Design and Access Statement

and

Statement of Significance for Heritage Asset

in support of

Extension to form 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 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 re-construct the 2 storey wing on the south east end of the building which was part of the original engine house to provide a garage with granny annexe over.



Photograph of The Old Engine House showing the former 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 project in a respectful and sensitive manner to restore the original character and architectural detail of the building and wishes to re-construct the south east wing thereby completing the restoration of the listed building to its original form whilst providing the much needed garaging and storage.

The engine house would have originally appeared quite isolated on the site and by re-constructing the garage in the original form avoids introducing further outbuildings conflicting with the standalone 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 with a design which restore 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.

Both this opening and the opening on the north eastern elevation would have purpose made stained timber doors matching the details of the existing doors installed on the engine house.

The stone to re-build the garage has been reclaimed from the land around the building and would be used to construct the building with any additional stone being locally sourced to match the colour, texture and appearance of the original stonework.



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.
A cast iron or timber staircase is proposed within the covered area to provide access to the first floor level.

3.4 Layout, Mass, Scale and Character

The garage is proposed to be constructed on the South East end of the existing listed building in the position and to the dimensions of the original building and matching those of the existing North West building. A games room would be provided at the rear of the garage and a staircase would provide access to a granny annexe.

The proposed building is 7.1m wide x 10.4m deep with a pitched slated roof having a ridge height of 7.2m.

We feel that the mass, scale, character of the proposed will restore 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 building's fabric and structure.

Construction methods that seek to minimise energy consumption during site Operations and when the building is in use.

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.