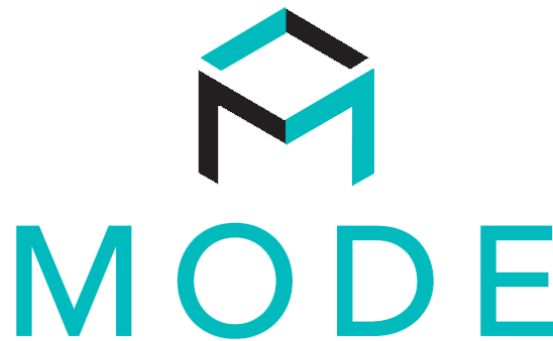




MODE Architects Limited
DESIGN AND ACCESS STATEMENT

Extension and Alterations at Moss House Farm, Leek Road, Endon

Issued: March 2021

Job Reference: 21 011/DA/V01

Site Address:

Moss House Farm, Leek Road, Endon, ST9 9DJ

Client:

Mr N Pellington

Proposal:

Extension and alterations to house at Moss House Farm, Leek Road, Endon

Report Prepared By:

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1 INTRODUCTION

- 1.1 MODE Architects Ltd. have been instructed by Mr Pellington to seek planning permission for the extension and alterations to Moss House Farm, Endon.
- 1.2 The proposal is to improve the current detached dwelling by extending to create a better 4th bedroom, along with making improvements to the internal upper floor by increasing the eaves height to create improve the quality of the living standards.
- 1.3 The application is submitted in full and seeks approval of all matters. The submitted plans show the proposed development of the dwelling at Moss House Farm.
- 1.4 The proposal has sought to achieve a design that meets the requirements of the applicant, whilst providing best practice in layout and built form but also understanding, respecting and enhancing the form and character of the local typology of the property and the area.
- 1.5 The site is shown on the associated drawings submitted as part of the application.
- 1.6 Previous planning application records for the site are detailed as follows:
 - SMD/1978/0217 (Erection of Bungalow - refused)
 - SMD/1979/1079 (Site for bungalow – refused)

2 USE

- 2.1 The existing property is currently used as a family home, with 3 bedrooms and a 4th 'box' room, with 1 family bathroom.
- 2.2 The applicant also has ownership of the surrounding plot, which includes 2 derelict large outbuildings and another storage building, which is used to store machinery used on the adjacent land indicated in blue on the submitted drawings.

3 THE SITE DESCRIPTION

- 3.1 The site is accessed via Leek Road, along a private road serving a number of properties.
- 3.2 The site is sandwiched between the Caldron Canal and the disused railway line.
- 3.3 It is believed that the property has previously been 3 small cottages, as well as possibly a public house in the past.

4 AMOUNT

- 4.1 The proposal seeks to add additional floor area to the 1st floor to improve the size of the 4th bedroom for the family.
- 4.2 The application also seeks to add a small amount of floor area to the rear with changes to the conservatory into an orangery.
- 4.3 The additional area to the ground floor equates to 4.7m², with 6.5m² added to the 1st floor.

5 LANDSCAPING AND ENVIRONMENT

- 5.1 There are no proposed changes to any hard or soft landscaping as part of this application.

6 LAYOUT

- 6.1 The layout of this development has been derived to improve the overall layout of the property.
- 6.2 The extension to the upper floor is to create additional floor area to the 4th bedroom and an additional en-suite bathroom to the main bedroom.
- 6.3 There are minimal changes to ground floor, mainly alterations to the staircase location to improve the main living space and 'squaring off' of the conservatory as part of its rebuild as an orangery.

7 SCALE

- 7.1 The building is currently 2 storeys to the main dwelling, with previous extensions to create utility room and conservatory being single storey additions.
- 7.2 The proposal is to increase the scale of the rear elevation, by adding the additional gable to create the additional space for the 4th bedroom.
- 7.3 The dwelling needs to be reroofed and as part of this, it is proposed to increase the eaves height by 2 stone courses (approx. 450mm) to allow better head height on the 1st floor and improved cill and window head heights. The proportions and scale of the original dwelling are proposed to be retained (i.e. reusing the windows to the front elevation, just raising the cill line and retaining the original pitch of the roof), thus retaining the character of the property.

8 APPEARANCE

- 8.1 All extension and additions are proposed to be completed in stonework to match the existing dwelling.

9 ACCESS

- 9.1 There are no proposed changes to the vehicle or pedestrian access to the property.