Design & Access Statement ***27 April 2016***

Proposed Single Storey Front Extension
Lane End Farm, Cowallmoor Lane, Lask Edge ST13 8QL

History

The original farmhouse was constructed in the early 1800s and was re-built in 1902 and was used in connection with the current working farm holding. The farmstead comprises of 0.966 hectares.
The farm has several farm buildings situated in the northwest and northeast of the farmyard. Some of these farm buildings are of brick construction some metal clad.
The property is situated at an altitude of 286.93 metres and fairly isolated on the corner of Cowallmoor Lane and Barrage Road, Lask Edge in the county of Staffordshire.

Existing Property

The existing farmhouse is of brick construction that probably deteriorated over the years has been finished in grey cement render during the 1960s.
The property was extended on the rear elevation in 2000, providing a small ground floor lean-to structure and a building over the first floor structure marginally increasing the original footprint by 12.5m^2 on the ground floor and 36 m^2 on the first floor as far as I am aware this property has not been previously extended or extended since.

Position

This property in positioned on a corner location of two country lanes and it is debatable which the principal elevation is.

Proposal

The proposed front extension involves demolishing the existing front porch of some 5.4 m^2 and replacing it with a conservatory type structure with a tiled roof of some 11m^2 making a total addition of some 5.6m^2 extending no more than the existing projecting structure that is to be demolished.
The proposed extension will be glazed on 3 sides with a low wall some 600mm high, with a tiled roof with 2 No Velux type windows.

Access

Access into the farmyard is level and is from a macadam side road Barrage Road off Cowallmoor Lane.