DESIGN AND ACCESS STATEMENT IN SUPPORT OF A HOUSEHOLDER PLANNING APPLICATION AND APPLICATION FOR LISTED BUILDING CONSENT TO REINSTATE A SINGLE STOREY EXTENSION AND OTHER ALTERATIONS TO THE GRADE 2 LISTED FORMER FARMHOUSE AT **FELTHOUSE FARM** OFF CHEADLE ROAD CHEDDLETON ST13 7BG

July 2009

DESIGN:

The proposal relates to a c1600 listed grade 2 former farmhouse.

The farmhouse adjoins a former shippon with hay loft over of later construction and which is not included in the proposal applications.

The farmhouse takes the usual form of being single pile 2 rooms wide with bedrooms over. The former timber framed house has been reconstructed in the 1600's / early 1700's in coursed stone with the thatched roof replaced with clay tiles to a higher eaves.

At the time reconstruction, or possibly later, a single storey brick building was erected to the principle elevation of the farmhouse, as evidenced from maps and a single surviving photograph.

The extension appears to have been demolished in the last few years of the 20 th. cent.

The extension use is not known but its form and position suggests a dairy within which to process milk arising from a small number of yard milked cows.

The proposed extension which takers the form of the former as best as can be estimated from the evidence sourced, will provide a utility room, boiler room and ground floor wc.

Other alterations proposed are mainly internal and are made so as to provide two bedrooms and a family bathroom to a decent homes standard. Lack of natural lighting and ventilation is a constraint which prevents a third bedroom being provided. The attic space is floored but lacks any natural light or a safe stairs and is unsafe for fire escape reasons if utilised for a habitable room. It is only suitable for light domestic storage.

The adjoining former stable with tack room over is not connected to the dwelling although it forms part of it. It can similarly only be utilised for domestic storage or as heated hobby room.

The proposal also seeks to redefine the domestic curtilage to the dwelling frontage by the provision of dry stone walls and timber and traditional steel gates. There is an intention also to include within the curtilage a draw well so far only identified on maps.

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The scheme as a whole provides for the restoration and renovation of a dwelling house and will provide good sized family accommodation as part of a group of traditional farm buildings in this location being formerly parts of Felthouse and Woodland Farms all owned and controlled by the applicants.

ACCESS:

There are no special circumstances which require any proposals for accessibility other than those suggested by the Building Regulations.

Access to the house generally is by vehicular and pedestrian means via a private track leading directly to the farms referred to above from Cheadle Road.

There appears to be a public footpath passing near to the frontage of the house but its precise designated position is not clear and is not evidenced on the ground.

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