

# Design and Access Statement

January 2013

*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**  
*Demolition and rebuilding of existing store*
- **Location**  
*Meadows Farm, Ridge top Lane, Hayfield, High Peak SK22 2JQ*
- **Agent**  
*Simon Jones*  
*SJ Design Limited*  
*The Old Co-Op Building*  
*Church Street*  
*Hayfield*  
*High Peak*  
*SK22 2JE*

## Contents

|      |   |   |
|------|---|---|
| 1.00 | General.....                                      | 4 |
| 2.00 | Background.....                                   | 4 |
| 3.00 | The Proposal.....                                 | 5 |
| 4.00 | Design.....                                       | 5 |
| 5.00 | Policy Background.....                            | 6 |
| 6.00 | Access.....                                       | 6 |
| 7.00 | Environmental Analysis.....                       | 6 |
|      | Site stability, contamination and soil types..... | 6 |
|      | Sunlight and Daylight.....                        | 6 |
|      | Wind and micro climate.....                       | 7 |
|      | Flood risk and drainage.....                      | 7 |
|      | Archaeological and historic features.....         | 7 |
|      | Views into and out of the site.....               | 7 |
|      | Ecological and wildlife.....                      | 7 |
| 8.00 | Conclusions.....                                  | 7 |

## 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 (the existing outbuilding known as 'the store') is bounded by the residential garden of the Barn House with out-buildings to the east (Dutch Barn), west (The Annexe) and Barn House to the south.

## 2.00 Background

The building is used as a store and is currently in a dilapidated state.

In common with many of the buildings on the Meadows Farm site the building has been constructed and repaired using a variety of materials, including brick, coursed grit stone and rendered walls. The roof is asbestos laid to a pitch of approximately 10 degrees.

See aerial photograph ((Figure 1) taken in 1978)) and recent site photographs (Figures 2-5) showing the existing building.

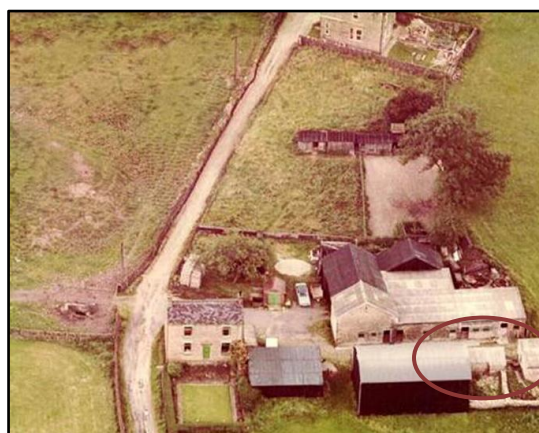


Figure 1: Aerial photograph taken 1978



**Figure 2: North Elevation as existing**



**Figure 3: East Elevation as existing**



**Figure 4: South Elevation as existing**



**Figure 5: West Elevation as existing**

### **3.00 The Proposal**

This application seeks consent to demolish and re-build the existing store in its current location.

### **4.00 Design**

It is proposed that the store will be re-built to modern cavity construction standards using coursed natural grit stone to the external leaf and concrete blockwork to the internal leaf. The majority of the facing grit stone will be salvaged from the existing building and re-used. Any shortfall of facing walling stone will be sourced to match the existing.

The roof will be covered in blue slate to match the existing buildings on site. The roofline has been raised in order to increase the internal floor to ceiling height – currently the existing store’s low floor to ceiling height severely restricts its practical use.

The window and door arrangement on the South elevation has been modified to maximise the introduction of natural light whilst maintaining similar proportions to the existing. A new door has been introduced to the west elevation to allow access to the generator room.

## **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 re-build the existing store. The modest increase in floor area and height of the building is justifiable as the current store is impractical due to its restricted headroom and floor space.

The requirements for modern plant to serve the Barn House, in the form of new boiler, water storage tanks and generator, justify this modest increase in building size.

Whilst the proposed building is larger than the existing this increase is not considered to be 'materially larger' and is 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 proposed rebuilding of the existing store at Meadows farm will result in a building of the same use and which 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.