

Design & Access Statement

Proposed Change of Use and extension

at

Blakeley Barns Blakeley House
Caverswall Road Dilhorne
ST10 2PH

For

Mr M Mellor

November 2025

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1.0 Introduction

- 1.1 This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlines in circular: *Guidance on Changes to the Development Control System*, which came into effect on the 10th August 2006.
- 1.2 The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled *Design & Access Statements; how to write, read and use them*.
- 1.3 This is a full application for the change of use of 2no holiday units into a single detached permanent dwelling along with a couple of extensions,

2.0 Uses

- 2.1 The present premises are currently operating as a 2no Holiday Units which were granted planning permission 1n 2005 ref . SMD/2004/1528

However, the current owners are wishing to retire and move into the .converted dwelling.themselves

The proposal involves the change of use of the whole building to a single residential dwelling .

3.0 Amount

- 3.1 The existing building has a total footprint area of 94 sq m with the proposed extensions adding a further 56sqm.

The proposal will create a 3 bedroom property with the option of a further room in the roofspace
- 3.2 The application site has a total area of 1487 sq m.

4.0 Layout

- 4.1 The internal layout has been influenced by the present building footprint and external window openings and the desire to retain an element of privacy between the barns and the existing main dwelling Blakeley House, ,

5.0 Landscape

- 5.1 The site is presently hard landscaped with hardcored driveway and yard with a grassed area to the Northern side which will remain undisturbed and which will provide both a small external amenity area and parking area for the occupants- this arrangement will remain undisturbed.
- 5.2 It is proposed to provide a small area of native hedge screening to add privacy between the 2 dwellings,

6.0 Scale

- 6.1 The present structure is single storey in scale with the side extension leading to an increase in roof height over that area..

7.0 Appearance

- 7.1 The building is a stand alone typical single storey former Barn/Shippon which was converted back in 2005 with the majority of the original openings retained, .
- 7.2 The proposed side extension will follow the original roof profile but will incorporate a modern twist by including a glazed gable whilst the rear extension will involve the extending of the pitched roof to cover the wider span thereby raising the ridge height over the extended area,
- 7.3 Matching reclaimed bricks set below a matching tiled roof are proposed. .

8.0 Access

- 8.1 For the purposes of this statement, compliance with the current edition of the Building Regulation Part M is assumed to be covered within the detailed design and the proposals, as this is mandatory. It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.
- 8.2 For the purposes of this statement of the definition of “disability” is taken as that in Part 1 of the Disability Discrimination Act 1995.
- 8.3 The proposal will be served by the existing shared access driveway which will remain undisturbed
- 8.5 There is more than adequate car parking available within the site with space for at least 4 cars for each dwelling together with sufficient turning area with the curtilage of the site,