

Design and Access Statement

**The Alders, Chinley
SK23 6DP.**

Conversion and extension of an existing stables into a dwelling.



Exterior view of proposals from the southeast.

Feb 2018

1.0 Introduction

The Alders is a detached family dwelling. It is accessed along Alders Lane, a shared private track, which has a junction with the B6202 Buxton Road in Chinley. The building sits within the open countryside.

On a parcel of land to the south west of the dwelling is a relatively modern stable building, constructed during the 1980s, that is currently being used for storage. This land is accessed directly from the track.

There is a watercourse that runs to the west of the building. The applicant wishes to extend and convert this existing stable into a dwelling.



The existing stable building from the track.



The south gable of the stable building.



The eastern elevation.

2.0 Planning Policy.

Current policy is based upon the National Planning Policy Framework 2012 (NPPF) and High Peak's adopted local plan (2014).

Key clauses from each of these documents are identified below.

NPPF

Para 89 states.

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

- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

And local plan policy EQ3 which states

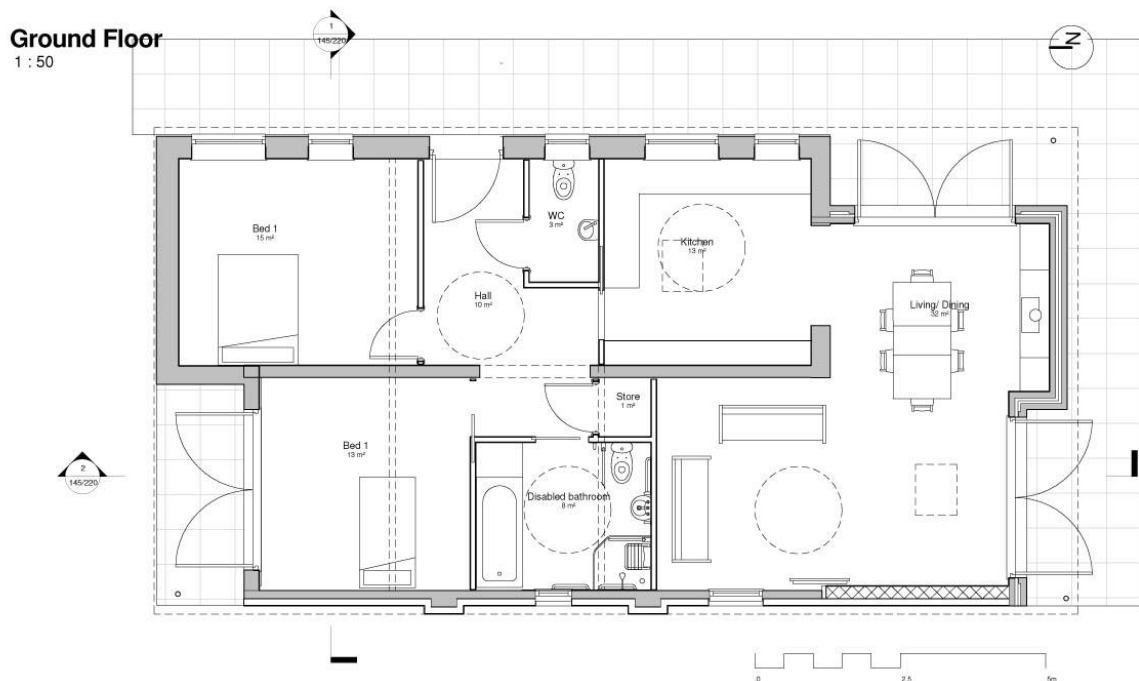
- The Council will seek to ensure that new development in the open countryside and the Green Belt is strictly controlled in order to protect the landscape's intrinsic character and distinctiveness, including the character, appearance and integrity of the historic and cultural environment and the setting of the Peak District National Park whilst also facilitating sustainable rural community needs, tourism and economic development. This will be achieved by:
 - Supporting the conversion and re-use of appropriately located buildings of a permanent and substantial construction without extensive alteration, rebuilding or extension for commercial use.

3.0 The Proposals.

The existing building is in good condition, and shows no signs of any structural movement. It is a substantial building that is capable of being converted. A separate structural report by DAE Design structural engineers stating this is also submitted in support of this application.

The proposals retain all the existing external loadbearing walls with a 4m extension added to the south in matching coursed gritstone that follows the existing form of the stable. This maintains the simple building form and agricultural character of the building.

Drawing 145/210 rev B shows the extent of the existing fabric retained, shaded in grey, with the new extension to the south.



The roof pitch remains the same and is simply extended to cover the extended footprint. The roofing material will however be changed to slate, so that the materials better reflect those of the surroundings.

Where there are currently exposed blockwork walls externally, this will be cloaked with an insulating render, to improve it's external appearance and thermal performance.

4.0 Pre Application submission.

A Pre-application submission was made to High Peak Borough Council with proposals that were for a 3 bedroomed dwelling. A meeting was held with the case officer on 1 July 2016 and a written response was received soon after.

The key points were.

- That the extension should be reduced in size. In response to this we cut the corners of the extension away on the eastern elevation and the southern gable.
- That the roof pitch should be increased to better reflect the roof pitches in the locality. In response to this the roof pitch has been increased to 33 degrees and slate will be used as a roofing finish.
- That an Ecological scoping survey should be submitted as part of any application. Peak Ecology carried out a scoping survey and nocturnal surveys during July, August and September of 2016. These are submitted as part of this application. A summary of its findings is outlined below.

A planning submission was made in February 2017 (HPK/2017/0098) and discussions were held with the case officer, Faye Plant during the consideration period. Following these discussions we decided to withdraw the application in July 2017.

The key points raised by the case officer were:

- The extent of the additional floor area and volume of the extended building.
- The number of rooflights proposed.
- The history of the existing stable and a record of when it was constructed.

We have now addressed these comments, in consultation with the case officer, in the following ways.

- The proposed dwelling has been reduced from 3 bed to 2 bed and the extended floor area and volume reduced to within 30% of the original. (see dwg 145/225)
- The number of rooflights have been reduced to only one on each side of the roof pitch.
- A record of when the stables were constructed has been difficult to obtain, but we have obtained written testimony from two individuals who have lived locally for over 15 years. David Rodgers has lived in the area since he was 5 and states that he remembered the stable being constructed in the early 1980s. Nina Griffiths states that the stable has been in existence for all the time that she has lived nearb, which is over 15 years. These 2 signed testimonies are submitted as part of this application.

5.0 Ecological Surveys.

A Scoping survey was carried out by Peak Ecology on 27 July 2016. This found evidence of bats roosting within the building. Peak Ecology carried out a further series of 3 nocturnal surveys between August and September 2016. These found evidence of 2 species of bats, pipistrelle and brown long eared living in the 2 gables of the stables. The report concludes that these are non breeding day roosts. The report stipulated that the works will require a

licence from Natural England and that the proposals should include places for bats to roost in the gables.

The proposals include bat boxes that will be built within both of the gables to maintain these roosting locations for these bats.

6.0 Trees

There is a single mature Alder tree to the North of the Stables adjacent to the watercourse. It is approximately 14 m from the building so any construction is well outside it's root protection area.

To the west of the building there are a cluster of mature trees on the opposite banks of the watercourse. These are within felling distance of the stables. However, the watercourse flows through a ditch which is approx 1.5m lower than the ground level on either side of its banks. As a result of this the tree roots on the opposite banks will not extend horizontally, rather they will extend downwards following the slope of the banking. The construction of the new foundations for the extension, will not therefore have an impact on the roots of these trees.

4.0 Conclusion

We believe that development on this site as described meets the requirements the NPPF and local plan policies. We respectfully request the approval of these proposals.

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13.02.18