

DESIGN AND ACCESS STATEMENT

SITE

Yew Tree Farm, Eaves Lane, Bucknall, Stoke-on-Trent.

EXISTING

Yew Tree Farm comprises a seven acre small farm and includes an original farmhouse, barns and various small outbuildings. It has not been occupied for several years.

PROPOSAL

The proposal is to replace the original farmhouse with a 'one for one' new three bed dwelling. The original farmhouse is mostly derelict. Walls have no foundations or damp course, there is no bathroom or WC and no heating or hot water provision. Builders' quotes to renovate the house have confirmed that it is more economical to demolish and rebuild. The new dwelling would be a highly insulated, low carbon house heated via a ground source heating system.

SITE ASSESSMENT

Yew Tree Farm is located in open countryside off Eaves Lane. The locality is essentially rural with various small farms, equestrian centres and nurseries in the immediate vicinity.

APPEARANCE

The proposed dwelling would be a rectangular, two storey building with a tiled, pitched roof. The front elevation would include a central external porch with windows either side to give a similar appearance to the existing dwelling. It will be built in approved brick with a plain Staffordshire blue tiled roof. Windows and openings will have circular lintel features over and stone lintels below, feature brickwork to eaves and at fascia level will be included.

USE

The use would be retained as a residential farmhouse ie no change.

AMOUNT

The proposal comprise a 'one for one' replacement and no increase occurs.

LAYOUT

The new property would be constructed in the immediate vicinity of the existing farmhouse and so the site layout does not materially alter. It will be built part within the footprint of the farmyard next to the retained barns. No part of the new building will encroach beyond the existing farmyard boundary.

SCALE

The replacement property will be a two storey building of modest proportions providing a three bed family dwelling. Ceiling heights will be standard 2.4 metres and roof pitch 35° ie the traditional roof pitch.

LANDSCAPING

The immediate area around the new dwelling will be lawned and planted with low shrubbery to provide a soft landscaped amenity space.

ACCESS

No change.

ECOLOGICAL CONSIDERATIONS

The new building will be constructed in the approximate position of the existing house. No trees or shrubs will be disturbed or planted areas removed. As a 'one for one' replacement no loss of greenery or field/land will be lost or need to be reinstated.