

MODE Architects Limited

DESIGN AND ACCESS STATEMENT

Proposed Alterations to Edge End Farm, Leek.

Issued: August 2019

Job Reference: 18 029/DA/V01

Site Address:

Edge End Farm, Buxton Road, Leek.

Client:

Mr D. Smith & Ms. D Barratt

Proposal:

Proposed Alterations to Ede End Farm, Leek.

Report Prepared By:

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1 INTRODUCTION

1.1 MODE Architects Ltd. has been instructed by Mr D Smith and Ms. D Barratt to seek Listed Building Consent for the proposed interior alterations of Edge End Farm, Buxton Road, Leek.

1.2 The farmhouse is a Grade II Listed Building and lies within a site of agricultural land with various agricultural outbuildings of age and style.

1.3 The proposals seek the repair of the existing farmhouse into a four-bed family dwelling. The design concept will take into consideration the structural report accompanying this application.

1.4 The application is submitted in full and seeks approval of all matters.

1.5 The proposal has sought to achieve a design that meets the requirements of the applicant, whilst providing best practice in layout and built form but also understanding, respecting and enhancing the form and character of the local typology.

1.6 This design and access statement is to be read in conjunction with the associated drawings, heritage statement and structural report.



2 USE

2.1 The farmhouse is believed to date back to the early 16th Century, built of random coursed rubble stone outer walling and having a central oak cruck frame. It is thought that the building is likely to have been an open style hall building.

2.2 From the 18th Century, the house has been remodelled various times: the obvious inclusions are the first floor and the two storey brick extension to the rear.

3 THE SITE DESCRIPTION

3.1 The farmhouse is situated on the outskirts of Leek on the A53 (Buxton Road). The farm is situated around similar farmsteads of its type, many of these farmhouses are also Grade II Listed.

3.2 The site is within the settlement boundaries for Leek, which is a market town and the administrative centre for the Staffordshire Moorlands.

3.3 The proposed plans show that the building will not compromise the area of the locality and will have no detrimental impact on the privacy or amenity of any of the surrounding dwellings.

4 AMOUNT

4.1 The proposal does not seek to extend nor demolish the existing building but to utilise and enhance the internal instead.

4.2 The ground floor internally equates to 108m² with the proposal creating a utility room with WC, kitchen, lounge, dining and plant/ store room.

4.3 The first floor internally equates to 96m² and consists of 4 bedrooms, 2 with dressing room and en-suite as well as a family bathroom. The original farmhouse was made up of five bedrooms with family bathroom at first floor.

5 LANDSCAPING AND ENVIRONMENT

5.1 Landscape does not form part of this change of use application, due to the fact there it will remain as existing.

6 LAYOUT

6.1 The layout of this farmhouse has been derived by the desire to retain and leave unchanged the external envelope of the building, apart from the new opening in the rear elevation.

6.2 As you enter through the main entrance (D0.02) there are two doorways with the staircase directly in front. A new oak staircase is proposed in the hall (0.03). The existing staircase is not original and is sat directly upon earth causing damp issues and rotten timber work. The design of the staircase is to be discussed with the conservation officer.

6.3 To the left of the hallway is the lounge (0.04). In the lounge, the window seat for window 0.03 will be reinstated by rebuilding the area of rubble stoned wall. The timber lintel is to be left exposed to create a feature. The blocked-up window opening between the lounge and dining room (0.05) will be re-opened at the cill height of 890mm and window height of 825mm.

6.4 To the right of the hallway is the kitchen (0.02). The existing chimney in this room will be the extract for a new AGA. Off the kitchen there are two doors, one leading to the utility room with ground floor WC and the other leading to the plant/ store room.

6.5 On the landing at first floor, a new oak banister is proposed to conform with modern regulations and to be designed in accordance with the new staircase. A rooflight is proposed in this area to provide its only source of natural light.

6.6 From the landing, the timber cruck frame will remain exposed and repaired as required in the structural report. Frosted glazing will be inserted between the existing timber work to allow privacy for bedroom 1 (1.03).

6.7 The family bathroom will remain in the current place, however, will be made slightly larger by removing some floor area from bedroom 4 (1.01). Bedrooms 1 (1.03) and 2 (1.06) have a proposed dressing room and en-suite, which would be natural for a property of this size and value.

7 SCALE

7.1 There is to be no change to the scale or massing of the original building.

8 APPEARANCE

8.1 The external appearance will remain unchanged in respect of volume and scale; however, the windows and doors are proposed to be replaced and the render to be removed from the side elevation.

8.2 A new opening is proposed on the rear elevation to provide patio doors from the dining room out into the residential amenity space. This opening will be formed in the latest (late 19th century) extension, which adds very little to the heritage asset and therefore will have very little impact on the Listed Building.

8.3 The brick 'lean-to' with metal cladding roof is proposed to be removed, which only enhances the heritage asset.

9 ACCESS

9.1 The site is considered in a very sustainable location due to its close proximity to Leek.

Vehicular and Pedestrian Access

Pedestrian and vehicular access is obtained along Buxton Road, Leek and is only a 1.1-mile walk to Leek Town Centre, which has many local amenities.

Transport Links

The building sits within walking distance of major bus routes, which also has a bus route back to the potteries.