



Supporting Design & Heritage Statement

8th March 2021

Client: Mr Parker

Project: P192 – Endon Bank Farm, Church Lane, Endon,
Staffordshire, ST9 9HF

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1 INTRODUCTION

1.1 This design statement has been prepared by Epoch Architecture Ltd to support a planning application for the extension and alterations to Endon Bank Farm, Church Lane, Endon, Staffordshire, ST9 9HF.

1.2 Planning permission is sought for a single storey rear extension to the farm house, replacement of the existing windows and doors to the farm house and a proposed new outbuilding/garage.

1.3 The application consists of a series of supporting drawings and documents as follows;

Drawings;

Epoch Architecture	P192 – 200 Existing Ground & First Floor Plans
	P192 – 201 Existing Elevations Sheet 1
	P192 – 202 Existing Elevations Sheet 2
	P192 – 203 Proposed ground & First Floor Plans
	P192 – 204 Proposed Elevations Sheet 1
	P192 – 205 Proposed Elevations Sheet 2
	P192 – 206 Existing Part Block Plan
	P192 – 207 Proposed Part Block Plan
	P192 – 208 Proposed Outbuilding Plans & Elevations
	P192 – 209 Location Plan

Documents;

Epoch Architecture	P192 – Supporting Design & Heritage Statement
PJD	Peter Jackson Developments – BS 5837 Tree Survey

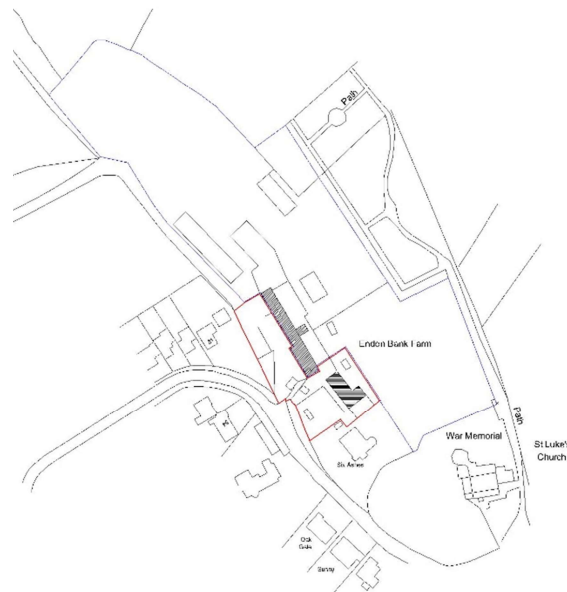


Image 1 – Application site edged red

2 SITE DESCRIPTION AND HISTORY

2.1 The application site is on the edge of a predominantly residential area which borders the green belt with properties to the South-West on High View Road built around the 1960's – 1970's.

2.2 Immediately South of the site is an old stone barn/coach house structure that may have previously been part of the original Endon Bank Farm estate. A number of other residential dwellings built around the 1950's – 1960's can be found opposite the site to the South.

2.3 The Church of St Luke's is located approximately 50 metres South West of the site with the cemetery located around 75 metres to the North of the farm house.

2.4 Immediately adjacent the farm house is the old stone barn which consists a two-storey structure of solid stone construction with a pitched roof over with a tiled finish. A later fair faced blockwork lean-to structure has been added to the rear along with a later red facing brick storage building to the North West end. Further agricultural buildings are located beyond to the North West and a number of bases from previous agricultural buildings that have dilapidated which can be seen on the topographical survey.

2.5 The application site edged red covers an area of 1725sqm while the adjoining land edged blue also in the applicants ownership and forms the main agricultural land covers an area of 13,035sqm.

2.6 The existing farm house is of an L shaped footprint with what is thought to be the original farm house running North East – South West with what is thought to be later additions running North West – South East. It is thought however that the property was in its current form in 1948 when the Town and Country Planning (General Development) order was enacted.

2.7 The main farm house is thought to date back to the early 1800's and is of traditional loadbearing masonry construction. It is thought that at one point the farm house has been used as two separate dwellings. This would obviously be later than its original use as a farm house with attached buildings which have developed over time. The brick bond is a variation of English garden wall bond with a mix of five and six stretcher courses to one header course.

2.8 The farm house is enclosed with a traditional loose cut roof with substantial timber purlins that are supported off the internal walls.

2.9 The existing openings in the South West elevation have been infilled with un-sympathetic upvc units – fortunately the original openings/proportions remain with stone head and cill units in place. There are several openings to the North East elevation thought to be original and containing timber casement windows. A later addition lean-to containing a wet room is present at ground floor level which is proposed to be removed.

2.10 The South East elevation contains some original features and is thought to be the original front elevation to the farm house facing St Lukes Church and back down Endon bank. This elevation now faces the rear garden of 'Six Ashes' a twentieth century dormer bungalow. The elevation contains some original six over six sash windows and a decorative door with fanlight over. All units are in poor condition and it is proposed to replace these with new timber units in-keeping with the original design – see proposed elevations.

2.11 Alterations and additions have taken place to the North East end of this elevation where poorly gauged brick coursing can be seen which is not toothed and also includes the addition of a bay window. Re-pointing has taken place at some point in the past to a poor quality and has also been completed using a sand: cement mortar as opposed to a traditional lime based mix.

2.12 The site is located in Endon, Staffordshire and falls within the Endon Conservation Area. The Endon Conservation Area was designated in 1972, and the boundary amended in 1993. The boundaries have been tightly drawn to include specific areas of Special Landscape Interest where they help to preserve the rural setting of present and former farmhouses and hamlets, and to protect views out to the more distant landscape.

2.13 The Conservation Area lies north-west of the A53 connecting Leek with the Potteries, and is divided into two sections. The upper part contains the medieval settlement of Endon on Endon Bank, properties along Church Lane, and parts of Brook Lane and Park Lane. The lower part contains a later hamlet known as 'the Village'.

2.14 The name 'Endon' is Anglo Saxon, and probably means 'lambs' hill. As the name suggests, the medieval settlement occupied a hilltop, Endon Bank.

2.15 Medieval settlements required arable land: for this small hilltop settlement it was on the south western slopes of the hill, an area now covered by twentieth century housing. There were three farms, each with its share in the former arable and with a farmhouse set in an irregular enclosure. Two of the enclosures can be distinguished on a map from 1900, and the boundaries of the Endon Bank Farm enclosure are still recognizable, though much of it was lost to the farm in the early 18th century when the church was built.

2.16 Open land inside the early enclosures at Endon Bank Farm and Bank House Farm may be archaeologically sensitive, as it lies at the heart of the medieval settlement, but has already suffered considerable disturbance.

3 PLANNING HISTORY

3.1 No planning history could be found for the application site on the SMDC portal.

4 PROPOSALS AND DESIGN PRINCIPLES

The main proposals within the application are as follows;

4.1 The construction of a single storey rear extension to in-fill the L of the two main structural legs of the building. As can be seen on the plans the proposed walls of the extension are stepped in from the existing structure to provide a subordinate approach to the design.

4.2 The existing layout of the property provides a very disconnected and un-organised arrangement of rooms and circulation space. This provides a poor arrangement for modern family living and the proposal seeks to address this by providing a direct link between the two legs of the building allowing rooms to become interconnected and providing improved circulation to the ground floor layout.

4.3 For the exterior appearance and materials of the extension we have sought to provide a contrasting addition to the existing building and not a pastiche. Therefore providing a clear definition between old and new. However the materials proposed are sympathetic to the setting and consist of a high quality standing seam zinc cladding which has been used in similar rural settings in the Staffordshire Moorlands. One of which being the current development at Trent Head Farm, Barrage Road, Biddulph Moor, Staffs, ST8 7NU.

4.4 While the large glazed door opening may not be of similar proportions to the original openings over, it appears well balanced to its surrounding features and in scale with the overall elevation.

4.5 One new window opening is proposed to the existing first floor wall of the North East elevation. This will provide natural light to the re-positioned bathroom. This shall be of matching proportions to the existing and finished with a matching profile cill to the first floor windows on the South West elevation. Alongside the proposal to the ground floor some much needed balance is therefore provided to the North East elevation.

4.6 It is proposed to remove all upvc windows and doors from the building along with the timber units to the South East elevation which are beyond repair and being single glazed create poor conditions internally, promoting the build-up of condensation which in-turn can lead to mould spores and respiratory issues for occupants.

4.7 It is proposed to replace the existing windows to the South East elevation with sliding sash windows as indicated. The existing upvc windows to the South West elevation fronting the road are to be replaced with mock sliding sash windows which will provide a top hung top opener. All units will meet current building regulations standards for thermal efficiency, emergency escape and protection from falls from height.

5 NEW ACCESS AND OUTBUILDING

5.1 It is proposed to create a new vehicular access onto High View road as can be seen on the proposed part site plan. Having checked Staffordshire County Councils road status map it can be confirmed that this is an un-classified road.

5.2 The road has a speed limit of 30mph and good visibility of 42m along the nearside kerb line to the North West and along the grass verge/highway edge to the South East. The new access also allows good visibility of the public footpath and the existing farm yard access. The new access is to meet Staffordshire County Councils requirements for a dropped crossing as noted and a separate application shall be made to the highways department for the dropped crossing itself.

5.3 Alterations shall need to be made to the existing stone wall enclosing the front garden in the form of widening the existing gate opening to form the new access. This shall be done using all existing materials. The existing wall has been severely damaged due to the large cherry tree which is proposed to be removed. The tree is in poor structural condition and has been classed a category U tree by the tree surveyor and is proposed for removal.

5.4 The proposed driveway inside the site can be seen on the proposed part site plan and it is proposed to be finished in a permeable loose gravel.

5.5 A new outbuilding/garage structure is proposed in the front garden area. It has been positioned as to not mask the existing main farm house elevation and is also aligns with the outbuilding on neighbouring – six ashes. The proposed slab level ensures that the building is considerably 'set-in' to the garden area to reduce visual impact from the highway. The proposed building has a rural appearance with re-claimed facing brickwork walls and a clay tile roof. The doors shall be of traditional frame ledged and braced construction with a vertical boarded face as can be seen on the proposed drawings. The proposed building replaces the unsightly existing garages and sectional concrete building which were extremely prominent from the highway and served as a screen to the stone barn.

5.6 The existing access vehicular access point into the farmyard is narrow for modern day agricultural machinery and therefore an increase in width of around 300mm is proposed. The existing squeeze-stile on the public footpath will be reinstated accordingly adjacent the gated access.

6 TREES

6.1 Please see the accompanying tree survey report that forms part of this application.

7 ECOLOGY

7.1 An ecology survey of the farm house has not been completed to date and it is not thought that the proposals contained within this application would have any effect on local ecology.

8 CONCLUSION

The proposals within this application are not thought to conflict with any national or local planning policy requirements. It is our view that the proposals contained herewith are a sustainable form of development when assessed against relevant planning policy and there would be no harmful impact on residential amenity or highways safety. It is therefore our view that the application should be recommended for approval.