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DESIGN & ACCESS STATEMENT



PROPOSAL : **REMOVAL OF HEDGE/FENCE AND REPLACED WITH COURSED STONE WALL WITH STONE CAPPING (1.5M HIGH), EXISTING OPEN PORCH TO BE REPLACED WITH NEW EXPOSED NATURAL OAK FRAMED STRUCTURE TO MATCH THE ORIGINAL DESIGN AND REMOVAL OF GROUND FLOOR W.C.**

ADDRESS : **1 BROOK COTTAGES, THE VILLAGE, ENDON, STAFFORDSIRE, ST9 9EY**

APPLICANT : **MR D & MRS S WOOD**

DATE : **AUGUST 2017** **JOB No. : 2016-2155**

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COMMITTEE REPORT

1.0 INTRODUCTION

Sammons Architectural Ltd have been appointed by Mr & Mrs Wood to prepare and submit a Listed Building Consent application to Staffordshire Moorlands District Council for a new 1.5m stone boundary wall, replacement porch and removal of the ground floor W.C. at 1 Brook Cottages, The Village, Endon. The application property is a Grade II Listed Building that is located within the Endon Conservation Area. The Endon Conservation Area was designated on 25th November 1972 and was last extended on 27th February 1993. The property was first listed on 15th December 1986.

2.0 USE

The use of the building will remain unaltered as a residential dwelling.

3.0 AMOUNT

The replacement open porch will match exactly the existing structure and the boundary wall will be coursed stone with stone capping and will be 1.5m high on the eastern and southern boundaries. The removal of the W.C. requires only minor works and will not affect the Listed Building as it is not an original feature.

4.0 LAYOUT

The layout of the property will generally remain unaltered apart from the removal of the downstairs W.C.

5.0 SCALE

The proposed alterations will not harm the main dwelling. The garden wall will only be 1.5m in height and the porch will replicate the existing porch in size and design.

6.0 LANDSCAPING

The site is already well landscaped through its existing domestic use. It is not intended for any additional alterations to the garden that has established, apart from the that introduction of the stone wall.

7.0 APPEARANCE

The proposals have been carefully designed to respect the historic character and appearance of the existing Grade II Listed property. The design of the proposal has been informed through the Heritage Statement and Impact Assessment to ensure that the alterations respect the dwelling's features and significance. This has previously been acknowledged by the Council and is clearly set out in the Case Officer's report to Planning Committee for applications SMD/2017/0139 & SMD/2017/0170.

8.0 ACCESS

The existing access arrangements will remain the same