

Design & Access Statement for Shaw Farm, New Mills

Jan 2021

Introduction

This Design and Access Statement has been submitted by Mr & Mrs Burgess at Shaw Farm, New Mills, High Peak, SK22 4QE.

The purpose of this development is to build a single story residential extension suitable for the changing needs of the existing residents in order to allow them to remain in the family home. Both Mr and Mrs Burgess are beginning to suffering from mobility issues and it is anticipated their needs will increase. The extension will create a downstairs bedroom and living area in order to allow for their future care needs. The space will be suitable for wheelchair use to maximise their quality of life during retirement.

Site Context

Shaw Farm is a 150 acre cattle farm located in the greenbelt and consists of a range of historical and modern agricultural buildings, a farmhouse and six static caravans which are let out for holidays. Mr and Mrs Burgess live next door to their son and daughter in law and all are involved with running the farm and holiday business. There are no other permanent residents on the site. The farm sits in a natural hollow so is not visible against the skyline and the proposed development lies within the footprint of the existing farmhouse and garden.

The proposed development is for a single storey extension to the west side of the existing farmhouse. The site is currently a small single story derelict outbuilding and domestic garden. To the west of the site is open agricultural land. The proposed extension will require part of the existing outbuilding to be demolished with the stone reused to build the new extension. To the north side the existing outbuilding will be retained. Internal access to the farmhouse will be through an existing doorway and a new external door suitable for wheelchair access will be included on the south face of the new extension. Double glazed windows will be installed in the west facing wall to take advantage of the open views towards Manchester and two roof lights will be installed to create a light airy space and to allow natural sunlight to help heat the building.

Social

The only property which overlooks the proposed site is Higher Capstone Farm which is 550m away (shown on sheet number 1 to the Northwest of Shaw Farm). We have discussed the development with the owners Mr and Mrs Tittershill and they are happy with our proposal. The nearest public road is 500m away and does not overlook site. The nearest footpath overlooking the site is 10m away. The nearest bridleway is 100m away but existing trees block most of the line of sight. We feel the development will not impinge on anyone or reduce the attractiveness of the area as the extension is proportional in size and will blend in and complement the existing buildings.

1. USE

The purpose of this extension is to create suitable facilities for the care of Mr and Mrs Burgess during their upcoming retirement. We have had several years experience of caring for an elderly family relative at Shaw Farm, during this time we created a wheelchair accessible downstairs toilet and wet room which greatly increased the length of time the relative could stay with us. However a significant problem was the lack of suitable space for a downstairs bedroom.

We have looked in detail into installing a stair lift however this proved impractical due to the age and design of the staircase. Another significant problem is the uneven floors and narrow doorways making it very difficult to use a wheelchair inside the existing farmhouse. Unfortunately this has meant the relative has now had to move into a care home as the farmhouse became unsuitable for their increasing needs.

Both Mr and Mrs Burgess have started suffering from reduced mobility and because of the experience we have had caring for the family member we have decided it would be sensible to build a downstairs adaptive and functional bedroom and living area adjacent to the existing wet room. This will be a significant benefit and be designed to be wheelchair accessible from the outside to aid in the care of someone with reduced mobility. We hope this will delay or even remove the need for either Mr or Mrs Burgess to ever have move into a care home.

We want to make the room light and airy with plenty of room for access and equipment such as wheelchairs and a bed hoist. The roof lights will create a pleasant sunny environment whilst matching the style of the neighbouring outbuilding to the north. Large west facing windows will afford views over open countryside and do not overlook any neighbours. A new external doorway will improve access for both a wheelchair and carers if necessary.

2. SCALE

The proposed extension is of a scale appropriate for the use case we envisage whilst not detracting from the character of the existing farmhouse. The extension will have a floor area of 36sqm which is a 15% increase on the existing Farmhouse ground floor area of 250 sqm. 9 sqm of this area is currently occupied by a derelict out building, the remaining 27 sqm is part of the domestic garden. The extension is 4m wide by 9m long which gives space to build thick walls with a high insulation value. From existing ground level the height to the eaves will be 2.5m. The highest point of the new roof will be 3.7m where it will join into the existing roof and farmhouse gable wall.

3. APPEARANCE

The existing farmhouse at Shaw Farm has undergone significant alterations and additions over many years using a number of different designs and styles. It is part of Brookbottom conservation area so we have put thought into designing the new extension so it does not detract from the character of the existing buildings.

The extension will be clad in traditional materials but by using energy efficient glazing we want it to look like a modern addition which is simple and attractive in its own right. To achieve this, the extension is in proportion to the existing rooflines and offset from the front elevation of the main farmhouse to make it clear where the new and old meet. This will also retain on view the existing attractive cornerstones of the main southern farmhouse wall.

Stone will be reclaimed from the demolition of part of the existing derelict outbuilding to build the walls. The roof will be clad in dark blue coloured slates to match the existing slates and create a seamless join. Traditional lead flashing will be used where the new roof joins the gable wall of the farmhouse.

We wish to take advantage of modern building techniques to create a highly energy efficient, light and airy space. To achieve this we will use efficient PVC double glazing and lots of roof and wall insulation to minimise energy usage. This will be a great improvement on the existing cold and draughty farmhouse which takes a huge amount of energy to heat in the winter. The glazing will have grey coloured frames as this will complement the stone walls and slate roof. It will also help distinguish between the old and new parts of the building and this colour has been used on many other similar buildings in the area to good effect.

The eaves and gables will be kept simple with black half round PVC guttering and downspouts to match the style of the existing farmhouse and buildings.

The two roof windows will be 80cm wide and 1m long with grey coloured PVC frames and will complement the two roof lights in the neighbouring adjoining outbuilding to the north. They will allow heating from natural sunlight in the winter, and can be opened in summer for cooling increasing the energy efficiency.

4. ACCESS

The proposed extension will not generate any more traffic as it will be used by the existing residents but it will greatly improve wheelchair accessibility to the property. It will provide suitable facilities to allow for their son and daughter in law who live on site to easily provide care if needed. This will avoid having to call upon other local services to provide for their care which will both reduce traffic and the strain on these services.

5. Planning

We have referred to the relevant HPBC planning policies regarding single storey residential extensions and taken into account the guidance on alterations to existing buildings with regard to the location, scale, design and context of proposed development.

Policy EQ3 - Rural Development

In line with the adopted High Peak Local Plan Policy EQ3 the extension is designed to meet the needs of the existing rural community by providing accommodation suitable for their needs. Creating an accessible downstairs bedroom and living area will improve their quality of life and allow them to maintain their independence and remain in the family home for as long as possible. It will enable their son and daughter in law to more easily provide care if necessary and reduce the need for external help.

Policy EQ3 states that extensions to existing dwellings are acceptable providing they are subsidiary to the building and do not have an adverse impact on the character of the landscape. The proposed extension meets these criteria as it has been designed to be sympathetic to the existing style and character of the building and is of a scale which makes it subsidiary to the existing structure.

Policy EQ4 - Green Belt Development

The High Peak Local Plan Policy EQ4 seeks to protect the Green Belt and maintain its openness. The proposed extension will be built within the existing footprint of the farmhouse and domestic garden and will not encroach on the neighbouring open agricultural land. The extension will be set back from the front face of the existing farmhouse preserving its character. The extension will only increase the footprint of the existing farmhouse by 15%, normally up to 30% is deemed acceptable so it is well within this limit.

6. Conclusion

At the time of submission no constraints to this proposal have been identified. The design, scale and location of the extension have been carefully thought out to minimise any visual impact by blending in with and complementing the existing buildings. We feel there is a clear need for the extension as the current residents are suffering from mobility issues. The extension is of a scale that is appropriate for its use and it will not reduce the quality of the area for other users. The site is in a suitable location as it lies within the existing footprint of the farm house and garden.

7. Appendix

Sheets included within this application are:

- Number 1. Location Plan, Scale 1:5000 A3
- Number 2. Location Plan, Scale 1:2500 A4
- Number 3. Site Block Plan, Scale 1:500 A4
- Number 4. Existing Floor Plan, Scale 1:100 A3
- Number 5. Existing Elevations, Scale 1:100 A3
- Number 6. Proposed Floor Plan, Scale 1:100 A3
- Number 7. Proposed Elevations, Scale 1:100 A3