

Design and Access Statement

Applicant: D & C Cooper
Moorside Farm
Ellastone Road
Cauldon Lowe
Stoke on Trent
ST10 3ET

1. Description of farm building conversion to small business unit.

This building was a cow byre until about 25 years ago when it was no longer required for farm use since which time it has remained empty except for occasional storage.

The building forms part of a block of farm buildings, estimated late 1800s, stone construction with tiled roof and has an internal floor area of 51sq m. There are no landscaping or special features attached to this building.

2. Access and General Details

Access to the farm site is off Ellastone Road via an existing hard surfaced private drive shared with a wood processing works. No additional work required to the access road. Car parking on an adjacent concrete surfaced yard for approximately 5 cars. Existing building walls to remain the same except for the addition on 3 windows in the West Elevation to provide additional natural daylight. The internal area to be divided into three sections to provide an office of approximately 8.25 sq meters with a workshop of the same dimensions, storage area of 20 sq meters and toilet facility. Circulation within the building will be on a single level.

3. Intended Use

The applicant is the owner of the site and existing buildings. It's intended to use the building for his own existing antiques business. Any waste and scrap materials will be taken to a local recycling unit.

4. Supporting Documents

Drawings Ref: 3617- 01, 02 and photographs showing external and internal views.

27/05/21

END