

Design & Access Statement

Extension, alteration and conversion of former agricultural building to provide additional accommodation to the dwellinghouse approved under application DET/2020/0061
Land at Old Engine Farm, Birchenfields Lane, Dilhorne

Design and Access Statement in support of

The proposed extension, alteration and conversion of a former agricultural building at land at Old Engine Farm, Birchenfields Lane, Dilhorne.

"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."

- *By Design, Urban Design in the Planning System; Towards Better Practice (DETR & CABE, 2000).*

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1.0 INTRODUCTION

- 1.1. This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlined in circular: Guidance on Changes to the Development Control System, which came into effect on the 10th August 2006.
- 1.2. The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled Design and Access Statements: how to write, read and use them.
- 1.3. The site is located at Old Engine Farm on Birchenfields Lane in Dilhorne.
- 1.4. This proposal consists of the detailed design for the extension, alteration and conversion of a former agricultural building to provide additional accommodation to the dwellinghouse approved under application DET/2020/0061.
- 1.5. The production of this Appraisal has been considered as a necessary part of the design development process to ensure that the detailed design actively seeks to respond positively to its specific context to enhance and make the best use of the existing building and its surroundings.

2.0 USE

- 2.1. This building currently sits vacant and was formerly used for agricultural purposes.
- 2.2. Located within Old Engine Farm opposite the dwellinghouse approved under application DET/2020/0061, the most appropriate use for the existing building and the reason for this application is to convert the building and provide a link to the dwellinghouse to provide additional accommodation.
- 2.3. This proposal looks to bring forward an application that offers a good development to an existing building that extends the accommodation of the dwellinghouse.
- 2.4. The aim of this project is to give this building a new purpose which provides it with a new lease of life both externally and internally.

3.0 AMOUNT

- 3.1. The existing footprint of the building extends to a total of 147 sqm.
- 3.2. The proposal seeks to convert the existing building and erect a 23 sqm link to provide additional accommodation to the dwellinghouse.
- 3.3. A 26 sqm courtyard will be included within the footprint of the existing barn.

4.0 LAYOUT

- 4.1. The location of the building opposite the dwellinghouse makes it suitable for providing additional accommodation via the introduction of a modest link.
- 4.2. There is existing access to the site which will remain unaltered and the dwellinghouse approved under DET/2020/0061 provides adequate car parking.
- 4.3. The extension comprising of a modest, lightweight, glazed link will provide a new entrance hall to the dwelling. Within this link, there will be a convenient space for boots and coats.
- 4.4. The entrance hall will provide access from the dwelling to the proposed conversion.
- 4.5. Leading directly off the hall is a proposed living room which will overlook the courtyard included within the existing wall of the barn. Connected to the living room is a hallway which provides access to a study, bathroom and three bedrooms. One of which consists of a master suite with a dedicated en suite and dressing area.

5.0 APPEARANCE

- 5.1. The design for the appearance of this proposal is one that has been to restore the building back to its full potential.
- 5.2. The surrounding buildings at Old Engine Farm are finished with a mixture of materials including brickwork, render and open sided metal frame. The existing building is red brick with a partially corrugated metal roof. The proposed extension sits to the west and is to comprise of a glazed link. The conversion will retain the existing brickwork and where necessary utilise matching brickwork. A tiled roof will replace the corrugated metal and provide consistency across the scheme.

- 5.3. The glazed link will provide a seamless transition between the dwelling and conversion. Its minimal appearance will allow it to be subservient to the two buildings it connects. The retention of the original brickwork and use of matching brickwork where necessary will ensure that the character of the barn is retained enabling it to continue to blend within its context. The provision of a tiled roof will result in an elegant and uniform look.
- 5.4. A sympathetic approach to the design has been adopted to ensure the conversion is in-keeping with the surrounding buildings and responds coherently to its context. Existing openings have been utilised to retain the overall appearance of the barn and celebrate the unique configuration of the elevations.

6.0 SCALE

- 6.1. The scale will not be changed dramatically since the majority of this proposal concerns the existing footprint of the barn. Furthermore, the proposed link in terms of both its appearance and footprint are minimal. In addition, the thoughtful use of the existing footprint has allowed for a section to be utilised as a courtyard which reduces the overall scale of the development by providing a more open space to the north.

7.0 LANDSCAPING & ENVIRONMENT

- 7.1. Located at Old Engine Farm in Dilhorne, the proposal is located within the Green Belt. The scheme seeks to complement and reinforce the character of the existing building and its surroundings to ensure that the development positively contributes to its context.
- 7.2. The proposed scheme is accessible from the existing access and utilises the parking area approved under DET/2020/0061.
- 7.3. As well as the proposed courtyard which will provide external space for the residents, additional amenity space is to be provided to the north of the converted barn which will connect to the garden area approved under DET/2020/0061.

8.0 ACCESS

8.1. For the purpose of this statement compliance with the current edition of the Building Regulations Part M is assumed to be covered within the detailed design and the proposals as this is mandatory. It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

8.2. For the purposes of this statement of the definition of 'disability' is taken as that in Part 1 of the Disability Discrimination Act 1995.

8.3. Vehicular and Pedestrian

The approved application DET/2020/0061 includes adequate parking for the dwelling.

8.4. Transport Links

As well as the transport links available in Dilhorne, the site is also within close proximity to Cheadle.