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DESIGN & ACCESS STATEMENT FOR PROPOSED DEVELOPMENT TO LAND AT HALLWATER BARN, LEEK NEW ROAD, ENDON, STAFFS

DESIGN AND ACCESS STATEMENT

1. The Purpose of a Design & Access Statement

In May 2006, the Government introduced changes to the planning application process. One of these was the need to provide a Design and Access Statement (DAS) for all planning applications other than those for householder developments. This legislation came into effect on 10th August 2006.

The Government's formal requirements for DAS's are set out in Circular 01/2006 entitled 'Guidance on Changes to the Development Control System'. To complement this, the Commission for Architecture and the Built Environment (CABE) has produced a document entitled "Design and Access Statements: How to write, read and use them". This document (referred to hereafter as "the CABE Guidance") lists the matters which must be included within a Design and Access Statement.

These are:

- The Design Process
  i. Assessment
  ii. Involvement
  iii. Evaluation
- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance
- Vehicular & Transport Links
- Access

2. History And Statement Of Significance

The application site lies off Leek Road, the A53. It lies on the edge of Endon in the area known as Hallwater. Hallwater is a farmstead located within the village of Endon (west-north-west of a medieval moated site). The farmstead has a loose courtyard plan with a detached 17th century farmhouse, side on to the yard, which provides a relative date for the origin of the farm

Hallwater Farmhouse has its origins in the 18th Century but was altered and extend in the 19th Century. It is brick built and was probably built as a "gentleman's residence"'. It is a listed 17th century farmhouse of stone construction with a low-pitched, tiled roof.

Within the curtilage of Hallwater Farmouse, and within the same ownership, are a series of outbuildings including a former coach house and detached summer house.

Hallwater Barn lies within the historic curtilage of Hallwater farmhouse, although the two properties are in separate ownership. Hallwater Farmouse is a listed building so the erection of a building on the land next to Hallwater Barn has the potential to affect the setting of the listed building. A separate Heritage Statement has been prepared to asses the likely impact on the heritage asset.

3. Context

The village of Endon lies on a flat topped sandstone hill, in an area characterised by gritstone ridges. The area of Hallwater is located on the valley bottom.

The site lies within Endon Conservation Area which is split into 2 separate areas. The site lies within the larger area, which includes the medieval heart of the village. The smaller part includes "the village" which lies around Endon Brook.

Hallwater House and its curtilage buildings, including Hallwater Barn, are historic buildings and have a prominent position set back off Leek Road. The buildings make a positive contribution to the historic character of the village and the Conservation Area.

The proposals detailed in the planning application drawings and within this document represent a sensitive development which responds positively to the architectural significance of the historic buildings and respects their setting and appearance. It will also have a positive contribution to the Conservation Area.

4. Planning Policy Appraisal

National Planning Policy Framework (NPPF)

The NPPF introduces a presumption in favour of sustainable development and encourages Local Planning Authorities to:

“approach decision-taking in a positive way to foster the delivery of sustain able development”

It goes on to state that it expects Local Planning Authorities to:
“look for solutions rather than problems, and decision-
takers at every level should seek to approve applications for sustainable devel opment where possible”.

In paragraph 14, the presumption in favour of sustainable development is iden tified as being at the heart of the NPPF and should be seen as a golden thread running through decision taking. This means that development proposals which accord with the development plan should be approved without delay.

Alternatively, where the development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework when taken as a whole;

- Specific policies in the Framework indicate development should be restricted.

In order that proposals contribute to the achievement of sustainable development, paragraph 7 of the NPPF identifies three dimensions: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles, which are identified below:

- Economic role-
  contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- Social role-
  supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well□being; and

- Environmental role-
  contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

To achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to); replacing poor design with better design, improving the conditions in which people live, work, travel and take leisure; and widening the choice of high quality homes.

In order to achieve this, the NPPF also identifies in paragraph 17 the core planning principles which should underpin decision taking. These include;

- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places. Every effort should be made to objectively identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth;

- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

- Encourage multiple benefits from the use of land in urban and rural areas; and

- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable and that significant weight should be placed on the need to support economic growth through the planning system.

Requiring Good Design

The advice is set out in paras 56 to 68 and is based on the principle that:

> "Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people".

Conserving and enhancing the natural environment.

Paragraphs 109□115 address the protection of valued landscapes. It requires local authorities to create, protect, enhance and manage networks of biodiversity and green infrastructure, to make effective re□use of previously developed land as well as emphasising the protection of undeveloped coasts and National Parks.

Paragraph 111 also addresses use of agricultural land;
“Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.”

Paragraph 118 provides guidance to minimise impacts on biodiversity:
“When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles.

- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

- development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;

- opportunities to incorporate biodiversity in and around developments should be encouraged.”

Decision Taking
In relation to decision taking, Paragraphs 186□187 state:
“Local planning authorities should approach decision□taking in a positive way to foster the delivery of sustainable development. The relationship between decision□taking and plan□making should be seamless, translating plans into high quality development on the ground. Local planning authorities should look for solutions rather thanproblems, and decision□takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.”

Staffordshire Moorlands District Council – Policy Guidance

The Development Plan for the area comprises:

Staffordshire Moorlands Local Plan (Adopted 1998) and

The Core Strategy (Adopted March 2014)

- Policy DC1 (Design Considerations): States all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council’s Design SPD.

- DC3 (Landscape and Settlement Setting): States the Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands.

The key issues for consideration:

- The Principle of development in particular whether the proposed development is appropriate development in the Green Belt;

- The impact on heritage assets

4. The Green Belt

The site is within the Green Belt as indicated on the proposals map of the SM DC Local Plan. The National Planning Policy Framework states that "Green Belt serves five purposes:

● to check the unrestricted sprawl of large built-up areas;
● to prevent neighbouring towns merging into one another;
● to assist in safeguarding the countryside from encroachment;
● to preserve the setting and special character of historic towns; and
● to assist in urban regeneration, by encouraging the recycling of derelict and other urban land."

The NPPF goes on to state that "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

● buildings for agriculture and forestry;
● provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
● the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
● the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
● limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
● limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development."

The proposed building meets those criteria as it will provide for the needs of agriculture and outdoor recreation. This reflects the fact that the building will provide stabling for horses and storage associated with those horses and for agriculture/land maintenance of the site on which it stands.

5. Layout

The new building will have a three bay form to provide agricultural storage and stabling. The openings will be in the rear elevation accessed from the

land to the rear. It will lie close the road frontage, and vehicular access will be taken from the existing field gate.

6. Scale

The application site consists of 1.5 acres of agricultural land which is owned by the owner/occupier of the adjacent dwelling, Hallwater Barn. The building will provide storage for agricultural and land maintenance machinery and implements. These include items such as a tractor, mowing equipment, etc. The building will also provide stabling for horses and they will be a storage requirement associated with that use, including storage of feed, bedding and riding tack and equipment.

The size of the building is commensurate with this stated need.

7. Landscaping

The development will not entail the removal of important or prominent trees or hedges. The trees to the rear on the site will be retained to provide a rural backdrop to the new building.

8. Appearance

The overall design will be subservient to the historic buildings nearby, and reflect the hierarchy of the listed building and create a complementary phased appearance.

The building design is a simple gabled roof structure with projecting eaves. It will be faced with brickwork of a colour and texture to match Hallwater Barn.

Windows and otheropenings are to have a reconstructed stone to contrast. All windows and doors to be in a dark grey colour to add depth and contrast.

The roof will be finished in a dark clay tile to mirror Hallwater barn and to compliment the styling. It is important to use good quality materials to ensure that their look will improve with age and weathering. All the materials will be chosen due to their low maintenance and longevity, and are subject to the approval of the LPA.

The Endon Conservation Area Character Appraisal (CACA) draws attention the fact that this part of the Conservation Area is characterised by 19th Century farms which usually included cattle buildings as important adjuncts. The CACA states that traditional farmsteads consists of a detached house and one or more detached outbuildings serving a variety of functions. There is no set pattern of their arrangements, which is designed to fit the lie of the land, often following the contours, specific reference is made to Hallwater where the farmhouse lies alongside its barn. This traditional layout is being recreated by the proposed siting of the building.

Additionally the CACA also refers to the essential characteristics of farm outbuildings, including reference to cattle sheds with three or 5 entrances with haylofts above. This specific character and style is reproduced by the proposed building.

The CACA refers to the use of brick in constriction by the early 18th Century, and brick is seen in parts of the elevations of Hallwater Barn. Accordingly the proposed building will be constructed from facing brick of an appropriate colour and texture. Until the 19th Century many roofs were thatched with the result that roof pitches of 40 degrees were characteristic. From the 19th Century clay roofing tiles became common. The roof of the building proposed will be steeply pitched with gables with coping. A suitably complementary roof tile will be utilised. Similarly doors will be plain vertical boarding in common with traditional farm outbuildings.

The Conservation Area Character Appraisal makes specific reference to open pasture within the Conservation Area as this serves to isolate the ancient settlement areas keeping them distinct from 20th Century housing. The proposed building will be sited close to the site's frontage with the result that the vast majority of the site will remain as open pasture

9. Access Proposals

The site has an existing access which is an agricultural access serving several fields. This is to be used to access the new building as well as land outside the application site, which is within separate ownership.

The existing access has adequate forward visibility for the traffic associated with the development. There will be space provided within the site to turn a vehicle so cars can enter and leave the site on a forward direction.

10. Nature Conservation and Ecology

The application site comprises a field with isolated trees and self set vegetation.It is not considered to be of any significant ecological value and the refore no ecological study has been undertaken. Thoughtful design has allowed for the retention of the principal features of ecological value within the application site.

Appropriate timing and methods of site clearance and construction site management and appropriate lighting will prevent adverse impacts on the site's potentially limited fauna.

There should be no adverse impacts on potential Wildlife Sites in the wider area. Similar protection measures will be utilised to protect the trees on the site likely to be affected during

11. Water, Drainage and Hydrology

The new building will not require foul sewage disposal. Storm water will be accommodated within the site, via soakaway(s). Electric lighting will be provided by an additional installation from Hallwater.

12. Conclusion

The scale and design of the proposed building
will integrate well with the character and setting of the heritage assets and the character of the surrounding area. The
site has no overriding environmental designations or physical constraints and

provides the opportunity to establish a sustainable development which is both physically and visually well contained.

The following design principles are a direct result of the evaluation of the site's context, constraints and opportunities:

- To promote the highest quality sustainable design;
- To create an enduring high quality built form, public realm and landscape that sensitively responds to its setting by using best practice contemporary design that is rooted in local character whilst avoiding a clumsy pastiche of architectural styles;
- To provide an appropriate transition with the adjacent countryside with particular reference to existing landscape character;
- Respond to the existing topography and key views into and out of the site

The proposed building is simple and rectilinear with gabled roofs which will complement the adjacent properties.

The surrounding trees/vegetation are to remain undisturbed, and provide screening in views

The building is to be situated towards the front of the site where it will be viewed against the rising land to the rear. Trees on the remainder of the site will be retained to provide an attractive rural backdrop.

None of the trees on site are covered under a Tree Preservation Order. Those closest to the new building will be protected during the construction period.

The proposal has emerged with close reference to SMDC's design guidance, the Conservation Area Character
Appraisal and the NPPF. Paragraph 186 of the NPPF states that local planning authorities should approach decision taking in a positive way to foster the delivery of sustainable development.

It is considered that the scale, massing and style of the proposed building and the siting would not detract from the setting and introduce additional character within the existing street scene and would represent congruent and harmonious development