SJ DESIGN LTD

Design and Access Statement

December 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**
  Retrospective application for the retention of rebuilt original garage, store and linking structure

- **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 comprises of a Farmhouse and converted 'Barn House'. The applicants and current owners purchased Meadows Farm in May 2012.

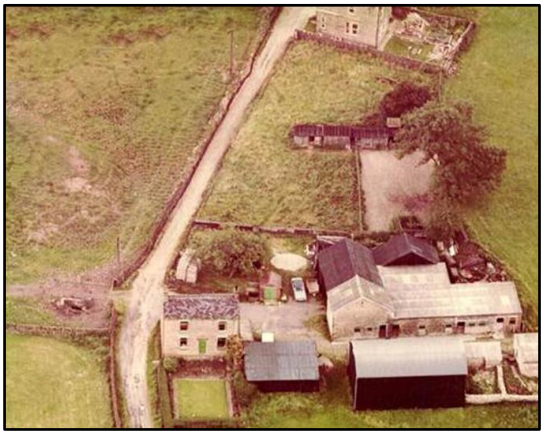
The site is bounded to the north, east and west by the residential garden of the Farmhouse, to the south partially by the extension to the farmhouse and partially by the hard standing area which provides parking and turning for the Farm House and the Barn House.

2.00 Background

The building which occupied the site previously was a garage and store, joined to the farmhouse (pre-extension) by a small link building, which originally contained an earth closet.

In common with many of the buildings on the Meadows Farm site the building had been constructed and repaired using a variety of materials, including random coursed and un-coursed grit stone, corrugated metal and brick. The roof was in corrugated metal, laid to a pitch of approximately 15 degrees.

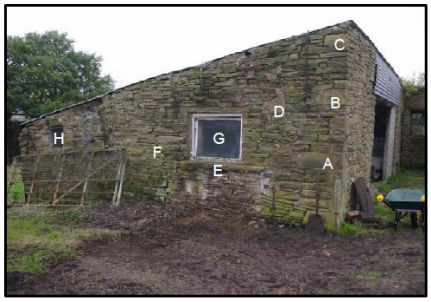
See aerial photograph (taken in 1978) and site photographs (taken in pre rebuild of garage and pre extension of Farmhouse) for evidence of the previous building.



Aerial Photograph (taken 1978)



South Elevation pre-rebuild



West Elevation pre-rebuild



North Elevation pre-rebuild



East Elevation link structure pre-rebuild



West Elevation link structure pre-rebuild

3.00 The Proposal

This application seeks retrospective consent to retain the rebuilt garage, store and linking structure.

4.00 Design

The garage, which is the subject of this application, has been rebuilt on the original footprint, with some small sections of stonework being retained. The stone used in the original has been largely reused on the west and east gable ends. The north wall, which was in corrugated metal, has been constructed in block work with a facing of waney edge rough cut timber boarding.

The vehicular doorway on the south elevation has been moved along the façade to avoid conflict with the extension to the farmhouse and to facilitate access.

The roofline has been slightly realigned to create better headroom at the north end to accommodate modern vehicles.

The link block, which was in a ruinous state, has been rebuilt on the original footprint with a roof which follows the pitch of the main garage roof. This link provides access from the kitchen area of the farmhouse into the garage, via a small washroom area.

Generally windows have been positioned in their original locations with the exception of one on the west gable which has been made slightly larger to match its neighbour.

The drawings submitted with the application show the building as it was before reconstruction and the newly re-constructed building.

5.00 Policy Background

The Meadows Farm site lies within the Green Belt. High Peak Borough Council adopted the National Planning Policy Framework in June 2011. Paragraph 89 of the NPPF states:

'A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:'

> *'the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;'*

As discussed above, this application seeks to retain the re-built garage, store and linking structure, which is in the same use and not materially larger than the one it replaces, in accordance with the above policy

6.00 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.

7.00 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 property 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.

8.00 Conclusions

It is clear from the foregoing that the garage at Meadows farm has been replaced by a building which is of the same use and is not materially larger than its predecessor.

We would therefore urge High Peak Borough Council, in accordance with the National Planning Policy Framework Paragraph 89, to grant permission for this application.