Homey Homes
Property Investing and Architectural Services

Design and Access Statement

Conversion and Alteration of Existing Outbuilding to Form Two Dwellings
Bath House Farm
Nottingham Road
Belper
Derbyshire DE56 1JJ

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the conversion and alteration of an existing outbuilding at Bath House Farm, Nottingham Road, Belper, Derbyshire.

The proposal seeks planning permission for the conversion of an existing brick-built outbuilding to form two self-contained dwellings together with associated parking, turning and amenity space.

The proposal represents the sensitive re-use of an existing building within the established Bath House Farm building group and secures a viable long-term use for a redundant structure.

Figure 1 – Site Location Plan



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2. Site Description

The application site comprises an existing single-storey brick outbuilding situated adjacent to the principal farmhouse at Bath House Farm.
The building forms part of an established group of traditional buildings and is positioned within an existing farmstead setting. Access is obtained via the existing access from Nottingham Road.
The building is of simple rectangular form with a pitched roof and brick elevations.
The surrounding area is characterised by a mixture of residential development, open land and traditional rural buildings.

Figure 2 – Existing Site



Figure 3 – Existing Front Elevation



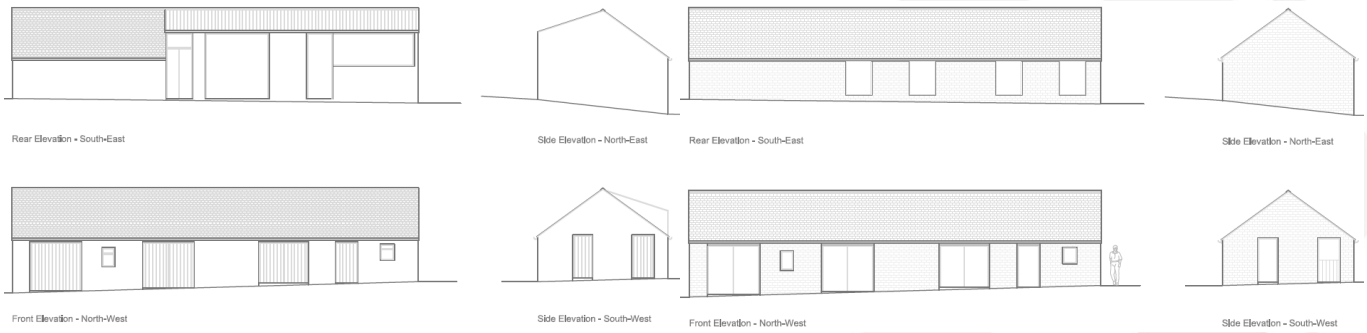
3. Design Principles

The proposal has been developed around the principle of retaining and reusing the existing building. The design seeks to preserve the simple form and appearance of the structure whilst adapting it for residential occupation.
Key design principles include:

- Retention of the existing building footprint.
- Retention of the existing ridge and eaves heights.
- Retention of the existing roof form.
- Retention of the existing brickwork.
- Re-use of existing openings where practicable.
- Limited external alterations.
- Preservation of the character of the existing farmstead group.

The proposal avoids extensions or enlargement and therefore maintains the scale and proportions of the existing building.

Figure 5 – Existing and Proposed Elevation Comparison



4. Amount

The proposal provides two modest one-bedroom dwellings within the existing structure.
No increase in building footprint is proposed.
No increase in building height is proposed.
The development therefore represents the efficient re-use of an existing building rather than new-build development.

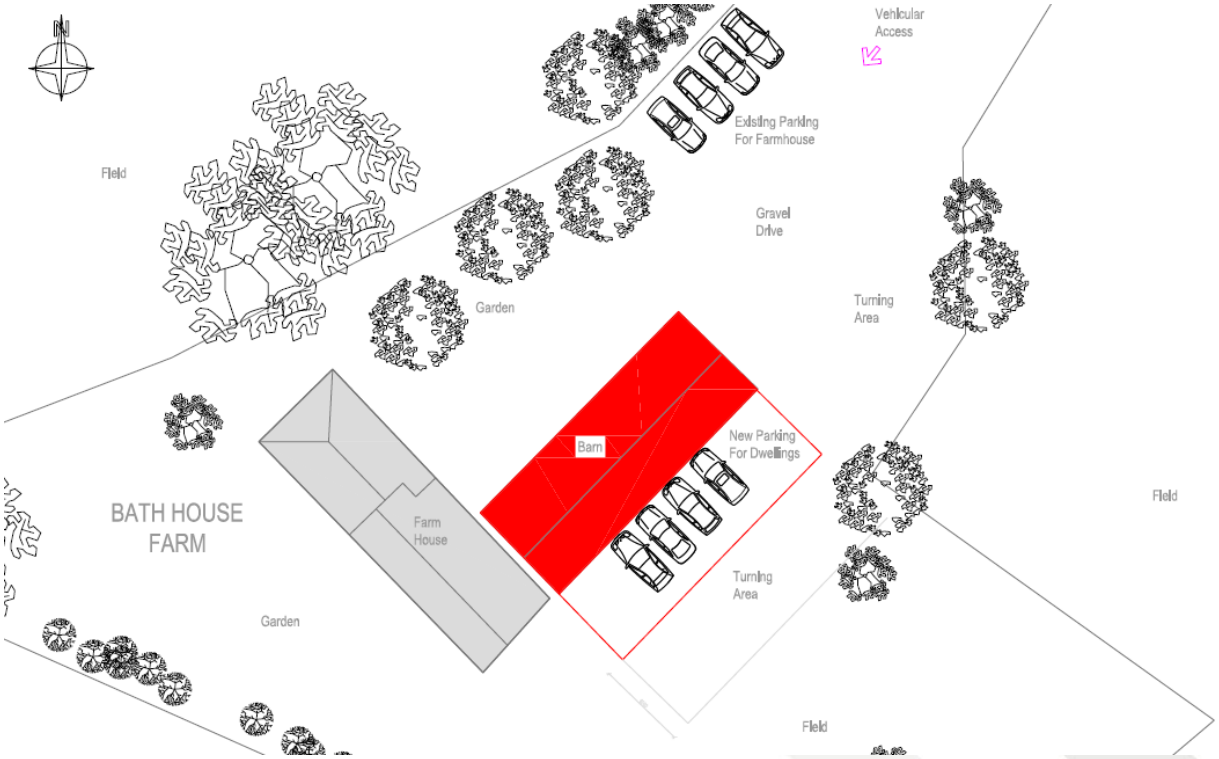
5. Layout

The proposed layout has been designed to make efficient use of the existing structure.
Each dwelling benefits from:

- Independent access.
- Living accommodation.
- Kitchen and dining facilities.
- One bedroom.
- Bathroom facilities.
- Dedicated parking provision.

The proposed parking and turning area is located immediately adjacent to the building and utilises existing hardstanding areas within the site.
The arrangement allows vehicles to enter and leave the site in a forward gear.

Figure 6 – Proposed Site Layout



6. Scale

The proposal retains the existing scale of the building.
The development does not involve:

- Additional storeys.
- Roof alterations increasing height.
- Extensions.
- Enlargement of the existing structure.

The proposal therefore preserves the established scale and appearance of the building within the wider farmstead setting.

7. Appearance

The design approach seeks to retain the character and appearance of the existing outbuilding.
Materials will comprise:

- Existing roof covering retained and repaired where necessary.
- Existing red brick elevations retained and repaired where necessary.
- New windows and doors installed within existing and adapted openings.

- Black rainwater goods.
- Existing hardstanding and gravel surfaces retained where possible.

The proposal adopts a restrained architectural approach that respects the simple character of the existing building.

Figure 7 – Existing Materials



8. Access

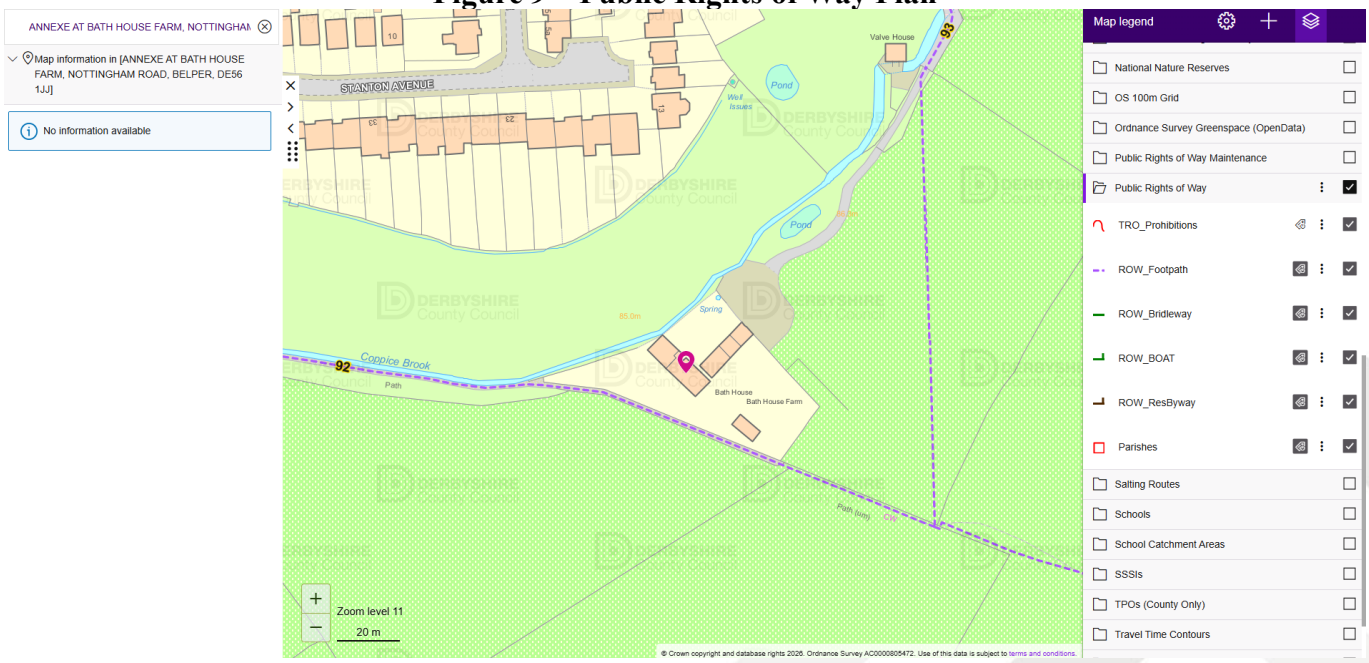
Vehicular access will continue to be obtained via the existing access from Nottingham Road.
No alterations to the existing access arrangement are proposed.
The development provides dedicated parking spaces and turning facilities within the site.
Pedestrian access to each dwelling will be provided directly from the parking area.
The proposal therefore makes effective use of the existing access infrastructure serving Bath House Farm.

9. Public Rights of Way

A public footpath passes to the south of the site.
The proposal would not obstruct, divert or adversely affect the route.

Existing public access arrangements will remain unchanged and the development will have no impact on the operation or enjoyment of the public right of way network.

Figure 9 – Public Rights of Way Plan



10. Conclusion

The proposal represents the sensitive conversion and re-use of an existing outbuilding within the established Bath House Farm building group.
The development retains the existing building footprint, scale, form and character whilst securing a viable long-term use for the building.
The proposal makes efficient use of an existing structure, preserves the character of the site and provides an appropriate form of development that integrates successfully within its surroundings.
Planning permission is therefore respectfully requested.

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