



DESIGN AND ACCESS STATEMENT

Proposed Change of Use of Existing Detached Annex to Independent Dwelling

Lydiate Farm
Briargrove Road
Birch Vale
High Peak
SK22 1AY

Prepared in Support of a Full Planning Application

1. INTRODUCTION

This Design and Access Statement has been prepared in support of a planning application seeking permission for the occupation of an existing detached annexe building as an independent dwellinghouse (Use Class C3) at Lydiate Farm, Briargrove Road, Birch Vale.

The proposal relates to an existing detached converted barn currently occupied as ancillary accommodation associated with the principal dwelling.

The application seeks consent for the use of the building as a separate family dwelling together with internal reconfiguration of the existing accommodation. No extensions, alterations to the external envelope, additional floorspace or changes to the appearance of the building are proposed.

The proposal also includes the formalisation of a separate residential curtilage, independent access arrangements and associated parking provision.

2. SITE CONTEXT

Lydiate Farm occupies an established rural position on Briargrove Road, Birch Vale within the administrative area of High Peak Borough Council.

The property comprises:

- Original farmhouse.
- Detached converted barn/annexe.
- Residential curtilage.
- Approximately 7 acres of associated land.
- Stables and equestrian facilities situated opposite the main holding.
- Existing access arrangements and parking areas.

The detached annexe forms part of the established group of buildings associated with Lydiate Farm and occupies a physically separate position from the principal dwelling.

The building has already been converted for residential accommodation and forms part of the established built environment of the site.

The site lies within the Merseyside and Greater Manchester Green Belt.

3. DESIGN CONCEPT

The fundamental design objective has been to make efficient use of an existing building whilst preserving the character of the site and maintaining the openness of the Green Belt.

The proposal has been guided by the following principles:

- Re-use of an existing lawful building.
- Retention of rural character.
- No increase in built form.
- No visual impact upon the Green Belt.
- Provision of a high-quality family home.
- Efficient use of existing infrastructure.
- Preservation of the existing appearance of the building.

The proposal avoids unnecessary new construction and instead utilises an existing converted structure that already forms part of the established built environment.

4. AMOUNT OF DEVELOPMENT

The proposal does not involve any increase in floorspace.

No extensions, enlargements or additional structures are proposed.

The existing footprint, scale and massing of the building will remain unchanged.

The proposal therefore represents the occupation and internal reconfiguration of an existing building rather than the creation of additional built development.

5. LAYOUT

The layout has been designed to provide practical and comfortable family accommodation.

The existing swimming pool area at ground floor level will be removed and replaced with conventional residential accommodation comprising:

Ground Floor

- Entrance hall.
- Kitchen.
- Lounge.
- Dining area.

- Utility and storage accommodation.
- WC and ancillary accommodation.

First Floor

- Three to four bedrooms.
- Family bathroom.
- En-suite accommodation where appropriate.
- Circulation and storage areas.

The layout has been designed to provide a logical relationship between living and sleeping accommodation whilst ensuring good levels of natural light, privacy and functionality.

The proposed dwelling will benefit from substantial private amenity space located to the side and rear of the building.

6. SCALE

No changes are proposed to the scale of the building.

The building already forms part of the established built environment associated with Lydiate Farm and will remain physically unchanged.

The proposal therefore has no impact upon the scale of development within the site or wider landscape.

7. APPEARANCE

No external alterations are proposed.

The proposal retains:

- Existing roof form.
- Existing building height.
- Existing materials.
- Existing doors and windows.
- Existing elevations.
- Existing architectural character.

As a result, there will be no visual change when viewed from Briargrove Road, neighbouring properties or the wider countryside.

The proposal therefore preserves the appearance of both the building and the surrounding rural landscape.

8. LANDSCAPING

The existing landscaping surrounding the building will be retained.

The proposal does not involve:

- Removal of mature trees.
- Significant groundworks.
- Changes to land levels.
- Additional hardstanding.
- New boundary treatments.

Existing private amenity areas will be utilised to serve the proposed dwelling.

The rural character of the site will therefore remain unchanged.

9. GREEN BELT CONSIDERATIONS

The site lies within the Merseyside and Greater Manchester Green Belt.

The proposal has been specifically designed to ensure there is no impact upon openness.

The development does not involve:

- New buildings.
- Extensions.
- Additional floorspace.
- Expansion of the developed footprint.
- Encroachment into open countryside.

The existing building will remain physically unchanged.

As no additional built form is proposed, the development preserves the openness and permanence of the Green Belt and maintains the existing character of the site.

10. ACCESS

Vehicular Access

The proposed dwelling will benefit from an independent vehicular access arrangement separate from the principal dwelling.

The access is already established and provides safe entry and exit to Briargrove Road.

No alterations to the public highway are required.

Parking

Approximately five off-road parking spaces will be provided within the site.

The parking provision exceeds the likely requirements of a single family dwelling and allows vehicles to enter, manoeuvre and exit safely.

Pedestrian Access

Pedestrian access is provided directly from the parking area to the principal entrance of the dwelling.

The access arrangements are simple, convenient and clearly defined.

11. INCLUSIVE ACCESS

The proposal seeks to provide accommodation capable of adapting to changing needs over time.

The ground floor accommodation provides opportunities for:

- Step-free access where practicable.
- Accessible living accommodation.
- Flexible internal layouts.
- Future adaptation if required.

The design therefore supports the principles of inclusive and adaptable residential accommodation.

12. RESIDENTIAL AMENITY

The proposed dwelling will benefit from:

- Large private garden areas.
- Dedicated parking provision.
- Good levels of privacy.
- Attractive rural surroundings.
- High-quality internal accommodation.

The relationship with neighbouring properties remains unchanged and no adverse impact upon residential amenity will arise.

13. NOISE AND ENVIRONMENTAL CONDITIONS

A detailed acoustic assessment has been undertaken in support of the application.

The assessment concludes that the site occupies a quiet rural setting characterised primarily by birdsong, watercourses and occasional local activity.

The report confirms that nearby woodland school activities do not give rise to unacceptable impacts and that suitable internal and external residential amenity standards can be achieved.

The proposal therefore provides a suitable and sustainable residential environment.

14. SUSTAINABILITY

The proposal represents a highly sustainable form of development through:

- Re-use of an existing building.
- Retention of embodied carbon.
- No requirement for new construction materials.
- Use of existing infrastructure and services.
- Efficient use of an existing residential asset.

The proposal supports the objectives of sustainable development by making effective use of an existing lawful building without requiring physical expansion.

15. COMMUNITY AND FAMILY BENEFITS

The proposed dwelling is intended to provide accommodation for the applicants' daughter and son-in-law who have strong connections to the local area.

The daughter is employed locally as a teacher within a specialist educational setting and actively assists with the management of the wider holding and equestrian facilities.

Her husband operates a local joinery business and contributes towards the maintenance and upkeep of the property.

The proposal will support the continued stewardship of approximately 7 acres of land, associated stables and rural infrastructure whilst allowing the younger generation of the family to remain within their established community.

16. CONCLUSION

The proposal represents a sensitive and sustainable re-use of an existing detached building.

No external alterations are proposed and there will be no impact upon the appearance of the building, the character of the area or the openness of the Green Belt.

The development provides a high-quality family dwelling with appropriate access, parking and amenity provision whilst making efficient use of an existing lawful building.

The proposal therefore represents an appropriate form of development and planning permission is respectfully requested.