HPK/2010/0655

22 DEC 2010

PLANNING, DESIGN AND ACCESS STATEMENT

Planning application by Pathdale Systems for the change of use of an existing garage to a residential dwelling at Folds Farm Barn, Folds Lane, Fernilee, Whaley Bridge, High Peak, Derbyshire, SK23 7HD

Dec 2010

THE USE
The proposed dwelling will provide a two bedroom cottage. Planning for a two bedroom cottage was granted in April 2000 and amendments to this planning consent were granted in April 2004.

LAYOUT
The entrance, two bedrooms and bathrooms will be located on the ground floor with a combined open plan living and kitchen area on the first floor. The arrangement takes advantage of the existing timber roof structure and the views visible from the proposed living area.

SCALE
The exterior remains unchanged. The interior accommodation is well proportioned within the walls of the existing stone structure.

APPEARANCE
The existing building will remain unaltered with the exception of some additional windows in order to gain light and solar heating gain to the interior spaces. The existing timber garage doors will be updated to provide three windows with timber surrounds that are designed to reflect the character of the existing barn.

The boundary treatments will remain as existing.

SUSTAINABILITY
The conversion is designed to be as environmentally sustainable as possible. The proposed design will include a high level of insulation and incorporates several glazed roof panels to allow winter solar gain whilst preventing overlooking.

Due to the absence of gas supply to the area the conversion includes a ground source heat pump to supply energy. The heat pump is fitted underground and will therefore not be visible.

POLICY APPROACH
Where applicable the design and layout of the proposal addresses the High Peak Saved Local Plan Policies.

A bat survey has been undertaken. Please see enclosed documentation.