

CHANGE OF USE OF AGRICULTURAL BARN TO RESIDENTIAL DWELLING AT CLOUD PARK FARM, CONGLETON, CW12 3QJ

DESIGN AND ACCESS STATEMENT

1.1 Introduction

This statement has been prepared to accompany the full planning consent application for change of use of the agricultural barn at Cloud Park Farm to single residential dwelling and associated external amenity.

1.2 Planning History

The Site was awarded prior approval for the conversion of the building under a Class Q Application on 27 October 2022 (Local Authority Reference DET/2022/0033). The current application seeks to expand upon the permission to include a new track entrance from Gooseberryhole lane (private track), extended external amenity (parking), and the temporary siting of a static caravan for the duration of the construction works.



Fig 1.1 Approved Plans as Proposed (27.10.22)- not to scale.

1.3 Buildings and Site

The barn consists of a single storey gabled brick building with a profile sheet roof. The barn is situated just outside the farmyard enclosure of Cloud Park Farm with existing tracked access from the farm courtyard. The site lies on the private track Gosberryhole Lane and is accessed by a well maintained entrance off Dial Lane with excellent visibility east and west; the entrance serves the existing farmhouse and agricultural buildings and the neighbouring farmstead. There

are no listings attached to the site. Since the Class Q consent in 2022 the Farm and immediate outbuildings have been sold and are not under the control of the applicant or current owner of the barn, although right of access via the existing farm yard and track remains in place until such a time as new access can be secured.

A Structural Survey and Report has been conducted and the building has been found to be overall in good structural condition and suitable for conversion (report included in application).

An ecological survey and report has been conducted (report included in the application).

2.0 DESIGN

2.1 The Proposed Alterations to existing building

The proposed building plans (Floor plan & Elevations) remain largely the same as the 2022 application, with minor revisions to the internal layout and fenestration to accommodate the new vehicle and pedestrian approach, and minor revisions to the Northwest gable elevation to improve vista and natural light.

Externally, the alterations are limited to the dropping of the sill heights of 3 existing opening to the Northeast Elevation, and the introduction of two addition 'barn door' openings to the Northwest elevation. The alterations have been limited to the minimum amount reasonably required to provide the necessary residential accommodation. Refer to submitted drawing:

- CPFB-01 Plans as Existing
- CPFB-100B Plans as Proposed

2.2 Proposed New Trackway

The Application seeks consent for a new gravel trackway to the barn from the existing gated field access to the Northeast of the site. The trackway is required to provide independent access to the site, circumnavigating the farmhouse, to improve the privacy of both the farmhouse and barn. The proposed 3m wide trackway sits tightly alongside the existing outbuildings to reduce impact on the openness of the countryside, and to maintain the agricultural feel of the site. It is proposed the track will be finished in a permeable gravel and bounded to the North by a 1.2m high post and rail stock fence. Refer to submitted drawing:

- CPFB-101B Site Plan as Proposed

2.3 Proposed Hardstanding and Static Caravan

The application seeks consent for the siting of a static caravan for the self-build applicant and their family to occupy during the construction phase so they may live on site. The caravan will be removed from site prior to occupation of the converted barn. The hardstanding will remain to provide additional parking for the property, in a location shielded from the wider countryside by the barn.

- CLFB-101B Site Plan as Proposed

3.0 ACCESS

3.1 Vehicular Access to Site

The site lies on the private track Goosberryhole Lane and is accessed by a well maintained entrance off Dial Lane with excellent visibility east and west; the entrance serves the existing farmhouse and agricultural buildings and the neighbouring farmstead. As part of the sale of the farmhouse access to the site via the existing track has been secured until such a time that permission is granted for an alternative route off Goosberryhole Lane. The application seeks to secure that alternative access and bring a new access track from further north along Goosberryhole lane via an existing field access gateway. The construction of a new permeable 3m wide track is proposed from the gateway, being 150mm crushed hardcore to MOT/DOT type1 spec clause 803 (built up in two well compacted layers), on 180mm MOT?DOT type 6F2. The track will provide vehicular access to the building with adequate turning circles and parking amenity provide close to the building.

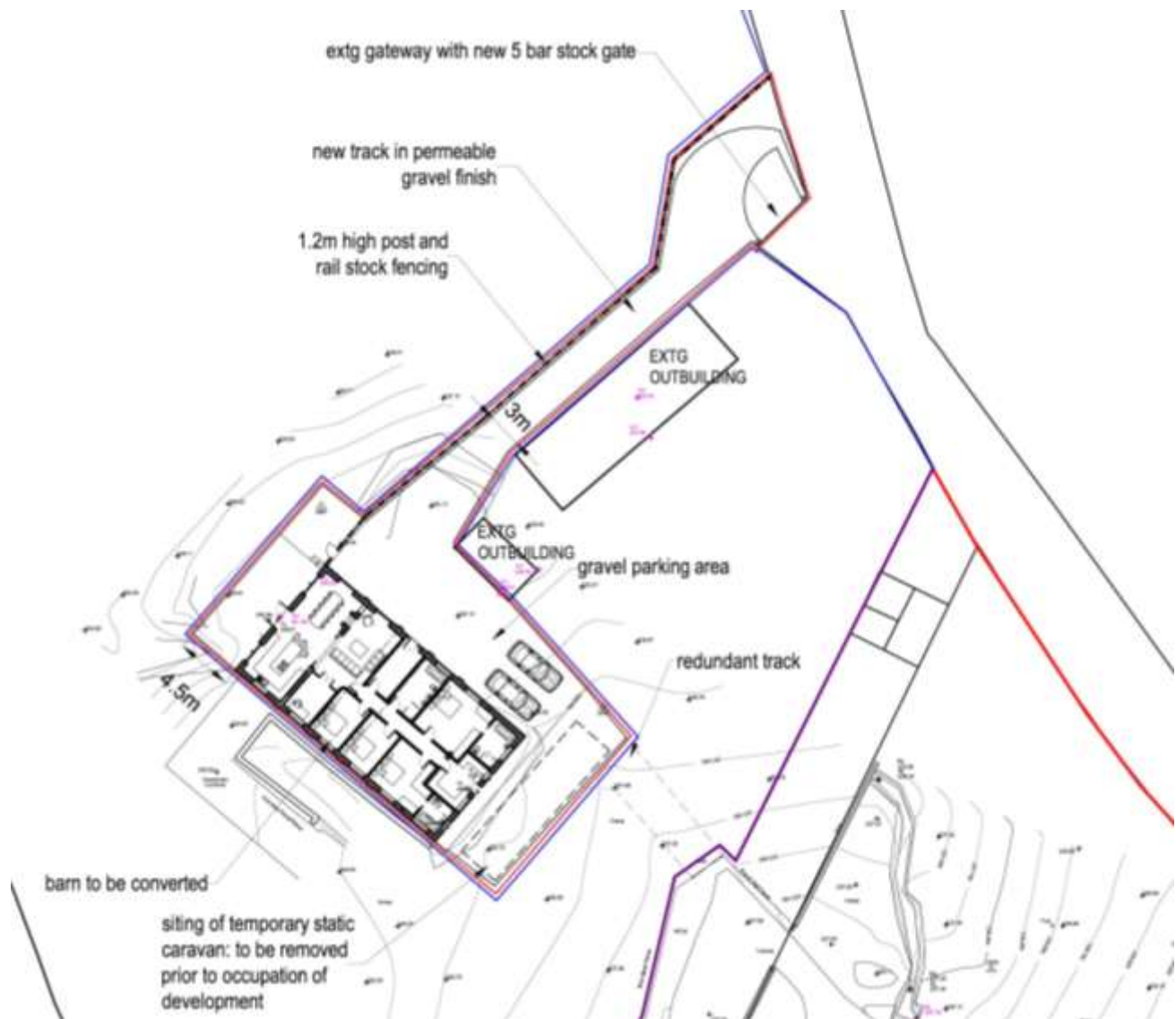


Fig 1.2 Proposed new access track- not to scale.

3.1 Part M Compliant Design

The proposals seek to be Building Regulations 2010 Part M compliant in all respects to include:

- Approach to dwelling: reasonable provision provided for people to gain access to and use the dwelling: level access threshold and ramp to principle entrance.
- Circulation and doorways: designed to accord with BR AD M4(1) 1.15 (door and hall widths
- Sanitary facilities: designed to accord with BR AD M\$ (1) 1.17 (WC facilities)

As a single-storey dwelling the building offers excellent opportunity to provide sustainable accommodation for the applicants.

4.0 APPENDIX: Photographs of Existing Building

Fig 1.3 North Elevation



Fig 1.4 East Elevation



Fig 1.5 South Elevation



Fig 1.46 West Elevation

