

16th May 2023

Design and Access Statement

Re: Proposed two storey rear extension to replace previous single storey annex. Proposed 2 bay garage with storage to replace existing outbuildings. New window and door openings to the existing elevation. New rooflights to the existing and proposed roofs. Proposed Rendering to existing elevations. at: Fernhouse Farm, Ferndale Road, Peak Dale, High Peak

Development Summary

This statement accompanies a Householder Planning Application at the above property,

1. Location

The site is located within the central area of Peak Dale village.

The detached property has no properties directly next to it, with the closest property being over 27m away to the East (Greenhurst).

The next nearest property on Ferndale Avenue is no 8 at 45m away, and the nearest property on New Street, no 45, which is 54m away.

The rear of the property faces out on the rear garden area and fields beyond.

There are no public footpaths overlooking the development site.

There has been no previous planning applications associated with the property that can be found on the High Peak Planning portal.

2. Amount

The development proposal is to form a two storey rear extension, which would replace an existing single storey annex.

The current single storey extension has a footprint of 16 sq.m, whilst the proposed extension has a footprint of 62 sq.m.

To the side of the building a single storey attached outbuilding (footprint 28 sq.m) is to be demolished to make way for a single storey 2 bay a garage with storage area (footprint 74 sq.m).

The overall existing footprint of the main building is 184 sq.m, so combined with the proposed extensions, they are proportionate to the existing building.

A distance of 4.3m is maintained from the proposed garage extension to the Northern boundary, which is only marginally smaller than the previous gap of 5.4m. Although the nearest property to this extension is some 54m away, and there are no habitable openings on this section of the proposal which would be of concern.

3. Scale

The proposed rear extension is set to the far end of the building and is designed so the roof is inline with the existing building, which in turn affords the required headroom internally given that part of the first floor is built into the roofspace in order to maintain the low height of the building.

The proposed side garage roof will be higher than the previous outbuilding roof due to the increase in depth of the proposal. But this will be set lower than the roof of the main building to make this subservient to the host building.

4. Layout

The proposed layout is to create a family style living which the current building does not afford being long and narrow. The building requires some depth creating, for which the proposed two storey rear extension would provide a good size kitchen area with dining and sitting room to enable the family to be in the same space most of the time.

Upstairs a master bedroom suite would be created, which is missing from a house of this size, and currently the bedrooms are not all accessible from a landing. The 2 staircases are also not a good use of space within the property, making it unusable for a family with children.

The other existing rooms will be revised to provide a better layout both downstairs and upstairs in order to create active usage of all of the areas, which is currently not possible with the existing layout.

The proposal will also provide a much better utility, bootroom and downstairs toilet, for which the current layout is not suitable for this size of property.

5. Use

The area to the rear is garden space, which is more than capable of withstanding such an extension given it is replacing an existing structure and dead space behind.

The same applies to the garage creation and replacement of the outbuildings, which are not in use, other than 1 of the small bays which is currently storing wood. This would be incorporated into the proposed garage area, which will also become further storage to avoid the need for external sheds.

6. Appearance

The front elevation of the building needs to be altered in order to create an active frontage as currently there are not enough openings to create an attractive façade.

The build is currently orientated to the rear, which does not afford good natural light into the building and makes it a very inefficient way of lighting the building internally.

The proposal is to create openings, on the front elevation, including a feature stone and glass entrance arch, which is a common feature found on barn conversions across the High Peak.

This is not overlooked by any property given that the buildings on New Street facing this are garages and are over 34m away at an oblique angle.

The same applies to the other windows proposed to this elevation where bathroom windows shall be obscure glass as noted on the elevation drawings, and would be formed with matching stone heads and cills.

The stonework across the whole of the building is in a poor state with damp and mould growth internally being a big issue.

The proposal is to cover some of the poorest parts of the stonework with a smooth Ivory coloured render, which would then match the proposed rear extension which is also proposed as a render finish.

This is similar to the nearby farmhouse Broadlow Farm, which has a rendered painted blockwork, two storey extension on the rear of the stone building, which was approved under application HPK/2007/0726.

Part of the proposal is to dig out the high front garden area directly adjacent the building and bring this down to below the internal floor levels, which are also to be altered in order to provide a more useable internal configuration.

As well as this, all of the walls will be tanked and lined in order to prevent damp ingress and reduce the risk of mould growth which is a common occurrence with buildings of this design and nature.

The existing roof will remain as natural blue slate, but this will be refitted as it is in poor condition and some of the slates that have been used to cover part of the building are of the incorrect size and finish.

The proposed extensions will be formed with matching natural blue slate of the correct size to match the main section of the roof.

All of the roof's will then have the correct type and size of natural blue slate, with the correct ridge tiles and detailing as required.

The windows and doors are of poor quality uPVC in Rosewood (dark brown) colour, with a mixture of top, bottom and side opening casements.

The proposal is to use a good quality, mock sliding sash casement window in an Ivory colour, which is part of the Heritage colour range. This will enhance the look of the building and make it look like it should be.

The same applies to the doors and garage doors. They are proposed in hardwood oak and composite where they will be used extensively over a period of time to ensure longevity. Again the colours proposed are from the Heritage colour range of timber Oak staining and Sage Green, which are all in keeping with the building style and age.

6. Access and Linkages

The existing site is raised to the front, with the ground dropping to the rear. A trench has been formed against the building frontage previously which would have been to deal with water ingress into the building. However, this still forms a shaded and damp area on the base of the front wall, and therefore needs to be brought away from the property in order to rectify the issue of damp and mould growth within the property.

The ground will be re-graded back into the front garden area, which is more than capable of withstanding this.

To the rear the ground level will be altered slightly to take account of the new internal floor heights to ensure that level access can be created where required, and external levels do not impede internal levels and cause damp ingress.

To the front a new access road will be formed along the boundary near to the garages on New Street. This will provide access to the proposed garage area and move the parking from the end of the building facing Greenhurst.

This will be formed with a permeable stone / gravel finish and will be created at the current ground level.

7. Conclusion

This design and access statement has been used to inform the design process and continues to develop with the scheme, and should be considered with all the supporting documents accompanying this planning application.

The proposal is for a two storey rear extension and single storey garage extension with various alterations to an existing property. This would benefit the family greatly and assist with their daily routine and active use, whilst enabling them to be all together, for which the current layout and narrowness of the building does not provide this.

The site is a relatively small development, and will have no significant impact on the street scene or surrounding buildings. Further, the location and proposed scheme fits in with the type of sustainable development as promoted in national, regional and local guidance.

The site to the rear is currently vacant and used as a garden area, for which this proposal seeks to improve the use of the property's ground floor and its active usage.