

**SWINSCOE CAMPING LTD
DERBYSHIRE**

DESIGN & ACCESS STATEMENT

P01
MAY 2025



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1.0 Introduction

Location: The Old Post Office. Town End Lane, Swinscoe, Ashbourne, DE6 2HS

Dannatt, Johnson Architects are submitting a planning application for extension works to the Old Post Office building in Swinscoe, along with a proposed change of use for the land to the rear of the property—from smallholding to a caravan and tent campsite.

This Design and Access Statement (DAS) seeks to address the requirements for design and access statements set out in the Town and Country Planning (General Development Procedure) Order 2006. It also accords with the guidance contained in Circular 01/06 and CABI Guidance issued in June 2006.

The house is neither a listed building nor situated within a designated conservation area. However, the design intent is to maintain its character and use the same materials as the historic house. Slate roofs to match existing and coursed ragstone walls also to match existing.

2.0 Scope of Proposals

2.1 USE

This statement presents the proposal for the extension of the house to accommodate two double bedrooms on the north side of the house and a larger bathroom, the kitchen will be relocated and a new opening formed to communicate the kitchen to the rest of the dwelling. The application also seeks to change the use of the paddocks behind the property to accommodate a caravan and tents campsite. This is a change from entirely Agricultural Use (Class B) to a mixed use of Class A (for caravan campsite), Class C (For tent campsite) and Class B (for retained small holding). The extents of these areas can be seen on the proposed site plans.

Class A: Caravan Campsite: approximately 2900 sqm

Class B: Retained small holding: approximately 1200 sqm

Class C: Tent Campsite: approximately 940 sqm



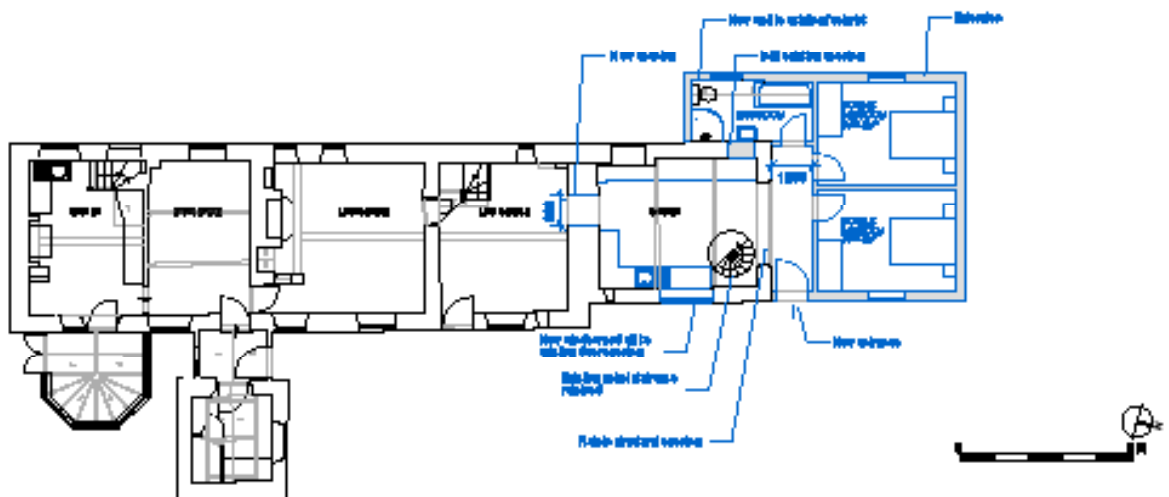
The existing building has a 144.05 sqm Ground floor proposed extension The building's footprint is augmented 37.4 sqm in the ground floor plan, resulting in a total of 181.45 sqm. The First Floor remains untouched with 116.159 sqm.

There is no proposed change in boundary in relation to the campsite proposal. However, a temporary WC facility with associated foul waste tank will be provided, together with a number of water points and power connectors to supply the proposed caravan pitches.

The proposed extension on the north façade of the house will accommodate two new bedrooms, and the existing bathroom will be extended to include a bathtub. The bathroom door will be relocated to provide direct access from the bedroom area. Additionally, a new opening will be created in an existing wall to establish a connection between the kitchen, the new bedrooms, and the rest of the dwelling. There are no variations to the First Floor.



Existing floorplan



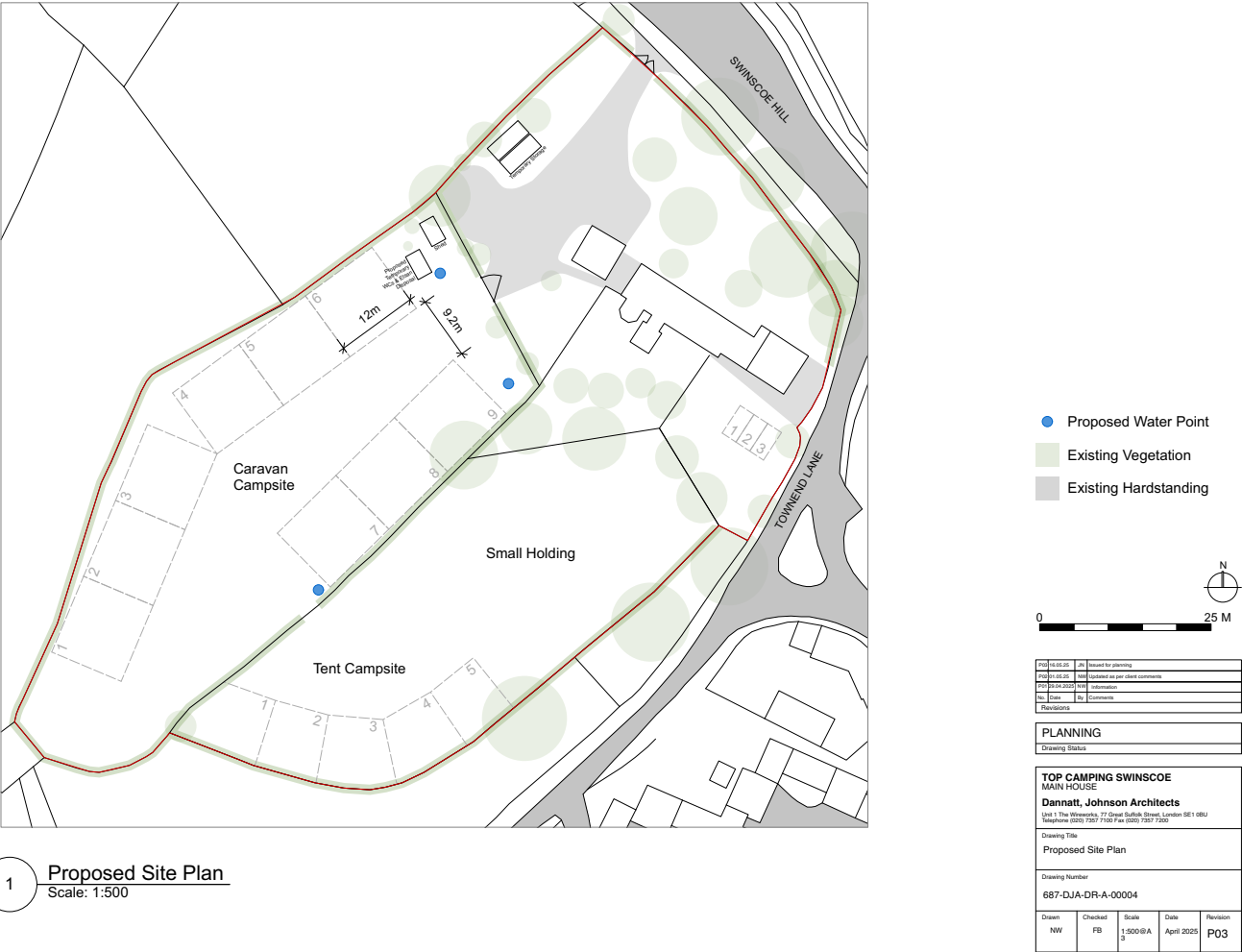
2.4 APPEARANCE

The proposed extension works on the Old Post office building have been designed with careful consideration to the character and appearance of the existing building and its surroundings. The materials to be used have been selected to reflect and be appropriate to those which are already present in the existing building. Slate roofs and coursed ragstone walls to match existing house. New windows and doors will also be of a similar style and the same colour as the existing and retained doors and fenestration.

2.5 ACCESS

The proposal for the house extension is with a view to create a lifetime home for its current and future occupants; allowing for ground floor sleeping, living and washing facilities with level access.

To ensure a continuity of parking, 3no. new parking spaces have been allowed for residents to replace those lost to the extension footprint.



4.0 Photographs



South east view of the house. There are no propose changes to this elevation.



North view of the house. Location of new extension. Note that extension is to have a reduced ridge height to allow legibility of the phase of construction. Garage door to be removed.



East facade of the house.

Visible UPVC door and side screen to be removed and replaced with a window to match appearance of those adjacent retained. Infill at low level to be coursed in with adjacent ragstone construction.

3.0 Summary

The proposal to the paddocks is for change of use only. With necessary toilet and washing facility being provided by a temporary block and Eslan waste disposal. The proposal maintains the openness of the site and land and can therefore be returned to agricultural use in the future. The paddocks will remain unchanged from an aesthetic perspective (and is not visible from the road or any neighbouring properties) in any case); the only alteration required is electrical hook-ups and water points.

The existing building is to remain residential and its exterior will be finishes in the style of the existing house. The changes are proposed to improve the accessibility of the home.