Proposed Alterations and Extension to Farmhouse at Heaton Lowe Farm, Swythamley

Design and Access Statement



1.00 Introduction

1.01 Heaton Lowe farmhouse is one of three buildings comprising the original Heaton Lowe Farm. Of the two adjacent barns, one has been converted to a dwelling and is now in separate ownership but shares an access with the farmhouse with an open paved parking area between the two properties

1.02 The farmhouse is a Grade II Listed Building. Various alterations, repairs and extensions have been carried out over the life of the building and these are recorded in the Heritage Assessment

1.03 The current application relates to:

- the demolition of an earlier rear extension and the construction of a new 2-storey extension to provide a larger kitchen at ground floor level and a master bedroom suite at first floor level. One of the existing bedrooms will be converted to a family bathroom to replace the current cramped bathroom. A new rear entrance is created with an accessible toilet off the lobby
- a number of alterations to existing partitions within the existing farmhouse

- the general renovation of the fabric of the building including the replacement of some inappropriate materials and components. these are identified in the Heritage Report

1.04 The current garage is redundant as cars are routinely parked on the yard and there is no requirement for garaging. There is, in any case, ample under-cover storage in the associated barn should future requirements arise

2.00 The Pre-application Planning Process and Proposals

2.01 A formal pre-application request was made on the basis of an earlier scheme. The scheme has subsequently been revised taking into account the comments made in the pre-application responses:

- the proposed extension has been substantially reduced in size, in relation to both its width, which is now no greater than the original farmhouse, and its length
- the 2-storey extension has been moved to the west so it is set wholly within the back wall of the house and integrated with the existing building
- the eaves and ridge heights of the extension have been set lower than those of the original house to establish a subordinate relationship with the original building. The design follows the advice given in the Staffs Moorlands 'Design Principles' SPD; specifically:
    - the size and shape of the extension respects the height and proportions of the existing house
    - the ridge height of the extension is lower than the existing
    - the extension integrates with the original building by the use of similar detail and materials
    - the roof pitch and materials of the extension match those of the original building and the form is emphasised by a gabled parapet to match the existing
    - the external walls of the extension are proposed as stone to match the existing

3.00 Heritage

3.01 a heritage assessment has been commissioned for the farmhouse and the resultant report, including an impact assessment, is included with the application. Also attached is an addendum to the report which addresses the additional evidence and information requested in the pre-application response

3.02 the alterations and renovation of the original farmhouse will enhance the special architectural character of the asset

3.02 the demolition of the low-pitched garage and the development of the new extension will represent an enhancement of the setting of the Listed Building

4.00 Protected Species

4.01 A bat survey has been commissioned and the preliminary bat roost assessment and emergence surveys are included with the application

5.00 Access

5.01 Access for the disabled is unaffected by the proposals