ARCHITECTURAL TECHNOLOGISTS
AND DESIGN CONSULTANTS

02 July 2013 1614-D&A

Plex Farm, Bishops Lane, Buxton

Design and Access Statement
Barn Conversion to create two new dwellings and new stables.

Prepared on behalf of:
Mr & Mrs O Longden, Miss J Millican & Mr J Race

SITE LOCATION and CONTEXT
The existing barn is located within the curtledge of Plex Farm, The farm and associated buildings are situated on a private road, owned by Plex Farm, off Bishops Lane, Buxton.

EXISITNG PROPERTY & HISTORY
The existing barn is a large stone building with a concrete tiled roof. A mixture of UPVC and timber windows have been installed over time. Timber stable doors are to the front elevation.
Less than 20% of the existing barn is used to stable 1-2 horses during the winter. The ground floor consists of 4 stables, of which only 2 are ever used plus some area for storage. The first floor is unused. Access to the first floor is via a set of internal stairs to the north of the barn.

Plex Farm has been in the Millican family for over 25 years, in which time it has never been used as a working farm. The two applicants (daughters of the owner of Plex Farm) were brought up at the property and have lived in Buxton all there lives. One of the applicants currently lives at Plex Farm with her mother. The Barn is in the ownership of the applicants.
The applicants run a local hotel business in Buxton which employs 35-45 local people, the hotel has been in the family for over 50 years and the applicants will be the next generation to continue the family business.
Due to the nature of the hotel business, 24/7, the applicants need to live within close proximity of the hotel. Looking at local house prices for family homes, converting the barn is the most cost effective way to live within close proximity to the hotel and create a family dwelling for the future.

ADDITIONAL PLANNING INFORMATION
We are not aware of any previous planning applications on the barn.

PROPOSED DEVELOPMENT
The proposal is to convert the existing barn to form two new family dwellings for the daughters and families of the owner of Plex Farm. A new, single story, stable block is proposed to the South West of the existing barn

DESIGN
Barn Conversion – refer to drawing numbers 1576-01, 02 & 03
The main external appearance of the building will not be significantly changed.
The roof and its structure will remain and be cleaned.
The walls will be pointed where required.
All existing openings will be reused and fitted with new windows and doors.
Four additional windows are proposed to the first floor bedrooms on the North East Elevation and one additional window is proposed to the first floor bedroom on the South East Elevation. These windows will provide an emergency escape facility in compliance with current Building Regulations requirements.
Existing lintels will be replaced with reclaimed stone lintels where damaged/required.

The main internal structure of the building will remain unchanged. New first floor joists may be required depending on their condition.
Overall the proposed conversion of the barn is very sympathetic to the existing structure and openings, only adding a few additional windows where required.

New Stable Block – refer to drawing numbers 1614-01, 02 & 03
The new stable block is located to the south west of the barn and the proposal is to build the stables into the existing bank. Along with its location, this will reduce the visual impact of the new stable block.
The main structure of the stables will be block walls with a timber roof.
The roof will be clad with a standing seam metal sheet finish.
The front two elevations will be clad with horizontal timber boarding. The remaining elevations will be rendered. The stables doors will be timber.

ACCESS and PARKING
A new separate access will be created off the private road to the North of the Barn, as indicated on drawing number 1576-03. The access to the stables will be to the south of the Barn, allowing for easy access to the fields and ménage.
Parking for the properties is as indicated on drawing no.1567-03.