



Design and Access Statement

CLIENT: Mr R & Mrs H Stevenson

LOCATION:

Gorsty Hill Farm
Gorsty Hill Road
Upper Tean
Staffordshire
ST10 4EL

PROJECT:

Planning Application – Proposed replacement dwelling.

Prepared by Nigel Forrester MCIOB

Introduction and description of application.

The proposal is for a replacement two storey dwelling.

The existing dwelling is in a poor state of repair with evidence of significant, differential settlement, general movement and damp issues caused by high ground levels.

The proposed replacement dwelling will be smaller than the existing

The site is accessed directly off Gorsty Hill Road, which is accessed off Freehay Road.

The application is a Full Application.

Physical Context

The surrounding area is open countryside.

The dwelling sits within a farmyard context.

Permission has recently been granted to replace the existing brick built, cattle sheds and storage buildings with modern steel framed buildings.

The existing dwelling to be replaced is a traditional two storey dwelling constructed with red facing brickwork with some elevations cement rendered in an historic attempt to address penetrating damp issues.

The roof is a pitched roof covered Staffordshire Blue, plain, clay tiles.

The windows are all modern, replacement painted timber windows with stormproof casements

The existing accommodation comprises three bedrooms, and a bathroom at first floor level and a kitchen, Utility areas and a sitting room at ground floor level.

The proposal also includes the replacement of an existing outbuilding with an open fronted car port.

The farmyard to the rear of the property is level and abuts the rear wall of the farmhouse, the internal floor level of which is lower than the farmyard.

The front garden slopes gently away from the dwelling.

Social Context

The immediate area is predominantly agricultural.

Design Principles and Concepts

This application is a Full application

Amount

The existing plot size/ domestic curtilage including the access drive and yard parking area measures 1800m².

The existing dwelling has an overall footprint of 115m², an internal ground floor area of 101.60m² and a first floor area of 80m².

The existing accommodation includes three bedrooms, a sitting room, a kitchen, a single bathroom, a hallway and landing and utility areas.

The proposed dwelling has an overall footprint of 103m², an internal ground floor area of 87m² and a first floor area of 58m².

The proposed accommodation would include on the ground floor: an open plan living/kitchen, a sitting room, a home office, a utility room and a WC/shower room and on the first floor the proposal includes three bedrooms (one en-suite) and a family bathroom.

Layout

The orientation and positioning of the proposed replacement dwellings replicates the existing, thereby maintaining the relationship that currently exists between the dwelling, the farm buildings and the surrounding environment.

The south elevation of the main body of the proposed house, which faces Gorsty Hill Road sits on the same building line as the existing thereby maintaining the existing publicly viewed perspective.

The north elevation of the proposal is positioned away from the existing yard in order to enable a lower level pathway to be formed that eliminates the current issue of the high ground level causing damp problems in the dwelling.

The proposed dwelling will be built with the ground floor 'finished floor level' 150mm higher than the existing

The layout has been designed to make the most efficient use of the site whilst ensuring that the character and amenity of the site is not compromised.

The proposal retains the existing amenity spaces and areas.

The design generally maintains the existing relationship of 'principal' windows to adjacent buildings and site boundaries.

The proposed dwelling would be served by the existing vehicular access.

The existing vehicular turning and parking areas within the site remain unaltered.

Scale

The proposed structure has a smaller foot print than the existing and the visual massing is less than the existing.

The overall height of the building when viewed from the publicly visible south side is just 200mm higher than the existing dwelling.

The proposed structure is compatible in scale to the existing dwelling.

Landscaping

No changes are proposed to the existing landscaping other than the provision of the pathway along the north (farmyard) elevation.

Appearance

The principle behind the design is to achieve the required level of accommodation in a manner that conforms to and compliments the existing nature of the site.

The proposal has been developed having regard to the following considerations:-

- The need to be inkeeping with and enhance the character of the site and setting.
- The need to be compatible in form and scale to the surrounding buildings.
- The need to provide a sufficient level of accommodation provided by the development to justify the necessary investment.
- The desire to achieve a sustainable form of development

The external walls of the dwelling would be in facing brickwork to Local Authority approval. The roof would be covered with Staffordshire Blue plain tiles. Eaves and verge details will be brick corbels. Windows and external doors would be UPVC.

It is considered that the elevations of the proposed dwelling are traditional in character and appropriate to the site.

Access

The development would provide for occupation by less well abled people through compliance with current Building Regulations Part M requirements which include the provision of level access to the principle entrance and appropriate internal arrangements relating to the width of throughways, doors and circulation areas etc. All measures that ensure access into the building and circulation within and around the building etc. that facilitate fully inclusive use.

The access onto the site is the existing combined vehicular/pedestrian access.

All users of the site, irrespective of age or disability would have convenient and equal access to the building.

Planning Policy

Policy H1 of the Staffordshire Moorlands Local Plan relates to 'New Housing Development' and confirms that in the rural areas, support will be given for proposals for replacement dwellings, provided they do not have a significantly greater detrimental impact on the existing character of the rural area than the original dwelling or result in the loss of a building which is intrinsic to the character of the area.

Policy SS10 relates to the 'Other Rural Areas Strategy' and states that these areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The policy goes on to state that housing requirements will be met by allowing the replacement of existing dwellings in accordance with policy H1.

The application seeks full planning permission for the erection of a replacement dwelling within the rural area. Policies SS10 and H1 of the Local Plan make provision for the erection of replacement dwellings provided they do not have a significantly greater detrimental impact on the existing character of the rural area than the original dwelling or result in the loss of a building which is intrinsic to the character of the area.

In terms of those provisions:

The reason for the proposal to replace the existing dwelling is not a desire or requirement for a larger dwelling. The reason for the proposal is that the existing dwelling is defective in that it is subject to significant differential settlement and also damp issues caused by the high ground levels along the northern, farmyard elevation and defective structural elements at higher levels.

The proposed replacement dwelling is in fact smaller than the existing dwelling and will therefore have no greater impact on the character and appearance of the area.

The remedial work required to ensure the long-term stability of the existing structure in order to make the renovation and reordering of the existing dwelling viable, would itself necessitate the taking down and reconstruction of a significant portion of the structure. It is therefore considered that the further step of taking down the complete structure in order to construct a dwelling that meets all the significantly greater thermal standards of a new dwelling compared to the renovation of an existing structure, under the current Building Regulations, is the most practical and beneficial option.

Whilst the existing property is of traditional appearance it is not a significant property in regards to its contribution to the character and appearance of the area. The Local Authority has very recently approved the demolition of the brick-built farm buildings associated with the dwelling that matched in construction and appearance and has permitted their replacement with a modern steel framed farm building. Having made that decision the authority must have been of the opinion that the buildings and therefore the farmhouse itself were not considered to constitute buildings that were intrinsic to the character of the area.

The proposed development represents a sustainable form of development.