

Location of proposed development

Stanley Farm Bungalow, Dial Lane, Congleton, Staffordshire, SK11 0RU

Description of proposed development

DEMOLITION OF 2 AGRICULTURAL BUILDINGS TO BE REPLACED BY CUSTOM SELF-BUILD HOUSE; INSTALLATION OF A PACKAGE SEWAGE TREATMENT PLANT, INSTALLATION OF GROUND SOURCE HEAT PUMP PIPE WORKS, SOLAR PANELS AND THE CONSTRUCTION OF 1.8M BOUNDARY WALL



Date

21st November 2024

Applicant

Mr Smallwood

Agent and consultants

Bayon Architectural Technology Ltd.(Agent)

Bayon Architectural Technology Ltd. (Design)

Ken Wainman Associates Lts (Planning Consultant)

Peak Environmental Solutions (Contamination)

Murry Tree Consulting (Arboricultural report)

Elite Ecology (Ecology, BNG)

Introduction

This design and access statement has been prepared to support the full planning application for a new residential dwelling with associated landscaping as described above. The proposal is to be an alternative to two extant permissions for conversion of agricultural buildings.

As a result of planning history, location and surroundings the design is bespoke, this statement details the specific parameters that have given direction to the proposal.

Background

The site an agricultural small holding totalling 9.7ha in a rural location. The site comprises of a The Bungalow and 2 agricultural buildings with yard and parking surfaced in tarmac.

One agricultural building is Nissen type agricultural building with permission to convert into a dwelling(DET/2024/0011) and the other a portal frame building with permission to convert into a single dwelling (DET/2023/0003).

The Bungalow has a temporary permission for its retention as to allow the applicant to convert the aforementioned conversion. An application to discharge conditions is pending.

The applicant has a long standing relationship with the site as it was once the home of his grandparents. It is now the applicants intention to create a family home for himself and his family on this site. Originally this was intended to be via conversion of the conversion permissions, with the option of one to be a rental or resale on the open market.

The applicant works in the constitution industry and has knowledge and connections as to carry out the conversion.

Having evaluated the two permissions, it would be preferable to the applicant to construct a single new build dwelling, it is also the applicant intention to construct a highly energy efficient home.

This design and access statement details the consideration given to the proposal and its evaluation in comparison with the extant permissions.

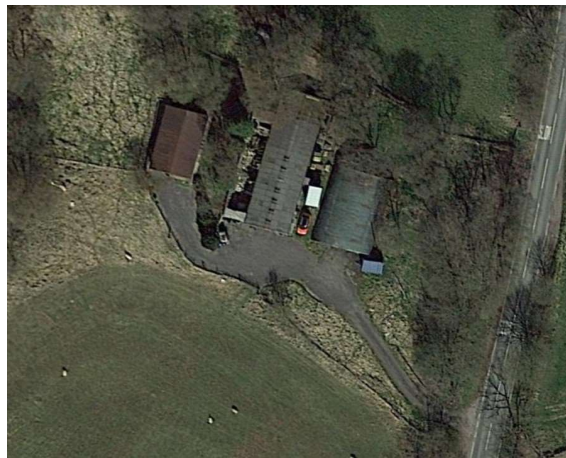
Ariel view of Stanley Farm

The Bungalow to the left, situated at the highest part of the site

Portal frame building central with permission to convert into single dwelling - DET/2023/0003

Nissen building with permission to convert into single dwelling - DET/2024/0011

Tarmac access off Dial Lane to the right leading to the yard and parking.



Location and Local Character

The site is within a fairly elevated rural location with the land rising from Dial Lane and continuing to rise beyond the site. The site slopes up from Dial Lane and agricultural land within the applicants owner is to the south (bottom of picture above)

The site is 2.5km (1.6Miles) from Rushton Spencer and 8.5km (5.3miles) from Congleton

The site is within an agricultural area surrounded by of agricultural farmsteads of a various sizes. There is also a large natural stone quarry nearby known as Bridestones.

Amount, design, appearance and materials

During the conversion application process the proposal of a trade off was briefly discussed with Mr Ben Hurst of Staffordshire Moorlands District Council who was the planning officer for the conversion applications.

Mr Hurst was generous enough to provide a brief opinion on the trade in proposal. He acknowledged that if such a development was to be successful it would need to deliver improvement to the openness of the Green Belt and clear benefit to character and appearance, compared to the impacts to be imposed by the already permitted conversion development, if achievable, there could be merits that weigh in favour of this trade off proposal.

Evaluation
Extant permissions

Portal Frame Building – permission DET/2023/0003

Total floor area – 181m²
Total volume – 731m³

Nissen Building – permission - DET/2024/0011
Total floor area over two floors – 227m²
Total volume - 673m³

TOTAL floor area – 408m² TOTAL volume – 1404m³

Proposed

Total floor area – 317m² – 22% Reduction

Total volume – 950.8m³ – 32% Reduction

Whilst this shows a significant reduction there is also compression of built form, the footprint of the propped is 231m² including the balcony at upper ground floor level. The existing is 368m².

Footprint decrease of 37%

Furthermore, the proposed is to be accommodated by building with the contours of the site and is partly underground. The west elevation is single storey as is the majority of the north. This is quantified by comparison of the total elevation surface area –

Proposed 328.2m²
Approved 538m².

This results in reduction of 39% of surface area when the proposed is compared with the two extant permissions for conversion, achieved by building into the hillside and integration with the natural levels of the site. This reduces excavation and avoids mounding up to form a flat site. Also makes the proposal less conspicuous in the landscape.

Further measures as to reduce attention to the proposal is the use of natural materials as external facing. The lower ground floor is to be natural Staffordshire pink coursed sandstone with the intention of sourcing from the neighbouring Bridestone quarry (less than half a kilometre (0.3 miles) from the application site). Not only is this suitable to the locality, it is also highly sustainable reducing delivery miles.

The upper ground floor will be clad in timber, Larch vertical timber cladding to provide a harmonious link to the existing backdrop of trees and hillside beyond. The approved scheme also included large areas of vertical timber cladding as to replicate existing Yorkshire boarding.



Materials pictured above, example of coursed stone supplied by the neighbouring quarry known as Bridestone and larch vertical timber cladding.

Windows and doors will be slimline aluminium black in colour and of a high specification as to contribute to the applicants desire to achieve a energy efficient home.

As part of application DET/2024/0011 the local authority requested a reduction in the amount of glazing to reduce prominence of the proposal to the northerly direction. The approvals have a total of 20.1m² of glazing in this direction whilst the proposed has 13.2m². There are areas of large glazing to take advantage of the best outlook but also to advantage from thermal gain and contribute to the efficiency of the building.

The roof will be a flat roof, with EPDM cover or similar. The roof will be hidden from view by a parapet wall. The parapet up-stand has been increased as allow the flat roof to accommodate an array of solar panels. The increased parapet height will screen the solar array from view.

Photo of similar solar installation on flat roof, the proposed will have a higher parapet than this example to screen the panels from ground level.



Solar will be a major contributor to the thermal credentials of the proposal. Positioning of the panels on the flat roof will allow optimum performance from the installation whilst screening from public view behind the parapet wall.

To take full advantage of the solar array it is necessary to provide battery storage and this has been included into the scheme within the lower ground floor. The scheme includes for internal storage of the plant and batteries.

There has also been inclusion of storage space for machinery and paraphernalia associated with maintaining the smallholding.

An integral garage is also included - allowing a vehicle to be parked inside and out of sight. Main day to day parking is also screened from view at the upper level, not be visible from the main public view point – Dial Lane. Likewise the main garden space is discreet and significantly less than the combined area of the two approvals.

The domestication of the site and the associated paraphernalia should be a reduction in comparison the two approvals.

These all contribute to making the proposal less conspicuous when compared to the extant permissions.

Landscaping and boundary treatment

A Landscaping scheme has been developed to support the proposal, whilst the approvals detail very little. The objective of the landscaping is to provide screening suitable to this rural location.

The proposed has been situated as to take best advantage of the established screening and trees retained. The build is a safe distance from tree root zones. In fact, the proposal creates an improved separation from existing trees compared to the approved. The only trees to be removed are small collection of evergreens which were planted as landscaping for the bungalow, these are not of a species which would be considered suitable for this rural setting.

The Arboricultural report has also highlighted trees unsuitable for retention. 9No in total. See report by Murray Arboricultural for more detail.



The landscaping details making good existing stone walls which are currently in a poor state of repair, they are dilapidated and will be reinstated as part of the proposal, of the same construction and 1.8m in height along Dial Lane.

Additional planting is also proposed, this is detailed on plan reference N5. View into the site will be reduced by planting allong Dial Lane boundary and Long Edge Lane. A avenue of trees is also proposed to the existing drive to reduce views into the site. This also assists with biodiversity, privacy, road noise reduction, light pollution and a degree of added security to the site.



These views into the site from Dial Lane will be significantly reduced thanks to additional screening provided by the scheme being proposed. The approved delivers none.

The built form will also be 15m further from Dial Road, perspective will play a role in reducing the proposal prominence from the main public view point of Dial Lane.

Sustainability

Whilst the site is in a rural location the main town of Congleton is only 8.5km away. Other amenities are available in Rushton Spencer 2.5km away and there is also a primary school in Horton 6km away.

As discussed, some of the materials will be locally sourced.

The building will be highly insulated and air tight, achieving U values which exceed current U values as required under Part L1 of the building regulations. The proposed will be A rated in terms of energy efficiency whilst the approvals only require to deliver C rated and achieve compliance under current building regulations.

The A rated will be achieved by good thermal insulation, air tightness and energy generated by renewable technology in the from of solar and ground sourced heat pump.

All rainwater will be disposed of via soakaway and the foul will be a new package treatment plant which will discharge into a new soakaway. Fortunately, the application site has sufficient land to accommodate the ground source heat pump and soakaways necessary as to achieve the green credentials the applicant seeks.

Battery backup has also been included for and electric car charging points.

Intelligent heating and controls will encourage energy efficient behaviour.

Low energy LED lighting throughout

Low water use sanitary ware and appliances with the possibility of grey water harvesting.

The proposal is for one dwelling, smaller than the two extant permissions - this will reduce traffic movements from the site and makes the proposal more sustainable as a result.

Conclusion

The proposal presents significantly more sustainable benefits over the extant permissions -
1 dwelling as oppose to 2. Less traffic movements, less domestic paraphernalia.
Improved thermal performance with renewable energy production
A rated compared to C rated required for the approved

Improved landscaping for screening and biodiversity.

Respects existing established trees.

22% reduction in floor area with inclusion of agricultural store, plant rooms, integral garage and battery storage

32% reduction in volume

37% reduction in footprint

39% reduction in surface area, the proposal works with natural contours and is built into the hillside

More compact and less conspicuous. Maintaining the existing landscape and working with the natural gradients via innovative design, layout and arrangement.

Material selection reducing prominence.

The proposal provides significant reduction in built form within the green belt with an improvement to openness , character and appearance. A less conspicuous proposal, increased biodiversity, sustainability and practicality for Stanley Farm.