DESIGN & ACCESS STATEMENT

Rickyard and barns at Bradley Lane Bradley in the Moors Alton Stoke on Trent

1- ASSESSMENT:

1.1- Physical Context

This is a range of redundant farm buildings which were formerly part of the Alton Estate. See separate Heritage Statement for further information.

1.2- Social Context

There are houses nearby to each side and opposite but they are sufficiently apart such that the scheme proposed here will not have any detrimental effect on the occupants.

1.3- Economic Context

The scheme will help maintain the vitality of the village and in particular will enable re-use of these buildings which form part of the curtilage to the listed building adjacent.

1.4- Planning Policy Context

The re-use of buildings is encouraged, particularly where listed as here.

2- INVOLVEMENT:

The scheme has been the subject of discussions between the applicant and the local planning authority. This has included input from the Conservation Officer. Advice received is that the scheme proposed should be achievable and would be supported by Officers.

3- EVALUATION:

The scheme as now submitted has been discussed at some length with the LPA and is considered to be in accordance with the Local Plan.

4- DESIGN:

4.1- Use

Use for 3 units of living accommodation is proposed. Unit 1 will be a small 'starter' type dwelling. The others will be larger family units.

4.2- Amount

3 units is considered achievable here.

4.3- Layout

The layout is determined by the existing buildings. Adequate privacy can be achieved between units.

4.4- Scale

The buildings are as existing. No change in scale is proposed.

4.5- Landscaping

Amenity areas can be formed within the immediate surroundings. A suitable planting scheme can form part of a later submission.

4.6- Appearance

The buildings will have a traditional appearance. Joinery will be painted timber.

4.7- Access

The existing access point will be used. This has been in agricultural use and so traffic will be less than previously. The land here is very quiet and although visibility is limited, vehicle speeds tend to be low.



Signed…….....…… Dated 27 April 2016

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