P 4 Architecture
A Member of the Chartered Institute of Architectural Technologists
Architectural & Construction Project Management Services

Lodge Hill, Wallbridge Drive, Leek
Staffordshire Moorlands, ST13 8TF
Mobile: (44) 07962 062 618
Email: philip@p4architecture.co.uk

Planning Statement

Version	1.1	Date	26th October 2022
Project	Mr O. Mellor & Ms H. Johnson Upper Tittesworth Farm Buxton Road Blackshaw Moor Leek Staffordshire	Project No.	OLME/2022

1.00 INTRODUCTION

1.01 This Planning Statement is submitted in support of the Planning Application for the replacement of an existing dilapidated timber framed Poultry Shed and the adjacent concrete blockwork Bull Pen. The replacement building to be used as a Cattery of a proportion similar in height and footprint to the existing buildings. The application address is known as Upper Tittesworth Farm, Buxton Road, Blackshaw Moor, Leek, Staffordshire.

2.00 CONTEXT

2.01 Upper Tittesworth Farm is situated off the Buxton Road approximately 1 mile from the main settlement area of Leek. The main entrance accessed from what was the original road which is now a lay-by.

2.02 The proposal is set within the group of buildings which forms part of Upper Tittesworth Farm, which consist of the Grade II Listed Farmhouse with a range of agricultural buildings some of which are traditional stone barns constructed during the 19th Century. The other modern farm buildings built in the latter part of 20th Century consisting of a sizable single storey brick shippon and a portal framed building which sits between the stone and brick shippens.

2.03 The proposal to remove of the Poultry Shed and Bull Pen in favour of a new portal framed building would be seen as considerable improvement. The two buildings have no architectural merit or significance to the Farmhouse and the Listed Building status.

2.04 The Full Planning application submitted would seek permission for the replacement of buildings within the setting of a Listed Building and also consider the proposed use of the new building as a Cattery.

2.05 The proposal is to replace what is considered to be two poor quality buildings with a new portal framed building which would be finished with materials which address the sensitive relationship with the setting of the Listed Building.

2.06 The applicant a registered vetrinary nurse and it is envisaged that the Cattery would be operated by 2 people which would meet the requirements for the number of cats cared for at any one time.

3.00 DESIGN COMPONENT

3.01 The proposal would seek to create a building which would integrate into the group of agricultural buildings and which would sensitively respect the setting of the Listed building. The materials proposed being a combination of traditional vertical Yorkshire Boarding and Moorland Green plastic coated profiled steel sheeting.

3.02 The main access to the building would be through the existing concrete yard and roadway which lies to the North and Westerly side of the stone and brick shippons. This area is to some extent screened from the main A52 and further tree planting is planned to improve the screening relationship of roadway to site area.

3.03 The height of the proposal is similar to that of the existing buildings which would be demolished and therefore would not produce anything which could be considered overstated or disproprtionate in relation to existing buildings.

4.00 ACCESS STATEMENT

4.01 The building would be constructed to produce a floor level which would related to the existing concrete yard and nearby buildings. Access for customers would be level access with parking on the concrete yard.

4.02 The proposed building would provide kitchen and toilet facilites, which with enhanced security and 5 star animal wellfare facilities this would meet all necessary operational standards for licensing requirements.

5.00 CONCLUSIONS

5.01 The proposal seeks to address the replacement of buildings in poor condition and no longer fit for purpose. The new building of modest proportion would visibly produce a more desirable outlook in the setting of a Listed Building.

5.02 The Cattery would provide part time employment for 2 people and facility which is in great demand in the Staffordshire Moorlands area.