DESIGN AND ACCESS STATEMENT

CHANGE OF USE OF RURAL BUILDING TOURIST ACCOMMODATION INTO RESIDENTIAL USE.

LAYOUT

The proposed development for a change of use from tourist accommodation into full residential use is located at The Old Smithy, Hollington, Staffordshire Moorlands adjacent to Old Smithy Bungalow.
The tourist accommodation was granted planning permission under reference APP No: 00/00572/FUL on the 18th July 2000, unfortunately this has not been a viable proposition since its concept as indicated by Howsons Chartered Accountants in their letter dated 18th December 2009 and enclosures (DOCUMENT 1)
There have been no bookings since 2007, and current circumstances relevant to the recession etc, have not helped matters.
It is requested that the above accounts are not to be made available to the general public but only for officers of the Council, for confidential reasons.

The proposal is set in approx 0.06ha of land and there are no alterations envisaged to the existing building layout or the external o/a layout.
The applicant owns the adjacent quarry Broadmore Side Quarry and has recently retired whereby the operation is now run by his nephew Mr Fredric Charles Read the works manager who lives at Oakamoor and travels daily to and from the site.
Mr F. C. Read is very interested in either purchasing or renting the property due to the travelling aspect and also being close to the site so as to deal with any emergencies that may occur during out of works hours.

The relationship of the above rural building with other buildings in the area is that it is compatible with local buildings in the area and having a countryside setting etc, that will preserve and enhance the character of the area in lieu of becoming derelict and an eyesore in the future.
It is considered that the above proposed development will be consistent with the character of the area with regards to the existing materials and design.
There are no neighbouring principal windows which will significantly be affected by the proposed development and therefore there will not be a significant impact on the amenity by loss of light or overlooking etc, and the character of the area will be retained and improved.
The proposed development is generally supported by Local Plan/Structure Plan Policies and Government Planning Policy Statements.

SCALE

The setting and character of the building will be preserved and the scale remains unchanged.
The existing building covers an approx o/a ground floor area of 59M2 and a maximum ridge height of 6.600 metres off the finished ground level.
The topography of the land in this area mainly falls from North to South.

10/00021/FUL 18 JAN 2010 - SM

APPEARANCE

The existing previously converted tourist building with its plain tiled pitched roof will give a pleasing visual impression and not be intrusive into the landscape, and the design of the doors and widows inclusive of the stone arches over and the stone sills with the existing external stonework and other external materials such as guttering and downpipes, will be in-keeping with the character of the area and will also enhance this particular area.
The existing building has been restored to its former glory.
The existing boundary walls, fences, hedges and paths are to be retained inclusive of the parking area.
The site is reasonably well laid out and suitable for residential use.

ACCESS

There is an existing access to the site from the adopted highway as indicated on the Site Plan No.2,
With regards to the existing carriageway it is considered to be of adequate width to accommodate the proposed development without endangering other highway users.
The visibility from the proposed access will be more than adequate to cater for the development with regards to the numbers of vehicles, cycles and pedestrians etc, which will use this facility relevant to highway safety and there have been no recorded accidents in recent times at or near this location.
It is considered that the existing parking area is of sufficient size to accommodate the parking of vehicles in this particular area to cater for the proposed development.
The accessibility to and within the site for vehicles, cycles and pedestrians is consistent with the surrounding accesses and circulation routes and is compatible with the surrounding access network.
There is adequate access for emergency services and there is convenient egress from the building in case of fire or other emergency.
There are adequate facilities incorporated into the layout design to cater for the parking and turning of vehicles for the occupants and visitors to the proposed development.
Currently the government are seeking greater flexibility in the application of parking standards.
The occupants of the converted tourist rural building and visitors to the site will have equal and convenient access to the various parts of the building and spaces around it.

LANDSCAPING

A landscape scheme was incorporated in the above previous planning consent and is considered to be adequate for this particular change of use.
The above scheme has significantly enhanced the character of the area and protected the sites amenity through the hard and soft measures.

DESIGN

The proposal is for the change of use of an existing tourist accommodation unit to that of a full residential dwelling for initially accommodation for a quarry manager.
The scale of the development remains the same as that of the previous tourist accommodation.

As indicated in Layout above, it is considered that the design of the previously converted building is compatible with other types of similar buildings in the area and is constructed of traditional materials.
The previously converted building was designed so as to enhance the landscape and to respect the character of the area.
Considerations were at that time given to the varying types of windows and doors and other materials relevant to other buildings in the area and designed accordingly.
There are no neighbouring principle windows which will be significantly affected by the proposed development.
Whilst design is a subjective matter, the site proposal has been considered and designed to meet the needs of the future owner/s of the dwelling, the proposal making the most efficient use of the land and will provide for adequate living accommodation etc, for the occupants and ensures that the building will be sustainable and viable in the future inclusive of the building also being put to a beneficial use. With regards to sustainability, it is considered that the importance should be on how the planning system and land use could support the sustainability of rural economics and communities. The lack of a bus stop or village shop in a rural area is inherently 'unsustainable' and therefore no development of any type can be permitted. The consideration should be whether development will enhance or decrease the sustainability of the community.
The above existing rural building and proposed use is considered to be appropriate and feasible for this particular site.
The proposed development will not have a detrimental effect on the surrounding area but will enhance this particular area.
The main services have been supplied to the former tourist accommodation.

Conclusion

I am of the opinion that due to the tourist accommodation not being financial viable for a number of years and taking account of the current recession there would appear to be no other option but to change the use of the tourist accommodation to that of a residential dwelling where there is a demand in this particular area for such accommodation by a quarry worker/manager. There has been no demand for other commercial use of this particular building in recent years. The initial planning consent reference APP. SM/97-0549 (17th October 1997) for a change of use and extension of redundant building to form shop/office was initially requested by a potential purchaser for a post office and shop but unfortunately due to the lack of interest by the potential purchaser this was never pursued and subsequently the building was approved for tourist accommodation.
The previous restoration and refurbishment of the building has in fact significantly enhanced the character of the area and could provide for sought after accommodation in this particular area, therefore the building will not become a burden or derelict in the future and subsequently become an eyesore.
The proposed development will also be sustainable in the future.

PETER GALLIMORE F.F.B.,M.I.Const.M.