

Planning Statement in support of the Planning Application  
Dunshiel Farm  
Elsdon  
Northumberland

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The proposal is for the refurbishment and upgrading of the existing Farmhouse and to incorporate the adjacent Granary and stables for use as a ground floor living room space and first floor Library. The space will be linked by a new door opening and will be used as additional accommodation to the main farmhouse. The Cartshed will be used as a rear entrance with parking and will incorporate a utility and plant room and a separate w.c.

The adjacent cottage is to be refurbished whilst keeping the same layout and will be linked to the main Farmhouse by means of a new door opening  
The cottage will be used to accommodate a House Keeper/ secretary and will be annexed to the main Farmhouse

As part of the works there will be alterations to the ground levels around the building to make access and parking more suitable. The current levels to the south and east are higher than the floor levels of the property and causing damp issues within the building.

Most of the alterations will be carried out internally with the general refurbishment of the wall linings to provide insulation, along with amendments to the internal layout to provide more suitable accommodation and facilities.

The cottage is to have extensive alterations internally due to damp problems poor fixtures and fittings, uneven and damp floors.

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