

DESIGN and ACCESS STATEMENT

IN RESPECT OF A FULL PLANNING APPLICATION FOR THE CONVERSION
OF REDUNDANT AGRICULTURAL STORAGE BUILDINGS

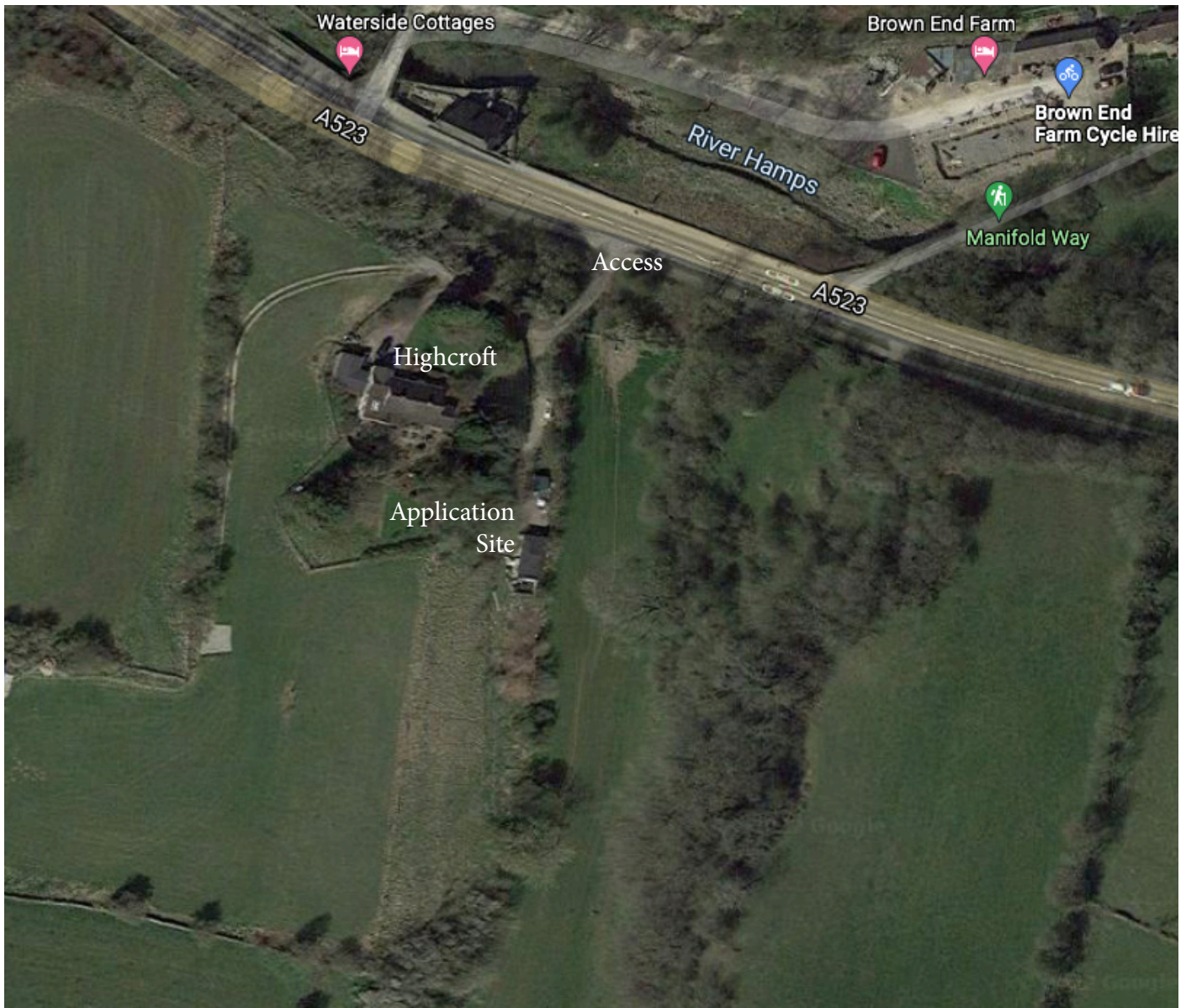
TO USE AS A BARN FOR HOLIDAY LET

AT

HIGHCROFT
LEEK ROAD
WATERHOUSES
STAFFORDSHIRE MOORLANDS
ST10 3LH

1.0 INTRODUCTION

- This statement has been produced to support a full planning application for the conversion of disused agricultural buildings at Highcroft to a barn for use as a holiday let to accommodate 2 adults plus 2 children.
- Highcroft comprises a smallholding of approximately 6 acres located adjacent to the A523 and opposite the start proper of the Manifold Trail



- Being adjacent to the Manifold Trail Highcroft is ideally located to provide accommodation for guests to explore the local area
- The applicants are able to offer additional services to guests as Mr Hall is a Rock Climbing and Caving Instructor and Mrs Rew is an award winning watercolour artist
- Both applicants have a detailed knowledge of the walking and cycling routes in the Manifold area and beyond and will be encouraging guests to arrive make full use of cycles and walking
- Some timber agricultural buildings on the site were demolished some time ago as they were in a dangerous condition and the existing concrete block building requires a new roof. The concrete bases of the demolished timber buildings remain.

2.0 EXISTING BUILDING AND BASES

- The existing single pitch felted roof is in need of repair and is leaking badly. The concrete structure, however is sound and has been assessed as suitable for the planned conversion by structural engineers GCA Consulting, a copy of the report is attached.



Demolished Garage base & Gable End of Barn



Existing redundant stable block



Dwarf wall on remains of goat shed & stable Gable End



Dwarf wall on remains of goat shed

3.0 DESIGN PRINCIPLES

- A proposal for an alternative use of the building, plus extensions, was put in writing to Staffordshire County Council Planning Department for pre planning advice some 5 years ago and the comments received were that in principle the site seemed suitable for alternative use and we were advised to consider alternatives to render finishes and to incorporate pitched roofs and natural materials.

These recommendations have been incorporated into this application.

- The design incorporates a lightweight insulated corrugated steel roof, Stone gable ends and timber cladding, very much in the local vernacular for simple agricultural buildings. Modern aluminium windows and large patio doors are incorporated to maximise natural light and wooden shutter barn doors on industrial sliding mechanisms will conceal the windows when unoccupied.
- The existing barn is 52m², the existing concrete slab base of the demolished timber garage is 53m² and the existing dwarf wall base is 18.5 m² a total of 123.5m². The conversion will occupy a smaller footprint of 79.5m², the existing gable width will be maintained.
- We plan to increase the bio diversity of the field surrounding the barn with suitable wildflower planting and additional tree planting in the existing sparse woodland.
- The building is not overlooked from any other property, public road, bridleway or footpath.

4.0 SITE DRAINAGE & SERVICES

- A proposal for a new package treatment plant for foul water is incorporated in the application.
- Surface water will be disposed of by discharge to a new wildlife pond and soakaway overflow
- New services will be buried underground

5.0 ENVIRONMENT & ECOLOGY

- The site is outside of but adjoins the Middlehills SBI
- Apex Ecology were commissioned to do Preliminary Ecological Appraisal of the site
- No exceptional Flora was found
- There was no evidence of Roosting of protected species in the existing building
- There is a Badger set 35m from the stable block, which is in intermittent use
It was recommended to increase screening by planting of additional trees and shrubs, this work has started.
- It is our intention to incorporate roosting boxes and Owl boxes in the construction, and to plant appropriate native wildflower seeds to increase bio diversity on the site.

6.0 ACCESS & PARKING

- Access will be by the existing driveway, there is ample parking on existing permeable hardstanding adjacent to the proposed conversion

7.0 EMPLOYMENT

- The holiday letting will provide part time employment for the applicants plus 1 part time domestic role.