

Design & Access Statement

Demolition Works & Replacement Dwelling

Meadow View Farm

Eaves Lane

Bucknall

ST2 8NA

Design & Access Statement for Demolition of Redundant Cottages and Outbuildings and Erection of Single Dwelling at Meadow View Farm, Bucknall, ST2 8NA. RLM790DAS

INTRODUCTION

This application seeks permission to demolish two former cottages, which have remained vacant for many years and are now in a very poor state of repair. In addition some outbuildings are to be demolished and part of the farm will then be divided off, using existing hedge and boundary features.

This will then create a self-contained area for a new two storey detached single dwelling with a new dedicated access. In addition the proposal will help to improve visually the area as some of the outbuildings are also in poor condition.

The application is being made following extensive pre-application discussions with Planning Officer Lisa Howard, who has attended site and is aware of what is being proposed, following extensive discussions.

The pre-application material submitted was quite extensive and therefore this design and access statement does not seek to duplicate much of what was included within those documents – they are however attached as Appendix One for the purpose of fullness.

Attached as Appendix 2 are the responses and advise from Lisa Howard – again there is no point in duplicating that advise within the text of this statement.

DESIGN ISSUES

The new dwelling has been designed to mimic a barn on the roadside elevation and the domestic elevations are to the rear and side, in order to keep the character offered by the existing buildings, which are to be demolished.

Floor to floor heights have been kept to a minimum and the roof pitch has been set at 35 degrees, which is below the recommended pitch for plain tiles – however this has helped to keep the proposed ridge height within some 600mm of the existing ridge height.

The main footprint of the proposed dwelling has a width which matches the existing and the length has been reduced by some 4.6 metres – the rear offshot is single storey, again to reduce the visual impact and bulk of the proposed dwelling. The gross floor area of the existing cottages/barn is 230m2, whereas the gross area of the proposed dwelling is 208m2.

The use of traditional materials has been suggested and it is hopeful that much of the demolition materials can be re-used both internally and externally in the building of the new dwelling. Traditional details will also be employed to ensure the dwelling accords with the local styling.

A new access has been proposed and the building has been set back a metre behind the existing building line on the road frontage in order to increase visibility splays at this point. New farm gates are proposed and these will be set back a minimum of 5 metres from the Highway boundary.

ACCESS ISSUES

Access to the site from the Highway is level and access into the new dwelling will comply in all respects Approved Document M and other legislation relating to single dwellings.

Robert L McGuinness MRICS – Chartered Surveyor
Principal – RLM Associates

16th March 2017