

LAND ADJACENT TO QUEEN COURT FARM

AMENDED

OSPRINGE
DESIGN AND ACCESS STATEMENT
SEPTEMBER 2023

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Land Adjacent to Queen Court Farm, Ospringe: Design and Access Statement

This Design and Access Statement has been prepared by On Architecture on behalf of Shepherd Neame.

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01 Introduction

Land Adjacent to Queen Court Farm, Ospringe

Introduction

This document has been prepared by On Architecture, in support of an application for Full Planning Permission for a residential development on derelict land adjacent to Queen Court Farm, Ospringe, to form 6no. dwellings and 3no. car barns. It describes the Site, surrounding area and the proposed development.

The document describes the design ethos, underpinning the proposals, considering issues of use, amount, layout, appearance, scale, landscape, access & sustainability. It is supplementary to the application drawings and explains the steps taken to appraise the proposed buildings and their context.

This Design & Access Statement has been prepared in accordance with the Town & Country Planning (development Management) Procedure (England) Order 2015, and National Planning Practice Guidance (as revised) and demonstrates the commitment of the client to achieving good design and meeting the requirements of planning policy and legislation.



Shepherd Neame

Shepherd Neame is an independent family business and Britain's oldest brewer, based in the market town of Faversham in Kent. Shepherd Neame pubs and hotels are found across the south-east of England including Kent, London, Essex, Surrey and Sussex and are said to own more listed buildings than any other commercial organisation in Kent. Their investment in their upkeep helps preserve time-honoured crafts, including thatching, sign writing, stone masonry, traditional carpentry and glass etching.

Shepherd Neame therefore have a proven track record as a careful and conscientious custodian of an extensive property portfolio throughout the Southeast.



02

Land Adjacent to Queen Court Farm, Ospringe Assessment

SITE LOCATION

Queen Court Farm lies within the parish of Ospringe, which is situated within the district of Swale and the county of Kent. The village of Ospringe is centred on Ospringe Street, 350m to the north of the site, whilst the Parish Church of St Peter and St Paul is situated 280m to the south-west. The historic core of the large town of Faversham is 1.5km to the north-west, but the town extends to within 400m of the site's northern boundary. The A2 Canterbury Road separates the settlements of Ospringe and Faversham and is located to the north of the site, whilst the M2 motorway lies to the south.

The application site lies to the east of the listed barns (grade II & grade II*) of Queen Court Farm, on derelict land, previously used for horticulture and animal shelters. It is bounded to the north by Mountfield Pallets & Laurel Cottage (Mutton Lane), to the east by 1-8, Mutton Lane, and to the south by the domestic garden of The Old Barn (located on the corner of Mutton Lane & Vicarage Lane). The site lies within the Ospringe Conservation Area and within the Kent National Character Area of the North Kent Plain.



Red boundary line indicates application site

Blue boundary line indicates land under client ownership

Image courtesy of Google - not to scale



A. View of the site from Mutton Lane



B. View of the site from Water Lane



Queen Court Farmhouse: Grade II* Listed building

CONTEXTUAL STUDY



Queen Court Farm Listed Barn



1 Water Lane



Image courtesy of Google



53 & 54 Water Lane



Ospringe CE Primary School, Water Lane



Grade II Listed Thatch Cottages, Water Lane

The area of Water Lane, Ospringe includes a varied range of house types including traditional farmsteads and farm buildings, these are an important part of the agricultural landscape and create a sense of place and local character.

SITE ANALYSIS

Planning Constraints Map

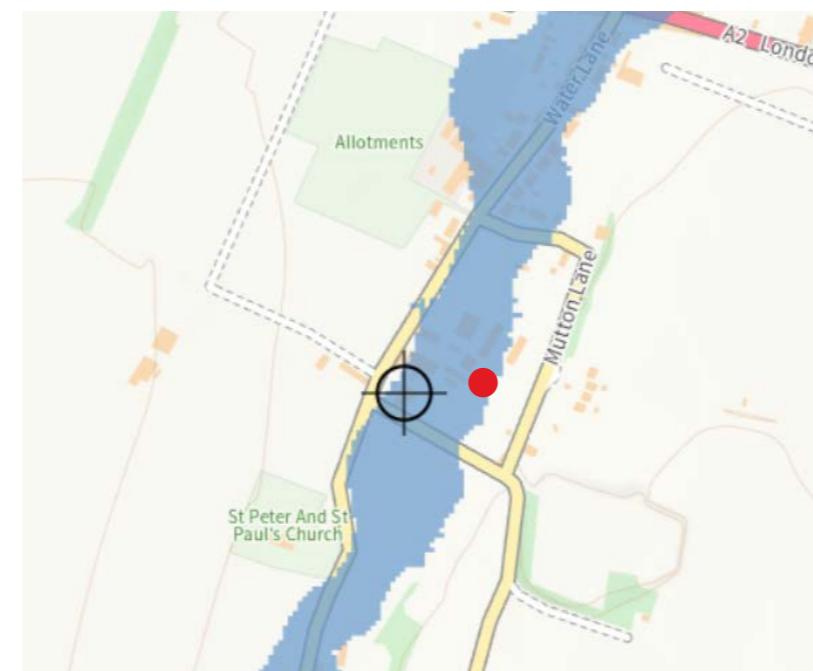


Planning Constraints Map (obtained from Swale Council website)



Information obtained from Swale Council's website shows that the application site falls within the Conservation Area. There are also a number of listed buildings in close proximity to the site, this includes Grade II Listed Queen Court Farmhouse and Outbuildings (Historic England Reference: 1360992) and Queen Court Barn (Historic England Reference: 1069190).

Flood Zones Map



Flood Risk Map (obtained from Environment Agency Website)

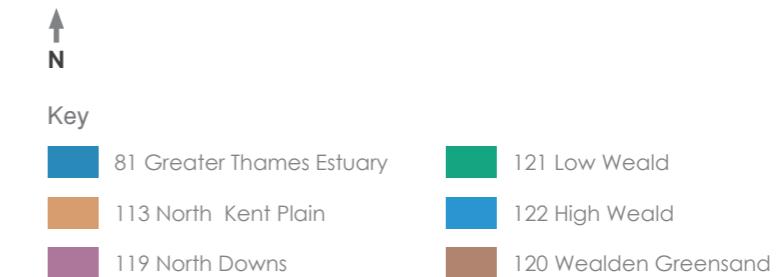


Information obtained from The Environment Agency Website indicates that the application site falls within an area of Medium Risk of Flooding from rivers and sea, which means that this area has a chance of flooding of between 1% and 3.3% each year. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.

Kent National Character Areas



Kent National Character Areas Map (obtained from High Weald Website)



Information obtained from The High Weald Website shows that the Site falls within the Kent National Character Area of The North Kent Plain. This is the strip of land between the Thames Estuary to the north and the chalk of the Kent Downs to the south.

The area is open, low and gently undulating. It is a very productive agricultural area with predominantly high-quality, fertile loam soils characterised by arable use. Traditional orchards, soft fruits and other horticultural crops exist in central and eastern areas. Generally an open landscape: characteristic shelterbelts occur within the fruit-growing areas, but the agricultural land is mostly devoid of hedgerows.

WIDER CONTEXT ANALYSIS

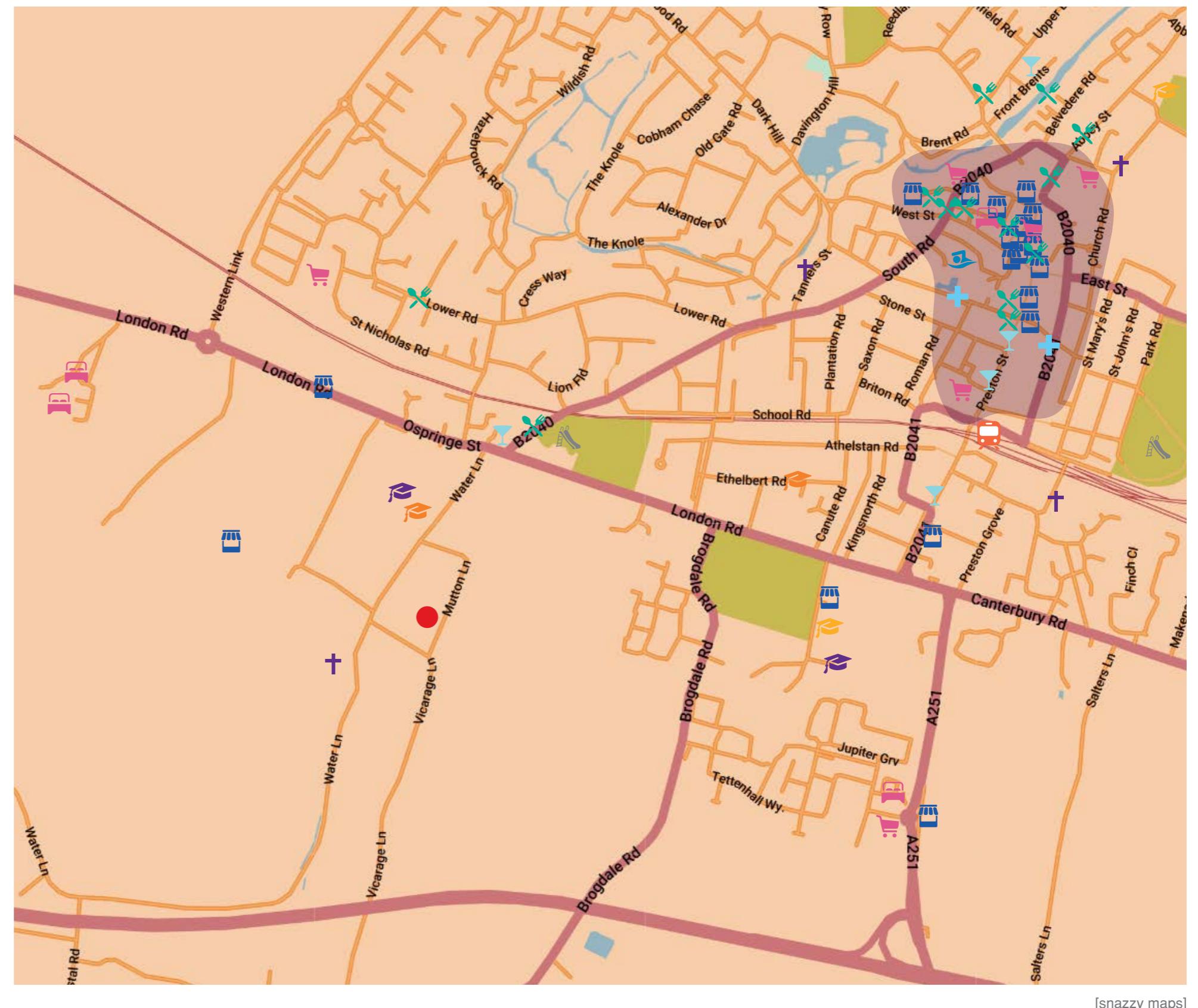
The adjacent diagram shows the local facilities and transport infrastructure surrounding the application site. There are ample facilities in close proximity to the site, which makes the site a sustainable choice for development.

Key

- Application Site
- Primary Roads
- Secondary Roads
- Bus Stops
- Train Station
- Green Spaces
- Local Centre
- Supermarket
- Church
- Restaurant / Cafe
- Hotel
- Primary School
- Secondary School
- Nursery / pre-school
- Surgery / Dental
- Shops
- Sport and Leisure Centre
- Play Area
- Bar

Distances from site:

Local Centre – 20 min (walking)
London Victoria – 1hr 40 (walking and train)



03

Land Adjacent to Queen Court Farm, Ospringe Evaluation

OPPORTUNITIES AND CONSTRAINTS

The site comprises a number of redundant agricultural structures, including open sided barns, concrete block and brick structures. Most of the structures sit within areas of hard-standing. Until 1982 Queen Court Farm supplied hops to Shepherd Neame brewery, but the fields are now predominantly arable. These structures are all now in a poor state of repair and therefore visually unattractive, to the north-west is overgrown, open land.

The built area is as follows:

- » Open barn 1: 438 sqm
- » Poly tunnel: 140 sqm
- » Open Barn 2: 318 sqm
- » Open Barn 3: 319 sqm
- » Cold storage building: 191 sqm
- » Victorian cart shed: 48 sqm
- » Existing concrete hard-standing: 3052 sqm

Key

- Site boundary
- Existing vehicular access from Water Lane
- Existing pedestrian access from Water Lane
- Public footpaths
- Upwards slope
- Existing trees
- Farmland
- Allotments
- Cemetery
- Existing single storey storage / barns
- Listed buildings
- Single storey buildings
- 2-2.5 storey buildings



Opportunities

- » Opportunity to redevelop a derelict plot of land to provide much needed housing in the area
- » Opportunity for a new site access to be created directly off Water Lane
- » The site lies within an already existing, well-established residential area
- » Good accessibility to local amenities and lies close to Ospringe Primary School

Constraints

- » Upwards slope from the north west of the site towards the south east
- » The site lies within Ospringe Conservation Area and any proposals will need therefore need to adhere to the requirements

THE NATIONAL DESIGN GUIDE

The proposed development aims to display good design and address fully the ten key characteristics set out in the National Design Guide – ensuring efficient, suitable and sustainable development enhancing the local area.

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of The Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.



- 1. Context** – The proposed design of the development relates to the existing buildings in the local area and replicates characteristics in materials, detailing and scale. Refer to pages 7 and 8 of this document for further details.
- 2. Identity** – The proposal strives to draw from the identity and character of the surrounding area. The character of the area is characterised by the traditional farmstead and farm building aesthetic. Farmsteads in the south-east are characterised by separate buildings, loosely arranged around the sides of either a central farmyard, or large regular multi-yard farmsteads. The proposals will therefore seek to embody the key characteristics of the surrounding buildings.
- 3. Built form** – The scale of the development has been considered in detail taking on board the size of local existing buildings as well as aiming to respond to and mitigate impact on buildings in the immediate local vicinity. Refer to page 26 of this document for further details.
- 4. Movement** – The proposals will seek to utilise all of the connections and movement opportunities within Ospringe. Please see page 10 for details of existing transport connections. Within the proposal the movement of residents will be carefully considered in the design, with inclusive access at the forefront.
- 5. Nature** – The existing site contains derelict land with existing agricultural buildings in poor condition. There is an existing vegetation and tree buffer along the eastern site boundary. The proposal enhances the landscaping to the site by proposing a number of new trees and areas of planting.
- 6. Public spaces** – The proposal provides safe, social and inclusive spaces for future residents.
- 7. Uses** – The proposal will provide 6no. dwellings, to be located around a central courtyard, with a mix of 4no. 4 bed properties and 2no. 3 bed properties.
- 8. Homes and buildings** – The proposed buildings aim to provide functional, healthy and sustainable accommodation tailored to the needs of the site.
- 9. Resources** – The proposals will comply with all government criteria for a sustainable development across design, materials and in location. A holistic approach is taken towards sustainability, considering not only environmental but also social and economic sustainability. Existing local amenities and facilities are highlighted on page 10, which will contribute to the sustainability of the development location.
- 10. Lifespan** – The proposed development and its facilities will be made to last. The buildings will be easily managed and maintained, by creating a sense of ownership, to benefit future residents and prolong the life and use of the development. By emphasising this at the design stage, care will be taken to produce a communal and inclusive space which is both aesthetically pleasing and functional, ensuring maintenance and use for many years.

The principal design standards pertaining to accessibility and means of escape that will be followed will include, BS 8300:2009 (Design of buildings and their approaches to meet the needs of disabled people), the latest edition of the Building Regulations Part B (Fire Safety), Part M (Access to and use of buildings) and Part K (Protection from falling, collision and impact), this list is not exhaustive.

03

Land Adjacent to Queen Court Farm, Ospringe

Design Evolution

DESIGN DEVELOPMENT

In November 2019, Shepherd Neame submitted an application for Listed Building Consent and Full Planning Permission for the conversion of the listed barns at Queen Court Farm to residential use. At a subsequent site visit with Swale Borough Council, it was noted that the redundant agricultural structures had a negative impact on the setting of the listed barns and the adjacent Queen Court Farmhouse (Grade II*).

Swale Borough Council suggested that if the setting of the listed buildings were improved by the removal of the unsightly structures, they would consider a modest residential development on the land to the east of the listed barns. This would need to be an exemplar scheme, in order to justify development in this location.

The proposal should take its design precedent from the Old Kent Barn on the corner of Mutton Lane & Vicarage Lane, previously an oast house which was successfully converted to residential use (SW/13/0653 18th July 2013), the building is finished with a varied palette of traditional materials, including yellow facing brickwork, black horizontal timber weatherboarding and natural slate pitched roof.

Initial Pre-application Submission (Ref: 19/505234/PAMEETT)

A submission for Pre-Application advice was submitted to Swale Borough Council for the 'Erection of 10 dwellings plus open space; new vehicular access to Water Lane'. Following a meeting on site on 27th November 2018, Swale Borough Council provided written feedback on the proposals, in their letter (dated 23rd December 2018, from Graham Thomas). The following comments were noted, and the proposals were subsequently modified as follows:

1. The proposals need to be set back from Water Lane, to create an open boundary and retain views to the Queen Court Farm listed barns. Proposals moved to the eastern side of the site, to enable an open meadow setting to be created in front of the listed barns.
2. New dwellings to adopt agricultural forms and be laid out as a traditional farmstead, to enhance the setting of the listed buildings and the character of the Conservation Area.
3. Open site will provide a variety of possible habitats, so the effect on ecology and especially on protected species, may be a significant factor. Relevant surveys to be commissioned and form part of any planning application. Culverting of the Nailbourne has impacted heavily on the special character of the Conservation Area. Restoration of the lost river character, by the provision of an open dry swale, through an open meadow / designated green space for informal recreation, on the back of a modest amount of new development would be seen as beneficial to the Conservation Area.

4. Access road to be simplified to achieve an informal layout, to avoid strongly engineered forms of road and footway layouts.
5. New development to adopt a simple low key / black-stained weatherboarding aesthetic (as the Old Kent Barn at the corner of Mutton Lane & Vicarage Lane), combined with appropriate roof forms & pitches, to reflect the form of a later range of farm buildings.
6. Avoidance of any domestic style architecture or a street frontage approach, which would detract from the rural character of the area.
7. Details to be provided to address the location's designation as an Air Quality Management Area.
8. Details to be provided to demonstrate that the proposed development does not result in a significant increase in traffic movements.
9. Separate pre-application advice required from KCC Highways.
10. Hydrology study to be provided evidence that the development would be acceptable on flood risk grounds.
11. Details to be provided to set out measures to ensure the development incorporates sustainable construction techniques.

Conclusion

I believe that there are very significant constraints to deal with in contemplating new-build residential development at this site, although there may be opportunities for conservation gain, and as such, you may regard it as one worth exploring further. As discussed on site however, it would be worth you entering into discussion with the EA, the Highway Authority and Historic England before taking things any further with the Council, as if any one of those three have fundamental objections, then this is an idea which will never get off the ground.



Initial pre-application submission (Ref: 19/505234/PAMEETT)
Proposed Site Plan



Initial pre-application submission (Ref: 19/505234/PAMEETT): Perspective

Subsequent Pre-application Submission Ref: 21/501552/PAPL

A second enquiry was submitted to Swale Borough Council to seek Planning advice for the 'Erection of barn complex (9 units), garages, new vehicular access, restoration of landscape'.

The proposal evolved taking on board the points that were highlighted in the previous pre-application advice letter and producing three options:

- It proposes a restoration of the meadows on the western side of the former Nailbourne Channel.
- It proposes a restoration of the Nailbourne channel.
- The proposed built form is arranged reflecting a more traditional 'farmstead' layout.

Swale Borough Council Response

A submission for Pre-Application advice was submitted to Swale Borough Council in March 2021, for the 'Erection of barn complex (9 units), garages, new vehicular access, restoration of landscape. Three options were submitted, with differing courtyard farmstead designs. The submission included reports relating to drainage, ecology, traffic and heritage impacts.

Swale Borough Council provided written feedback on the proposals, in their letter (dated 15th July 2021, from Alice Reeves).

The following comments were noted and the proposals were subsequently modified as follows:

1. An exemplar scheme is considered to be necessary to justify development in this location.
2. Formal square passing bays should be replaced with a more informal access track that is slightly wider to allow for the passing vehicles, without passing bays.
3. Attached garages could be incorporated into the housing blocks or car parking towards the rear of the site could be considered.
4. The retained 19th Century cart-shed building to the west of the proposed dwellings could usefully function as a covered storage area for refuse and cycle provision in order to minimise the typical outbuilding and general cluster associated with residential properties and harm that can arise from this setting of the retained listed farm buildings.
5. Design approach for the proposed dwellings should be taken from the different types of farm buildings shown in the Kent Historic Farmsteads guidance.

6. Sustainable construction measures to be developed so there can be confidence that the requirements of The Council in this respect can be met in a manner which does not in any way dilute the overall coherency and visual appeal of the design approach.
7. Consideration should be given to linking the proposed footpath on the west side of the re-created watercourse with the existing Public Right of Way to the north east of Mutton Lane (ZF11) and to the south east of Vicarage Lane (ZF12) – subject to land ownership.
8. Separate pre-application advice to be sought from KCC Highways.

Conclusion

In conclusion, the further worked up proposal for a modest residential development at this highly heritage sensitive site indicates that there may be some genuine merit in this idea however, engagement with and a positive response from both KCC Highways and Historic England is crucial before The Council can offer any real encouragement to the submission of an application. It would also seem sensible for the applicant to engage early with Ospringe Parish Council and Faversham Town Council to understand any concerns they may have.



Subsequent pre-application (Ref: 21/501552/PAPL) Proposed Site Plan



Subsequent pre-application (Ref: 21/501552/PAPL) Proposed CGI

PRE-APPLICATION MEETING

A pre-application meeting was held remotely in November 2021 with members of Historic England and Swale Borough Council. The purpose of the meeting was to discuss the development of the derelict farmyard site for a new traditional, Kentish barn complex development of 9no. dwellings.

The proposals were designed to be subordinate to the main barns; reflect the traditional brick-built barn at the corner of Mutton Lane / Vicarage Lane and restore the quality of landscape / water meadows along the shallow dry river valley of the Nailbourne through the site.

The key points rising from the meeting were as follows:

1. The principles for the development had been discussed as part of previous pre-applications, with members of Swale Borough Council as a trade-off for reinstating the landscape setting of Queen Court Farm. This was based on the development being an exemplary scheme.
2. RGP Transport Planning and Infrastructure Consultants had prepared a detailed report that demonstrated that the proposals did not have a significant increase in traffic movements compared to the previous light industrial use of the site.
3. Odyssey had prepared a report that demonstrated with the reinstatement of the watercourse, any flooding could be contained / controlled. Only the garage buildings were in the modified flood plain.
4. RGP Transport Planning and Infrastructure Consultants were awaiting pre-application feedback from KCC Highways in this regard.
5. Historic England noted that this part of the Conservation Area was generally open space and that the character would change significantly with the introduction of a residential development in the vicinity of Queen Court Farm. The historic landscape had changed significantly in recent years and this was an opportunity to reinstate the setting of Queen Court Farm. The development location would have minimal impact on the setting of the barns.
6. Shepherd Neame had previously marketed the site for agricultural use, but there had been no interest.
7. Historic England suggested the following to limit the impact on the landscape character and the listed barns:
 - » Concentrate / move the proposals further to the south, to align more with the existing Queen Court Farm barns as a secondary 'range', to the main farmstead.
 - » Reduce the number of dwellings proposed. This would also reduce the parking requirements etc. It was suggested that 7 dwellings may be more appropriate.

- » The emphasis should be on the reinstatement and restoration of the historic landscape and limiting any development, such that it doesn't have a detrimental impact.
- » Further consideration should be given the type / mix of dwellings proposed i.e. increase the number of 2 & 3-bedroom dwellings.

Conclusion

There would be public benefit in restoring the historic landscape, coupled with a highly sensitive residential barn development (which will also contribute to the council's five-year housing land supply) which would carry important material weight. The proposals would serve to preserve and enhance the character of the Conservation Area and the setting of the Queen Court Farm listed barns.



Queen Court Farmhouse: Grade II* Listed building



Subservient courtyard to the east of the main Queen Court Farm farmstead (1960). Courtesy of Google Earth (not to scale).

Key:

- Queen Court Farm (Red circle)
- Queen Court Farm - Listed barns (Purple circle)
- Queen Court Farm - the Old barn (Yellow circle)
- Red boundary line indicates application site (Red square)
- Subservient courtyard (Yellow square)

DESIGN EVOLUTION



Existing Site

The drawing above illustrates the existing Site conditions with derelict land and existing agricultural buildings in poor condition.



November 2019 - Initial Proposal

Erection of 10no. dwellings plus open space; new vehicular access to Water Lane

- » Single central courtyards
- » 10no. dwellings (140-180sq.m GIA) and 6no. car-barns / garages
- » House types: single and two-storey - terraced / semi detached / detached



July 2021: Updated proposal-Option 1

Erection of barn complex (9no.units), garages, new vehicular access, restoration of landscape:

- » Two interlinked courtyards
- » 9no. dwellings and 3no. car barns
- » House types: single and two-storey - terraced / semi detached
- » Restoration of the river character, by the provision of an open dry swale and adjacent open meadow



July 2021: Updated proposal-Option 2

Option 2 for the 'Erection of barn complex (9no. units), garages, new vehicular access, restoration of landscape'. The proposal comprises the following:

- » Two interlinked courtyards
- » 9no. dwellings and four car barns
- » House types: single and two-storey - terraced / semi detached
- » Restoration of the river character, by the provision of an open dry swale and adjacent open meadow

July 2021: Updated proposal-Option 3

Option 3 for the 'Erection of barn complex (9no. units), garages, new vehicular access, restoration of landscape'. The proposal comprises the following:

- » Two separated courtyards
- » 9no. dwellings and two car barns
- » House types: single and two-storey - terraced / semi detached
- » Restoration of the river character, by the provision of an open dry swale and adjacent open meadow

September 2022 Proposal

Proposal for the 'Erection of barn complex (7no. units), 3 car barns, new vehicular access, restoration of landscape'. The proposal comprises the following:

- » Two separated courtyards
- » 7no. dwellings and three car barns
- » House types: single and two-storey - terraced / semi detached
- » Restoration of the river character, by the provision of an open dry swale & adjacent open meadow

HISTORIC ENGLAND & SWALE BOROUGH COUNCIL MEETING

During pre-application meetings detailed earlier in this document, it was advised that Historic England be consulted for their views on the proposal. A meeting was therefore held on 05.07.2023.

Below is a summary of the key points from the meeting notes and how we aim to meet these suggestions:

- » *Reduction in number of units would lead to reduction in associated domestic paraphernalia that would detract from the agricultural character of the site*

We have responded to this by reducing the number of units to 6.

- » *Mix of dwelling sizes including some 4 bedroom*

We have responded to this with a revised brief, which in terms of unit mix is:

- 4no. 4 bed units
- 2no. 3 bed units.

- » *Dwellings should be set organically within the topography of the site*

Please refer to the adjacent sketch section which indicates how we propose to change the designs and layouts to respond more organically to the topography of the site. This essentially involves working with the topography with staggered Finished Floor Levels to the units that intersect the natural slope.

For the proposed large barn at the rear of the site we are now proposing that this is set within the topography of the site with the entrance level from the courtyard being single sided and built into the site levels. This floor would accommodate utility rooms, WC, study etc. with the upper level becoming the main and accommodating the main living area and bedrooms. Further bedrooms would then be located within the roof space. We are also proposing a large cat-slide roof to the rear (facing Mutton Lane) to reduce impact.

- » *Concerns regarding outlook/privacy from front first floor bedroom windows of units 3 and 5*

Designs will be amended to ensure that ancillary rooms such as studies and utility rooms will be arranged in this location. There is potential to introduce side facing windows to help alleviate this further which can also help with the next point regarding more informal fenestration that is more commonly seen in barn conversions.

- » *Fenestration should be informal giving the appearance of a barn conversion*

Please see below sketch section, which indicates a more informal approach to the elevational treatment for units 1 and 2 with a more organically extended approach to the designs.

- » *Car parking should be in accordance with the Council's Car Parking SPD this requires 2 spaces for 2 bedroom dwellings and 3+ spaces for 3 and 4 bedroom dwellings in this location*

Based on the new brief the scheme will require:

- 3 spaces required for each dwelling = 18 spaces
- 0.2 visitor parking spaces per dwelling (0.2×6) = 1.2 spaces (rounded to 2 spaces)
- Total parking requirement = 20 spaces

On the site Layout Amendments diagram on the following page 2no. additional resident's spaces are included within the extended car barn, this increase provides a total of 18 resident spaces.

- » *Visitor parking should be provided on site and reliance should not be on roadside parking for visitors*

2no. visitor parking spaces will be provided informally within the courtyard as they will be for occasional use only as indicated on the following page.

