DESIGN & ACCESS STATEMENT

Cloughbank Farm
New Mills

June 2011

PLANNING APPLICATION : ALTERATIONS AND EXTENSION OF EXISTING DWELLING
CLOUGHBANK FARM, BROOKBOTTOM, NEW MILLS.

1.00 DESIGN STATEMENT : ASSESSMENT & LOCAL INVOLVEMENT

1.01 The Planning Application concerns the provision of two single storey extensions to an existing detached dwelling together with associated internal and external works.
The property is only clearly visible by the public from the access path which runs across the front of the property, and is set back from the road, behind mature planting.

1.02 The existing property is a farmhouse, with single storey attached annexe & garage, set within mature gardens & farmland.

The property has a covered entrance porch which is not original to the property. The elevations are generally stone to the front and rendered to the rear and sides.
There is an existing single storey pitched roof garage extension with felted roof and a linking flat roof utility Room extension.
Existing pitched roofs are natural stone.

It is located within a Conservation Area, and retains a pleasant and imposing character, set behind mature curtilage trees.

1.03 The proposals provide for additional living space with remodelling of the Kitchen/Utility Area to form ground floor living accommodation for the elderly client and for a rear extension to house a new kitchen to be used by her children.

2.00 DESIGN STATEMENT : EVALUATION & DESIGN

2.01 The area of work visible from the front of the property comprises a new porch to match existing with a pitched roof and traditional style door and windows. To the rear the extension is rendered to match existing with white painted timber windows and stone roof tiles to also match existing.

2.02 The proposed extension is modest in size, and from the front, it presents an improved elevation to the public view. The rear aspect of the extension is also modest in size and fills an unused courtyard garden to the side of the existing kitchen.

2.03 All external materials are to match the existing materials.

3.00 ACCESS STATEMENT

3.01 The dwelling has an entrance which is accessed down some steep steps, and internal changes in level which are unaffected by the proposed extension. The new extension will provide level access to the property making it much safer for the elderly client.
There are patio doors leading from the new kitchen & utility areas to the external paved area.

3.02 There are no other access implications.