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# Planning Statement

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| Version | 2.1 | Date | 23rd May 2023 |
| Project | Mr O. Mellor & Ms H. Johnson<br>Upper Tittesworth Farm<br>Buxton Road<br>Blackshaw Moor<br>Leek<br>Staffordshire | Project No. | OLME/2023 |

**1.00 INTRODUCTION**

1.01 This Planning Statement is submitted in support of the Planning Application for the renovation of a redundant stone piggery which is in need of remedial works due to deteriorating condition. The building is to be used as a small one bedroom holiday unit whilst retaining the character of the unique farm buildings. The application also includes for the Proposed Manege Arena to be formed in the field area to the area south of the main group of farm 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 shippons.

2.03 The proposal is to repair and preserve the features of the pigsty whilst bringing the building into use once again. The building which stands alone in close proximity to the main Listed Building Farmhouse and in itself has some architectural merit.

2.04 The further proposal to form a manege arena is for the private use of the applicant to school horses. This would be located in near proximity to the stables which are in the main area of farm buildings.

2.05 The Full Planning application submitted would seek permission for the creation of a Manege Arena and the Renovation of the former piggery to form Holiday Accommodation.

**3.00 DESIGN COMPONENT**

3.01 The works to be undertaken will see repairs and renovations to the building with carefully sourced materials which will match those of the existing building and the sensitive relationship the former piggery has within the setting of the Listed Building.

3.02 The main access to the building would be through the existing central yard and roadway which lies to the North and Westerly side of the Listed Building Farmhouse. 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 original pigpen runs will form part of the renovation works and will be an external feature of the building's redevelopment. The feasibility work undertaken on the design and use of the building has highlighted a minimal increase in height of the proposal enabling the modest accommodation to be created.

3.04 The formation of the Manege Arena would see an area of approximately 30m x 50m leveled and fenced to create an arena 45m x 25m. The Arena would be fenced as detailed in the accompanying drawings. The arena base would be finished with Silica Sand. A tree Planting Scheme to screen the North Westerly area is detailed in the accompanying drawings.

**4.00 ACCESS STATEMENT**

4.01 The renovation of the building would see new ground floors being be constructed to meet the requirements of the Building Regulations which include provision of reasonable access arrangements. This includes the doorway threshold levels and car parking arrangements. A designated parking space will be provided in the central yard area in close proximity to The Piggery as illustrated on the Site Plan.

4.02 The proposed building would provide a galley kitchen with open rafter ceiling. The proposed Bathroom due to space limitations will be off the Kitchen Area. The designated Bedroom Space is situated on the Mezzanine Level. As a stand-by a bed settee would be provided at Ground Floor level providing less abled guests facilities on one level.

**5.00 CONCLUSIONS**

5.01 The proposal seeks to address the deteriorating condition of the former pigsty, bringing the building back into use as a modest sized Holiday Let. The renovations to the building would produce improvements to the setting of the Listed Building Farmhouse.

5.02 The Piggery would provide part time employment for the owner of Upper Tittesworth Farm and provide holiday accommodation which is promoted through planning policy within the Staffordshire Moorlands area.

5.03 The provision of a Manege Arena for the schooling of horses is now recognised as a safer environment for the schooling and exercising of horses. The area chosen has been carefully considered against existing levels and the proximity to the stabling facilities. The proposal meets the requirements Planning Policy for private use by the applicant.