2932 **03 February 2011**

DESIGN AND ACCESS STATEMENT
Meadow Farm, Hayfield
Proposed Link Between Existing Garage and House and a New Rear Porch

1.00 **Type of Application**
This is a full planning application for the works described below.

2.00 **Site Location**
Meadow Farm, Ridge Top Lane, Hayfield. SK22 2JQ

3.00 **Proposed Development**
The proposal is for an Enclosed Link between the refurbished lean to shed and the house and to add a Porch to the back door.

4.00 **Date of Preparation**
April 2011

5.00 **Date of Amendments**
None

6.00 **Applicant**
Mr Gareth Hardy

7.00 **Agent**
Randfield Associates
Forge Bank Studio
1a Longhurst Lane
Marple Bridge
Stockport
Cheshire
SK6 5AE
Tel: 0161 427 8485
Fax: 0161 427 5770
Email: info@randfield associates.co.uk

Contact Mr Colin Fox

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8.00 **Assessing the context of the site**

1. Assessment

The site is a redundant farm though there are 17.3 Hectares of land and the farm is a registered small holding.
The house has been renovated in accordance with earlier approvals and the existing stone garage has been restored for use.
With there now being an overlap between the house and the garage/store and to maintain a dry access covering the link seems a natural progression as this allows services to be shared.

2. Evaluation

The existing lean to garage and store was in a stable condition apart from the block-work wall of the garage clad in tin which must be taken down and replaced for safety reasons. The owner has vintage vehicles the use of the existing garage seems a sensible solution.
Due to the age and condition of the cars the garage has to be serviced and heated, so although the external walls have only been pointed they have been lined internally.
Roof insulation was also required so the existing tin roof has been replaced with an insulated slate roof. The cladding on the garage wall has been removed and the blockwork wall rebuilt with a timber larch boarding and the existing outside WC is scheduled for an upgrade. New timber windows and doors are also being installed as the existing timbers were all rotten and beyond restoration.

3. Design

As the existing garage exists, the design of the link porch is as existing, a stone wall with window, house side, with an Oak frame to the yard with door. The porch to the back door sits in the external path and the low retaining wall.

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The retaining wall is taken through to the building at this low level and the lean to roof is supported on Oak posts with Oak glazed panel infill and door. This is a light structure that will protect the external door from the weather being seen as the principal entrance, without any major impact on the mass of the building.

9.00 **Design Principles and Concepts Applied to the Proposal**

Amount
The existing elements are stone and these remain unchanged.
Slate roofs have been reinstated. It is believed that all the farm buildings would have had slate roofs originally and that they will have been changed to congregated iron in more recent times on the collapse of the original slate.
The new doors and glazed frames are proposed in Oak that will be left as natural as again this would have been the natural material in the area for this type of build.

Layout
Neither the link nor the porch affects the layout of the site or the landscaping. Their affect on the development of the site is minimal though having a major impact on the use of the building.

Scale
This is a simple domestic building and therefore the scale of these two minor additions is domestic in scale.
The link is just a roof between existing walls. The demolition and rebuilding of the front block-work and cladding wall of the garage provides a stable and visually more suitable wall for this type of building.

Appearance
As stated previously the use of traditional materials in a simple and sensitive way maintains the traditional appearance of the buildings.
This therefore has no significant affect on the visual impact of the building in

the countryside.

10.00 **Approach taken to Access**

The building and the site are designed to comply with part M of the Buildings Regulations and "Access for All". The ramping up to the new link access and with the renovation of the toilet a suitable ground floor toilet is now provided. The general site access is also good, although rural, there are buses to Glossop, Buxton and Stockport within 200m as well as shops and a Primary School.

Ridge Top Lane provides a suitable access for all types of emergency services.

11.00 **Commitment to maintaining a relevant Access Statement**

The principles layed out above are the main principles for the design and development of this site. The further development of the design through detailed design, Building Regulation approval and construction shall be maintained through to completion, thus creating the designed spaces and environment within the design criteria and the character of the conservation area.

12.00 **Standards**

The works will be undertaken to fully comply with the requirements of the Buildings Regulations approved Document M where applicable and BS 8300:2001. Also the general requirements of the planning policies of HPBC and the general requirements of development within the conservation area.