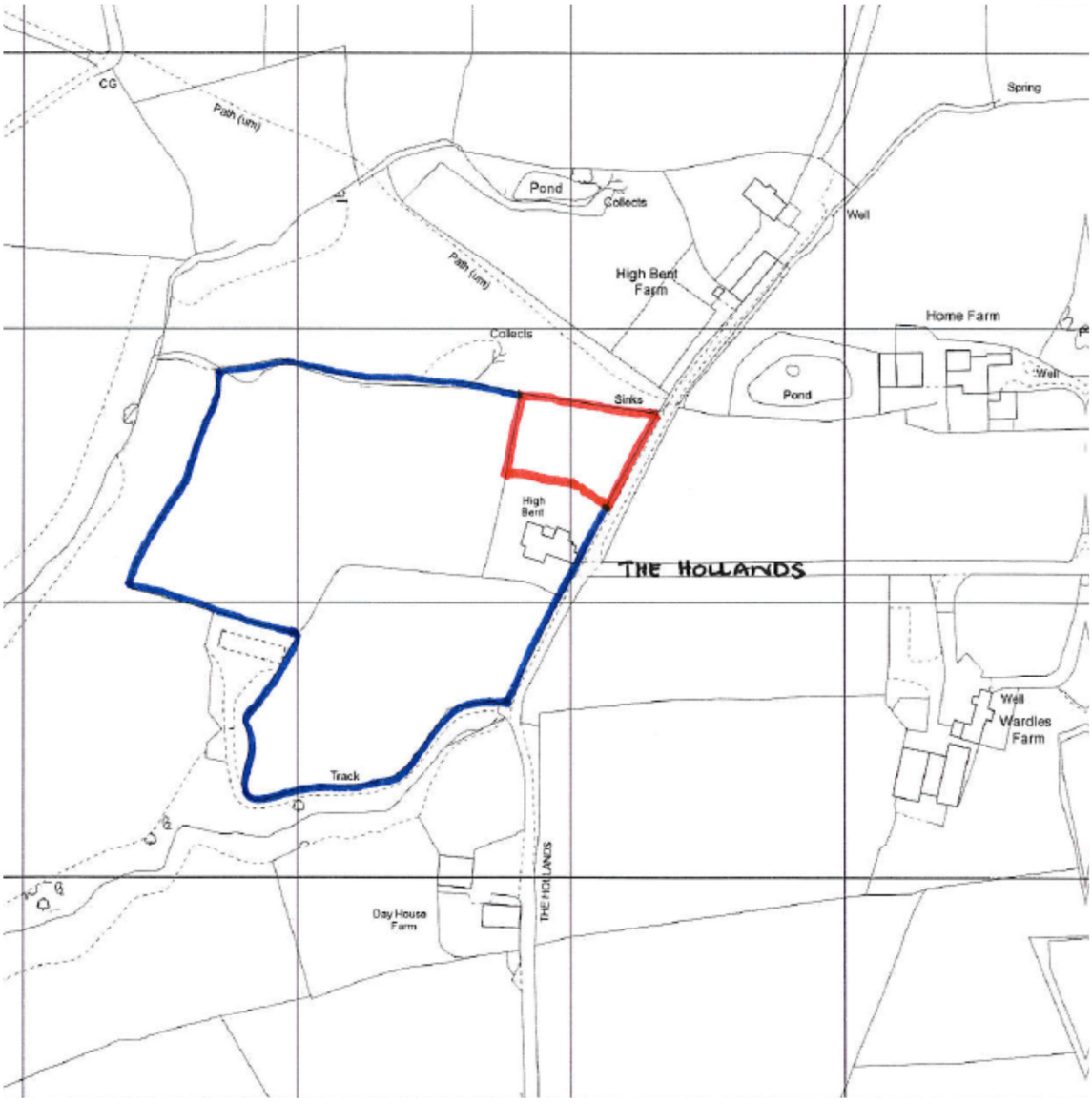
3906 High Bent

Design and Access Statement

This report has been prepared in support of a planning application for the conversion of stables to a dwelling at High Bent, The Hollands, Biddulph Moor, ST8 7LE.

Location

The site is in a rural location, to the north of Biddulph Moor village, within a dispersed group of dwellings either side of The Hollands. It is in Green Belt and falls within Staffordshire Moorlands District Council.



Site Location

Site Analysis

The development site sits in a secluded position, screened by mature trees and hedges to the south and east and a 2m high hedge to the north. It affords good views over the countryside,

particularly to the west, where the land slopes away gently and plateaus to a grazing field for livestock.

The stable building sits to the north of the site on a north-south axis, facing east-west. To the front of the building is an area of lawn and a gravel driveway, which connects to The Hollands via a timber entrance gate within the existing eastern boundary hedge.

Immediately to the left of the entrance is a small building, used as a home office, which shares the gravel driveway. To the south of the site, outside of the proposed development area, separated by a cluster of mature trees and with its own access, is High Bent house.

There are no tree preservation orders imposed on the site.



Secluded position - view to the west.



View from the entrance l - mature trees and hedges screen the site.

Existing Building

The existing building stable building is a timber-framed structure clad in treated vertical timber boards. The roof is constructed in corrugated sheeting with integral rooflights along the north and west sections. Connecting to the main eastern elevation is a fenced livestock pen. The building is weathered due to exposed position but is in a good state of repair.



South west elevation - the existing building is in good repair.



The existing timber cladding is in good repair.

Planning History

Certificate of Lawfulness: SMD/2016/0685 Approved: 15/02/2017

Certificate of Lawfulness granted for existing building and its use as a personal office by a person engaged in financial services as a sole trader resident at High Bent.

Certificate of Lawfulness: SMD/2016/0684 Approved 15/02/2017

Certificate of Lawfulness for existing use for stabling of horses and livestock

Current Application

This application seeks planning approval for the conversion of the existing stables to create a new dwelling.

Design Process

Proposals

This application seeks to convert the existing stable building to a modest two-bedroomed dwelling.

The form of the existing building, external wall and roof materials will remain unchanged. The existing ground bearing slab and external envelope will be retained and insulated. Minimal changes to the existing openings along the east elevation mean that the new dwelling retains the appearance of a stable, particularly when viewed from The Hollands.

The internal layout of the new dwelling takes advantage of the good views. The main living space is positioned at the centre of the building with a new glazed double-door along the west elevation. Other new openings within the external fabric are kept to a minimum. The proposed window and door frame material is a composite - with an external timber face in-keeping with the building's character, and insulated aluminium core for security and energy-saving purposes.

Amount of Development

The amount of development is minimal. The proposals seek to use the existing structure and a large proportion of the existing building's external envelope.

Layout

The layout of the building in relation to the site and surrounding area remains unchanged.

Scale

The scale of the building remains unchanged.

Landscaping

The existing landscaping remains unchanged with the exception of a 1.2m fence which defines the new residential curtilage, and divides the proposed dwelling from High Bent house to the south. The mature trees and hedges within the site are not affected by this application.

Appearance

The proposed dwelling retains the existing stable building character.

Context

The proposals are appropriate to the rural context of the site.

Use

The use will change from agricultural/livestock to a domestic dwelling.

Impact on Green Belt

The impact on the green belt is minimal.

Sustainable Development

Measures taken to introduce sustainable elements into the design are as follows:

- Natural light to all internal areas using windows and rooflights
- Energy efficient lighting systems
- Renewable energy sources/heating systems
- Drying area for clothing (utility room)

Access



The Hollands looking north – existing access is via a quiet no-through-road used by residents only (entrance gate on left of photo)



The existing wide entrance gates allow good visibility in both directions

Existing Access

The existing vehicular access to the site is via The Hollands – a quiet no-through-road. The existing entrance gates are wide, which allow good visibility for vehicles in both directions.

Proposed Access

The proposed vehicular access arrangements will remain unchanged from the existing.

The proposed access to the new dwelling will comply with the recommendations set out in the Building Regulations Approved Document M.

Supporting Information

Trees

There are no trees or hedges within the development area of the site.

Protected Species

A Protected Species Survey has been carried out at the property and the Survey Report is included in this submission.

The report confirms that no evidence of bats or suitable roosting sites were identified within the stables. Recommendations for enhancement and to address nesting birds are set out in Section 6 of the report.

A Pond and Habitat Assessment has been carried out at the property and the Survey Report is included in this submission.

The report confirms that there is very small potential impact for disturbance, injury of death through the possibility of amphibians (GCNs) crossing the site.

Structural Analysis

A Structural Survey has been carried out at the property and the Survey Report is included in this submission.

The report confirms that it would be possible to convert the existing building to residential use without substantial demolition and rebuilding.

Flood Risk

The proposed development area is within Flood Zone 1

The Flood Risk is noted as 'Very Low' which means that each year, this area has a chance of flooding of less than 1 in 1000 (0.1%). The development area is less than 1 hectare, therefore a flood risk assessment is not required.

