

## Design & Access Statement

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Henridding Farm  
Broad Lane  
Endon  
Stoke on Trent  
ST9 9DF

Project No. JAH/2024

### **1.00 INTRODUCTION**

- 1.01 This Design & Access Statement is submitted in support of the Planning Application for the proposed Annex replacing the existing Cattery which forms part of Henridding Farm, Broad Lane, Endon.
- 1.02 The proposals were initially discussed with a Planning Officer as part of a Pre-application consultation. The Planning Officer Lisa Li considered the proposal put forward to her being in principle something that could be supported. Particular consideration given to the new building being on a similar footprint and that materials proposed should be inkeeping with the materials used in the other associated farm buildings.
- 1.03 The submission follows the applicants concerns for her fathers health issues and the deterioration brought about by his isolation from the family unit. The Clients Father was admitted into hospital and then a Care Unit 5 years ago on mental health grounds. Unfortunately as his health has worsened and on the advice of the Care Unit it is recommended that home care undertaken by his own family would be beneficial and would resolve many of the stress and anxiety issues brought about by his isolation. The applicants father as more recently he has being diagnosed with Parkinson Disease which could well have evolved whilst in the Care Unit. Numerous options have been considered one of those being accommodating him into their own home but it is belived this could trigger other mental health issues. The existing Cattery is only partly used and the rebuilding would still accommodate a smaller unit and this is detailed in the application presented..

### **2.00 CONTEXT**

- 2.01 The siting of the annex would replace the poorly constructed outbuilding which is used as a Cattery and forms part of the Yard Area to the Farm.

- 2.02 The Annex would need no Garden Area as the Farm has sufficient recreational space where the applicants father could safely walk and rest. The applicant now feels this is something which would not only benefit her father but also the family unit which due the location of of the care unit requiring time, energy and organisation to include the regular visits needed.
- 2.03 The application site Henridding Farm, is situated in a rural area with the nearest neighbouring property some considerable distance away. The privacy an important feature of the Clients care plan for her father and will hopefully see considerable improvement to her fathers health. It is believed the Annex would be seen as a positive contribution to the care in the home environment rather than the institutionalised type environment which is no longer suitable.
- 2.04 The overal site area as illustrated on the Site Plan and Block Plan edged red is approximately 1.3 hectares.
- 2.05 The site area is well screened with mature tress and hedgerows. Any additional screening required for the proposal to be agreed.
- 2.06 The site area for Henridding Farm does not lie within any known flood zone area and the property benefits from a sewage treatment system and stormwater soakaways.
- 2.07 As the proposal would be an annex to the main dwelling car parking is not considered to be an issue as there is sufficent car parking at the frontage to the main house. The yard area and driveway being of sufficent area for emergency vehicles and for the purposes of providing resonable access for the elderly occupant of the proposed Annex.

### **3.00 DESIGN COMPONENT**

- 3.01 The proposal would seek to build a good standard of building which would be subserviant to the Main Dwelling and more the character of the traditional outbuilding. As suggested by the Duty Officer in Pre-Application discussions, the single storey building would incorporate a single bedroom with en-suite, kitchen/ living area, cloaksroom and integral porch area. All room sizes meet with the guidelines on minimum standards in space about the dwelling. The new building would also incorporate a much smaller scaled Cattery with 4 Pens and Preperation Area which would accommodate up to 4 cats.
- 3.02 As the relative levels of yard area fall away across yard and also across the frontage of the yard facing elevation these levels will be maintained and accommodated in the design with only the rear area where slight adjustment to provide level perimeter pathways will be necessary. It is envisaged that the proposed new floor level will remain the same as the existing Cattery with level access off the Farm Yard Area meeting the requirements of Part M of the Building Regulations.
- 3.03 The proposal would see the replacement of the mono pitch corugated sheeted roof with a new gable pitched with a plain tile appearance. Window and Door openings to the yard area will replicate the proportions of those in typical farm buildings. The wall finishes would be an off-white sand/cement render to match the other outbuildings together with stone faced lintels and window cills.

#### **4.00 ACCESS STATEMENT**

- 4.01 The annex would be accessed from an entrance situated on the of the yard side of the building which would have the benefit of an integral porch area. Further access provision through the Kitchen / Living Area on the opposite side of the property is also proposed providing access into the rear area of the property. Doorways to be level access with a minimum 830mm clear width opening and level to meet the requirements of Part M of the Building Regulation.
- 4.02 Parking space to the frontage of the property will be provided in what is a sizable Yard Area, allow convenient access when adverse weather is an issue.
- 4.03 The provision of a sizable living area and ground floor toilet facilities would create facilities which meet the requirements of Part M of the Building Regulations.
- 4.04 Public transport is available in the form of a local bus service to Hanley and Leek's Bus Terminals the bus stop being a short walk away in Clay lake. In turn the Bus Terminal and Taxi Rank provide easy access to the Train Station which is part of the North West Main Line services to London and Manchester.
- 4.05 Near by Endon and Brown Edge villages both have food shopping facilities which is less than 1 mile walk away. Access to essential shopping is therefore convenient .

#### **5.00 Conclusion**

- 5.01 As the proposal will replace what is considered a building of poor quality design which lies within the curtilage of a Farmyard Area. It is believed that in principle this would be seen as an improvement in the character of the buildings which form the Farmyard and therefore acceptable development.
- 5.02 The provision of an Annex the the Main Dwelling would accommodate a elderly member of the family who will live independantly in the secure locality of his family, providing considerable benefit of being with his family when he needs it most. The wellbeing of a person whose health as deteriorated due to the wrong environment which he has endured on the past 5 years is a positive measure which should be endorsed.
- 5.03 Staffordshire Moorlands District Council do not currently have a supplementary planning document which covers ' Annexes to accommdate for ageing family members' which recognises the needs of the family members living independently, considered a positive method of downsizing at the same time as providing localised care when it is necessary.
- 5.04 The provisions of the National Planning Policy Framework (2023) means that the proposal should be determined in accordance with the presumption in favour of sustainable development.

