

2081- Lower Whitemore Farm, Whitemore, CW12 3NF

Rev A- 19.03.21

Design and Access Statement

Proposal: *The proposal is for the replacement of the existing detached dwelling, outbuilding and workshop.*

Background

The existing dwelling and outbuildings are in poor condition, with the cost of refurbishment outweighing the new build approach proposed. In addition, the existing site levels and steep surrounding banks have caused damp issues to the main house and outbuildings. The proposals step the new structures away from the banks to allow for improved accessibility through level access door thresholds, single level spaces and robust construction detailing.

The proposed new bespoke dwelling will be constructed using high quality materials. The proposals have been carefully developed to be sympathetic to and enhance the existing site, and surrounding area.

The applicants wish to live in the proposed new property upon completion. Sustainable living is at the heart of the proposals, with the applicants looking to live holistically from the adjacent surrounding land they own as far as possible. A biomass boiler to utilise wood from the workshop and surrounding land, photovoltaics, grey water collection and a level of thermal insulation are to be incorporated into the proposals to assist with the sustainable approach to living.

The proposal is of appropriate scale and design for the site, with all the proposals being a replacement of the existing dwelling and structures. The quality of the site, with its secluded setting allows for a proposal of such a high standard that will enhance the area and promote great design, with no detrimental impact upon the countryside.

Joint Local Plan (Chapel & Hill Chorlton, Maer & Aston, Whitemore Parishes)

In accordance with 'Policy HG1: New Housing', the proposal will protect and enhance the existing rural character and the replacement of the existing buildings results in appropriate development for the site. The proposal assists by providing an energy-efficient home that meets the needs of residents of all ages and physical abilities, through improved accessibility of the dwelling and outbuildings.

National Planning Policy Framework

The development of the site aids in the Sustainable Development of the surrounding area as outlined in the National Planning Policy Framework, through the replacement of the existing poor-quality dwelling and outbuildings with a new high-quality dwelling and high-quality outbuildings.

The proposal will widen the choice of high-quality homes (aiding towards section 6 of the National Planning Policy Framework) that will meet the needs of different groups within the community.

The proposal allows for development of the site whilst maintaining the openness of the surrounding area, with no detrimental impact on neighbouring amenities.

Green Belt

Located within the Green Belt, the proposal is for the replacement of the existing buildings in accordance with the National Planning Policy Framework, being in the same use and not materially larger than the one(s) it replaces.

Use

Residential dwelling with outbuildings and workshop.

Amount

The existing main dwelling floor area (including wall thicknesses) is approximately 280 square metres. The proposed replacement main dwelling floor area (including wall thicknesses) is approximately 287 square meters (excluding veranda and porch).

The existing outbuildings and workshop footprint is approximately 400 square metres. The combined footprint of the proposed outbuilding, workshop and retained outbuilding (for garage) is approximately 400 square meters (100+90+210).

Scale

The proposed ridge height is approximately 8.5 metres above finished ground floor level. The proposed width of the front elevation of approximately 15 metres excluding veranda. The proposed depth of the property is approximately 9 metres, plus approximately 2.2 metres for the rear single storey projection.

Layout

The proposed site layout is similar to existing. The existing site slope is proposed to be rationalised with garden retaining walls which improves the overall accessibility of the main house, outbuildings and workshop.

Appearance

The exterior of the proposal is to be in locally appropriate materials that are sympathetic to the existing property and surrounding area.

A slate roof with front dormer window details is proposed with timber fascias and barge boards. A combination of a brick plinth with rendered walls is proposed, the glazing is to be aluminium framed.

The proposed workshop is to be a portal frame similar to existing but of higher quality. Clad with profiled metal sheets, green in colour.

Conclusion

In conclusion, the proposal is for a replacement of the existing poor quality main dwelling, outbuildings and workshop with new high quality, well insulated and accessible structures. The proposals improve and enhance the existing site and surrounding area.

The proposal is of appropriate scale and design for its site, it will have no detrimental impact upon the countryside. The quality of the site allows for a proposal of such a high standard that it will enhance the area and promote great design.

The applicants wish to live in the proposed new property upon completion, therefore, the proposals are of a suitable high standard to suit the site.

Access Statement

The existing access point will be retained, with driveway enhanced and parking area enlarged allowing for vehicles to turn and safely enter and exit the site in a forward-facing direction.

A ground floor accessible Shower Room with WC has been incorporated into the proposals of the main dwelling to enhance the accessibility of the property to a wider demographic of residents, again assisting with meeting the requirements of the community. The outbuilding and workshop both have accessible WC's at the entry level of the building, with the floor layouts rationalised over a single level for improved accessibility.

Low level door thresholds will be incorporated and the driveway surface will be such to allow for wheelchair access from the car to the front door.