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Design and Access Statement

July 2012

Meadows Farm, Ridge top Lane, Hayfield, High Peak SK22 2JQ



Aerial view showing location

- **Applicant**
  Mr & Mrs Paul and Sheridan Coverley

- **Planning Authority**
  High Peak Borough Council

- **Proposal**
  Part retrospective consent for alterations to external windows, doors and internal layouts to previously approved converted outbuildings and consent for external works layout

- **Location**
  Meadows Farm, Ridge top Lane, Hayfield, High Peak SK22 2JQ

- **Agent**
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1.00 General

Meadows Farm is located on the southwest outskirts of the local plan settlement of Hayfield. The site is accessed off Ridge Top Lane and accommodation on site currently comprises of a converted Barnhouse and Farmhouse. The applicants and current owners purchased Meadows Farm in May 2012.

2.00 The Proposal

This application seeks partial retrospective consent to changes to the external window and door arrangements and internal layouts of the converted outbuildings (HPK/2009/0749 and NMA/2011/0038) known as 'The Barnhouse' and seeks approval for external works layout.

3.00 Design

The brief was to provide suitable accommodation for the applicants and their young family. The changes proposed from the previously approved scheme are minor in nature.

The internal layouts and fenestrations have been altered to provide accommodation in line with the applicant's brief to the design team and have been discussed with Anne Jordan, senior planning officer at High Peak Borough Council.

Changes to the window and door arrangements simplify the access door/windows to the East elevation access; provide a glazed screen and doors to the West elevation; introduce a first floor window on the West elevation and provide additional roof lights.

Materials proposed for the bespoke windows and doors are high quality timber framed to match existing.

The proposed external works layout has been developed in consultation with planning officers , to take into account the requirements of the client, and with reference to the approved site layout of March 2009 (Approval no. HPK/2009/0749, drawing no. MEA/04B).

The key criteria are :-

- all works to be within approved domestic curtilage.
- to provide attractive terrace areas on the south and west sides of the barnhouse and the farmhouse to take advantage of sunlight and views.
- to create soft landscaped domestic gardens for the barnhouse and the farmhouse , which will provide convenient areas for outdoor recreation, gardening and children's play. (nb the planting shown on the submitted drawing is schematic only).
- to create access , car parking and manoeuvring space for vehicles , including service vehicles.

- to provide a hard surfaced yard area conveniently located for clothes drying, children's play etc.
- to provide an attractive pedestrian approach , within the site, for both dwellings.
- to provide appropriate boundary treatments , particularly bearing in mind the sensitive nature of the sites location in the green belt and its close proximity to the settlement of Hayfield.

4.00 Access

Access is provided to the property via existing arrangements.

A regular bus service from Hayfield provides a link to surrounding villages, towns and cities. These in turn provide a link to the national railway network. The site is within easy access distance of main trunk road and motorway links.

The site has good accessibility by cycle, on foot, by public transport and for those with disabilities. The site provides inclusive access and access for emergency vehicles.

5.00 Environmental Analysis

Site stability, contamination and soil types
The property would not be designated as contaminated land. This application does not seek any approvals for site layouts.

Sunlight and Daylight
The Barn has been constructed to prevailing Building Regulations standards in terms of window openings and ventilation. It is not significantly over shaded by other buildings or trees.

Wind and micro climate
The site is screened from high winds although in common with most local sites is subject to some turbulence as a result of the surrounding high ground.

Flood risk and drainage
The site is not located in an area of flood risk.

Archaeological and historic features
No known archaeological features exist on site.

Views into and out of the site
The site has the benefit of being adjacent to attractive open areas and is sufficiently elevated with views to the Peak District hills.

Ecological and wildlife
It is not envisaged that any bird or mammal habitat will be affected by the proposals.

6.00 Conclusions

In conclusion and in light of the above, we would urge HPBC planning to approve this application.