

Design and Access Statement template

For applications for planning permission and/or listed building consent

You should aim to provide as much information as possible. However, you may find that there are some sections which are not relevant to your application. Where this is the case please state that the section is 'not applicable'.

1. What are the features on the existing site?

Our home is one part of a three storey weaver's cottage. It has been split in two with a new front door added to allow us access. Originally, the ground and first floor were the house (the ground floor being used as a pub for some time up to 1928). The second floor was accessed via a very wide wrap around stone staircase that went up our side of the building and round the back where the entrance was. A drawing included with this application shows this – Annex 1 sent by post.

Our home is set in Old Glossop and is about 250 years old. There are a few buildings of similar age nearby. It is built of local stone and has a tiled roof. The windows are mullion – originally these were flat stones but cement has been added to give them the appearance of the sloping style. The stone at the front of the house is exposed whereas the side and rear are rendered.

The house was listed in 1978.

To the side of our home is a single storey lean to kitchen that was built in 1982. It has a stone tile roof, stone wall at the front and is rendered breeze block at the side and rear. Permission was given in 1982 to build a bigger extension – it could have been built up to the front of the house but was built set back. It could have extended by a further metre to the side but was restricted as the roof had to start below the bathroom window and this dictated the extent to which the lean to could be built outwards. It could also have been built higher but the previous owners decided not to do this.

Inside, our home has a living room on the ground floor plus the kitchen extension. On the first floor there is a bathroom and double bedroom. On the second floor is one room which has been separated along one of the mullions to provide two bedrooms.

To the side and rear of our house is a fairly large garden with lawn, vegetable patch, outbuildings and a detached stone barn conversion that we run as a holiday cottage business. The garden is surrounded by dry stone walls.

Our neighbour's house is the larger part of the original building. Opposite our house is a two storey building perhaps a bit older than ours that has been split into two homes.

2. Please provide details of how access issues have been addressed

The 'access' component should deal with both interior design and management issues to demonstrate not just compliance with the design details in the Access Design Guide SPD, but also how the applicant intends to meet their duties under the Equality Act 2010 (which incorporates the Disability Discrimination Act 1995).

Where relevant, this should include:

Approaches to and around the site, including transport links

Car-parking, setting down points, location of dropped kerbs (if required)

All entrances, including visibility

General horizontal/vertical circulation and layout arrangements

There will be little change to the existing arrangements; there will be a downstairs toilet which will be a great help for my sister who uses a wheelchair. When she visits Paul has to carry her upstairs at present.

Appropriate use of surface materials

Facilities within the building including WC provision, circulation within units and explanation of accessibility standards through all public parts of the building

Way-finding and signage – not applicable – there is no change to the public or business part of the property.

An assessment of means of escape- escape would usually be through the doors, although the windows could be used if necessary. We would have sash mullion windows in the proposed extension meaning they could be used for escape.

3. Please provide details of the **layout** of proposed development

Relationship of buildings, routes and spaces. – no change to current. Layout plan will be sent by post.

4. Please provide details of the **scale/appearance** of the proposed development

Height, width, length, materials, detailed design.

The appearance of the proposed development will match the current building more than the current extension does in that it will be of appropriate size and include features such as mullion windows. In addition it will have a pitched roof which is similar to other properties within the vicinity, eg. our immediate neighbour, The 15th and 17th Century Bulls Head pub etc.

Relationship to surrounding development. – Not Applicable.

Relevant local and national policies and guidance. – Please see part 6 below where these are referenced.

5. Please provide details of the **landscaping** in the proposed development
When choosing trees and plants the following factors should be considered:
Suitability – is the ultimate size appropriate for the space the plant will have, it is important to avoid conflict with buildings. Large vigorous trees too close to structures will require expensive and regular pruning. Will the species choice be tough enough to survive the site conditions? Not Applicable.

Interest – Does the plant for example display any of the following features – attractive bark, flowers, interesting foliage and autumn colour? Sometimes trees which bear fruit are not suitable for heavily used areas. Not Applicable

Sustainability – is there sufficient soil depth available and has irrigation and drainage been supplied where planters have been specified? Trees and plants grown in the ground will live longer and need less maintenance than those grown in planters. Where there is subterranean development a metre depth of soil must be provided over the structure. Not Applicable

6. Please provide details of how **Heritage Assets** issues have been addressed
Describe the assets affected – listed buildings, conservation area, archaeology etc.
Define their significance (in the case of buildings in conservation areas, their contribution to the character or appearance of the area).

Assess the impact of the proposals on the heritage asset, including reference to national and local policies and guidance.

If the impact is harmful to the significance of the historic asset, set out the public benefits which justify the proposal.

The heritage asset affected is a grade 2 listed building (our home) which contributes to the character of the area. It is part of a three storey weaver's type cottage. The original building has been split into two and an additional front door added to allow us access to our part of the building. The part of the building which is harmful to the character of the conservation area and the grade 2 listing is the current extension which we propose to replace with something more in keeping and, therefore, less harmful. The following is a demonstration of how the heritage asset is affected by reference to local and national planning policies and **guidelines**.

Local Plan

We have detailed below how this proposal meets with the relevant sections of the local plan.

Policy 3: Proposals should be allowed if they are sympathetic to the character of the area and there is no undue detrimental effect on the visual qualities of the locality in terms of:

Scale: The footprint of the proposal is insignificantly larger than the current extension. It is set back in the same way as the current extension even though permission exists to build up to the front of the original building. The conservation officer has explained that it would be possible to build another room above the current extension in a lean to style. The proposal to use a pitched roof instead means that the roofline where it is attached to the original building is lower than the conservation officer's suggestion. This is because to build a lean to with enough space to walk into the room the roof line would have to start higher. The pitched roof solution doesn't need to compensate in this way. The scale of the proposal is more suitable for this type of building and similar to other buildings in the area.

Siting: The site of the proposal is on a site that currently has an extension.

Layout Density: No significant change.

Form: The shape of the proposed extension is more suitable to the area than the current one. A look at the surrounding buildings eg. The Bull's Head Pub, our neighbour's house confirms this.

Height: The proposed extension will be higher than the current extension but this is more suitable for this area. A lean to, as current, doesn't look right. The planning permission that already exists was for a higher extension but that wasn't built. The proposal is lower against the original building's wall than the solution offered by the conservation officer. The proposed height is, for the purposes of this application, insignificant.

Proportions: The proportions of the proposal are suitable for the area as discussed above.

Design, colour and materials: The design of the proposal matches the original building in a way that the current extension doesn't. The shortcomings of the current extension are: it is a lean to, the slope of the roof is wrong, the windows aren't mullions so don't match, it's too low. We will address these by building it two storey as with other buildings in the area, having a pitched roof that matches the pitch of the roof of the original building and using mullion windows. We will also use recycled stone from the current extension, adding to it from a dry stone wall that was once part of a demolished building in the garden of our home. Once it is built it will look like it has always been here unlike the current extension.

Elevations: The front elevation is set back - it can't be seen from the Old Cross – see photo. You can only see the front elevation when standing in front of it. It will match the original building and have suitable windows, and be built using recycled stone. It would look better with a first floor window but this isn't possible due to the proximity of neighbouring buildings so it is proposed to put a stone carving there to break the plain wall up.

The side elevation is rendered breeze block on the current extension and rendered stone on the original building. It is proposed to keep this the same. The windows, however, instead of being wooden will be mullion sash to match the original building. The proposed extension will be a more suitable two storey pitched roof style rather than a lean to. The rear elevation will be rendered as it is now and have a small porch also rendered with a stone roof.

Fenestration: Windows and surrounds will match those of the original building, mullion and sash. These are far more sympathetic than the current windows.

Summary: In line with policy 3 the proposal to replace the extension to our home realises a more sympathetic solution than currently exists. It has no detrimental effect. The only issue the conservation officer had with the proposal was its size but not in relation to the footprint which she explained could be bigger than current. She had no issue with the rear porch. She had no issue with the proposed set back distance. She had no issue with any of the design, materials, fenestrations, colour, layout density, form, siting, proportions or elevations. The conservation officer suggested a lean to style two storey extension. We propose a lower and, therefore smaller extension to comply with her issue about scale.

Policy 17: Conservation and Enhancement of the Built environment.

The proposal blends in with the original building in a way that the current extension doesn't.

Policy 20: Proposals should be allowed if use, siting, scale, detailed design, external appearance and landscape treatment will preserve or enhance the special architectural or historic characteristic/appearance of the area....

Clearly, the proposal enhances the architectural and historical character and appearance of the area as it replaces an extension that is detrimental to this with something that we have taken special care to ensure blends in. It will look like it has always been there.

....important buildings will be protected from harmful development.

We aren't sure if the council class our home as important. We will address this issue anyway. Our house will not have any significant alterations. By having an extension built to blend in with the rest of the building we are preserving the building. The only change to the original building is to replace the bathroom window with a doorway. This will mean taking out masonry about 1m high by 45 cm wide. If someone thought that putting an extension on to the side of the building was harmful, this has already been done so we are not causing more harm but enhancing the work that has already been done. We would suggest that no harm has been done to the building yet and none will be done by building the proposed extension.

Policy 22: Listed Buildings

Extensions should be sympathetic. The information given above explains how this proposal is more sympathetic than the current extension. The scale must be right – it's currently too small to be classed as sympathetic as explained above. The design, detailing and external appearance will match the current building unlike the current extension.

The building (our home and that of our neighbours) was listed in 1978. In 1982 permission was given for the current extension. If the current extension was not affected by listed building status then the proposal to build one that is more sympathetic to the character of the area must also not be affected.

National Planning Policy Framework

We have detailed below the relevant sections of the National Planning Policy Framework and how this proposal meets these.

“Planning applications should not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives”

This is one of the overriding principles of the new National Planning Policy Framework which presumably is being incorporated into the new Local Plan. The Conservation Officer informed us at our first meeting that our human needs as a family wouldn't be taken into account in the decision on this application. By our second meeting this has changed as more emphasis is placed on human need and on the council's requirement to find ways of improving the way people live.

In our case, the house we live in is too small. We don't want to sell and move as we have very strong links with the community here: We have organised street parties for the last two years, we organised, in conjunction with local churches and HPBC a Medieval Market in April 2013, Paul is the coordinator of the social and community arm of the RC churches in Glossop, we also organised a time capsule to be placed under the Old Cross in March 2013. We run a holiday home business in the grounds of our home and our children go to the village school: All Saints. We have reluctantly tried to sell our home but because of the economic downturn this has as yet been unsuccessful – when we bought it, it had been on the market for 5 years so a quick sale is unlikely anyway. We have three children, Aidan is 5 and goes to All Saints school, Alistair is 3 and goes to All Saints Pre-school, Theo is a six months old and like the other was baptised at All Saints RC church. We very much like living here, get on well with neighbours (in fact they have been trying to work out ways that we could extend in order for us to stay here!) and don't want to break links with this strong community by being forced to move away.

Our house has three bedrooms, a bathroom, living room and moderate size kitchen. The plans we have drawn up include an extra bedroom and a bathroom above the current modern kitchen extension which is rebuilt slightly larger with a porch at the back in a style more sympathetic to the area. This is a creative solution to improve and enhance the place in which we live our lives.

In applying the above principle planners will have to decide if improving and enhancing our lives and the lives of our children is worth a few feet of heritage air space.

The principle also focuses on “where people live their lives”, this places importance on the people who live here rather than passers-by. It says that we and our children are the important people here and it is our lives that the council are compelled to enhance and improve.

Section 21 explains that local plans should support existing business sectors. It is essential that we are able to remain in this home in order to run our holiday business in the garden.

Section 28 is about sustainable rural tourism which is what our business is about and the retention of local services. By enabling us to remain in our home the council will allow the holiday cottage business that we run to remain open. If we are forced to move we will have to close the business.

Section 58 explains how applications must respond to local character and history and reflect the identity of local surroundings and materials whilst not preventing/discouraging appropriate innovation. We are replacing a modern looking extension with something that is more sympathetic to the character of the area in terms of scale, design, fenestration etc. It will reflect the character of local surroundings as it has been designed to match them in a way the current extension doesn't. The extension will use suitable local materials as we already have the stone for it from a building that once stood in our garden. What is more the extension is innovative as in very little space it creates a workable home for a growing family.

The policy goes on to say that proposals must be “visually attractive as a result of good architecture and appropriate landscaping”. The extension is clearly visually attractive being of traditional design (local recycled stone at the front, mullion windows, stone roof and even a stone carving). It will fit in with the area and anyone new to the locality will think it's as old as the rest of the building. The landscaping will only be moderately changed.

Section 61 is about the connection between people and places and the integration of new developments into the natural, built and historic environment. Again this shows that people and their needs are important in the decision making process. Our needs as a growing family are something the council must consider in conjunction with maintaining the historic aspect of the area. Because the new extension has been designed in a historically sympathetic way to match the environment to replace a modern looking one whilst also meeting the needs of the people who live in it, it meets both the requirements of this section.

Sections 132 and 133 are not relevant because permission to build the current extension was given after the building was listed. It was listed in 1978 and planning permission to build the current modern looking extension was given in 1982.

Sections 140 and 141 are about securing the future of heritage assets. This application does just that in that it enhances the heritage asset by building a more suitable replacement of a modern extension.

Section 160 shows that planners should work with the local business community to understand their changing needs. In this case we as proprietors of a holiday cottage business have a changing need in that the proprietor's residence needs to be extended in order to enable the family to remain in the home whilst running the business. The alternative is to close the business.

Section 187 tells us that local planners should look for solutions rather than problems and seek to approve where possible. We have not discussed this with planners, but have with the conservation officer. She told us that we could put another storey on top of the extension we now have and make the extension wider. The conservation officer explained that a lean-to two storey extension would be OK, even though this would mean building a higher extension than a pitched roof extension and even though there are no other split level buildings in Old Glossop with lean to extensions but there are plenty with pitched roof extensions. When this application goes to planners we expect that under this section the planners will see that the solution we have identified is the most suitable.

Section 187 goes on to say that planners should seek to approve wherever possible. Clearly there are many reasons this extension should be approved: 1) Permission could already have existed to build an extension that is higher than the current one, sticks out further than the current one and comes up to the front of the house. The previous owners decided they didn't want to do this. 2) The extension is more sympathetic to the area than the current one being of suitable style, size, scale, fenestration, detail, materials etc. 3) It meets the human need of our growing and developing young family. 4) It enables us to keep our business open and the economic benefits that bring to us and to the High Peak. 5) It enables us to remain an active part of our local community and stops us having to uproot and start again elsewhere. The reasons for refusing are subjective and spurious. To refuse planners would have to believe that the extension was not sympathetic – the conservation officer believes it is sympathetic in everything but height. Yet she has suggested building something that is higher against the gable end of the original building. Section 187 also states that planners should work proactively to secure developments that improve the economic, social and environmental conditions of the area. Ordinarily the economic part of this would be irrelevant in a domestic extension application but in this case it is essential that the extension be allowed in order for us to continue to run our holiday let business which benefits us and the High Peak area by bringing in visitors throughout the year. By allowing the application the council will enable Paul and Kate to

continue doing voluntary work which will benefit the social and community aspects of the area. The environmental aspect is not really affected.

Summary

This application has many benefits: a much improved and more sympathetic extension, a less cramped family home, keeping a community focused family in their home etc. The heritage costs are minimal: the loss of a small amount of rendered wall (less than suggested by the conservation officer).