Design and Access Statement

and

Statement of Significance for Heritage Asset

in support of

Amended Domestic Curtlidge

at

The Old Engine House, Biddulph Road, Mow Cop, Staffordshire, ST7 3PU.

"Good design can help to create lively spaces with distinctive character, streets and public spaces that are safe, accessible, pleasant to use and human in scale; and places that inspire because of imagination and sensitivity of their designers."

Quote from By Design, Urban Design in the Planning System; Towards Better Practice (DETR & CABE, 2000).

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1.0 HISTORY AND SUMMARY STATEMENT

1.1 History of the Site

The Old Engine House was originally constructed to serve the existing coal mine, which is now disused. The building was originally constructed, circa mid 19th century, with alterations taking place circa mid 20th century. The building Is constructed with rough chisel-dressed and squared coursed rubble stonework with feature stone surrounds to door and window openings. Work is being carried out to convert the building into a dwelling in accordance with planning and listed building consents granted in December 2012

1.2 Summary Statement

The proposals outlined in the Planning Application is to vary the domestic curtilage following the purchase of additional land which now provides access around the perimeter of the building.

1.3 Description of the Site

The Old Engine House is accessed from Biddulph Road via the existing track which leads towards the north-west elevation of the north wing of the dwelling. When planning consent was granted for the conversion of the listed building into a dwelling the north-west and south-west walls of the building were on the boundary.

2.0 PLANNING POLICY GUIDANCE / CONSERVATION POLICIES AND PHILOSOPHY

2.1 Planning Context (Planning for the Historic Environment PPS5):

The Old Engine House is Grade 2 Listed and lies within an area thus defined as Green Belt and is regarded as an 'historic asset' resultant from it's listed status. The listing date is confirmed as being 20th November 1987 with an English Heritage Building ID reference of 275225.

2.2 Planning Policy:

The Town & Country Planning Act 1990 requires Planning Permission for alterations, demolitions and extensions to buildings.

2.3 Overview

The current owner, Mr J.Foxall endeavours to complete the conversion project In a respectful and sensitive manner to retain the original character and architectural form of the building and the relocation of the domestic curtlidge will allow the building to sit more comfortably on the site.
The applicant is therefore seeking Planning Permission to enable the proposed scope of works to proceed.

3.0 DESIGN AND ACCESS PROPOSALS

3.1 Design Brief

Our client has requested that a Planning Application be submitted for the proposed amendments to the domestic curtlidge. The original character and established architectural form of the building will be unaffected with the internal space being converted to form the dwelling will be enhanced by having the garden around the whole of the building.

3.2 Purpose of Statement

The purpose of this statement is to support a Listed Building Application for the proposed.

This statement seeks to explore the design characteristics of the proposal whilst explaining how the design proposals respond to its context in order to provide a positive contribution to the overall rural quality of the area.

3.3 Design Principles, Objectives and Proposed Design Response

Good quality design is rarely brought about through prescribed design standards or solutions, which can fail to address the specific complexities and needs of existing buildings. Successful design most readily achieved is approached with the emphasis being placed on establishing the design principles and objectives, which can only come about through analysis of the specific characteristics of the place/space in question.

3.4 Layout, Mass, Scale and Character

The extent of the proposals mean that the established mass, scale and character remains unaffected from the original architectural form of the building.

3.5 Promoting Sustainable Development

The design development process is committed to the exploration of a number of design features that would specifically promote the principles of sustainable development. This proposal does not allow the promotion of sustainable development but will not have any negative impact on the sustainability of the previously approved proposal which will still provide a positive contribution to the overall rural quality of the area.

3.6 Access

Access to the proposed dwelling is made from Biddulph Road and along the driveway to the dwelling where internal spaces of the dwelling will still be made via the original external openings and will be in accordance with Part M of the Building Regulations.