Design and Access Statement

Proposal: Conversion of the attic space into an additional bedroom, landing space and bathroom.

Applicant: Mr D & Mrs C Cobley

Address: Blackbrook Farmhouse, Ellastone Rd, Winkhill. ST13 7QR

(Currently known on the Land Registry as: The Cottage, Blackbrook Zoological Park, Winkhill, ST13 7QR)

Date: January 2019

Introduction:

This statement has been drawn up and written by us, the applicants, as we feel the situation relating to the property name could be quite confusing, if not misleading. The background and understanding of the building is better understood by ourselves in order to give an accurate representation of the building as it exists and the proposed changes.

This design and access statement has been written to accompany the listed building consent application to SMDC, for a loft conversion at Blackbrook Farmhouse, (currently known on the Land Registry as The Cottage, Blackbrook Zoological Park) for reasons explained below. The application is accompanied by a full suite of drawings which should be read in conjunction with this document and the Heritage Statement also submitted with the application.

Site description:

The property in question is historically known as Blackbrook Farmhouse marked with a red X on the aerial photo below. Blackbrook Farmhouse is the residential part of Blackbrook Farmstead which also includes a listed barn marked with a yellow X.

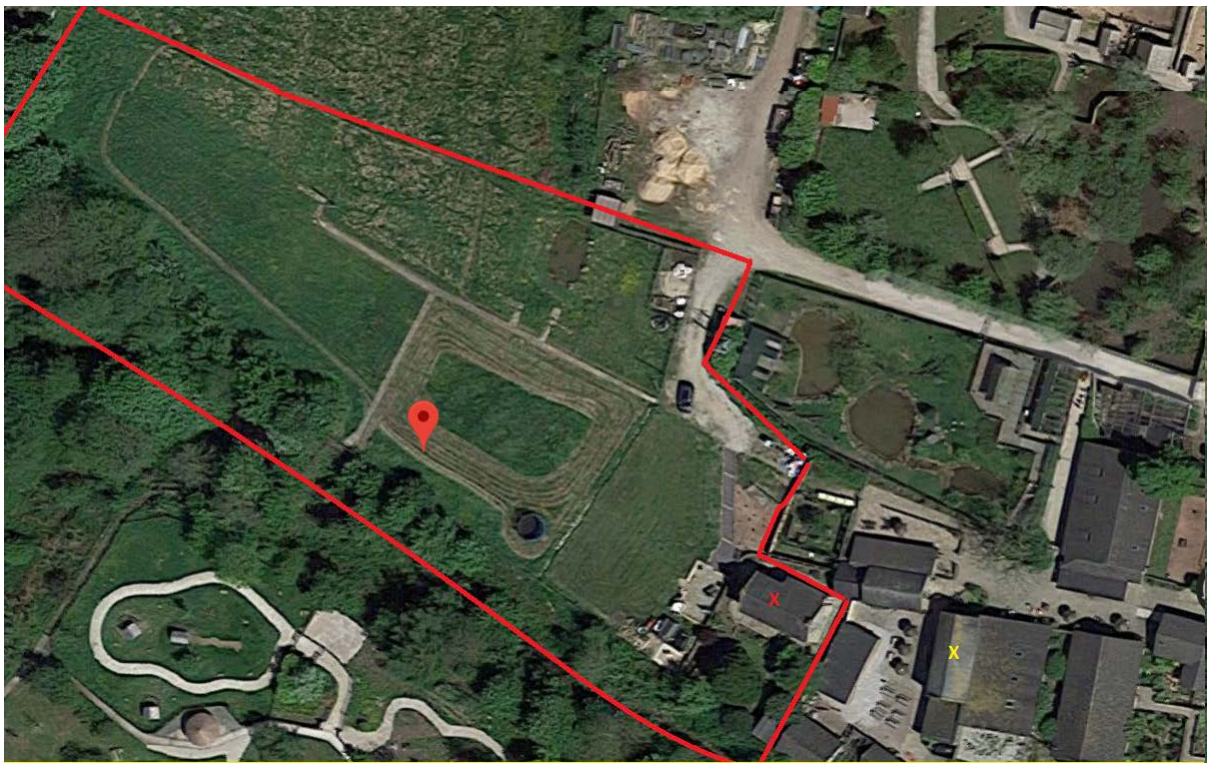
Over the last 35 years, the Farmstead gradually developed into what became known as Blackbrook Zoo. When the Zoo suffered financial difficulties in 2013, the Farmhouse was purchased by us, the applicants, and the title was legally separated. The area owned by the applicants is shown below, marked by the red boundary line. The property, Blackbrook Farmhouse, is marked with a red X.

From August 2013, the property (Blackbrook Farmhouse) became known on the land registry as The Cottage, Blackbrook Zoological Park.

The surrounding land, buildings and the listed barn were purchased shortly after by the Peak Wildlife Park. The listed barn (part of the original farmstead) has already had the upper loft converted into office accommodation, with an external staircase.

We hope this adequately explains why the Household Planning Request document ref PD/2018/0036 referenced in the planning application and the plans and drawings submitted relate to The Cottage at Blackbrook Zoological Park, whilst the Listed Building Consent relates to Blackbrook Farmhouse – they are one and the same property.

The property itself, sits privately within its own curtilage and any proposed changes do not affect the neighbouring business (Peak Wildlife Park).



Historical information and Listing information:



[87] BLACKBROOK (Fig. 6.72) [Fig. 45] (S) SK050516

17th century: two-cell lobby-entrance plan house with rear outshut, two floors and attic. Two 5-light chamfered mullion windows on each floor and 2- and 3-light windows on E gable. Alterations: doorway moved to central position, central passage created, roof raised by two courses, brick truss inserted on line of revised floor plan.

Tenants in 1633 and 1665, William and John Whieldon[67] 1666, William Wheildon, 4 hearths, too many for this house alone.

Source: http://etheses.whiterose.ac.uk/3429/2/251292_VOL2.pdf Page 61

Farmhouse. C17 with minor late C19 alterations. Coursed dressed and squared stone; strings at ceiling levels; tiled roof; verge parapets with pitched copings on corbelled kneelers; brick end stacks. 2-storey and attic, 3-window front; low chamfered mullioned windows, some mullions (4 in total) now missing, two 5-light windows to right of first floor and 2-, 5-, 5-light windows to ground floor, the 5-light windows in a symmetrical composition with the entrance, placed centrally: renewed lintel and C20 door. Strings continue round to right-hand gable which has a blind 2-light attic window over 2 widely-spaced ranges of 2- and 3-light windows similar to those on the front.
Listing NGR: SK0515351537

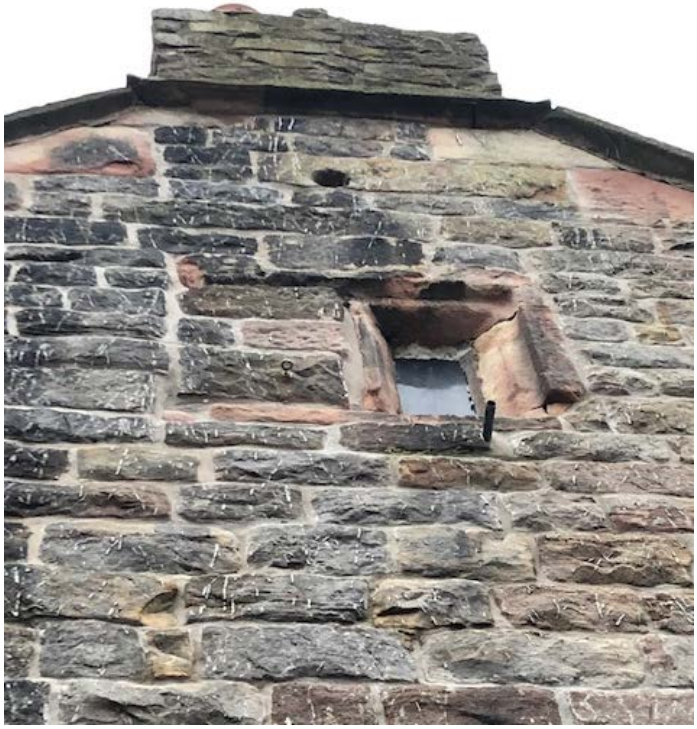
Source: https://historicengland.org.uk/listing/the-list/list-entry/1374609

Proposal:

The application proposes the conversion of the existing attic space to provide additional bedroom accommodation for a family of 5 (2 adults and 3 children). Currently the property comprises of 3 bedrooms.

As can be seen below, there is an original 2 light mullion window (left hand side has been bricked up some time ago) built into the attic on the right hand gable end. This strongly suggests the attic was originally used in a productive way, if not for accommodation, then and activity which required light and which merited the cost of the windows installation and payment of the related window tax.

In this sense, we believe we are bringing back the attic space to something closer to its original use, than it has now.



After purchasing the property in 2013 we invited Gillian Bayliss SMDCs Heritage Officer to the property for a site visit to offer advice and assistance on various matters. As part of her visit, Mrs Bayliss inspected the attic space as the roof needed urgent attention. Although the attic space no longer contained any historically important timbers structure, part of her advice was to retain any existing timbers, and double up where necessary. We are happy to do this, in relation to the existing purlins which are in poor condition – any existing timbers will be retained and kept visible where possible.









As discussed in the heritage statement, the planned conversion is designed to avoid impact on the remaining historic parts of the building (each gable end stonework). The stonework at the gable ends will be repaired by raking out the existing mortar and replacing with lime mortar.

The only change of internal layout on the 1st floor is the installation of a flight of stairs to the attic, however these will be installed within to modern partition walls and ceiling.

External appearance:

External appearance from the front will be unchanged, as the requirement for 3 heritage grade roof lights to the front elevation was removed, following guidance from SMDC planning department Mark Ollerenshaw. The rear elevation will have 4 heritage grade roof lights, proportionately similar to the existing window lights. There will be no other external change to the building.

Use:

The application site relates to a single residential dwelling. The additional space created by the conversion of the loft space will provide much needed bedroom space for 1, possibly 2 of our youngest children who attend Waterhouses Primary School. The will be no change of use of the building.

Footprint / Scale:

There will be no increase in floor area or extension to the existing building. The works do not alter the scale, size, or height of the buildings. All of the additional space will be encapsulated within the roof space.

Landscaping:

No landscaping will be necessary as the works are internal, and no changes will be made to or will affect the mature gardens surrounding the property.

Design and Appearance

Access:

No access changes are proposed as part of this application.

David and Clare Cobley

02.01.19