

## 3706 Cloud Wood End Farm

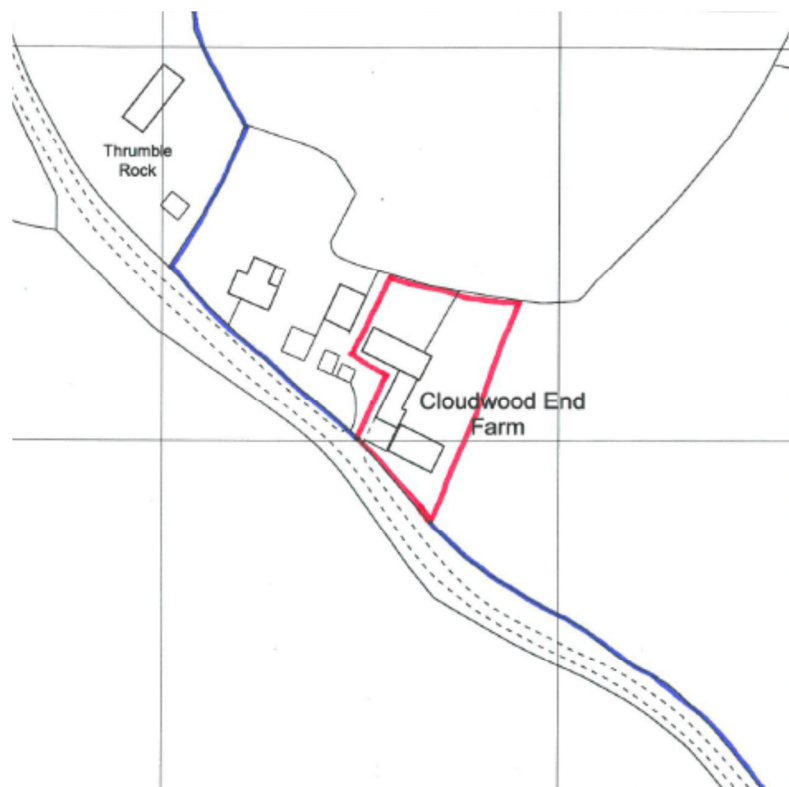
### Design and Access Statement

This report has been prepared in support of a planning application for a Change of Use of redundant farm buildings to form two new dwellings at Cloud Wood End Farm, Toft Green Lane, Toft Green, Congleton CW12 3QF.

#### Location

The site is in Toft Green, near the village of Bosley. The barn is part of the buildings associated with the established agricultural unit at Cloudwood Farm, which operated as a dairy farm, but latterly for arable farming.

There are no listed buildings on the site. The site is not in a conservation area or national park.



Site Location

#### Site - Use

The site has been owned by the Coates family for generations. Active farming ceased in the 1980s on the retirement of Mr Coates (senior); the farm buildings are redundant. The applicant is the daughter of Mr Coates.

The building's last use was agricultural as a tied shippoon for dairy cows, milking parlour, feed store and a store for farm machinery. There is also a workshop which was used for the maintenance of the farm machinery and buildings.

Cloud Wood Barns are next to the farmhouse. There are residential properties on Toft Green Lane. The conversion of the building would not create isolated dwellings.



The barns are built in stone with tiled roofs

## Existing Building

### Site

The existing buildings comprise a run of joined barns, constructed in local stone with Staffordshire blue clay tile roofs, a timber framed shed and a pre-fabricated single storey shed.

The buildings are substantial and capable of conversion.

## Design Process - Proposals

### Design Principles

The proposals comprise the conversion of the existing buildings into two dwellings to accommodate members of the applicants' extended family.

The accommodation will be contained within the footprint of the existing buildings with partial rebuilding. Existing openings are to be reused to retain the character of the existing stone buildings.

### Proposals

#### Unit 1

The proposals comprise a three bedroomed house within the footprint of the existing building. The accommodation is mostly single storey with split level sleeping accommodation where the levels of the existing building allow.

The proposals include the replacement of an existing pre-fabricated building, with an open plan living space. This wing will be constructed in stone, with a tiled roof, which will enhance the appearance of the building.

#### Unit 2

The proposals comprise a three bedroomed house within the footprint of the existing building. The accommodation is mostly two storey, with a lean-to garden room to the east.

This unit will make use of the existing drive and outbuildings which comprise a garage and a garden store. This access will be shared with the farmhouse.

The proposals include the demolition of a single storey link to create two independent properties.

The development will be balanced by the demolition of the hayloft and the removal of containers from the site.

## **Amount of Development**

The new accommodation is contained within the existing building footprint; the amount of development is modest and defined by the existing buildings.

## **Layout**

The new accommodation is contained within the existing buildings; the layout is unchanged.

## **Scale**

The scale is defined by the existing buildings.

## **Landscaping**

The landscape design will be modest to minimise the impact on the open countryside. The boundaries between the two dwellings will be 1.8m brick walls, while the garden boundaries will be field boundary fences with indigenous hedgerow planting.

Terracing and parking areas will be constructed in permeable materials. Existing tracks will be used to access the two dwellings.

## **Appearance**

The accommodation will be contained within the existing buildings which are stone buildings.

Existing materials are to be reused; where existing volumes are to be replaced or rebuilt, materials will match the existing buildings.

## **Context**

The farm and buildings have been inherited by three siblings. The farm buildings are redundant and have fallen into disrepair in some areas. The location is unsuitable for any commercial use. Conversion of the buildings to residential use will secure the renovation of the farmhouse, barns and the wider site.

## **Use**

The existing use is a farmhouse and redundant farm buildings. The new use will comprise two new dwellings.

## **Impact on Open Countryside**

The proposals are contained within the footprint of the existing farm buildings and will be balanced by demolitions; there will be a positive impact on the open countryside.

## **Sustainable Development**

The following measures have been taken to introduce sustainable elements into the design:

- Orientation and use of natural solar gain
- Natural light to all internal areas using windows and rooflights
- Energy efficient lighting systems (including landscaping)
- Renewable energy sources/heating systems
- Drying area for clothing

## **Access**

### **Existing Access**

The existing house is served by Toft Green Lane, a single width road which makes it unsuitable for any commercial use. Toft Green Lane is an unclassified road which serves other residential properties and farms.

The farmhouse is served by an access leading from Toft Green Lane. The existing barns are accessed on both sides from the farmyard and an existing agricultural track beyond the barns.

## Proposed Access

The converted dwellings will be accessed using the existing drive and track. No change to the existing entrances is proposed.

Any vehicle movements generated by the new dwellings should have very little impact on Toft Green Lane.

The proposals comply with the requirements set out in Part M of the building regulations.

## Supporting Information

## Trees

There are no trees within the development area.

## Protected Species

A Protected Species Survey has been carried out at the property by EVR Ecology and the Survey Report is included in this submission.

## Structural Analysis

A Structural Survey has been carried out at the property by PKD Consulting Engineers and the Survey Report is included in this submission.

## Contamination

The barn has been used for the storage of feed and farm machinery. No special contamination risks are anticipated.



## Flood Risk

The site is not in a flood zone or in an area identified as at risk of flooding.