

Design and Access Statement

and

Statement of Significance for Heritage Asset

in support of

Conversion of Garage to Living Accommodation

at

**The Old Engine House, Biddulph Road, Mow Cop,
Staffordshire, ST7 3PU.**

“Good design can help to create lively spaces with distinctive character, streets and public spaces that are safe, accessible, pleasant to use and human in scale; and places that inspire because of imagination and sensitivity of their designers.”

Quote from By Design, Urban Design in the Planning System; Towards Better Practice (DETR & CABE, 2000).

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1.0 HISTORY AND SUMMARY STATEMENT

1.1 History of the Site

The Old Engine House was originally constructed to serve the existing coal mine, which is now disused. The building was constructed, circa mid 19th century, with alterations taking place circa mid 20th century. The building is constructed with rough chisel-dressed and squared coursed rubble stonework with feature stone surrounds to door and round-arch window openings with cast iron window frames and chamfered eaves

1.2 The Grade 2 Listed Engine House has been converted into a dwelling and the two storey wing on the south east end of the building re-instated in accordance with listed building planning approvals ref. SMD 2020/0283.

1.3 The proposal is to convert the garage into additional living accommodation. To compensate for the loss of a garage it is proposed to utilise a portion of the stable building for the parking of motor vehicles together with a tractor and hay storage whilst retaining stables for the applicants' alpacas and horse.

Photograph of The Old Engine House showing the former building.

1.3 Description of the Site

The Old Engine House is situated on the south west side of Biddulph Road with a driveway leading to the dwelling and a site extending to 5 hectares.

2.0 PLANNING POLICY GUIDANCE / CONSERVATION POLICIES AND PHILOSOPHY

2.1 Planning Context (Planning for the Historic Environment PPS5):

The Old Engine House is Grade 2 Listed and lies within an area thus defined as Green Belt and is regarded as an 'historic asset' resultant from its listed status. The listing date is confirmed as being 20th November 1987 with an English Heritage Building ID reference of 275225.

2.2 Planning Policy:

The Town & Country Planning Act 1990 requires Planning Permission for alterations, demolitions and extensions to buildings.

2.3 Overview

The application is seeking Planning Permission to provide additional ground floor accessible living accommodation for his parents to live and to be cared for as and when required in their later years. The works would comprise the removal of the vertically boarded timber garage doors and their replacement with glazed timber doors matching the design and detail of those present within the kitchen area.

3.0 DESIGN AND ACCESS PROPOSALS

3.1 Design Brief

Our client has requested that a Planning Application be submitted for the proposed conversion of the garage into living accommodation with the design preserving or enhancing the appearance of the listed building.

3.2 Purpose of Statement

The purpose of this statement is to support a Listed Building Application for the proposed.

This statement seeks to explore the design characteristics of the proposal whilst explaining how the design proposals respond to its context in order to provide a positive contribution to the overall rural quality of the area.

3.3 Design Principles, Objectives and Proposed Design Response

Good quality design is rarely brought about through prescribed design standards or solutions, which can fail to address the specific complexities and needs of existing buildings. Successful design most readily achieved is approached with the emphasis being placed on establishing the design principles and objectives, which can only come about through analysis of the specific characteristics of the place/space in question.

The openings within the north eastern and south eastern elevations would have the existing garage doors removed and replaced with purpose made stained timber doors matching the details of the existing external doors.

3.4 Layout, Mass, Scale and Character

The garage door opening within the north east elevation are approximately 3100mm wide x 2270mm high and the opening in the north west elevation are approximately mm 2000mm wide x 2125mm high and will mirror and match the glazed door opening within the lounge area.

We feel that the mass, scale, character of the proposal will not change the architectural form of the building.

3.5 Promoting Sustainable Development

The design development process is committed to the exploration of a number of design features that would specifically promote the principles of sustainable development and these include:

Construction methods will be used that seek to reduce the inherent carbon content of the building's fabric and the structure would be built with materials to minimise energy consumption.

3.6 Access

Access to the living room would be constructed with a level threshold to meet with Part M of the Building Regulations.