DESIGN & ACCESS SATATEMENT
IN RESPECT OF
BARN CONVERSION
AT
BRANDON HOUSE FARM,
TOWN END ROAD, FOXT
STOKE-ON-TRENT ST10 2HN
FOR
MR. & MRS. P. WARRILOW

Prepared by:
Malcolm Sales,
'Churchill Suite',
Lulworth House,
51, High Street,
Cheadle,
Stoke-on-Trent.
ST10 1AR

Tel: 01538 757233
Mob: 07889 225 437
E-mail: Malcolm.Sales@salesqs.co.uk
Web: www.salesqs.co.uk

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1.0 Introduction

1.1 This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlines in circular: Guidance on Changes to the Development Control System, which came into effect on the 10th August 2006.

1.2 The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled Design & Access Statements; how to write, read and use them.

1.3 The application site is situated off Town End Road, Foxt via. an established access into the plot. The site has been in the same family ownership for many years.

1.4 The application site is approximately 654m2 in size and is currently home to an unused stone-built barn with partially collapsed lean-to section and a steel framed open barn to the west of the stone barn. outbuilding. The applicant seeks permission to change the use of the stone barn to residential. The barn would provide two bedrooms, Sitting Room, Kitchen and Shower Room, and the lean-to section to be reinstated to provide a more usable space. The steel framed open barn would be demolished to provide amenity space and car parking.

1.5 A structural report is appended. This confirms that the existing buildings are capable of conversion without substantial demolition and rebuilding.
An ecology report is appended. This confirms that, subject to some mitigation for the loss of habitat for blackbirds and swallows by the introduction of nest boxes, the proposals do no present a threat to the local ecology.
The conversion and extension of the barn will be carried out to meet or exceed current Building Regulation standards in respect of energy efficiency and control of emissions.

2.0 Uses

2.1 The application site houses a vacant & disused stone barn with a steel framed storage building to the west. At present the barn stands empty and the Southern section is open to the elements. Naturally this renders the site vulnerable to the elements & potential vandals and it is suggested that the local community would welcome the proposed development which would ensure the occupation of the barn and make full use of the disused land.

3.0 Amount

3.1 The proposal is to renovate the barn sympathetically using all reclaimed materials from site where possible, thus creating a modestly sized two-bedroom dwelling. The southern section will be repaired and reinstated to its original format with a lean-to roof. The Living accommodation will be set on a single floor and the applicant wishes to implement the layout on Drawing Nr. 1907/03/02/A

3.2 Once completed the applicant wishes to place the property on the open market and it is seen as a small starter type dwelling.

4.0 Layout

4.1 The layout will be as submitted drawing Nr. 1903/07/02/A; Plan, Elevations and Section as proposed.

5.0 Scale

5.1 The barn will of an exact footprint and scale as it is at present. All external materials will be reclaimed from site and where necessary replaced with like for like. If planning permission is granted, then sample materials will be submitted to the local authority if requested for prior approval before construction commences.

5.2 Any external landscaping will be minimal and restricted to small grassed areas and planted borders. Any excavations for drainage purposes will be backfilled & reinstated so as not to cause any topographical changes to the landscape.

6.0 Landscape

6.1 The site at present fronts directly onto Brandon House Farm and is entered off the current access to Brandon House Farm. Boundary treatments will be partially natural stone boundary walling, 1800mm high boarded fencing and existing walling.

6.2 Parking provision will be within the site to the rear as per Drawing Nr. 1903/07/03. Hardstandings will be of a porous nature. A minimum of two parking spaces will be created within the curtilage of the new dwelling
A landscaping plan will be submitted and approved in writing before any works take place.

7.0 Appearance

7.1 The appearance of the barn will primarily be to renovate it to its former extent whilst keeping the previous openings and infilling these openings with suitable glazing units or doors, and a single opening is to be cut into the rear to provide a window to the Kitchen as per Drawing Nr. 1903/07/02/A

7.2 All materials that could be salvaged will be set aside for re-use and replacement materials will been sourced and will be made available for local authority approval prior to any commencement on site.

8.0 Access

8.1 For the purposes of this statement, compliance with the current edition of the Building regulation Part M is assumed to be covered within the detailed design and the proposals, as this is mandatory. It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

8.2 For the purposes of this statement of the definition of “disability” is taken as that in Part 1 of the Disability Discrimination act 1995.

8.3 The dwelling will be directly accessible off a shared drive from Town Head Road, Foxt.

8.4 All entrances into the building will be fully compliant with part ‘M’ of the Building Regulations having a level approach and entrance door threshold.

8.5 A ground floor W.C. is provided, and all internal doors will be of a sufficient width to suit all users.