**2932** **12 August 2011**

# DESIGN AND ACCESS STATEMENT
## Meadows Farm, Ridge Top Lane, Hayfield, SK22 2JQ
## Entrance and External Works



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

2.00 **Site Location**
Meadows Farm, Ridge Top Lane, Hayfield, SK22 JQ

3.00 **Proposed Development**
The proposal is for a reconstruction of the entrance to Meadows Farm and external works.

4.00 **Date of Preparation**
August 2011

5.00 **Date of Amendments**
None

6.00 **Applicant**
Mr & Mrs Hardy

7.00 **Agent**
Contact: Mr Colin Fox
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8.00 **Assessing the context of the site**

The house as been renovated and the barns turned into a dwelling as planning approval: HPK/2009/0749
This application is to vary the site layout and entrance as known in that application.

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

**1. Use**
New sit entrance (approximately on the site of original entrance prior to commencement of works on site).

**2. Amount**
The original elements such as stone walls, stone gate post and farm gates as being re-used for this element of work. The domestic cartilage has been pre-agreed on previous applications as have the basic engineering works and levels. This application relates to the entrance and hard and soft landscaping.

**3. Appearance**
Sympathetic and in-keeping with the area. Stone walls, stone flags, cobbles, grass etc. as shown on drawing 2932-21.

10.00 **Approach taken to Access**
A simple and basic design to reflect original use and layout as a farmyard thus nullifying the need for ornamental planting and flowerbed as this would be inappropriate.

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.

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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.