

Design and Access Statement

and

Statement of Significance for Heritage Asset

in support of

Alternative External Door Style

at

**The Old Engine House, Biddulph Road, Mow Cop,
Staffordshire, ST7 3PU.**

“Good design can help to create lively spaces with distinctive character, streets and public spaces that are safe, accessible, pleasant to use and human in scale; and places that inspire because of imagination and sensitivity of their designers.”

Quote from By Design, Urban Design in the Planning System; Towards Better Practice (DETR & CABE, 2000).

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1.0 HISTORY AND SUMMARY STATEMENT

1.1 History of the Site

The Old Engine House was originally constructed to serve the existing coal mine, which is now disused. The building was originally constructed, circa mid 19th century, with alterations taking place circa mid 20th century. The building is constructed with rough chisel-dressed and squared coursed rubble stonework with feature stone surrounds to door and window openings. Works have progressed to convert the building into a dwelling in accordance with planning and listed building consents granted in December 2012 and further consents granted in 2020 for the reinstatement of the south eastern wing are nearing completion.

1.2 Summary Statement

Our client is currently completing the conversion of the grade 2 listed Engine House into a dwelling and the proposals outlined in the Planning Application is to vary the door design so that there is a consistent door style.

1.3 Description of the Site

The Old Engine House is accessed from the existing driveway from Biddulph Road.

2.0 PLANNING POLICY GUIDANCE / CONSERVATION POLICIES AND PHILOSOPHY

2.1 Planning Context (Planning for the Historic Environment PPS5):

The Old Engine House is Grade 2 Listed and lies within an area thus defined as Green Belt and is regarded as an 'historic asset' resultant from its listed status. The listing date is confirmed as being 20th November 1987 with an English Heritage Building ID reference of 275225.

2.2 Planning Assessment:

The NPPF, revised Sept 2023 defines significance as the 'the value of a heritage asset to this and future generations because of its heritage interest' (NPPF, p72). Heritage assets include listed and unlisted buildings, conservation areas and archaeology.

Historic England published in 2008 Conservation Principles, which explains the theoretical framework for understanding significance to inform conservation and change.

The 2008 document identified four values: evidential value, historical value, aesthetic value and communal value.

Within these different heritage values or interests, significance can be measured in levels.

Highest - Scheduled Ancient Monuments, World Heritage Sites and Grade I and II* Listed Buildings

High - Grade II Listed Buildings

Medium - Non designated heritage assets of local interest

Low - Buildings or features with limited heritage value

Negative - Buildings or features which harm the value a heritage asset.

2.3 Overview

The farmhouse is Grade II listed and is therefore a designated heritage asset of high significance.

The current owner has carried out the conversion project in a respectful and sensitive manner and retained the original character and architectural form of the building and wishes to change the door style so that there is consistent door style. The applicant is therefore seeking Listed Building Consent to enable the proposed scope of works to proceed.

3.0 DESIGN AND ACCESS PROPOSALS

3.1 Design Brief

Our client has requested that a Planning Application be submitted for the alternative door design which respects the original character and architectural form of the listed building.

3.2 Purpose of Statement

The purpose of this statement is to support a Listed Building Application for the proposed.

This statement seeks to explore the design characteristics of the proposal whilst explaining how the design proposals respond to its context in order to provide a positive contribution to the overall rural quality of the area.

3.3 Design Principles, Objectives and Proposed Design Response

Good quality design is rarely brought about through prescribed design standards or solutions, which can fail to address the specific complexities and needs of existing buildings. Successful design most readily achieved is approached with the emphasis being placed on establishing the design principles and objectives, which can only come about through analysis of the specific characteristics of the place/space in question.

3.4 Layout, Mass, Scale and Character

The arched timber doors and frames will be installed in the original openings the mass, scale, character of the proposed does not change the architectural form of the original building.

3.5 Promoting Sustainable Development

The design development process is committed to the exploration of a number of design features that would specifically promote the principles of sustainable development and these include:

Construction methods will be used that seek to reduce the inherent carbon content of the building's fabric and structure.

Construction methods that seek to minimise energy consumption by the buildings in use.

Construction methods that seek to minimise the energy consumption during site operations.

3.6 Access

Access to the proposed is made from Biddulph Road and along the driveway to the garage which would be constructed to meet with Part M of the Building Regulations.