



DESIGN AND ACCESS STATEMENT

AS211: This document for the proposed development has been prepared for Mr Tony Syddall by Cube Architecture and Design (UK) Ltd.

FOLD FARM, HIGHER CHISWORTH

April, 2011

REV -

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1.0 INTRODUCTION

This design and access statement sets out the process that has led to the development proposal and explains and justifies the scheme in a structured way. It has been prepared in line with the CABE guidance (2006) and complies with DCLG Circular 01/2006.

This statement sets out the opportunities and constraints offered by the site and its context. It also sets out the design principles, which have informed the proposal.

DESIGN

2.0 THE PROCESS

2.1 ASSESSMENT

This application relates to a previously, approved planning and listed building application at Fold Farm. The application reference numbers for this property are; HPK/2007/0123 and HPK/2007/00606, respectively, for the "Conversion of existing barn into residential use and linking it via a glazed link to an existing listed building at Fold Farm, Higher Chisworth, Chisworth". Works relating to this application began in February 2010, within the required 3 year period, post approval.

To date the works carried out on the properties under the previous approvals are as follow;

- Replacement of existing doors and windows to the barn, excluding the former barn door and window treatment behind.
- Installation of the glazed link between the existing farmhouse and the barn including the forming of the opening to the gable of the barn.
- Demolition of the former blockwork lean-to structure and replacement with stonework construction and bi-folding doors, with oak lintel above.
- Installation of timber guttering and cast iron downpipes as existing.

Within this application we seek to make amendments to the drawings approved within said prior approvals and, following pre-planning advice, accommodate the potential future split of the property into two separate dwellings. Pre-application advice has been sought prior to this application.

2.1.1 PHYSICAL CONTEXT

Fold Farm sits within the hamlet of Higher Chisworth, Charlesworth that contains 17 properties. There is a mix of working farms and residential properties all within an expanse of farmland. The farmhouse, at Fold Farm itself is listed, however, there is no listing on the barn to which the works to this, or the previous application, relate. The buildings on the site are constructed of random stonework with stone heads and lintels to window and door openings. The stonework to the barn is of a lesser quality than that of the farmhouse. The barn has a large format slate roof, which has been carefully removed and relayed as existing to address the former structural instability of the property.

2.1.2 SOCIAL

The proposals under this application relate mainly to the internal arrangement of the barn and as such will have no impact on the people in the locality. The development as a whole, under the previous approvals has allowed for the regeneration of a historic building on the site, which was falling into disrepair.

The reason for the application for the split of the property into two separate dwellings has been lead by High Peak Borough Council who wishes to safeguard the large development for future users. It is not the applicants' intention to split the site into two properties in the near future.

2.1.3 ECONOMIC

As a residential application the redeveloped site provides no economic contribution to the locality. The owner of the property, has however, used local tradesmen and suppliers for materials wherever possible and will continue to do so throughout the remainder of the construction program.

2.1.4 PLANNING POLICY

Detailed discussions have been held between the applicant and representatives from High Peak's planning and conservation departments. It is these discussions that have lead to this new application, amending details of the previously agreed scheme and the future allowance for the separation for the large dwelling into two separate properties.

2.2 INVOLVEMENT

Consultations with the local authority and conservation department have, as previously mentioned, been made with positive and encouraging results. Within such a small community communication is essential with large building projects such as this. The client has kept the immediate residents abreast of works as they have progressed and will continue to do so until the project reaches completion.

2.3 DESIGN

The amendments to the previous application are listed below for ease of reference and indicated on the plans and elevations submitted with this application;

Elevations (Approved Drawing Reference L09C)

- Increase in size of day room window opening to match other opening to garden elevation.
- Inclusion of oak beam above glazed bi-folding doors to garden elevation.
- Variation of fenestration to large window behind large

Proposed Ground Floor Plan (Approved Drawing Reference L06C)

- Utility Room now to be used as Study/Day Room with. No internal partitions will be constructed as part of this amendment.
- Utility Room/Glazed Link opening in existing gable increased in width.
- Pool Room/Gym wall opening to be replaced with 2no. smaller opening equating to no greater overall size than that of the approved opening.
- Removal of curved timber screen and staircase to Pool Room to be replaced with stair area and internal 2 storey pod on line of existing truss to house shower room and coms room at ground floor.
- Garden Store will no longer be a shower room with wc removing the need for internal partitions.
- Door opening to remain between the two garden stores.

Proposed First Floor Plan (Approved Drawing Reference L08C)

- Amended Bedroom layout retaining existing mezzanine as single room with ensuite bathroom.
- Relocation of 2nd bedroom above ground floor pod.

These alterations allow is to retain the openness of the barn in its current form by subdividing rooms less whilst maintaining the sample level of accommodation with in the previous approval.

Several of these amendments have been agreed to in principal with the planning officer dealing with the project.

Copy of the previously approved drawings are within Appendix A of this document.

3.0 USE

The building will be used as a single occupancy dwelling for the foreseeable future however, further to a request by High Peak Planning department this application will also look for approval to split the property into two separate residential properties at a later date should the need arise.

4.0 AMOUNT

The building may as previously outlined be split into two separately served 2 bedroom properties.

5.0 LAYOUT

The revised layout of the barns internal arrangement is articulated on the plans submitted with this application and as described within the design section of this document.

It is envisaged that the potential split of the property would take place by blocking up one of the openings from either the existing farmhouse or barn gable ends.

6.0 SCALE

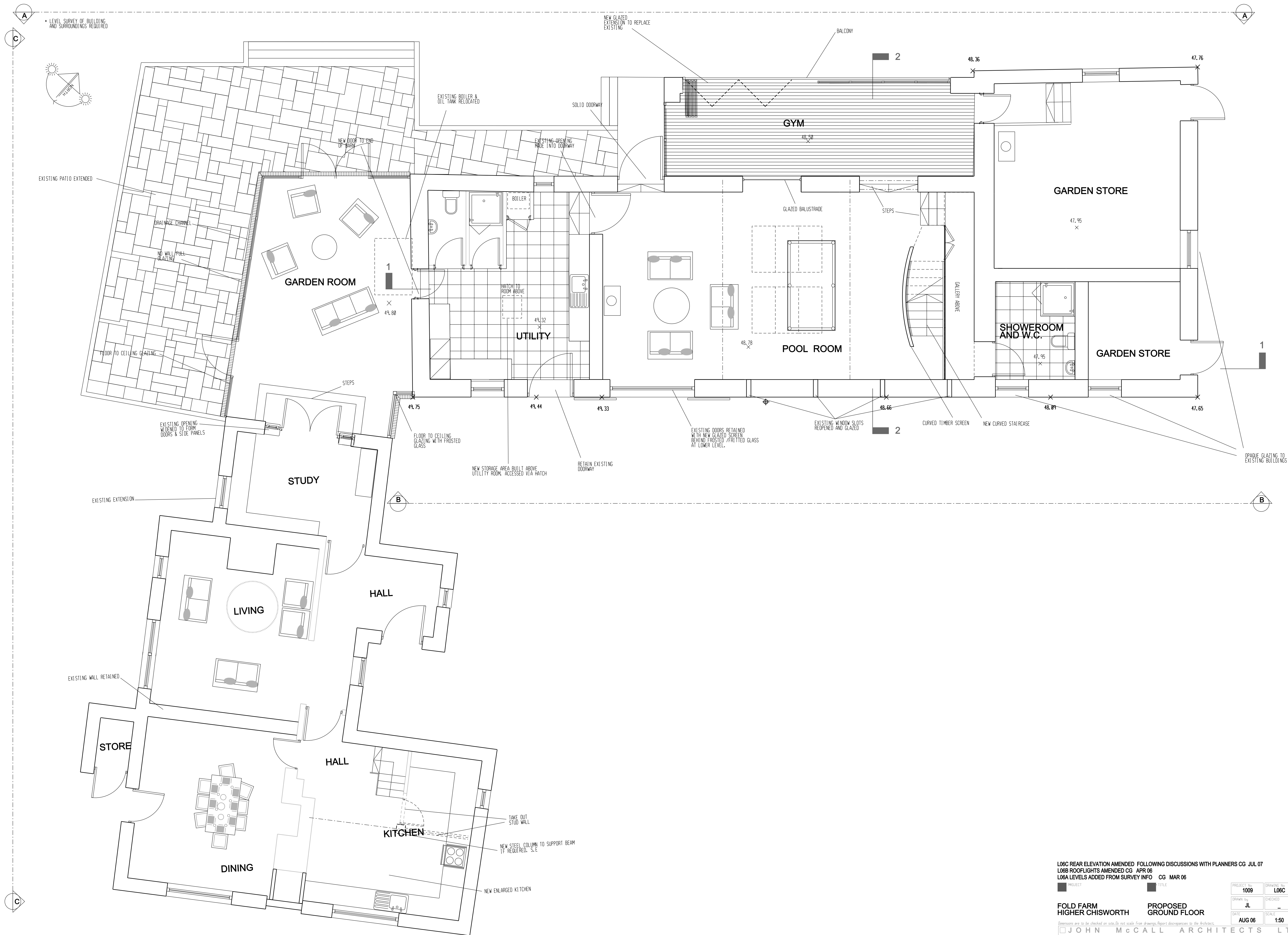
Outwardly there is no increase in the scale of the development. The amount of accommodation in relation to this application is no greater than that within the previously approved application. It is the intention of this re-design to retain the openness of the barn by reducing the amount of internal partitions to existing elements of the barn and affording vistas through rooms with the subdivision of one internal window into two.

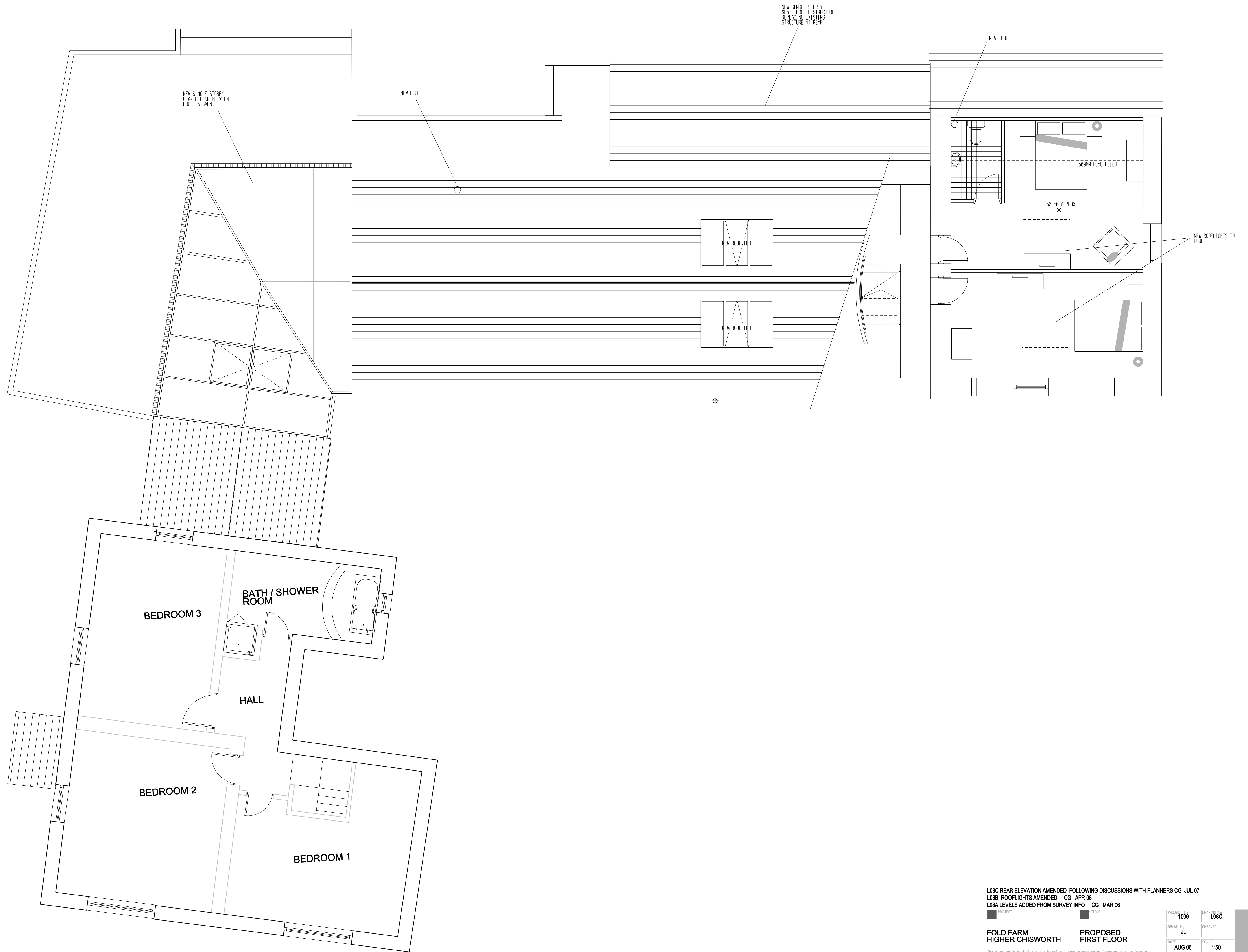
7.0 ACCESS

Access to the farmhouse and barn remain unaltered under this application. The existing car parking arrangements also remain unaltered with on site parking provision for up to 5 vehicles.

APPENDIX A

APPROVED DRAWINGS UNDER PREVIOUS APPLICATION





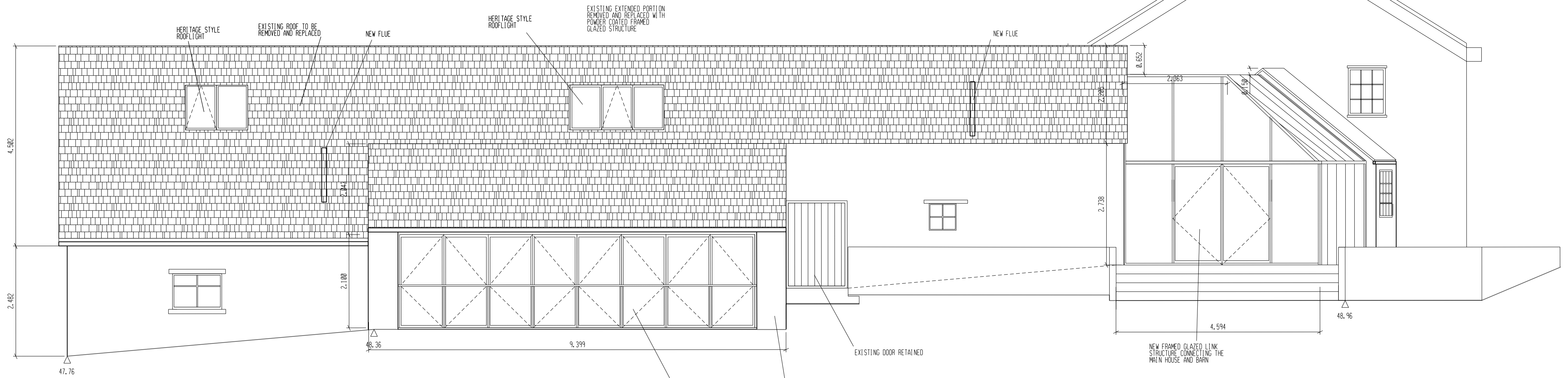
L08C REAR ELEVATION AMENDED FOLLOWING DISCUSSIONS WITH PLANNERS CG JUL 07
L08B ROOFLIGHTS AMENDED CG APR 06
L08A LEVELS ADDED FROM SURVEY INFO CG MAR 06

FOLD FARM
HIGHER CHISWORTH

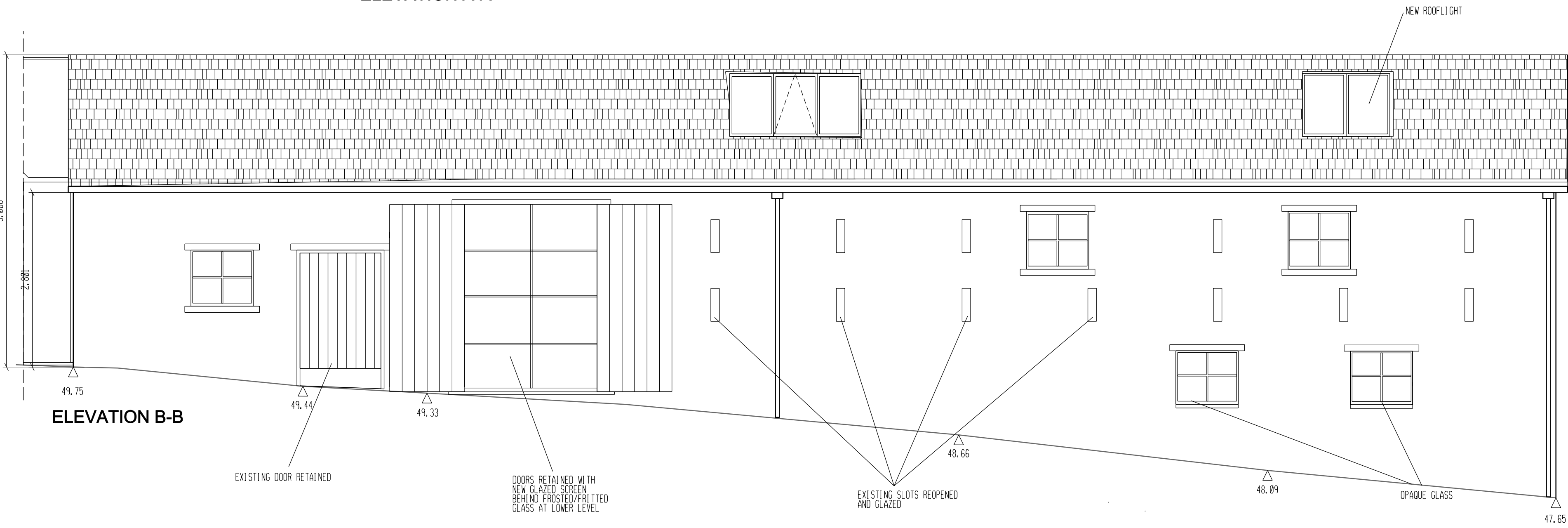
PROPOSED
FIRST FLOOR

JOHN McCALL ARCHITECTS LTD
No. 1 . ARTS VILLAGE . HENRY ST . LIVERPOOL . L1 5BS . Tel : 0151 707 1818 . Fax : 707 1819
and ASHLAR . MARKET STREET . HAYFIELD . HIGH PEAK . SK22 2EP . E : admin@johnmccall.co.uk

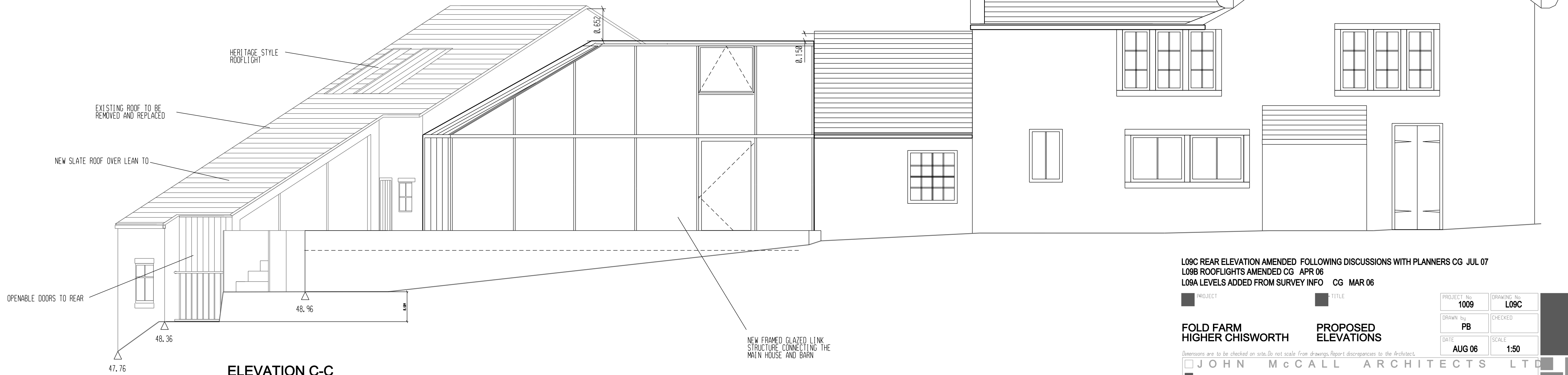
• LEVEL SURVEY OF BUILDING AND SURROUNDINGS REQUIRED



ELEVATION A-A



ELEVATION B-B



ELEVATION C-C

L09C REAR ELEVATION AMENDED FOLLOWING DISCUSSIONS WITH PLANNERS CG JUL 07
L09B ROOFLIGHTS AMENDED CG APR 06
L09A LEVELS ADDED FROM SURVEY INFO CG MAR 06

PROJECT

TITLE

FOLD FARM
HIGHER CHISWORTH

PROPOSED
ELEVATIONS

Drawings are to be checked on site. Do not scale from drawings. Report discrepancies to the Architect.

JOHN McCALL ARCHITECTS LTD

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and ASHLAR . MARKET STREET . HAYFIELD . HIGH PEAK . SK22 2EP . E : admin@johnmccall.co.uk

PROJECT No
1009

DRAWING No
L09C

DRAWN by
PB

CHECKED

DATE
AUG 06

SCALE
1:50