury extends to 127.4 hectares (315 acres) of arable land and is owned by the applicant, Mr Peter Horsford.

The dwelling at Hall Farm is Grade II listed with the listing details as follows:-

BURY HILL 1. 5140 (east side) Hall Farmhouse TL 28 SE 1/8 II 2. Circa 1860 house. Gault brick. Hipped, slate roof with deep overhang at eaves and saw-tooth eaves cornice. Two-storeys with band between storeys. Range of three hung sashes with pilaster strips flanking central window. Double recessed semi- circular headed arch to central doorway. Two original pairs of cast iron piers to forecourt gates. (VCH (ii) Hunts).
Listing NGR: TL2886683548

To the rear of the dwelling are 2 flats which are let out on short hold tenancy agreements and have been for many years. There are some existing small stores to the rear of the flats which part of the main dwelling. They were most likely stables and cart stores in the past. One section is currently a domestic stable and another used for storage.

Hall Farm lies within the development boundary of Bury. It is proposed to convert the domestic stable and stores to a one bedroom flat to be let out on a short-hold tenancy as per the existing flats.

The proposal is modest in size and internally there will be a kitchen, dining, living area and bathroom on the ground floor with the bedroom being on the existing first floor area. Externally any infill areas will be in brick to match the existing and the slate roof will remain.

Planning Policy

See Planning Statement

Use/Scale/Appearance

The proposal is for the change of use of a domestic outbuilding to a residential flat as per the details within the Planning Statement and shown on the plans.

Access

As existing.