



DESIGN AND ACCESS STATEMENT

Lane End Farm

The conversion of the building known as the 'Garage' into a two bedroom dwelling



**Hurst and Chunal Moor Management Group
Additional Accommodation at Lane End Farm**



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1.00 **Type of Application**

This is a full planning application.

2.00 **Site Location**

The 'Garage' building
Lane End Farm
Hague Street
Glossop

3.00 **Applicant**

Mr Edmund Glaister

4.00 **Agent**

Randfield Associates
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Contact Mr Colin Fox

5.00 **Description of Proposed Development**

The proposed development is the change of use from a redundant farm building to a dwelling for an estate worker. The size and scale remains unchanged although some materials will be changed to be more appropriate to use and the open aspect of the building being filled in to complete the enclosure.

The materials to be used are stone, stone flags (roof) and timber.

This development is a part of the over all maintenance and well being of the landscape beyond to give the additional accommodation in the right place to



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- 6.00 manage this environment.
Date of Preparation
25th June 2012
- 7.00 **Date of Amendments**
None.
- 8.00 **Assessing the Context of the site**
The enclosed report discusses and reports on the very special location this collection of buildings has with the adjacent moor, its unique environment and ecology.
- The Land Ends site comprises of the existing game keepers cottage, a barn and a shipon building which are attached to the house and each other. The 'Garage' building being an open fronted stone built more modern building than the house and barns, a kennel block and a small domestic size car garage. Theses buildings (as detailed fully in the supporting document) form the management centre for the moor and all of its related activities.
- There is now a requirement for another full time game keeper to be on site to meet the ever increasing work load and related legislation. The analysis of the site and the associated work tasks have shown that the existing building encloses sufficient space to accommodate all related plan and materials, office and management space along with event management space including the addition of sanitary and washing facilities as well as a second dwelling.
- The 'Garage' building which is stand alone, adjacent to the entrance with an area of adjacent walled in land has been identified as a suitable building for conversion. It is well built with sufficient volume to convert into a two bedroom dwelling with out compromising size or form.
The only elevation to alter is that of the one facing into the site, being unseen from anywhere close.
- Office and toilet accommodation can be created within the barns complex without any external alterations, thus maintaining fully the existing environment.
The need for more man power along with the requirements of 21st century management, health and safety as well as the maintenance of the



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environment can be achieved with only minimal change and that in terms of the build environment is for the better.

The design uses only the existing building but changes the roof finish from asbestos to stone and with all windows, doors and infill panels being of timber (all locally sourced) we get an improved site with a reduced carbon footprint.

9.00 **Design Principles & Concept applied to the proposal**

9.01 **Use**

The use follows need, the need for another full time keeper on the site and the need for administration and the servicing of that need.

Therefore the requirement is for a dwelling and for office space plus toilets and washing facilities.

9.02 **Amount**

A two bedroom dwelling to be a minimum requirement with an office space for a minimum of two to work plus computing and communication equipment. Remembering this work relates mainly to external work, on the land, with animals and birds, involving machinery and chemicals. There is a need for full washing (showers) as well as toilets for visiting workers and sportsmen/women.

Numbers are not high so only simple limited single units are required.

9.03 **Layout**

Due to the nature of the site and its situation with in the countryside minimal change is required so the layout has been confined to being totally with in the envelope of the existing building.

The 'Garage' building due to its singularity has been indentified as the best site for the new dwelling. This fits well within the existing volume and gives the required accommodation. The corner of the barn that is partitioned off, having two external doors and windows makes an ideal site for an office being equidistant from both dwellings with visual control over the entrance and moor beyond.

In this respect the spaces are self defined allowing no reason to place elsewhere.

9.04 **Scale**



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Scale is also self defined; the use of the existing buildings maintains the scale of the site with no change and no impact.

The existing garage building being only single storey is domestic in nature so the change of use is not impacted on by the use of the existing building but there will be more of a harmony between use and scale than there is with the existing.

9.05

Landscaping

The site has very much established its setting within the landscape. Adjacent to the 'garage' building is an enclosed area of land containing a few fruit trees in grass. This area is enclosed by stone walls and has an existing pedestrian access from the driveway.

This enclosed space can easily be allocated to the new dwelling as private space. It is very similar in size to the other private space allocated to the existing dwelling on the site.

This is a simple designation as it will involve no building work or any changes to the existing landscape thus not altering the character or the visual amenity of the rural landscape.

9.06

Appearance

The appearance of the 'garage' building will be the most significant element of this development, though having made that statement the changes are such that their impact is minimal.

The major element of change will be the roof, this is to change from 'Asbestos' to stone flags but on the same line at the same pitch sitting on the two end gable walls without any alteration to them. As the new roof lines with the existing the only effect it will have is a visual one, looking at stone flags rather than asbestos sheets.

The four elevations will remain the size they are, the two gables are not changed.

The elevation to the road has three domestic scale windows which sit badly with in the elevation with simple openings.

It is proposed to introduce stone heads with over courses and stone cills adding character to the building and lowering the windows to a more domestic level.

The open front is to be dealt with by simply infilling with glass, doors or



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cladding. The existing structure to remain as is with panels. Although this is the most significant change proposed the design aims to reflect the previous use respecting its form and proportions.

9.07

Energy

This proposal creates a new dwelling thus the requirements of the building regulation are that the building should be at least to the standard of a new property.

The existing masonry is quite massive in modern build terms so with internal insulation to walls, floors and roof a high thermal capacity can be achieved. The use of solar panels, wood burning stoves and low energy fittings will bring the property within band 4 for sustainable homes.

10.0

Approach taken to access

This development is designed to give access for the game keeper to the moor in terms of a physical link for access and to undertake work regarding control and maintenance.

It is also so sited to give a visual and sensory link base on hearing and smell as well as sight.

It is not so much access as becoming a part of the environment to understand it, its moods and conditions for it is more important to predict and act than to react to a circumstance or incident, such as a fire, poachers or even lost or injured walkers.

This may be a variance from the normal understanding of 'Access' as this is a 24 hour, 365 days a year, on the job living so access to work is not a concern.

This property though on the edge of the moor an area of outstanding beauty and of special scientific interest is also on the edge of the town of Glossop and only 500m from public transport and other local services.

Glossop centre is within 2km and has all the facilities one would expect in a small town. From Tesco to the town market, a sports hall and swimming pool as well as regular fast transport links to Manchester and the International Airport.

Though some what removed from the specialist nature of the moor the airport is used by guests and visitors, the over all siting of the site and the moor on the edge of the North West major conurbation has significance.



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In terms of access into and around the buildings all works and design standards will have to conform to part K of the building regulations and will therefore be fully accessible.