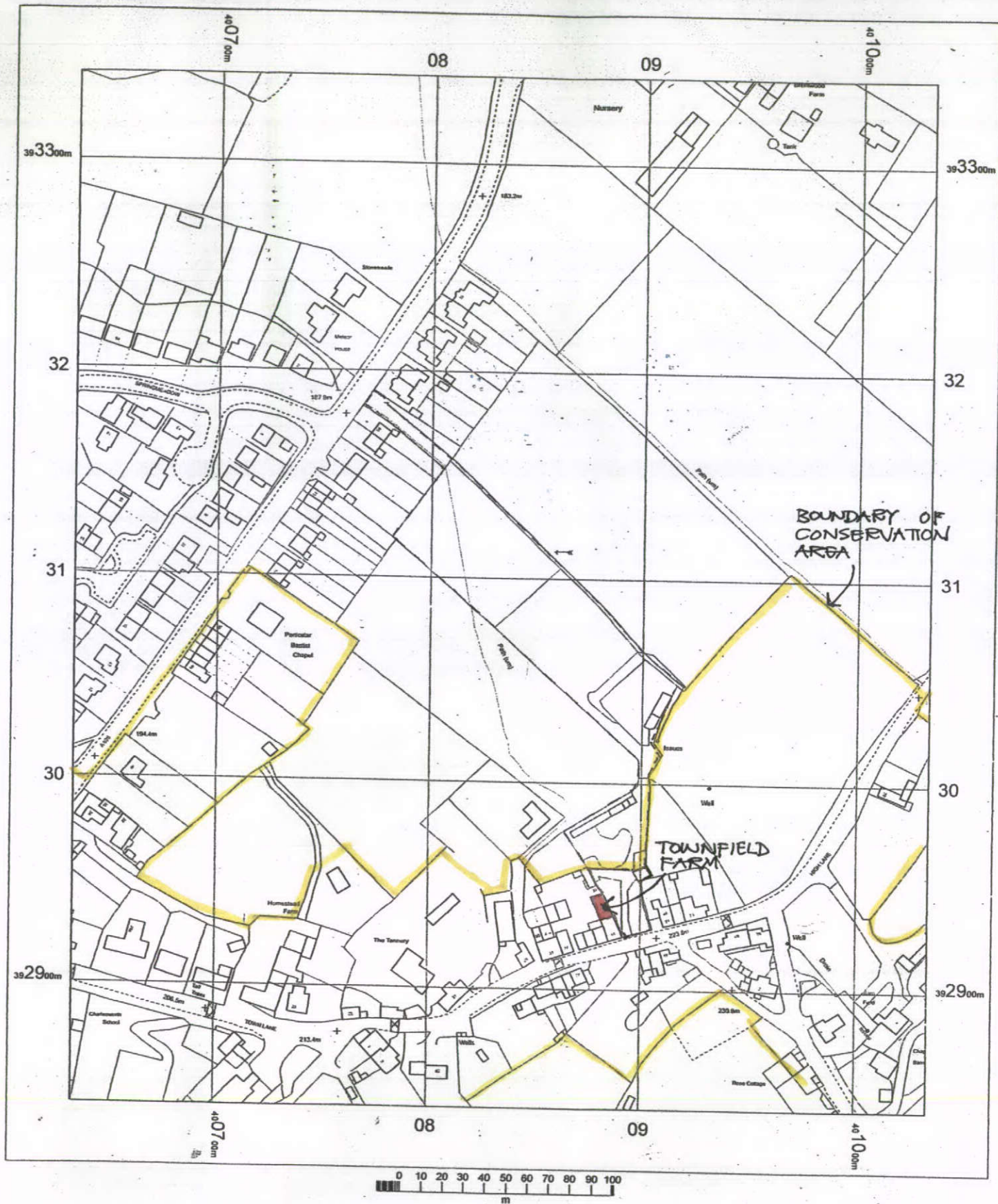


Design and Access Statement

in connection with a proposal to alter
and extend Townfield Farm, 47 Town
Lane, Charlesworth, Glossop, being an
unlisted building within the
Charlesworth Conservation Area





Townfield Farm
Charlesworth
SK13 5HQ

OS MasterMap 1250/2500/10000 scale
08 October 2013, ID: MDP-00263312
www.mapdataportal.co.uk

1:2500 scale print at A4, Centre: 400834 E, 393092 N

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Aworth
SURVEY CONSULTANTS

The property known as Townfield Farm comprises an unlisted two storey two bedroom dwelling, detached double garage, two stable blocks and accommodation lands amounting to approx. 0.92 hectares (2.27 acres) the principal access is from Town Lane with a secondary access for agricultural vehicles from Glossop Road

In its length, the site falls from Town Lane down to Glossop Road, approx. 35.0 metres overall giving an open pleasant prospect to the North.

In land use terms, the holding is in three parts 1) Green Belt 2) Open Countryside and 3) land within the Charlesworth Conservation Area

There is no domestic curtilage marked on the ground and from published information, the Conservation Area boundary crosses over our clients land to include their double garage to the East, then runs in a North Westerly direction to include a length of low dry stone walling to the West, so as the dwelling and double garage are within the Conservation Area with one stable block within the White land and the second stable block within the Green Belt.

In considering any proposals for works to the dwelling we believe the Conservation Area boundary can be regarded as the extent of the domestic curtilage

Townfield Farm with the postal address of 47 Town Lane has no built frontage onto Town Lane. However there is an existing vehicular/pedestrian access from Town Lane of a generous width at approx. 6.75m between gate posts

Within the domestic curtilage are a number of trees. One large, mature native tree near the Southern boundary is a significant townscape feature within the Conservation Area where it overhangs into an otherwise drab Town Lane. Other smaller non-native trees within the domestic curtilage are important in a domestic garden context. Detailed arboriculture information is included to support a planning application, including details of other trees outside the domestic curtilage.

Whereas the majority of older dwellings within the locality are built in local fair face stone vernacular, Townfield Farm has an applied painted render finish. From our enquiries we are advised the original stonework was cement rendered some 30 plus years ago and likely predating designation of the Charlesworth Conservation Area. We note remarks made in the Conservation Area Appraisal on the subject of applied external render, however we consider no useful purpose would be served by hacking off render where the building is barely visible from the public highway. However where an extension is proposed we consider external wall and roof materials should be in the local stone tradition.

In addition to the applied all round render finish, Townfield Farm has on its front elevation a large timber conservatory, a projecting bay window and a small projecting WC closet. The overall appearance of this elevation would benefit were these added-on features removed.

The plan arrangement of the dwelling with its differing floor levels and ceiling heights tends to indicate it has been much altered throughout its lifespan. There are also lengths of common front and rear roof slopes over a small link with the adjoining property No 45 Town Lane which fronts onto Town Lane albeit with much higher floor levels. More detailed investigation would confirm the likely

sequence of construction. The link with No 45 Town Lane is further distinguished by its non-rendered side elevations and differing window patterns, although not original

Options to provide any additional accommodation are limited by 1) Southside- the adjoining property no 45 Town Lane 2) West side -the open green being in communal ownership 3) North side-land owned by others. Thus favoured position for any proposed extension is on the East side within the built up area of the village as determined by the boundary of the Conservation Area. In such a position, significant trees are not affected and long views to the North from Town Lane through the site over the roof of a stable block remain.

Proposed Extension

Our brief is to consider such alternations and improvements to the dwelling consistent with its modest scale and location within the Charlesworth Conservation Area.

Our proposal is to extend the property on two storeys within a new build wing on the East side being the only space available. To make such internal alterations to the existing building for an efficient plan arrangement, take down and clear away the existing conservatory and W/C closet and making good surfaces to match existing.

Both the roof pitch and roof materials for the extension are to match existing which will result in small skielings to the first floor rooms. External walls will be faced in local stone and constructed to meet improved energy conservation levels. Existing timber windows are double glazed, stained mahogany brown in small panes whereas new windows will be triple glazed in softwood for painting or in oak for natural weathering.

Access

Existing access into the site and to the existing double garage from Town Lane will remain unaltered.

Access into the dwelling as extended will conform to current Building Regulations. Existing floors at different levels will remain unaltered

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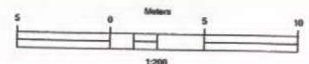
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DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE

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A July 2014 1st Commitment Plan C13-DW			
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Client
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project -
Townfield Farm

drawing title
Tree Constraints Plan

scale
1-100 cm

drawing number

IF-Top-out