DESIGN AND ACCESS STATEMENT

C35 SUNNYVIEW FARM
ELLASTONE ROAD, WINKHILL, STAFFORDHIRE ST13 7QY

PROPOSED ALTERATIONS AND EXTENSIONS TO FARMHOUSE

[Refer to drawings: C35-01, 02, 03 and 04]

1.0 BACKGROUND

This document is a Design and Access Statement prepared by Anthony Short and Partners LLP on behalf of our client Mr D Chisholm. The statement describes the design process, considerations and proposals reached for the alterations to provide further bedroom accommodation at Sunnyview Farm.

2.0 BRIEF DESCRIPTION

Winkhill is a small hamlet in the parish of Waterhouses. The property was once a scrap yard and over the years developed into a farm. The area historically is a farming village, provided rich, deep, fertile soil for growing crops, as indicated by the still visible evidence of medieval open field farming.

Generally the buildings within the village are constructed of various materials ranging from limestone, render and clay bricks. The majority are roofed with Staffordshire blue clay tiles although some have plain clay or Welsh slate.

The Sunnyview farmstead is an un-listed 20th century property, situated in its own private grounds, accessed off Ellastone Road in the hamlet of Winkhill, near to Waterhouses (see dwg C35-01 site location plan).

3.0 ASSESSMENT

Originally the site was a scrapyard consisting of a two storey brick/stone farmhouse known as Ballamont Grange. The property owner at that time built the Sunnyview farmhouse back in the early 1930s, sold Bellamont Grange off, and continued to run the scrapyard and farm business from Sunnyview.

The single storey property is well-built, of imperial facing brick cavity construction and a Staffordshire blue plain clay tiled roof. The internal layout is poorly laid out and not conducive to today's living. A small adjoining outbuilding (flat and pitched roof) containing a utility and entrance porch to the front side is in poor condition but does provide much needed space.

There are a number of additional outbuildings within the group erected by previous owners (dates not known), consisting of post war steel framed farm sheds (unsympathetically erected in relation to the brick farm buildings) and a brick barn.

The farmhouse and adjoining brick outbuilding have not been altered since they were built apart from the addition of a modern conservatory to the front elevation and retain original features and characteristics. The farmhouse is typically built of brick, with painted stone/concrete lintels and a roof of Staffordshire blue clay tiles.

The original outbuildings are of steel framed construction, clad with steel or A/C sheets (some of which are collapsing under their own weight) and are in a dangerous condition.

4.0 EVALUATION

Our client, Mr Chisholm, his partner and children have decided to leave their home in Plymouth (since taking early retirement from the navy) and relocate to the Staffordshire Moorlands. They have bought Sunnyview Farm as an investment and wish to reinvest in the farm and create a small holding. The site will not be subdivided.

Planning permission is sought for the following works to be carried out:-

1. Construction of a new brick built extension positioned at right angles to the existing; footprint approximately 11m x 6.2m.
2. Construction of a drystone boundary wall; approximately 1.5m away from the extension complete with gated access as shown

5.0 PLANNING POLICIES CONSIDERED

The planning policies considered during the design process:-

- National Planning Policy Framework
- Staffordshire Moorlands core strategy development plan adopted version 26 March 2014 especially:-
  - 8.6 Design and Conservation Policies; DC1 Design Considerations
  - 8.8 Rural Policies: R2 Rural Housing
- Design Principles in the Staffordshire Moorlands; new dwellings and extensions to dwellings SPD

6.0 DESIGN AND USE

1. **Extension**
   The proposed extension is to be a similar width as the existing to ensure the roof line matches the existing.

   The width of the existing building provides a less than satisfactory layout at present. This can be seen from the existing drawing where the bathroom and bedrooms are accessed directly off the main lounge.

   The extension will provide a more conventional internal layout where the bedrooms and bathrooms can be accessed via a lobby or hallway.

   A separate entrance leading to the rear garden will provide a more spacious feel and improve the internal space and layout in keeping with that of a modern residence whilst still maintaining a modest plot size for a bungalow in this setting.

   The extension shall be constructed in similar materials to that of the existing to ensure it conveys the same external appearance as that of the existing.

7.0 AMOUNT AND LAYOUT

The existing domestic curtilage is to remain the same.
The areas (m^2) for the farmhouse and extension are as follows:-

	Existing	Proposed	Total
Farmhouse (sq.m) and garage	147	66	179

8.0 APPEARANCE

The external appearance of the extension is to be constructed of similar materials to that of the existing farmhouse of imperial facing bricks matching in colour, texture and size (to be approved) . The roof pitch and covering will also match those of the existing farmhouse.

9.0 LANDSCAPING

Trees: There are a number of mature trees within the curtilage of the property, but none are within close proximity to the dwelling and proposed site and all will be retained.

Garden: The existing garden will be left as it is and will not be disturbed.

Walling: The existing drystone wall is to be taken down to allow for the extension to be built and the reclaimed stones used to construct a new drystone wall around the extension as shown.

10.0 ACCESS

The existing access will remain unaltered.

C35 Design and Access Statement/ASAP/July 2016