HPK/2012/0017

11 APR 2012

DESIGN & ACCESS STATEMENT

For

The Change of Use of a dilapidated barn building to provide short let residential accommodation as an ancillary business to the Public House business

At

The Printers Arms Public House
Thornsett
Birch Vale
Derbyshire
SK22 1AZ

Owner:

Mr S TURNER

05 January 2011

The Printers Arms Public House
Thornsett
Birch Vale
Derbyshire
SK22 1AZ

1.0 INTRODUCTION

1.1 This design & access statement has been prepared to support a planning application submitted to High Peak Borough Council for the Change of Use of a dilapidated barn building to the rear of the Printers Arms Public House to provide a short let residential accommodation as an ancillary business to the Public House business.

1.2 The documentation provided and referred to in preparing this statement consists of the following:

PA/01	Plans, elevations and sections as existing and proposed (barn building)
PA/02	Plans and elevations (part) of Printers Arms Public House to show alterations to existing Printers Arms premises to create new independent access to barn conversion accommodation
PA/SP01	Location plan (O.S. map) scale 1:1250
PA/SP02	Site plan scale 1:500

Design and Access Statement

2.0 THE PROPERTY

2.1 The property is an existing 2 storey high detached barn building situated to the rear of The Printers Arms Public House site.

The property is built on an elevated ground level, the elevations are constructed in random stonework and the building has a duo-pitch roof structure over with slate roof coverings. There are existing apertures in the building where windows and door exist in the past but now missing.

This property is situated to the rear of the Printers Arms Public House site, see location plan.

The condition of the barn building is in a dilapidated state where all of the timbers for the roof structure, upper timber floor structure, staircase, windows and door were rotted. The ground bearing floor slab is also in poor condition affected by dampness. The stonework elevations appear to be in sound structural condition but requiring repointing of open joints in the stonework coursing.

3.0 LOCAL ENVIRONMENT

3.1 The property is situated in the High Peak Area with parks and open spaces, an area of outstanding natural beauty popular with visitors and holiday makers for walks and enjoyment of the natural environment.

4.0 DEVELOPMENT PROPOSAL

4.1 It is proposed to change the use of the vacant barn building to provide a self contained residential accommodation on a short let basis as an ancillary business to the existing Public House business.

4.2 The proposed development would consist of refurbishment and improvement works to the building to modern day standards and bring a vacant building back into residential housing stock.

4.3 The proposed accommodation comprises a living room with kitchenette on the ground floor, replacement first floor structure to provide bedroom accommodation with an en-suite.

4.4 The refurbishment and improvement works comprises:
Renewal of roof structure and reslating roofing works and installation of new rainwater goods.
Repointing of stonework elevations.
Installation of new windows and door.
Renewal of ground floor in solid floor construction including tanking and thermal insulation provisions to meet current Building regulations standards.
Replacement of upper floor suspended timber floor construction.
Installation of new timber staircase.
Thermal insulation upgrade to external walls to meet current Building Regulations standards.
Provision of new kitchen fitments and appliances, and new shower and sanitary fittings.
Provision of new electrical and water services.
Provision of log burner heating system.
Decorations and furnishings to a high standard.

All of the above and other relevant works are depicted in the drawings and specifications submitted for Planning permission application.

4.5 Due to its "closed in" location, i.e. bounded by Printers Arms Public House at Thornsett frontage, Thornsett Farm to the side and rear and No 39 Thornsett to the other side, consultations with Building Control Department suggested the need for an independent access being required as any other means of access to the barn i.e. via internal premises of the Printers Arms Public House would not be acceptable under the Fire Regulatory requirements.

The proposal to convert one of the window opening into entrance door access independent of the Public House was recommended by Building Control department. The internal alteration works and also the alteration of the window are depicted in drawing numbered PA/02.

5.0 SUMMARY

5.1 The proposal considers careful and sympathetic improvements and refurbishment works in converting the barn building.

5.2 In my opinion, my proposals as detailed above retains all the original characters, materials, scale and form of the building and I do not foresee the change of use would cause any impact on neighbouring properties nor would it cause demonstrable harm.

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ADDENDUM DESIGN & ACCESS STATEMENT

For

The Change of Use of a dilapidated barn building to provide short let residential accommodation as an ancillary business to the Public House business

At

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Thornsett, Birch Vale
Derbyshire SK22 1AZ

CAR PARKING PROVISIONS:

The Printers Arms Public House has off road parking spaces to the front of the premises. It is proposed to dedicate one of the spaces for use by occupants of the short let accommodation.

The existing and proposed dedicated car parking spaces are nominally shown in the revised Site Plan drawing numbered PA/SP02A.