CHANGE OF USE OF EXISTING WORKSHOP AND REPLACEMENT OF REAR EXTENSION TO FORM A SINGLE RESIDENTIAL UNIT AT GORSTY LOW FARM, CHAPEL-EN-LE-FRITH

PLANNING, DESIGN AND ACCESS STATEMENT

on behalf of

Mr & Mrs. Harding

prepared by

CA PLANNING
chartered town planners + environmental consultants
7 EAST CLIFF
PRESTON
PR1 3JE

January 2011

Ref. C/2953

1.0 INTRODUCTION

1.1 Background

1.1.1 This Planning, Design and Access Statement has been prepared on behalf of Mr & Mrs Harding in support of a planning application for the conversion of the existing workshop to a single residential dwelling at Gorsty Low Farm, Chapel-En-Le-Frith, together with a replacement rear extension and footpath diversion.

1.1.2 This application is a resubmission of planning application ref: HPK/10/2010, for the 'conversion of former agricultural building, currently used as a manufacturing unit, into residential dwelling, new extension to rear & stable block' which was withdrawn in order to address the issues raised during the consideration of the application.

1.1.3 Accordingly, this application puts forward a scheme with significant alterations to that previously submitted, the result being a design and layout that sits comfortably with both the site and wider surrounding area.

1.1.4 The key amendments to the scheme are as follows:

- Deletion of the separate stable block and associated buildings;
- Deletion of the proposed works to upgrade the existing agricultural access, which will simply be improved in respect of the entrance to facilitate the movement of farm vehicles;
- Use of the existing access to the site to access the proposed dwelling; and
- Simplification of the proposed window details to match existing.

1.1.5 The statement considers the context of the site within the local environment and the potential impact, in terms of design, that the development would have on the surrounding area. The statement considers the relevant planning policy and explains how these have helped shape the layout and design of the proposal and reduce its impact upon the surrounding area.

1.1.6 The Harding family has lived at Gorsty Low Farm since 1976 and farmed the land until 1988 since which the ground has been rented to local farmers. The land has been well maintained and over the last 6 years, Mr & Mrs Harding have planted in excess of 2,000 native trees to encourage additional wildlife back to the area. The Harding's consider themselves custodians of the land and will, if granted planning permission, continue with their own tree planting programme. The sale of the main house will fund the expansion of the business, creating employment opportunities within the surrounding area.

1.1.7 The new dwelling will be designed using the most advanced methods in order to achieve a building which meets the highest levels of sustainability.

2.0 SITE ANALYSIS AND EVALUATION

2.1 Site Context

2.1.1 The site consists of a parcel of land situated immediately to the west of the highway, located to the north of Chapel-En-Le-Frith and to the east of Chinley. A public footpath runs right through the site between the house and the workshop.

2.1.2 The site consists of an existing dwelling, workshop building, and associated stable blocks set within a single large garden. Vehicular access to the existing dwelling is situated to the east of the dwellinghouse. Here a dropped curb connects to a driveway and parking area. A second access runs off the main access to the rear of the workshop.



Principle Elevation

2.1.3 The existing workshop is a converted former agricultural building currently used by the applicant's business (Cottage Craft Spirals) as a workshop, showroom and offices. The building was originally built to serve as a milking parlour for cows. The

stonework building has a modern lean-to construction, built over 30 years ago, to the northern elevation. The lean-to is constructed with a steel frame and is clad with concrete blockwork at low level, with asbestos roof.

2.1.4 Due to recent expansion there is also a porta cabin for additional work space, which would be removed should planning permission be granted.



Existing Rear Extension



Existing Rear Extension



Existing barn viewed from field to the north

2.1.5 The applicants currently operate a successful business (Cottage Craft Spirals), producing bespoke staircases in cast iron and timber, from the building. Cottage Craft Spirals has been operating from Gorsty Low Farm for the past 16 years. However, in recent years the business has expanded, with a shop opening in London

(Tilley's London Casting Ltd.) and a foundry in Stoke on Trent. Tilley's London Casting Ltd. now employs 2 full time staff and 3 sub contractors, whilst the foundry employs 9 full time staff and 1 part time staff. Cottage Craft Spirals employs 7 permanent members of staff, all of whom live within the local area, which has grown from 1 in 1992 when acquired.

2.1.6 The current workshop building at Gorsty Low Farm, from which Cottage Craft Spirals is operated, has a number of underlying issues which limit the potential growth of the business and productivity.

- The workshop building only has a single phase electricity supply. Modern machinery requires a phase 3 electricity supply. Upgrading the electricity is a difficult process and would prove expensive to the applicant and business.
- The problems with electricity supply have been compounded by the use of some of the larger machinery used in the manufacturing process. When in use, these machines have caused the electricity supply to cut out, resulting in data loss and damage to the computer system.
- The amount of floorspace within the existing building, used both for manufacturing and as a showroom, is limited, and does not allow for expansion.
- The number of vehicles using the single access track has increased significantly due to increased export sales. Both access roads into Gorsty Low Farm have 12'6' height restrictions. This has resulted in some of the larger vehicles having to load or unload on the highway, rather than entering the site.

2.1.7 In order for the core business (Croft Craft Spirals) to grow, the applicants need to re-locate the business to a more suitable building within a 3 mile radius of the existing workshop. This will have the following advantages for the business:

- Increases the manufacturing staff levels by 1 to 5 on re-location.

- Increase and improve the production facilities to allow 30% growth over the next two years which will come equally from TLC, further development of sales and CCS core products throughout the world.
- Incorporate phase 3 electricity supply.
- Allow for the increase in production to meet the growing oversee demand.
- Better transport links for staff.
- Improved access for delivery and collection of vehicles.
- Provide double the existing showroom floorspace.

2.2 Surrounding Area

2.2.1 The surrounding area is characterised by open countryside, with a network of medium sized fields and isolated dwellings/agricultural buildings.

2.2.2 The site lies in close proximity to the district boundary between High Peak and Peak District National Park.

2.3 Planning History

2.3.1 Planning permission was granted on 20th January 1994 for the conversion of the former agricultural building to the existing workshop.

2.4 Planning Context

2.4.1 Planning permission has recently been granted (Application Ref: HPK/2009/0749) for the conversion of outbuildings to form a single residential dwelling at Meadows Farm, Ridge Top Lane, Hayfield.

2.4.2 As with Gorsty Low Farm, Meadows Farm consists of a number of stone built former agricultural buildings with modern steel framed extensions. Planning permission was subsequently granted for the removal, and in part replacement, of these extensions within a wider scheme to convert the site to a single residential unit.

2.4.3 Whilst it is acknowledged that no two cases are the same, the approved woks at Meadows Farm demonstrate the type of approach taken by the Local Authority in similar developments. This application raises similar issues to that proposed on the site in that the conversion has made use of a significant area of previously non-habitable to residential floorspace.

2.4.6 With regards to application ref: HPK/2010/0513, the applicant has made significant amendments to the scheme, and has sought to address those reasons for refusal. Most notably the stable building has been removed, whilst amendments have also been made to the design of the proposed extension. These include reducing the number of proposed velux rooflights and reducing the scale of the new windows, as shown on elevation 1

3.0 PLANNING POLICY

3.1 Planning Policy Context

3.1.1 This section identifies the national and local planning context for the proposed development, with a specific focus on policy concerning design and access. A review of these policies has shaped the design and layout of the proposal and the overall site.

3.2 National Planning Policy

3.2.1 National planning policy in the form of Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs) is also of relevance.

3.2.2 PPS3 (Housing) sets out the government's priorities for new housing. It maintains that the planning system should deliver:

- High quality housing that is well-designed and built to a high standard.
- A mix of housing, both market and affordable, to support a wide variety of households in all areas.
- A sufficient quantity of housing.
- Housing developments in locations which offer a good range of community facilities and with good access to jobs, key services and infrastructure.

3.2.3 The importance of good design is emphasised. It is stated that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area should not be accepted.

3.2.4 Matters to consider when assessing design quality include the extent to which the proposed development:

- Is easily accessible, well-connected to public transport, community facilities and services, is efficiently laid out, safe, accessible and user-friendly.
- Provides good access to a range of public open space (including play space) as well as private outdoor space.
- Is well integrated with and complements neighbouring buildings and the local area in terms of scale, density, layout and access.
- Facilitates the efficient use of resources and seeks to adapt to and reduce the impact of, and on, climate change.
- Takes a design-led approach to the provision of car-parking space that is well-integrated with a high quality public realm and streets that are pedestrian, cycle and vehicle friendly.
- Creates, or enhances, a distinctive character that relates well to the surroundings.
- Provides for the retention or re-establishment of biodiversity.

3.2.5 PPS7 (Sustainable Development in Rural Areas) supports the re-use of appropriately located and suitably constructed existing buildings in the countryside where this would meet sustainable development objectives.

3.2.6 PPG2 (Green Belts) states that (para. 3.7) the re-use of buildings should not prejudice the openness of Green Belts since the buildings are already there.

3.2.7 PPG2 goes on to state that the re-use of buildings inside Green Belts is not inappropriate development providing:

- It does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land within it.
- Strict control is exercised over the extension of re-used buildings, and over any associated uses of land surrounding the building which might conflict with the openness of the Green Belt and the purposes of including land in it.
- The buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction.

- The form, bulk and general design of the buildings are in keeping with their surroundings. (Conversion proposals may be more acceptable if they respect local building styles and materials)

3.3 Local Planning Policy

3.3.1 Section 38[6] of the Planning and Compulsory Purchase Act 2004 requires that when determining planning applications, local planning authorities must determine the application in accordance with the development plan unless material considerations indicate otherwise.

3.3.2 The High Peak Local Plan was adopted in March 2005. Under the provisions of the Planning and Compulsory Purchase Act 2004, policies in the Local Plan were valid for a period of 3 years. Local authorities were invited to apply to the Secretary of State to 'save' selected local plan policies beyond this period. Accordingly, the following policies of relevance have been saved for development control purposes within the borough:

OC1: Countryside Development

3.3.3 Policy OC1 states that, In terms of design, development will have to consider its impact upon the open character of the countryside and must not have a significant adverse impact on the character and distinctiveness of the countryside.

OC2: Green Belts

3.3.4 Policy OC2 states material changes of use of land or buildings will only be permitted where it maintains the openness of the Green Belt and does not compromise the overriding purpose of the Green Belt.

OC3: Special Landscape Areas

3.3.5 Development will be permitted, provided that it does not detract from the special qualities and character of the Special Landscape Area.

OC4: Landscape Character and Design

3.3.6 Policy OC4 states that permission will be granted for development that is considered appropriate to its surroundings and has been designed appropriately with regards to the character of the landscape. Appropriate design should have considered the following:

- Landform and natural patterns of drainage.
- Pattern and composition of trees and woodlands.
- The type and distribution of wildlife habitats.
- Pattern and composition of field boundaries.
- Pattern and distribution of settlements and roads.
- The presence and pattern of historic landscape features.
- The scale, layout, design and detailing of vernacular buildings and other man made features.

BC1: External Materials

3.3.7 Planning permission will be granted for development provided that:

- The type, colour and specification of all external materials and the way they are applied will be sympathetic to the character and appearance of the immediate surroundings and wider area.

3.3.8 In particular, natural facing materials will be required in locations conspicuous from public viewpoints within:

- Areas conspicuous from the Peak District National Park and in conservation areas and their settings
- Other areas where natural materials predominate

GD4: Character, Form and Design

3.3.9 Policy GD4 states that planning permission shall be granted for development provided that the scale, siting, layout, density, form, height, proportions, design, colour and materials of construction, elevations and fenestration and associated engineering, landscaping or other works will be sympathetic to the character of the area, and there will be no undue detrimental effect on the visual qualities of the locality or the wider landscaping.

GD5: Amenity

3.3.10 Policy GD5 requires that all development considers the amenity of neighbouring properties and buildings. Development should not create an unacceptable loss of, nor suffer from unacceptable levels of, privacy or general amenity, particularly as a result of:

- Overlooking
- Loss of daylight and sunlight
- Overbearing effects of development
- Air, water, noise, light and other pollution
- Risks from hazardous substances and processes
- Traffic safety and generation

TR5: Access, Parking and Design

3.3.11 Policy TR5 states that planning permission will be granted for development that incorporates a high standard of design and layout and in particular considers parking, access, manoeuvring, servicing and highway guidelines.

OC5: Development conspicuous from the Peak District National Park

3.3.12 Planning permission will not be granted for development which, due to its use, scale, design, siting, external appearance or landscape treatment, would materially harm the purposes or valued characteristics of the National Park.

H1: Principles of Housing Provision

3.3.13 Planning permission will be given for new housing, giving priority to:

The redevelopment of previously developed land in built up areas
The conversion and sub division of existing urban buildings

H11: Layout and design of residential

3.3.14 Planning permission will be granted for residential development, including extensions, alterations and changes of use, provided that it will:

- Incorporate good design that reflects its setting and local distinctiveness; and make efficient use of available land.
- Promote safe and accessible living environments which include a mix of housing types and sizes.

3.4 Planning Merits

3.4.1 After reviewing both national and local planning policy, the proposal accords with policy in the following respects:

- The development represents a re-use of an existing building which would have no greater material impact upon the Green Belt than the existing use. There will be little change in the character of the site or surrounding area. Therefore the

scheme is in accordance with the principles of PPG2 and Local Plan polices OC1 and OC2.

- The scheme will assist in promoting employment by facilitating the expansion and re-location of an existing business to a site better equipped and most suitable for such a use, thus allowing the business to take on additional member of staff.
- The development will present opportunities for environmental improvement, including the incorporation of renewable energy sources.
- The proposed extension is modest in scale, replacing the unattractive existing one.
- The building has an existing employment use, rather than the former agricultural. As such there will be little material change in the appearance of the building.
- In respect of protected species, the site has been assessed by a qualified ecologist who considers that the works can be undertaken without disturbing any potential bat roosts and without the need to apply for a licence.

4.0 EVALUATION, DESIGN AND INVOLVEMENT

4.1 Introduction

4.4.1 This section of the report sets out the design philosophy behind the proposed development. It has been structured in accordance with CABE's 2006 guidelines on design and access statements and meets the statutory requirement for such a document to be submitted with the application.

4.2 Opportunity

4.2.1 This application presents the opportunity to re-use an existing building and create an attractive residential dwelling.

4.2.2 The works would result in the demolition of the existing lean-to extension and its replacement with an attractive timber framed extension in order to create a more attractive development than simply retaining the existing lean-to for domestic storage.

4.2.3 In addition, the works form part of a business plan by the applicant to re-locate Cottage Craft Spirals to an alternative facility within a 3 mile radius. The applicant intends to move into the new farmhouse and release the capital of the existing farmhouse, which will fund investment in new premises in the local area.

4.2.4 As previously stated, in order for the core business (Cottage Craft Spirals) to grow, the applicant needs to re-locate the business to a more suitable building within a 3 mile radius of the existing workshop and release capital from the sale of the main house.

4.3 Involvement

4.3.1 Email correspondence and a site meeting have taken place with a Council Officer over the last 12 months. Over this period the principle of converting the barn to a residential use has been agreed.

4.3.2 The applicants have also taken care to consult with users of the existing footpath, which currently passes through the heart of the site. Users of the footpath have agreed that its diversion around the perimeter of the northern curtilage of the proposed new dwelling would provide a better solution, allowing users of the footpath to enjoy views across the wider landscape as apposed a developed site. This would also ensure residential amenity is best preserved. The footpath diversion would be part of a separate application.



Types of view created by footpath diversion

5.0 DESIGN PRINCIPLES

5.1 Key Principles

5.1.1 The Key Principles which have been considered in the preparation of this application are as follows:

- Amount and use
- Layout
- Scale
- Landscaping
- Appearance
- Access

5.1.2 In accordance with the CABE guidance, the Design Solutions set out in the following section have been produced.

6.0 DESIGN SOLUTIONS

6.1 Amount and Use

6.1.1 The development will result in the sensitive conversion of the existing building and allow the applicant to re-locate the existing business within the surrounding area.

6.1.2 The existing workshop extension is a poor quality agricultural lean-to, constructed using concrete blocks at a low level with asbestos cladding above and the roof. This extension detracts from the visual dominance of the main building and emphasises its former agricultural use

6.1.3 Its demolition and replacement, as part of a change of use to a residential dwelling would result in the provision a contemporary family home, making best use of the existing building, whilst replacing the existing lean-to with an attractive lightweight extension.

6.1.4 The existing barn with lean-to extension has a total volume of 8,977m^3. The proposed work, which includes the conversion of the barn and erection of the new extension would have a total volume of 8,405m^3. This represents a reduction of some 500m^3.

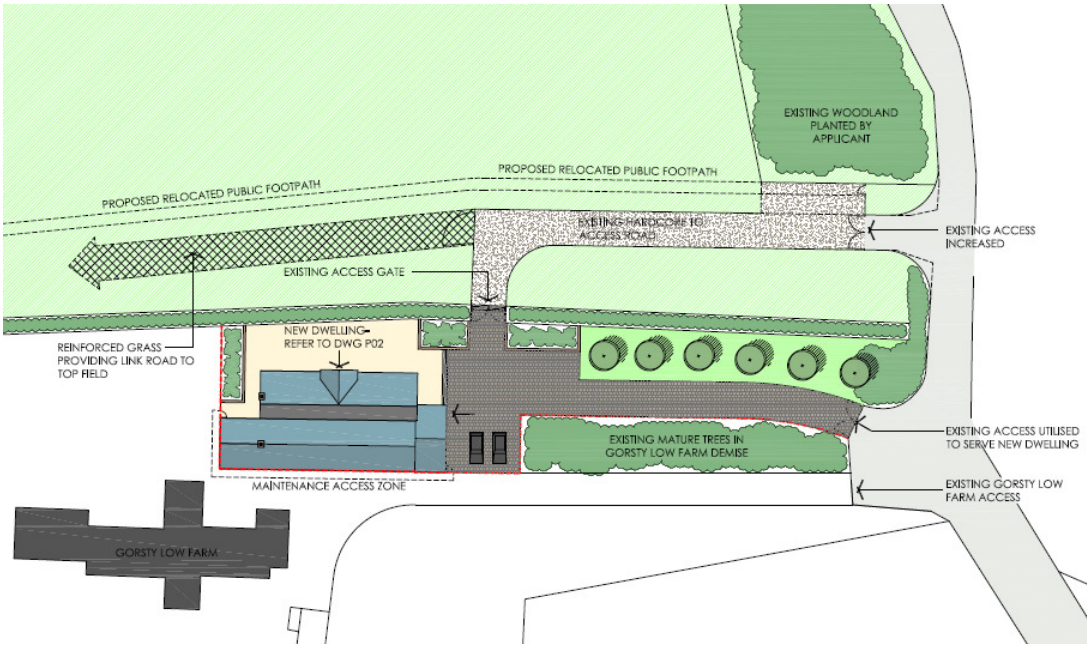
6.2 Layout

6.2.1 The development has been set out to make the most efficient use of land and buildings on the site without over intensifying its use.

6.2.2 As the proposed work will convert the existing building to a residential use the majority of the development footprint will remain unchanged. However, the demolition of the existing lean-to extension and its replacement will result in a minor reduction to the total development footprint.

6.2.3 The proposed extension will have a smaller footprint than the existing metal cladding agricultural extension, being shallower in terms of both width and depth.

6.2.4 It is also proposed to provide a safer link to the top field for maintenance purposes only. This wok will allow agricultural maintenance vehicles to access the surrounding field throughout the year, which is particularly relevant during adverse weather conditions with the existing access track become impassable.



Proposed Site Layout

6.3 Scale

6.3.1 The scale of the development has been carefully considered in order to sit comfortably within its setting, both within the site and wider surrounding area.

6.3.2 In terms of the buildings footprint there is a small reduction due the extension sitting within the existing building footprint and the work being predominantly the conversion of the main building. However, the proposed extension will provide

additional habitable floorspace at ground floor level and mezzanine access to the first floor.

6.3.3 Therefore, the scale of the development is considered entirely appropriate within its location and will both preserve and enhance the site in general.

6.4 Landscaping

6.4.1 Due to the nature of the works, no formal landscaping is required, other than tidying up of the area behind the workshop.

6.5 Appearance

6.5.1 The proposed works aim to sensitively develop the site in order to create an attractive development that will sit comfortably within the surrounding area.

6.5.2 For the most part the appearance of the main building will remain largely unaltered. However, some stonework and roof tiles will be repaired where necessary with suitably matching materials. A number of areas with no facing stone and missing roof tiles were identified within the structural survey.

6.5.3 The removal of the existing lean-to extension and replacement with an attractive oak framed extension will greatly improve the appearance of the building itself, its setting within Gorsty Low Farm and the wider surrounding area.

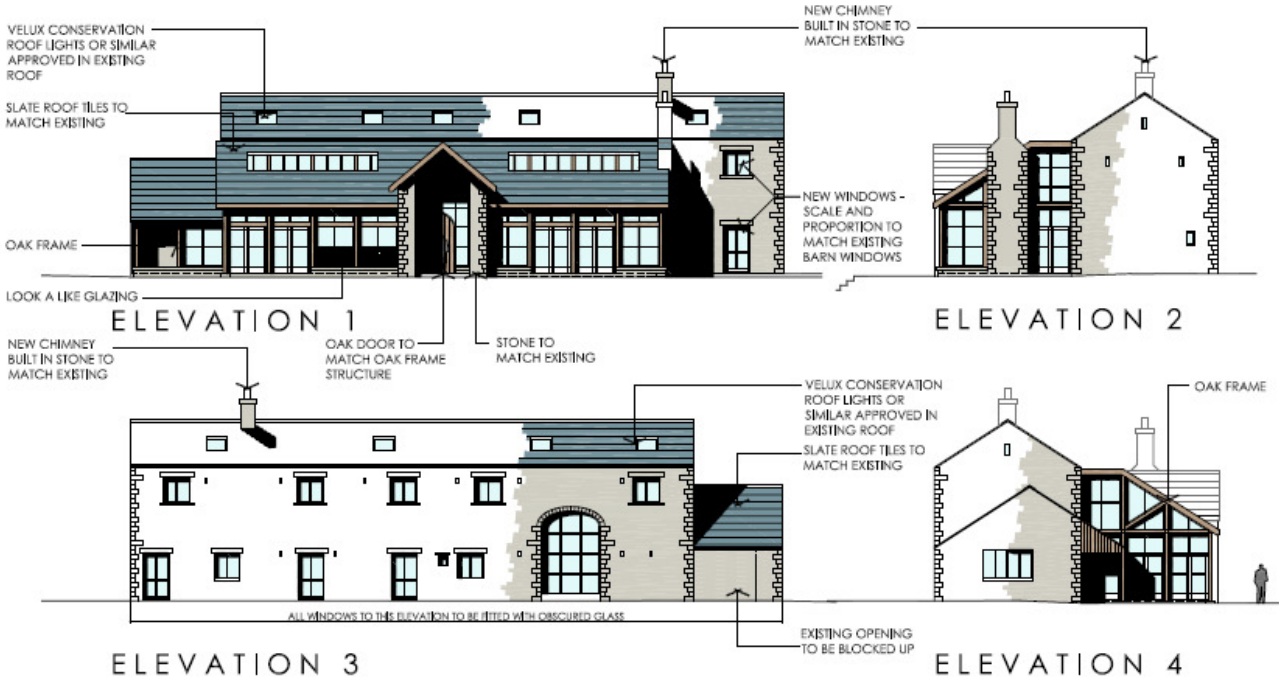
6.5.4 The proposed extension will be constructed using a mix of traditional and modern lightweight materials.

6.5.5 At present, attractive views within the site are somewhat diminished by the presence of the current lean-to extension, which is partly visible from various points. Its utilitarian appearance draws attention away from the main building and has a discordant impact upon its setting. Its utilitarian design is clearly a different

style to the main building and has been constructed from a range of low cost, poor quality materials.

6.5.6 In addition to diminishing the quality of views within the site, the lean-to extension acts more generally to detract from the quality of the wider landscape.

6.5.7 The proposed works will substantially improve the appearance of the building itself and its setting. Not only will the existing unattractive lean-to be removed, but a lightweight, attractive extension added. The use of timber and glazing will return visual dominance to the stone built building. In effect by using a lighter weight construction material, emphasis will be returned, as is appropriate, to the more dominant stone built building.



Proposed Elevations

7.0 ACCESS

7.1 Policy Framework

7.1.1 The access considerations that have been followed in the design of this application are drawn from PPG13 and Preston Local Plan. Account has also been taken of the relevant building regulations and the Disability Discrimination Act [DDA] which has been incorporated, as appropriate, in design of the buildings.

7.2 Access Arrangements

7.2.1 There are currently two vehicular access points into the site, one being used for agricultural purposes, allowing vehicles to access the surrounding farmland. The second being used to access the existing business premises. The existing agricultural access will be retained in its existing use, whilst the existing business access will be used for the proposed dwelling.

7.2.2 In accessibility terms the site satisfies all relevant criteria set out in national and local planning policy.

8.0 CONCLUSION

8.1 This resubmission has taken into accounts issues raised during the consideration of the first application and involves a number of substantial changes which will significantly reduce the impact of the proposed development.

8.2 The development will result in an attractive residential development, sensitively re-using an existing building within an existing residential curtilage. The applicants will be able to continue their stewardship of the surrounding countryside.

8.3 In addition, the development will assist in the re-location of a successful business within the local area to a more appropriate site/building, which is able or offer an increased floorspace and better access arrangements. This will benefit the local rural economy.

8.4 Accordingly, it is considered that planning permission should now be granted.