

Design & Access Statement

for

Change of Use

The Mill

Ashbourne Road

Staffordshire

ST13 7PP

Design and Access Statement for Change of Use Application at The Mill, Ashbourne Road, Waterhouses, Staffordshire, ST13 7PP RLM978DAS

Introduction

This application is being submitted on behalf of my client Ms. K. Riley, who is the owner of the site as a whole.

The application is a full application and concerns the change of use of a former stable/hay store building, attached to the main house, into a small self-contained two bedroom 'cottage'.

Should planning consent be granted it is my client's intention to move into the property with her infirmed father, as the larger 'Mill' and associated outbuildings and grounds is becoming too much of a burden.

Currently there is a single storey timber building adjacent to the stable building and it is my client's intention to reside in it, with her father whilst the building works are taking place. Once complete the timber building is to be removed from site and the area designated as parking for the new dwelling.

My client will retain much of the land in her ownership in order to keep the ponies that she has – in addition the land designated on the plan as garden is currently used as such.

The property is not within a flood risk area as defined on the interactive map – see attached appendix 1.

The property is not within a conservation area and as far as can be established is not listed as being of national or local importance in terms of being a Heritage asset.

Proposal

The proposal is to convert the existing former stables/hay store into a self-contained two bedroom dwelling, with the addition of a small single storey lean to extension. This is to be built on the roadside elevation but will be obscured from view by the high retaining wall and differing ground levels.

The extension will be constructed using matching bricks and plain tiles and would replace a metal clad flat roof structure of a larger size.

The full extent of the adaptions and alterations are shown on the submitted plans and are modest in nature.

Ecology Issue

The property has been re-roofed recently and there is no under drawing to the rafters, which are all exposed – neither is there under drawing to the first floor joists, which are all exposed.

In addition, the walls are all solid masonry and all windows and doors are intact.

Provisional assessment of the building and its surroundings would suggest that there is a low to medium probability of it sustaining bats as it currently stands, especially given the range of buildings nearby and closer to the river.

My client is happy to promote the property in terms of ecology and to this end the drawing includes for a bat box and wren box. There is some evidence of house martin nests externally – my client has informed me that these are several years old and of late were taken over by sparrows.

Should there be a request to provide survey reports for bats in May/June then my client would be happy to have them commissioned, prior to any planning decision.

Access Issues

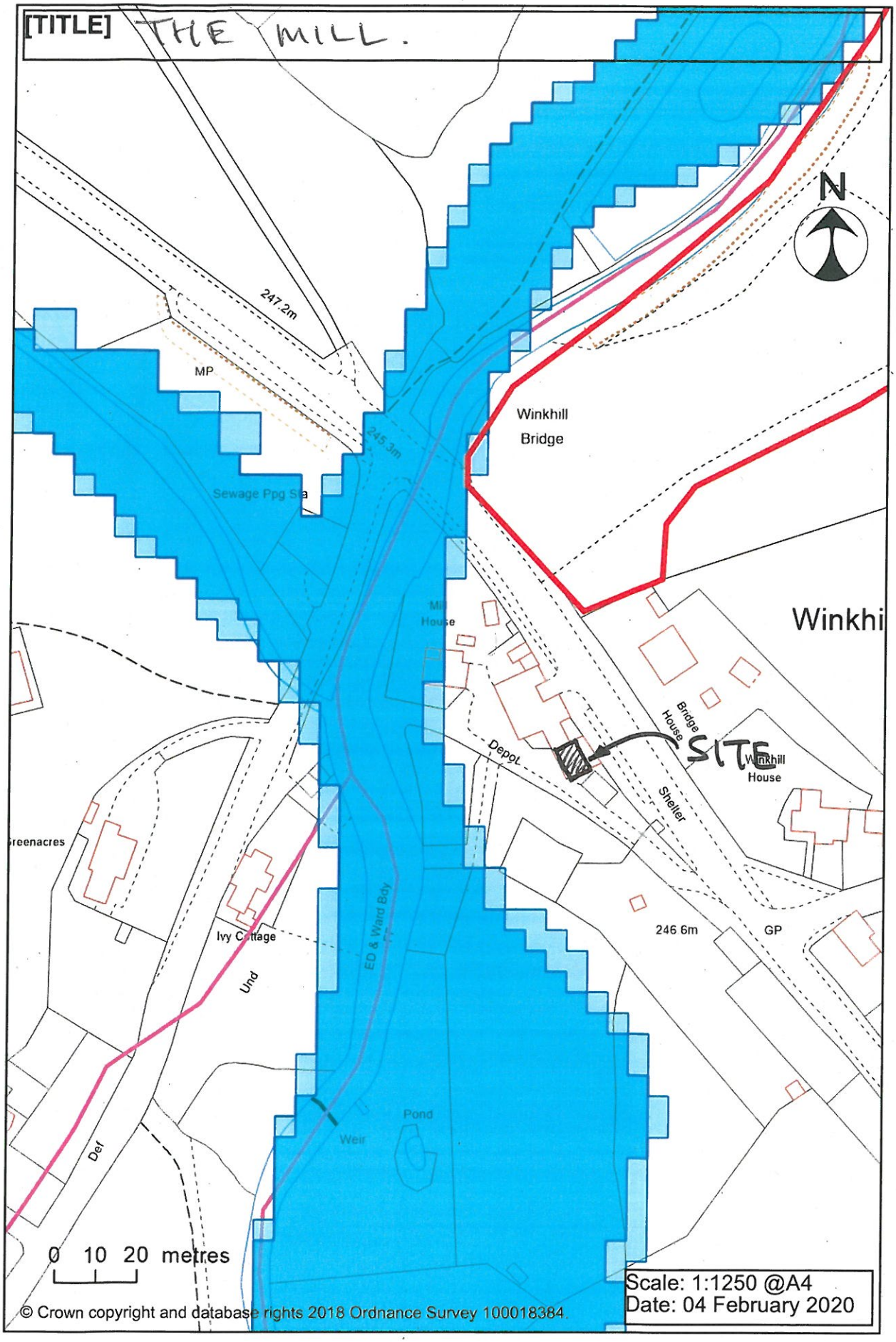
This is an existing building but where possible all works will be undertaken to comply with Approved Document M under the Building Regulations.

Robert L McGuinness MRICS

Chartered Surveyor – RLM Associates

13th March 2020

APPENDIX 1.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Date: 04 February 2020
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