

Proposed Residential Alterations - Extensions Teanford Farm - Tean - Staffordshire

DESIGN & ACCESS STATEMENT



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1.0 Context Assessment

The proposed application site is referenced as Teanford Farm and comprises of an existing established two storey farmhouse and range of traditional shippon barns, outbuilding adjacent to the small holding pastures.

The property lies within the village of Teanford being situated just off the A522 road running between Tean and 1.5 miles from Cheadle. Teanford is approximately 8 miles from Uttoxeter, 12 miles from Leek.

The existing dwelling and associated buildings are situated to the North West area of the site adjacent to the Mill-race and number of existing residential and semi commercial workshop—storage properties of varying age and period style. To the South, the associated small holding fields with the farm in close proximity to the borders of the historic village of Tean. The village is serviced with all social and economic amenities such as shops, pubs, churches, schools and public transport networks.

1.1

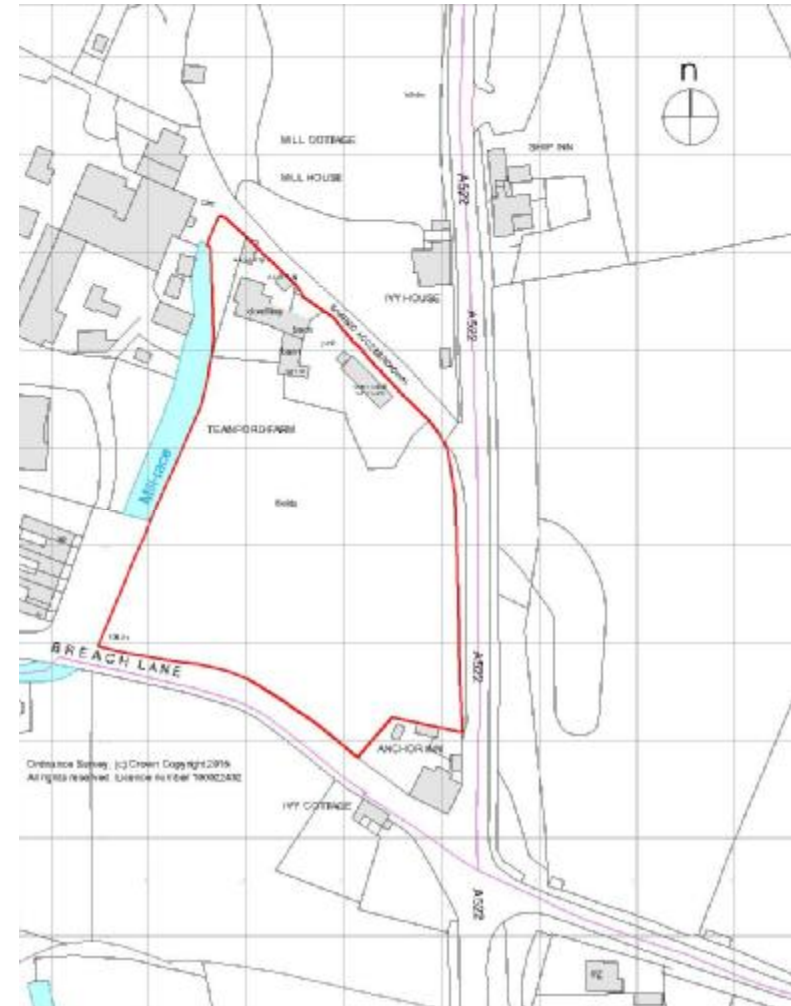
The application site is situated within the adopted Staffordshire Moorlands Green Belt boundaries. Teanford Farm is bounded by the shared access roadway and adjacent dwelling to the North, the Mill-race and residential—semi commercial workshops and stores to the West, the associated small holding pastures and Breach Lane to the South and the A522 to the East.

1.2

Access to the site is directly off the A522 and via a shared unbound hardcore surfaced access roadway leading down to Mill race.

1.3

The proposal involves the internal and external Alterations and Extensions to the existing Farmhouse Dwelling, Change of Use of the existing Shippon Barns to incorporate within the dwelling and Alterations and enclosure of existing open sided Hay Barn to form a garage, store, stables and hay-loft.



Location plan

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2.0 Involvement

Due to the modest scale and impact of the alteration and extension proposals, contained within the existing residential curtilage of the site, the local community, interest groups or the Local Authority have not been formally approached or consulted prior to the application submission.

3.0 Evaluation - Design Overview

3.1 Existing Farmhouse Dwelling

The principle works proposals primarily involve internal and external alterations to the existing dwelling.

The proposed external alterations to the dwelling would comprise of the demolition of the existing mono pitched single storey porch to the North Elevation and the single storey mono pitched Wc—Store to the West Elevation.

A new pitched roofed Entrance—Stairwell extension is to be constructed to the North Elevation, a new single storey mono pitched Wc and Utility room to the West Elevation and a new single storey entrance porch way to the South Elevation.

The new works to the existing dwelling would also involve the nominal fenestration alterations to the existing window and door arrangements and new roof lights to the first floor bedrooms.



Existing Dwelling - Part North Elevation



Existing Dwelling Single Storey - Part West Elevation



Existing Dwelling - Porch - Part North Elevation



Existing Dwelling - South Elevation

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3.0 Evaluation - Design Overview

3.2 Existing Shippon Barns

The proposals comprise of the Change of Use of the existing adjoining Shippon Barns to be converted to extend the accommodation into and within residential dwelling.

The works to the barns would involve the demolition and removal of the existing mono-pitched concrete block work structure to the South Elevation and the partial removal and re-building of the existing East Elevation gable wall and localised structural repairs and making good works as required to arrest the deterioration of the remaining barn facades.

It is proposed to remove the mono-pitched corrugated roof to the smaller barn and construct a new matching plain clay tiled pitched roof over, more commensurate with that of the larger barn.

The alteration works would include the repair and refurbishment - or replacement of the existing windows to match the existing fenestration together with new sympathetic scaled glazed picture windows and doors to the South Elevation to improve the daylight and solar gain.



Existing Shippon Barn - North Elevation



Existing Shippon Barns - East Elevation



Existing Barns - Blockwork Store - South Elevation



Existing Shippon Barns - South - West Elevations

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3.0 Evaluation - Design Overview 3.3 Existing Hay Barn Store

The works to the barns would involve the demolition and removal of the existing concrete block work lean to structure adjacent to the existing open sided hay store structure.

The new works would comprise of the necessary structural repairs and making good or replacement of the structural framework required to arrest the deterioration of the existing structure as required.

It is proposed to construct a single storey garage, store and stables within the perimeter footprint of the existing structure.

The structure is to be re-roofed with approved colour corrugated sheeting and to accommodate approved Solar PV panels.

The perimeter walls of the hay store would be framed out and lined with hit and miss vertical timber cladding to provide an open plan hay loft storage over the single storey works below as contained within the existing structure footprint.



Existing Hay Store Structure - West Elevation



Existing Hay Store Structure - South Elevation



Existing Hay Store Structure - South Elevation - From the Site Boundary

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4.0 Detail Design

4.1 Amount

The site area is approx. 1.9 acres

The existing Dwelling, Shippon Barns, Stores, Hay Store:

gross area is 389m²

The proposed Dwelling gross areas:

Ground floor area :184m²

First floor area: 132m²

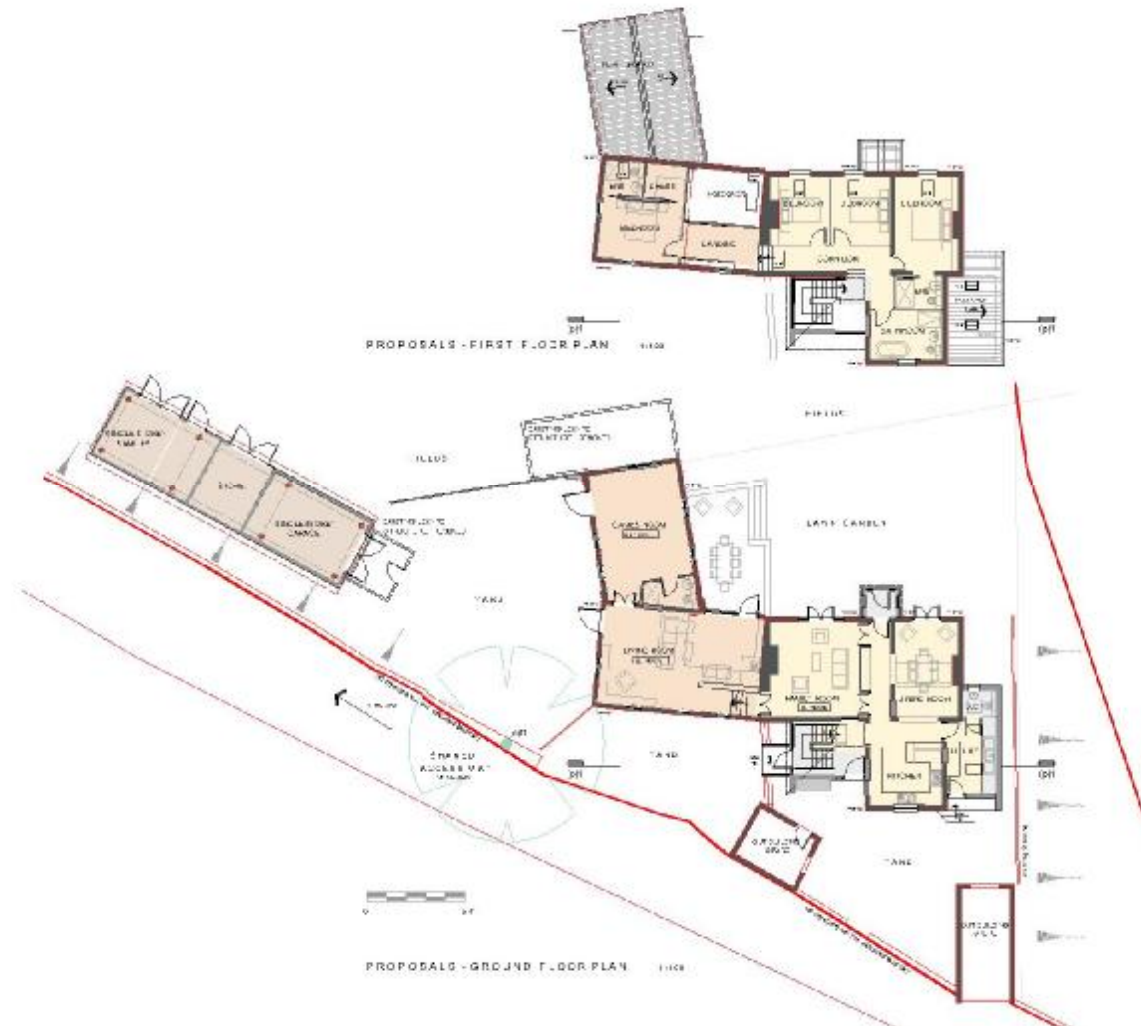
Hay Barn Ground Floor area:65m²

4.2 Scale

The height and massing of the proposed dwelling extensions will be proportionate and of appropriate scale to that of the existing.

The scale of the elevations is broken down by retaining the mix of existing brickwork to the Shippon Barns, painted render to the existing dwelling and approved new brickwork and matching roof coverings to the extensions. The South Elevation has more generous areas of glazing added to improve the internal dwelling solar gain, natural daylight and to take advantage of the private rear gardens and the principle South West site aspect.

The proposed works to the hay store is to be contained within the existing structure footprint and is contained within the natural well established landscape, remaining sympathetic in scale and in context with the existing small holding farm.



Proposed - Ground and First Floor Plans

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4.0 Detail Design

4.3 Materials

The choice of materials has carefully been considered to retain and compliment the existing Farmhouse, Shippon Barn architectural vernacular and hierarchy.

Roofs:

Existing Plain Clay Tiles retained to the dwelling and main Shippon Barn. New matching plain clay tiles to the new extensions and to the smaller Shippon Barn. New approved colour corrugated roof sheeting to the Hay Barn.

Walls:

Existing render finishes to the Dwelling retained, made good paint finished. Existing brickwork to the Shippon Barns retained, repaired and made good. New approved facing brickwork to dwelling extensions.

New approved finish hit and miss vertical timber cladding to Hay Barn Garage, Stores and Stables.

Windows and Doors:

New approved profile and finish timber framed or upvc windows and doors to the Dwelling and the Extensions.

Existing refurbished or new matching profiled timber framed windows and doors to the Shippon Barns.

New framed ledged and braced timber doors to the Hay Barn Garage, Store and Stables.



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4.4 Landscaping

The existing Farm buildings are sited within existing mature and established landscape comprising of mature trees, hedgerows, pasture fields and woodland areas to the site perimeter. There is an existing matured hard and soft landscaped area defining the residential and small holding curtilages to the outdoor living areas.

It is proposed to manage and maintain the existing mature landscaped boundaries to the Farmland to enhance and develop the hard—soft landscaping adjacent to and within the residential curtilage of the small holding farm

4.5 Appearance

The existing dwellings, workshops and store buildings immediately adjacent to Teanford Farm are of a varied period and architectural style, predominantly constructed of traditional materials such as fair faced brickwork, render and plain clay / roof tiles.

The existing Farmhouse dwelling and barns are set back from the A522 and Breach Lane providing a natural communicative presence in context with the well established surroundings.

The scale of the proposals is retained with the mix of existing brickwork to the Shippon Barns, painted render to the existing dwelling and approved new brickwork and matching roof coverings to the extensions.

4.6 Vehicular / Pedestrian Access

The site bounded by the A522 and Breach Lane. Access to the Farm is directly off the A522 and via an existing shared un-bound access roadway leading to the existing dwellings adjacent the Mill-race.

There is provision within the site to park vehicles adjacent to the new garage. There is currently no public footpath along the shared access road.

4.7 Biodiversity

The proposed works will have negligible impact to the local biodiversity and geological conservation. The natural habitats are primarily located within the wooded areas to the North, West and South of the site which remains unaffected by the proposals

4.8 Climate Control Mitigation

The proposals will be constructed to a elevated standards with high levels of thermal insulation and environmentally friendly and sustainable materials. Local contractors will be used wherever possible.

The principle aspect of the site will enable the openings to maximise daylight and sunlight with good levels of solar gain achievable.

It is intended that the use of renewable energy sources in the form of solar PV panels where practicable and feasible. The use of a wood burning stoves will provide sustainable secondary heating.



Existing Dwelling - Smallholding - Viewed to the North



Existing Farm Smallholding - Viewed to the South