Design and Access Statement

and

Statement of Significance for Heritage Asset

in support of

Construction of Garage

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. Works have progressed to convert the building into a dwelling in accordance with planning and listed building consents granted in December 2012 and will soon be complete.

1.2 Summary Statement

Our client is currently completing the conversion of the grade 2 listed Engine House into a dwelling and the proposals outlined in the Planning Application is to construct a garage on the eastern corner adjacent to the existing building.

1.3 Description of the Site

The Old Engine House is accessed from Biddulph Road via the existing track which will be upgraded with natural stone setts to become the driveway leading to the dwelling.

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 aims to complete the conversion project In a respectful and sensitive manner to retain the original character and architectural form of the building and wishes to construct a garage which will sit comfortably on the site adjacent to the listed building.
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 garage of a design which respects the original character and architectural form of the listed 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.

The remains of the existing stone wall which can be seen in the photograph below is part of the original southern wing which will be retained with the arch carefully re-constructed prior to the brick panel being removed to allow the installation of a pair of wrought iron or purpose made timber gates to a design approved by the local authority planning conservation department. This opening would provide access onto a patio area which would provide a private amenity space surfaced with natural stone slabs.



The garage would be constructed with natural stone matching the colour, texture and form of the existing external walls having metal windows and purpose made timber doors matching the design and finish of those within the Engine House.
The roof would be covered with natural slates with cast iron rain water goods installed to catch the rain water discharge from the roof.

3.4 Layout, Mass, Scale and Character

The garage is proposed to be constructed adjacent to the Eastern corner of the existing listed building linked by the remains of the historic wall which will have an opening mirroring that of an opening of matching size and position which is to have doors installed in the lounge area of the dwelling.
The proposed garage is 7.4m wide x 6.7m deep with a pitched slated roof having a ridge height of 5.1m.

We feel that the mass, scale, character of the proposed does not compete with the architectural form of the original 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 and these include:

Construction methods will be used that seek to reduce the inherent carbon content of the buildings fabric and structure.

Construction methods that seek to minimise energy consumption by the buildings in use.

Construction methods that seek to minimise the energy consumption during site operations.

3.6 Access

Access to the proposed garage is made from Biddulph Road and along the driveway to the garage which would be constructed to meet with Part M of the Building Regulations.