

14-020 Stable Cottage Householder Extension

Design and Access Statement

June 2014



Mr J. Bostock & Ms K. Lightwood

Design and Access Statement

in support of

A Residential Extension

Extension to provide a small third bedroom

at Stable Cottage, Grange Rd, Biddulph ST8 7RZ

"Good design can help create lively places with distinctive character; streets and public spaces that are safe, accessible, pleasant to use and human in scale; and places that inspire because of the imagination and sensitivity of their designers."

Quote from: By Design (2,000) Department of Transport, Local Government and the Regions

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(March 2014)

1.0 Purpose of Statement

- 1.1 This Design & Access statement has been prepared in response to the Government's changes to the planning application process outlined in Circular 01/06: *Guidance on Changes to the Development Control System*, which came into effect on the 10th August 2006.
- 1.2 The statement provides an analysis and narrative of the proposals and is in accordance with guidance produced by CABE entitled "*Design & Access Statements; how to write, read and use them*".

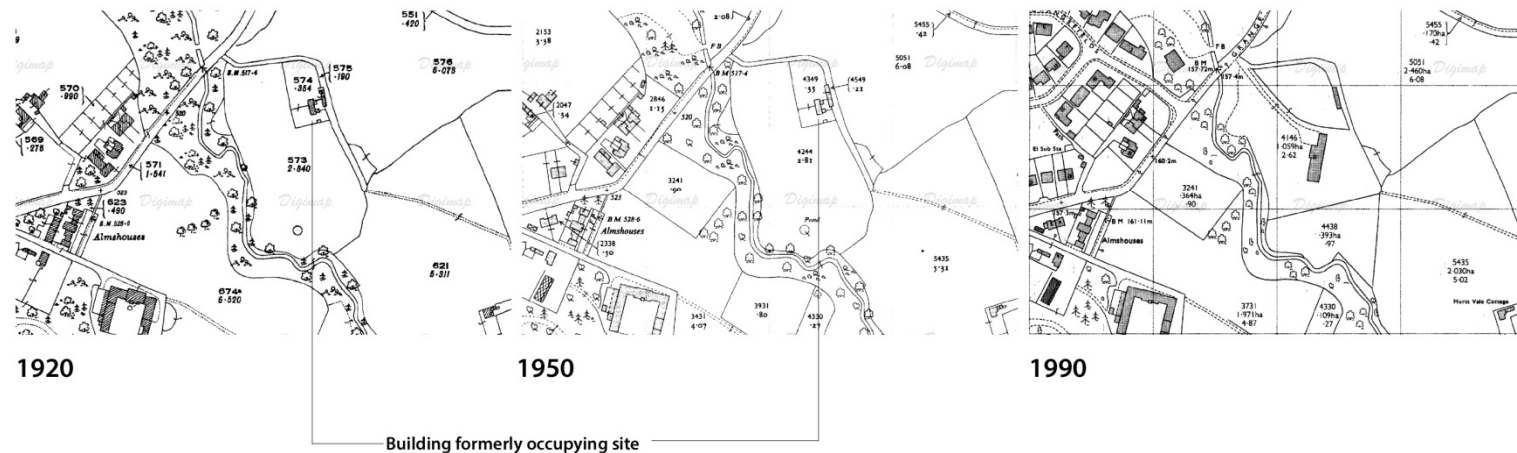
2.0 The Development Proposal

Introduction

- 2.1 The purpose of this statement is to support a Planning Application for a single bedroom extension to the existing dwelling namely Stable Cottage located adjacent to, but not abutting the Biddulph Grange Conservation Area.

The site is accessed from a private track leading off of Grange Road, Biddulph. The track is owned by the applicant and is a public right of way (pedestrian use only). The track provides a private right of access to three other dwellings plus the applicant, off the track. It should be noted that there is no Public vehicular access.

The proposals will not in any way affect the right of access /right of way.



Historical mapping of the site

- 2.2 The existing dwelling was originally a stable block to the former house of Sir Robert Heath, and was constructed prior to 1920. The original two storey dwelling was sited in front of the western frontage of the stable and was in existence pre 1920 and demolished

sometime between 1950 and 1990.

Stable Cottage has been used as a stable and for commercial means prior to planning permission to convert it to a dwelling in 2006.

2.3 Previous application references:

The existing dwelling was approved for residential use in 2006 under application ref 06/01125/FUL.

Conditions in relation to the conversion were discharged under application reference 09/00574/CONDIS

2.4 Planning application SMD/2014/2014/778 was submitted in 2014 for a small linked annexe to the existing dwelling, but the planning department advised that they could not support the application on the grounds that 'by virtue of its size and scale result in a disproportionate addition whose form and design would unacceptably and fundamentally harm its character and appearance'. As a result of this the applicant chose to withdraw the application. We have therefore conducted further with the planning officer and considerably reduced the size of the addition to form a twin bedroom which is now considerably modest in size. Therefore, we see no reason why approval should not be granted as all concerns have been addressed for refusal.

2.5 The application site falls under the Staffordshire Moorlands planning boundary, it is set within the designated Green Belt and lies within a Special Landscape Area. The site also borders the Biddulph Grange Conservation Area. Careful consideration of these designations have been undertaken when designing the extension.

2.6 The extent of the proposed extension is to provide accommodation for the occupants' elderly relatives with care needs consisting of 1no twin bedroom. Ms K Lightwood is a registered nurse and wishes to care for her elderly parents of whom have deteriorating health issues. These health issues are listed below. One parent has vascular dementia and therefore this health issue has also been carefully considered when designing the proposed extension, in order to meet their needs and improve their quality of life. The relatives are the parents of the owner with no financial means and would need to be accommodated in residential care at the expense of the state if they cannot take up residence with the applicant.

2.7 In addition our client is providing a copy of their parents' medical record in support of the application to prove medical need.

2.8 The existing dwelling is to be suitably upgraded through the addition of an appropriate insulated external render, subject of a prior planning approval.

3.0 Use

- 3.1 Our Clients, Mr. J. Bostock and Ms K Lightwood currently occupy Stable Cottage. Ms K Lightwood has elderly parents with growing care needs and the new extension is to allow her parents to live on site whilst still remaining as independent as possible. In addition the bedroom furniture has been positioned to allow for a future ceiling hoist to be installed between the bedroom and shower room across the corridor.
- 3.2 Moving the Client's parents to the site where they can be cared for by their own family is an alternative to state-funded care. The provision of the new extension is the only viable alternative to them being financially dependent upon the state.
- 3.3 The Client's parents prefer to sleep separately due to their age and differing needs. Mr Derimeade has vascular dementia; these physical and emotional needs make it impossible for him to sleep in the same bed as his wife. The bedroom plan has therefore been arranged to allow for two single beds.
- 3.4 The existing Stable Cottage is constructed in solid masonry and is uninsulated. Externally, the dwelling is in need of refurbishment as the render is in poor condition and represents a patchwork of repairs. Prior approval in 2006 was obtained for external insulated render, and this is the last remaining upgrade to the dwelling to be carried out, currently being priced.

The only source of heat within the existing dwelling is a log burning stove in the Lounge area, and small radiators in the bedrooms.

4.0 Amount

- 4.1 The gross external floor area of the existing dwelling is **68.6m²**

The gross external floor area of the proposed extension would be **15.2m²**

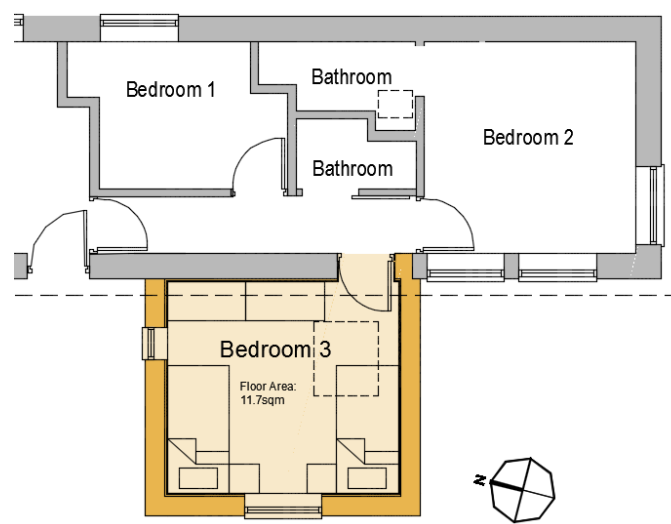
This results in an increase of a gross external floor area of **18%**

Whilst the area of the new external render to the dwelling, based on 80mm thickness, would add **2.3m²** to the gross external area of the existing dwelling.

- 4.2 The extension was designed using the footprint of Bedroom 2, the existing gable end has a width of 4m which we have tried to replicate. However this footprint created a bedroom that did not meet the technical requirements of 'DCLG Technical Housing

Standards – nationally described space standard' who state that *in order to provide two bed spaces, a double or twin bedroom has a floor area of at least 11.5m²*. To achieve this standard we have slightly extended the width of the proposed extension's gable by 200mm. We are conscious that the extension needs to be subordinate with the existing dwelling and feel that the lowered ridgeline and general considerations to scale and massing of the extension achieve this requirement.

- 4.3 The proposed extension will have a warm pitched roof construction that opens the room up and creates a more airy room more pleasant to reside in.
- 4.4 The existing stable part of the house has solid brick and stone construction with a total wall thickness of 380mm achieving a U-value of 0.39 w/m²°C
- 4.5 The external wall insulation about to be applied will upgrade this to 0.020 W/m²°C by applying 80mm of high performance insulation to the existing façade current 2010 U values for the walls can be met.
- 5.0 **Layout**
- 5.1 Alterations to the existing fabric of the building are being kept to a minimum, the proposed doorway into the new extension, will be formed from an existing window opening, which was originally a door opening.
- 5.2 The Layout of the furniture within the bedroom responds to the needs of the dementia user and this has determined some window placements. It is a requirement of the dementia user to be in sight of a toilet/bathroom we have therefore placed one single bed to face the door into the room where the existing shower room/toilet can be viewed. We have also placed the beds against the side faces of the walls so that there is space between the beds for a portable hoist. Windows have been placed so that they can be accessed by the occupant to open and close curtains and provide views of the garden areas.



Proposed Plan

6.0 Scale

- 6.1 The very simple and utilitarian appearance of this building has been reflected in the proportions of scale and massing of the proposed extension to create a naturally progressive extension rather than one that dominates the existing building.

6.2



6.3



Photographs of the dwelling showing current condition

7.0 **Appearance and External Materials**

7.1 Guidance on dementia care explains that a dementia sufferer requires double the light of a normal person. This is to avoid further confusion and agitation particularly in the late afternoon. We have therefore created as much light as possible within this room.

Windows have been carefully placed to respond to these requirements and also to respond sensitively to planning requirements associated with the site and the proposed furniture layout.

7.2 We have tried not to dominate the extension with windows and placed them centrally on the proposed gable as this is a typical feature found on other agricultural buildings. We have proposed a rooflight to the southern roof slope of the extension that will reflect light into the room, this has been placed on the southern roof slope of the extension to reduce sightlines from public roads and public areas. We have created a slot window into the northern face of the extension to again create extra added light and to also mimic ventilation slits that can sometimes be found on agricultural buildings.

7.3 All proposed external materials will match the existing materials both in colour and appearance so to complement the existing building and give the appearance of a natural progression to the building. The existing roof tiles will be retained and cleaned to improve overall appearance and increase the longevity of the roof. A biocide cleaning agent is to be applied which will not affect the composition or appearance of the existing tiles, but kill the spores creating the moss and lichen allowing the growth to be washed away by the weather.

8.0 Access

8.1 For the purposes of this statement, compliance with the current edition of the Building Regulation Part M is assumed to be covered within the detailed design and the proposals, for the extension, as this is mandatory. It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

8.2 For the purposes of this statement, the definition of “disability” is taken as that in Part 1 of the Disability Discrimination Act 1995.

8.3 There is a small step into the existing dwelling. The ground level in front of the entrance will be raised at no more than 1:21 gradient to provide a level entrance. This will allow for potential future wheelchair access and futureproofing the extension. The floor level within the new extension will be a maintained level with that of the existing dwelling.

9.0 Landscape – Hard and Soft

9.1 No soft landscaping proposals are proposed as part of this application. The property exists in Green Belt with farmland surrounding. Great care has been taken to ensure that the proposals do not detract from this setting in any way and it can be argued that the

improvements to the existing dwelling will improve general appearance of the location.

- 9.2 Currently there is a shale path which provides access from the parking area to the existing front door which may need some alteration around the proposed extension. Should wheelchair access be required in the future this would be changed to a flagged path.

10.0 **Architectural Conclusions**

- 10.1 The proposal provides accommodation to satisfy a genuine care need for accommodation by the client's parents. This proposal will directly benefit Ms K Lightwood's family whilst improving the appearance of the site; and avoids the need for the client's parents to be put into state-funded care.
- 10.2 Consideration of and respect for context, both immediate and regional, along with the application of sustainable principles and general good design results in a thoughtful proposal, befitting of the general high quality of local building stock.

11.0 **National Planning Policy**

- 11.1 NPPF Chapter 9 Protecting Green Belt Land States '89. *A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: ...the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- 11.2 NPPF Note 55 *'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example where there are groups of smaller settlements'.*

This dwelling extends an existing dwelling whilst in a rural area is immediately adjacent to Biddulph, and the built up area on the edge of the town, and is set in a cluster of existing dwellings, on the fringe of open countryside. The site is surrounded by mature trees, which enhance but conceal its setting.

The extension is sensitively designed to –

- a) reflect the highest standards in architecture
- b) significantly enhance the immediate setting,

c) be sensitive to the defining characteristics of the local area.

This proposal complies with this policy

12.0 Staffordshire Moorlands Core Strategy Development Plan (March 2014)

12.1 DC1: *All development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design SPD.*

We have designed the extension with reference to the SMDC SPD Guidance and have followed this as far as possible. The new extension has been designed to follow the style of the existing building, in terms of materials, massing and proportions. We have used a window on the principal gable from the same 'family' as the existing building. We have inserted a square rooflight on a roof slope that faces away from public view. The slot window reflects that of a slit ventilation aperture found within other agricultural buildings and is not on a principal elevation.

12.2 DC2: *The Council will safeguard and, where possible, enhance the historic environment, areas of historic landscape character and interests of acknowledged importance*

We feel that the extension sustains, respects and enhances the building which contributes to the character of the area.

12.3 H1: *Seeks to ensure that an appropriate range and type of housing is provided which meets identified needs arising from a changing population, including special needs for the elderly. The accommodation sited adjacent to the existing dwelling will not need an additional infrastructure being serviced from the existing dwelling.*

This proposal complies with this policy

12.4 R2: Rural Housing: States that extension to existing dwellings will be allowed provided that they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and character of the rural area.

This proposal complies with this policy

12.5 National Policy: The extension has been designed to meet the Standards of the Government's recently introduced DCLG Technical Housing Standards – nationally described space standard.