DESIGN AND ACCESS STATEMENT

PROPOSED Change of Use of Ancillary Building (a former cow shed converted in 1984 to Office with Light Industrial Use) to Domestic accommodation attached to existing dwelling, including two storey extension and internal alterations.

Ditchway Farm, Rushton Spencer, Macclesfield Cheshire. SK11 0RS

ASSESSMENT of the site and surroundings.

Ditchway Farm has for many years been used as a domestic dwelling and consists of a group of interconnected single and two storey buildings set around a courtyard with vehicle access from the adjacent lane. Part of this group of buildings contains a former 'cow shed' that was granted Change of Use to Offices and Light Industrial use in 1984 (SMDC Ref. 84/13057/OLDDC) and was used in connection with the business of the dwelling owner (the applicant). The office use has declined and the space is mostly now used for domestic storage.

The former 'cow shed' approx.19x6m forms one side of the courtyard group. It is a pitched roof single storey building with a useable roofspace. The ground floor level steps down along its length approx.400mm and across the building there is a significant difference in ground levels of approx.1300mm. The different ground levels present the opportunity to lower the internal ground level and make better use of the roofspace. The existing facing brickwork has been rendered in places. There is an adjacent detached barn approx.12m long parallel to the 'cow shed' approx.4m away that screens the 'cow shed' from the south east. Only the gable end and a small length approx.7m of the long external wall of the 'cow shed' looking over the domestic curtilage (garden) will be visible from the surrounding countryside.

DESIGN SOLUTION

Amount – The proposal to convert the former 'cow shed' to domestic accommodation will be mostly contained below the existing roof but with a small extension towards the adjacent barn. It is proposed to create three bedrooms, two bathrooms (one en-suite), and an open plan kitchen / dining / lounge (with double height space). The volume of the existing building will be increased by lowering part of the ground floor to align with the existing garden ground level, also creating a more useable roofspace by lowering the existing roofspace floor level.

Scale – A single storey side extension approx.2x8m with useable roofspace is proposed, with ridge at the same height as the 'cow'shed'. The existing 'cow shed' remains the dominant visual element.

Layout – With a relatively small part of the 'cow shed' having any view over the garden/countryside, the lounge is located to look over the garden, with the small side extension enabling views out from the kitchen/dining area. The roofspace master bedroom has views over the double height lounge below to the garden beyond.

Appearance – The existing mixture of facing brickwork, render and clay tiles is to be retained and matched in the proposed extension. The existing 'cow shed' brickwork gable is to be replaced with a timber (possibly oak) gable feature window, and the corner windows/door to the extension are to match. Replacement windows are to be timber or plastic.

Landscaping – No specific landscape proposals are considered to be needed or relevant.

ACCESS ISSUES

Pedestrian and vehicle access to the site will be through the existing gateway from the adjacent lane. The front entrance is as existing from the courtyard. A new back door entrance is to be formed that can be accessed from the curtilage/garden and the adjacent lane.