

BARNS AT TOTMONSLOW FARM, DRAYCOTT ROAD, TEAN, ST10 4JJ

Design and Access Statement

To be read in conjunction with the following documents:

- TF-01 Barns 1 & 2 First Floor Plan as Existing
- TF-02 Barns 1 & 2 Ground Floor Plan as Existing
- TF-03 Barns 1 & 2 Site Plan as Existing
- TF-04 Barns 1 & 2 Elevations as Existing (sheet 1)
- TF-05 Barns 1 & 2 Elevations as Existing (sheet 2)
- TF-06 Barns 1 & 2 Sections as Existing
- TF-07 Barn 3 Floor Plan, Elevations and Sections as Existing
- TF-08A Barns 1 & 2 Ground Floor Plan as Proposed
- TF-09 Barns 1 & 2 First Floor Plan as Proposed
- TF-10A Barns 1 & 2 Site Plan as Proposed
- TF-11A Barns 1 & 2 Elevations as Proposed (sheet 1)
- TF-12 Barns 1 & 2 Elevations as Proposed (sheet 2)
- TF-13 Barns 1 & 2 Sections as Proposed
- TF-14A Barn 3 Floor Plans as Proposed
- TF-15A Barn 3 Elevations as Proposed
- TF-17 Barns 1 & 2 3D images as proposed
- TF-20 Site Plan as Proposed
- TF-21 Site Block Plan as Existing
- TF-LP Location Plan
- Ecology Survey
- Structural Survey

Background

Totmonslow Farm occupies a large site on the main road between Blythe Marsh and Upper Tean, accessed from two driveways; one located off the main road between the house and barns 1 & 2 (see Site Plan) and via a lane to the Western boundary of the site (Barn 3 and cottage). The house, cottage, and barns associated with the application are constructed from red brick walls and Staffordshire blue tile roofing; evidence indicates they were constructed towards the end of the 19th century.

Previous Planning Applications

There are no previous Applications associated with this site (source: SMDC interactive map 08.11.16)

Pre-application Advice was sought for the development, ref: PAD/2016/0070, handling Officer; Arne Swithenbank. The Officer's comments were positive and supported the principle of the conversion of the barns. It was concluded that, although the application could be dealt with under class Q (Permitted Development), a full planning application was strongly recommended to enable some flexibility in the curtilage boundaries and access tracks not permissible under part Q.

Proposal

The Scheme proposes to convert 3 brick barns into 3 dwelling houses; 2 four-bed properties (Barns 1 & 2) and 1 three-bed property (Barn 3), with associated parking and landscaping. No extensions are proposed to the barns and the additions of windows and doors restricted to those necessary to function as a dwelling house.

Existing and Proposed Floor Space

The Scheme proposes to create additional floor space at first floor in both Barns 2 and 3.

Existing

1. GF Barns 1 & 2:	190m ²
2. FF Barns 1 & 2:	105m ²
3. GF Barn 3:	113m ²
TOTAL:	409m ²

Proposed

1. GF Barns 1 & 2:	190m ²
2. FF Barns 1 & 2:	129m ²
3. GF Barn 3:	113m ²
4. FF Barn 3:	021m ²
TOTAL:	453m ²

Design

The conversion of the barns and site landscaping are in accordance with SMDC's *Design Principles for Development in the Staffordshire Moorlands; Chapter 3: Conversion*.

Conversion Works: Alterations to the roof have been kept to a minimum required for the building to function as a dwelling house, incorporating small conservation rooflights where required. Internally, the existing timber roof trusses shall be retained and exposed to all barns. All new doors and windows reflect the size and style of the existing apertures and casements and have been kept to the minimum required for the building to function. Existing features, such as the + vents, have been retained and, where possible, incorporated into the internal and external architectural detailing. The proposed floor levels at ground and first floor follow the line of the existing floor levels as far as practical. There are no proposed extensions to the existing buildings. As part of the works it is proposed to demolish two large sheds attached the Western End of Barn 2, exposing the original stone elevations and creating a more attractive entrance. The proposals included the retention of the Western most brick wall of the shed to act as a boundary wall between the new development and existing farm house.

Landscaping: In line with the advice received at pre-application, it is proposed to run the domestic curtilage of the converted barns 1 & 2 to the existing brick boundary wall to the southern edge of the site. All existing outbuildings are to be retained as ancillary stores to the dwellings. It is proposed to retain the open 'paddock' feel of the grassed area to the South of Barns 1 & 2, installing post and rail stock fencing to demark the Eastern and Western boundaries of the domestic curtilage. Parking provision (2 vehicles) for Unit 1 is on the ground previously occupied by the demolished shed, bounded by the retained brick wall to the West (obscuring the view from the original farm house). Parking provision (2 vehicles) for unit 1 is accessed by a new driveway to the North of Barns 1 & 2. It is proposed to create a modest garden

space to the southern Elevation of Barn 3 with parking provision tucked away between the barn and existing mature foliage to the barns Eastern Elevation.

In addition to the new landscaping works to accommodate the new dwellings it is proposed to improve the parking provisions and access to the existing farm house and cottage. New parking provision shall be made for the farm to the South East of the retained brick wall, partially obscured from the building. A new access track to the cottage is proposed to increase private amenity to barn 3. Unless detailed on drawing TF20 Site Plan as Proposed, all existing boundary and landscaping treatments are to be retained. As part of the application the demolition of the derelict and unsafe shed to the East of the site (outside of the domestic boundary) has been included

Access

The existing farmhouse and units 1 & 2 will be accessed from the existing entrance off Draycott road. The cottage is currently accessed from the lane running along the Western site boundary; it is proposed to access unit 3 from the same lane. Careful consideration has been given to access to the barns and, in line with current building regulations, level access and ground floor sanitary conveniences can be achieved.

APPENDIX

Photographs



Barns 1 & 2 South Elevation (eastern end)



Barns 1 & 2 North Elevation



Barns 1 & 2 South Elevation (Western end)



Barn 3 South Elevation

