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**Design & Access Statement
Relating to the Erection of an Agricultural Worker's Dwelling at
Blakeley Farm, Whiston (Approval of Reserved Matters)**

1. Site:

- 1.1 Site Location:
Blakeley Farm,
Blakeley Lane,
Whiston,
Stoke-on-Trent,
Staffs, ST10 2HB

OS Grid Ref SK 050 470
Easting 405052
Northing 347040



Fig. 1 The Site

2. Applicant Details:

- 2.1 Applicants:
William and Rachel Shaw,
Blakeley Farm,
Blakeley Lane,
Whiston,
Stoke-on-Trent,
Staffs, ST10 2HB

3. Application Summary

- 3.1 The applicants recently gained outline approval for the erection of an agricultural workers dwelling, ref SMD/2019/0749.
- 3.2 The outline approval relates only to the approval of the site for an agricultural workers dwelling. All other matters including the details of the layout, scale and appearance of the building, and the landscaping of the site require further approval.
- 3.3 Condition 4 of SMD/2019/0749 further requires the submission of details of the proposed ground and finished floor levels and a scheme of renewable/sustainable energy features
- 3.4 The outline application was heard at planning committee and had unanimous support.

Pre-application Advice

- 3.5 At committee, members encouraged the applicant to engage with the council at the reserved matters stage. The agent therefore submitted a pre-application enquiry on the 5th January 2021, ref PAD/2021/0001. The email response was extremely late, very brief, and not especially well thought through. There has been no detailed formal response, nor a response to the agent's reply. However:
- i). The comments on window proportions have been acknowledged and the plans and elevations amended to show mullioned windows to provide a vertical emphasis.
 - ii). Comments regarding building length, siting and orientation have been disregarded because the submitted design has traditional proportions, is aligned to the natural contours and positioned to optimise the extent of the cut and fill to lower the building into the ground as far as possible whilst maintaining low access gradients and a level setting down area. This is demonstrated in an additional drawing showing the street scene and a section through the parking area.

Refer to Appendix A for the details of the pre-app response

4. Planning History

- 4.1 SMD/2019/0749, outline approval for the erection of an agricultural workers dwelling, approved 02/10/2020.

- 4.2 SMD/2020/0141, Erection of Livestock Building, phase 1, approved 17/07/2020.
- 4.3 SMD/2020/0142, Erection of Livestock Building, phase 2, approved 17/07/2020.

5. Description of the site

- 5.1 The application site lies on the eastern side of Blakeley Lane, immediately to the south of a gated farm track which provides access to a range of young stock housing and feed yards and pasture on the east side of the lane.
- 5.2 The main farmhouse lies just below the crest of the hill. The ground drops away to the south. Buildings are aligned east to west and follow the natural contours.
- 5.3 The new livestock buildings have also adopted this east to west alignment and construction work is now complete.
- 5.4 Blakeley Lane is an unclassified adopted road, with unique street reference number USRN 37701836.
- 5.5 The site is not in a Conservation Area or within the Green Belt.
- 5.6 The Landscape Character is Dissected Sandstone Highland Fringe 3a - Ipstones and Whiston. This is a small to medium scale pastoral landscape with a rounded landform dissected by steep valleys and narrow wooded streams with wide and distant views over the wider Churnet Valley. Land use is predominantly agricultural with stone built farmhouses. The lanes are generally narrow and incised. Fields are lined with hedges and drystone walls with scattered hedgerow trees. Broadleaf native woodland is concentrated in the valleys. Large blocks of conifer have been planted on the valley sides around Cotton Dell and Moneystone.
- 5.7 Dwellings are isolated. Most houses in the area are of traditional construction with red gritstone elevations under blue clay tiled roofs. The main farmhouse and the adjoining shippon at Blakeley have a Tee shaped planform. The main range is aligned east to west with a subordinate double pile wing and cat slide offshut to the north.
- 5.8 The walls of the farmhouse are red gritstone. The roof is clad in Staffordshire blue clay tiles. The main range has a coped verge, the double pile wing has a plain verge.
- 5.9 Boundaries are formed by drystone walls.

Please refer to the accompanying 1:200 Existing Block Plan for further details.

6. Description of the proposed development

- 6.1 The site area measures 1056 sq. m. It includes the curtilage identified in the outline application including access to the highway but not the verge to the south, plus two small areas required for the drainage system.
- 6.2 The proposal is for a three bedroomed agricultural workers dwelling.
- 6.3 The house will be T shaped in plan with the main range facing south and the rear wing facing north.



Fig. 2 Model Ag. Worker Dwelling, front



Fig. 3. Model Ag. Worker Dwelling, side

- 6.4 The house is a variation of an established design, an example of which is shown in Figs. 2,3, above.
- 6.5 At ground floor level, the main range will accommodate a kitchen/dining room and living room. A boots-off area with shower, utility room and farm office will be accommodated within the rear wing.
- 6.6 There will be three bedrooms and a bathroom at first floor level.
- 6.7 The footprint of the building measures 110 sq. m.
- 6.8 The design and detailing are traditional. The walls will be faced random coursed tumbled gritstone with ashlar gritstone quoins, heads, cills jamb stone and chimneys. A reddish stone is preferred and selected material Birchover Quarry would be suitable. This has been used on dwellings erected on the Linden Tree site, Froghall Road, Ipstones, ref SMD/2011/0365 :



Fig. 4 Example of facing materials, Froghall Road, Ipstones

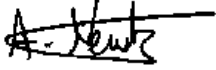
- 6.9 The roof will be clad in blue clay tiles with a stone oversailing eaves course and a plain verge.
- 6.10 The windows will be uPVC flush casements, manufactured by Veka, finished in Agate Grey - RAL 7038.
- 6.11 The doors will be a composite construction also in Agate Grey.
- 6.12 The design will be compliant with Building Regulations, Part M with a ramped access to the door to the boots-off/utility area. The ground floor bathroom and w/c comply with the lifetime homes standards for space.

- 6.13 The indicative block plan submitted with the outline application suggested that the access be located at the southern end of the plot. However, it is better that the access be positioned at the northern end of the plot. This provides quicker access to the farm in the event of a livestock emergency. Furthermore, the rear of the farmhouse and the access will be cut into the ground which conceals parked vehicles more effectively and reduces the visual impact of the farmhouse.
- 6.14 The building will be aligned to the contours and set into the ground to the maximum extent. The access gradient is reduced to a minimum of 1 in 12 and the setting down area is level.
- 6.15 Rainwater goods will be black half round, discharging to a soak-away to the south of the building.
- 6.16 Mains sewage is not available so a new connection to a private package treatment plant is proposed. The site is not within a groundwater source protection zone. The discharge to ground for a three bedroomed property will be less than 2 cubic meters and is therefore licence exempt. A Vortex P6 unit is proposed.
- 6.17 The siting of package treatment plants and soak-aways is covered by Building Regulations, part H, BRE 365 including CIRIA SUDS advice. Treatment plants must be sited at least 7m from a dwelling. The discharge point should be more than 10m and the infiltration systems including soak-aways and drainage fields more than 15m.
- 6.18 There isn't sufficient space within the curtilage for the soak-away and drainage field. The treatment unit and the discharge sampling point will be sited within the curtilage and can be conveniently accessed and maintained. The soak-away and drainage field require little or no maintenance and it is proposed that these be located within owner controlled land immediately to the south.
- 6.19 Soil pipes will be internal.
- 6.20 Electricity will be provided by means of a below ground service connection.
- 6.21 The building will be constructed to fabric standards which exceed those set out in Building regs Part L1A. Heating will be provided by an air source heat pump. A design stage SAP calculation has not yet been carried out but it anticipated that the dwelling CO2 emission rate (DER) will be significantly better than the target rate (TER).
- 6.22 The site will be enclosed by a drystone wall to match the existing roadside boundary wall. There are few trees in the upland parts of Landscape Character Area 3a, so no screen planting is proposed.
- 6.23 The parking and turning areas will be surfaced in Type 1 DoT aggregate. To prevent loose material entering the road, the 1st 5m of the access will be surfaced in gritstone setts. This stretch of Blakeley Lane is straight and has good emerging sight-lines.

6.24 The patio and perimeter path will be surfaced with Indian stone paviours.

6.25 There is space within the curtilage for refuse and recycling wheelie bins.

Please refer to the 1-200 Proposed Block Plan and 1-50 Proposed Plans & Elevations and 1-100 Street Scene for further details.

A handwritten signature in black ink, appearing to read 'A W Newby', with a horizontal line drawn through it.

A W Newby, B.Sc (Eng). DMS.
PME Planning Services
Wednesday, 7 April 2021

Appendix 1 Pre-application Response, 8th March 2021

Dear Allen

Apologies for the delay on this submission. I do appreciate the efforts made with this preapplication enquiry and consider it a useful process to discuss the form and design of the dwelling before formal submission.

I have reviewed your drawings and the first point that occurred was that the front elevation would have rather wide proportions (13m wide) with horizontal emphasis across its width. Its proportions would be improved if it was narrower, and the windows had a squarer, narrower dimension to give vertical emphasis.

I think the house would have a better association with the farmstead if the gable end was closer to the road and had a more right angled positioning to the roadside. It would have a better anchoring to existing development and appear less exposed and isolated with that central positioning within the plot.

I welcome your comments and an ongoing dialogue. Let me know if I can assist further, or what you think.

Kind Regards

Ben