

Design and Access Statement



Proposed Cookery School and Accommodation

**The Lodge
Mill Road
Oakamoor
Staffordshire Moorlands
ST10 3AG**

Contents

1.0 Introduction

- 1.1 History
- 1.2 Historical Plans
- 1.3 Photographs - The Original Building
- 1.4 Location Plans
- 1.5 Photographs - Existing
 - 1.5.1 - Aerial Photographs
 - 1.5.2 - Site Access
 - 1.5.2 - Site
 - 1.5.3 - Tourism and Leisure
 - 1.5.4 - Oakamoor Heritage Trail

2.0 Proposals

- 2.1 Design Proposals
- 2.2.1 Proposals
 - 2.2.2 - Site Layout Plan
 - 2.2.3 - Replacement Dwelling / Cookery School
 - 2.2.4 - Tree House Type A
 - 2.2.5 - Tree House Type B
- 2.3 Precedence
- 2.4 Materials
- 2.5 Vehicle and Pedestrian Access
- 2.6 Access / Disabled Discrimination Act
- 2.7 Secured by Design
- 2.8 Sustainability
- 2.9 Considerate Contractors

3.0 Planning

- 3.1 Planning History
- 3.2 Planning Policy
- 3.3 Emerging Staffordshire Moorlands Core Strategy
- 3.4 National Planning Policy Framework (NPPF) 27th March 2012
- 3.5 Conclusion

4.0 Highways

1.0 Introduction

1.1 Introduction to the Site

The former lodge was built in the late eighteenth century and was a very substantial building which had approx 15 bedrooms. This was a substantial property, eight times bigger (by volume) than the replacement dwelling we are currently proposing

In 1985, planning permission was granted for the use of a redundant agricultural building and portion of adjacent building to provide a “bunk house barn” overnight self-catering holiday accommodation at Oakamoor Lodge, the above site.

Planning consent was granted in 1998, for a chalet complex consisting of four log cabins on the site in conjunction with residence in a converted barn.

Planning consent was granted in 2001, under reference APP/01/01099/FUL for the conversion of a barn to a dwelling (Bramble Barn) which is located adjacent to the application site.

The current situation is that the owners wish to replace the existing bunk house barn, with a contemporary sustainable dwelling / cookery school inclusive of two lodges (tree houses).

The proposed dwelling and cookery school sits on the current location of the bunk barn and store. In addition two cabins are proposed which will sit in an elevated position on the former garden lawn.

Materials chosen will let the building blend into its sitting over time as the materials weather, particularly the cedar boarding and corten steel.

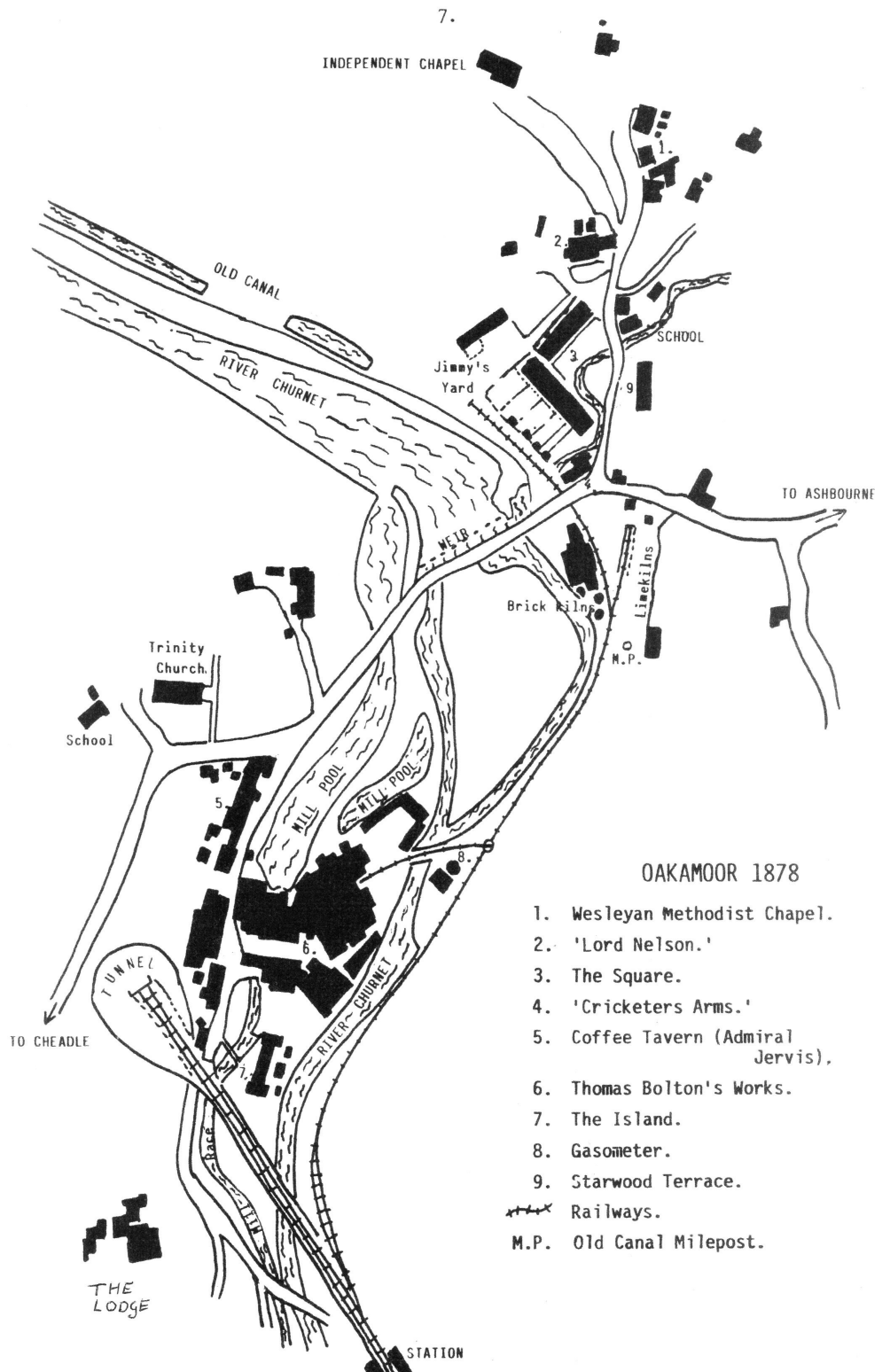
The proposed scheme would bring income into the area:

- Will keep two full time staff for the cookery school
- Bring income and generate employment through tourism
- Generate jobs for the ongoing upkeep and maintenance of these properties.
- There will be 10 - 20 jobs created for the duration of the building (12 to 18 months)

We hope that you judge this application on its merits, the enhancement it will bring to the site and its immediate community.

Daryn Parfitt

1.2 Historical Plans



Plan - Oakamoor 1878