

DESIGN AND ACCESS STATEMENT

SITE

Springfield Farm, Consall Lane, Consall, Staffordshire

CURRENT STATUS

Small holding farm, comprising six acres in total. Buildings at the site comprise the main farmhouse, attached annexe (currently subject to a Planning Condition), other attached farm buildings and stables, garages and out buildings and a detached building previously used as boarding kennels.

PROPOSAL

Removal of the condition SM 0840-88 applicable to the annexe. Conversion of attached farm buildings and stables to provide additional living accommodation in connection with the annexe. The removal of the condition 2 SM 0840-88 would result in two separate semi detached properties. The two individual properties would be occupied by the applicant's mother (main farmhouse) and the applicants immediate family (extended annexe).

SITE ASSESSMENT

Springfield Farm lies in a rural location on the outskirts of the small village of Consall in the Staffordshire Moorlands. This location is particularly picturesque set in open countryside but with great potential for rural activities.

USE

The conversion of the attached barns and buildings adjoining the annexe will enable a separate family sized four bedroom dwelling to be created. This is a logical, simple and appropriate use of these disused buildings and as part of the conversion they would be fully refurbished and the external appearance restored to its original condition. No extensions or changes to the roof will be necessary in this instance and only the addition of a small number of windows, doors and 3 small dormers will be involved in this change of use/refurbishment.

The removal of condition SM 0840-88 will enable a more sensible and full use of the building by providing two separate family units independent of each other.

1 of 2

2 of 2

AMOUNT

No new build is included as part of this application and so the site building footprint remains constant. The small amount of extra persons and activity at the site would not be detrimental and local services could easily meet the small demand.

LAYOUT

See above – no new build, this would not affect layout. Each unit will have ample parking and amenity space with a good degree of privacy and garden area well above minimum standards.

APPEARANCE

The barn conversion scheme would not require any major changes to elevations and rooflines. The addition of three dormers, a small number of doors and windows will be

necessary for practical and natural light reasons. These additions will be constructed in materials to match, eg timber windows and doors and will be carefully and professionally installed to ensure no detrimental effects on the buildings external ' farm building ' appearance would result.

SCALE

No new build will occur and the existing buildings will essentially remain unaltered in size and scale.

LANDSCAPING

Established lawned and planted areas already exist at the site and will be retained for amenity and aesthetic reasons.

ACCESS

Springfield Farm is access by a tarmac access road from Wetley Rocks and via a private driveway to the farm itself. As such it is easily access by car. The farm buildings involved in this application are all access off the main farm yard which is fairly flat and easily negotiated by vehicle or on foot.

2 August 2021