

Design & Access Statement

01516 - Longcroft Farm, Shawe Parl Road, Kingsley Holt,
Stoke-on-Trent, ST10 2DL
Proposed alterations to a listed building

Design and Access Statement in support of proposed alterations to a listed building

"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."

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

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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 outlined 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 and Access Statements: how to write, read and use them.
- 1.3. The site is situated in Kingsley Holt, Stoke-on-Trent.
- 1.4. This proposal consists of the outline proposal internal and external alterations to a listed building at Longcroft Farm, Shawe Parl Road, Kingsley Holt, Stoke-on-Trent, ST10 2DL

2.0 USE

- 2.1. The site is currently in residential use and comprises a dwelling house.
- 2.2. The site is accessed from Froghall Road. In addition, a private road provides access to Longcroft Farm.
- 2.3. This application proposes the internal alterations and replacement of external porch.

3.0 AMOUNT

- 3.1. The overall site has an area of 4222sqm.
- 3.2. The total footprint of the dwelling is 134.14sqm.

4.0 LAYOUT

- 4.1. The layout will remain unchanged, with no alterations proposed to access, parking provision, or pathways.

5.0 APPEARANCE

- 5.1. The proposed works are considered to result in a limited external alteration to the property, with replacement windows and doors designed to be sympathetic to the existing character and set within the existing stone mullions, thereby preserving the overall appearance of the building. In addition, the existing front porch, which is in a state of decay, will be carefully removed and replaced, resulting in a modest alteration to the appearance of the front elevation.

6.0 SCALE

- 6.1. There is a slight increase in the building footprint as a result of the replacement porch, which increases by 9.6sqm. There are no alterations to the existing building's footprint or height beyond this addition.

7.0 LANDSCAPING & ENVIRONMENT

- 7.1. The site is located within a predominantly rural area on the edge of Stoke-on-Trent, characterised by open agricultural fields, dispersed dwellings, and farmsteads. The surrounding landscape is largely undeveloped, with hedgerows and field boundaries contributing to a strong rural and open character.
- 7.2. The existing landscaping is to remain unchanged, with no new alterations proposed as part of the development.

8.0 ACCESS

- 8.1. For the purpose of this statement compliance with the current edition of the Building Regulations 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. There are to be no changes to access the site as the access point from Froghall Rd will be maintained.