Document Reference 1700d&a2

Lower Manor Farm
Uttoxeter Road
Draycott in the Moor
Staffordshire

Proposed Replacement Dwelling

DESIGN

AND

ACCESS

STATEMENT

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Philip J Clay August 2009

INTRODUCTION.

Lower Manor Farm is situated at the eastern end of the Village of Draycott along the Uttoxeter Road occupying a gap with in the village; it comprises the Farmhouse and Farm Buildings of various ages

Dwellings exist along the south side of the road frontage for some further 280 metres, numbering about 8 dwellings and with some other buildings. There are also buildings along the north side of the road for a similar distance
Two dwellings were added in the farm frontage some ten years ago; these are still in my client's ownership
Consultation in the form of pre application advice was sought on 11th April 2008 and reply received 14th July 2008, which referred to policies H11 and H12 of the Staffordshire Moorlands Local plan (also referred to N2 and H12 in the refusal notice for the previous application) and PPG note no 2: green Belts revised" which advocates acceptance for replacement dwellings which are not materially larger than those they replace". (The advice sought related to two replacement dwellings)
AS a result of this advice the scheme was revised to that of a single dwelling and application 09/00125/ful submitted and was subsequently refused
Further consultation revealed that the design and location of the replacement house proposed in that application were unacceptable.

A separate document is included regarding the issue of "Curtilage listing" and it is believed that it has been clearly demonstrated that the property " Lower Manor Far, is not curtilage listed due to its proximity to Manor Farm" the Listed Building

The proposal
Is to replace the existing Dwelling with a new farmhouse of a similar design, form and mass similar to the original building
The existing dwelling is of such poor construction and in need of so much renovation work it is now beyond economic repair
It is proposed that the replacement dwelling be located a minimal distance (1.2 metres) behind the original dwelling, a similar set back to Manor Farm) and will be of similar proportions, mass and design to the original.
The setting back of the building from the road is to provide a reasonable standard of living for the proposed and future occupants of the dwelling in term of freedom from noise levels and pollution caused by vehicle exhaust fumes from the increasing traffic flow on the road. The setting back will also allow easier access into the dwelling for any user and particularly wheelchair users to allow a level access to be constructed, as required by part "M" Building Regulations.

The reasons for the need to replace the existing building being that the house has gone beyond economic repair, it has little to no damp proofing or insulation, and being constructed of solid walls only 9" thick; these walls allow in penetrating and rising damp and have no thermal efficiency resulting deterioration of internal plaster work. Much of the external brick work is exfoliating and virtually impossible to repair as the bricks themselves are disintegrating. The building has a poor internal layout and with inter-connecting rooms on both floors and a steep and dangerous stair to the attic room

NOTE: See enclosed Structural Survey report by Jonathan Cornes Associates, and spread sheet for cost summary

On top of the costs outlined in the report, other expenses will necessarily be incurred to bring the dwelling up to a modern standard expected and as shown on the plans of the proposed replacement dwelling, these are included on the spread sheet

1.0 Use.

The use is a dwelling which has been specifically designed to suit my client's needs as a replacement farm house

2.0 AMMOUNT

The size of the proposed dwelling and original house are given below;

The amount of new floor space is;

	New House	Original House
Basement		40.00
Ground floor	110.28	98.94
First floor	90.78	88.50
Second floor	90.78	13.76
Total floor areas	**291.84**	**241.20**

The overall principal dimensions, the eave and ridge height remain unaltered from the original dwelling, save for a small increase in the size of the rear extension that was added in the 1980's; ref 87/00710.

The variations in the floor areas have been achieved by altering the plan layouts of the floors, this by omitting the basement, dropping the ground floor level to allow full use of the attic space for bedroom accommodation, and by with the relocation of the attic stair to a more central position.

3.0 LAYOUT

The new dwelling will be located to the rear of the existing dwelling by 1 metre and 2.0m from the boundary wall with "Manor Farm"

The existing property is 1.00m from the rear of the road footpath; it is proposed the new building will be set back from the road by a further 7 metres, for reasons of safety, noise and atmospheric pollution entering through the windows, which to my client is a major problem as Mrs Walker is Asthmatic.
The setting back of the building will also allow greater and safe use of the "Front" entrance and would be part "M" Building Regulations compliant, which at present due to its location and cramped entrance hall, is hardly ever used. The new building will have a larger hallway
The situation in relation to the existing buildings location close the road causes health and safety issues for the occupants and visitors alike, both adults and children

The health issues are related to road traffic, with noise and atmospheric pollution a major problem, and safety a major concern, So much so that Human rights issues are relevant to this application.

The existing building is of an elongated plan with a single room width to most, several of the rooms are interconnecting meaning that some rooms are accessed through others, which is unacceptable.

The proposed house will follow an identical narrow footprint / floor layout, but with a central hallway and landings to both floors which will allow a more economic use of the available floor space, the rear extension will be increased in width to allow the creation of a large kitchen/dining/living area with appropriate fenestration to the rear of the property, which is seriously lacking at the moment in the current dwelling.

4.0 SCALE

Floor above have been indicated areas, the roof pitch will be the same as the original dwelling, the eave and ridge height also remain as existing

5.0 LANDSCAPING

Existing hard standing area will retained to the side and rear of the dwelling and area to the rear grassed over, the front of the on the site of the original house will be cleared and laid to lawn with new planting and hedges to approval, further trees will be planted to the rear

6.0 APPEARANCE

The appearance is designed to sympathise with the appropriate vernacular style, similar to the building that this proposal is to replace, the dentil detailing to the eave and verge will be used on the replacement property as will the segmental brick arch lintels

The building has been designed in a traditional style with brickwork walls in a local stock brick with plain blue tile to the roof and stone window sills
The gables and eaves will have dentil and projecting string courses of brickwork
Rafter feet will be left exposed.
Daylight and ventilation will be provided by traditional windows in the elevations, and roof lights in the rear roof slope

7.0 ACCESS

The main access will be via the existing farm entrance. The photographs below show the visibility.
This will be improved by the removal of the existing dwelling, No additional vehicle movements will incurred.



Photo 1: Existing house showing access to Uttoxeter Road





Photo 3; Uttoxeter Road: Looking west

Photo 4; Uttoxeter Road: Looking East

Access to the dwelling is via the doors as shown and all internal doors and layout and will be fully part "M" compliant

Note 1

Energy efficiency,

The building will be fully insulated to current Building Regulation requirements and lighting will be only by allow low efficacy light bulbs,

Appliances to be installed to be class A rated, Boiler to be condensing type, solar panel can be incorporated if required to the rear elevation

Note 2: there is ample space for bicycle storage,

Note 3: The location for the refuse bins to be retained as existing as this is a replacement dwelling