

Design and Access Statement

No.6 Edge Grange Barns, Grange Lane, Malpas SY14 7DZ

Regarding the extensions and alterations to the existing dwelling

On behalf of Mr & Mrs Joyce

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1.0 Introduction

1.01 This design and access statement has been compiled on behalf of Mr & Mrs Joyce in support of an application for extensions and alterations to No.6 Edge Grange Barns, Grange Lane, Malpas SY14 7DZ.

2.0 The Site

2.01 The property is now a semi-detached, single storey building utilised as a private residential dwelling, however historically the building was one section of a redundant agricultural building associated with the adjacent Edge Grange Farmhouse. Permission was obtained in 2006 via application 04/01429/FUL to convert the building into 6 residential units.

2.02 The original barn has since been converted in line with this approval to a high standard, and includes established landscaping and residential amenities including garaging and associated outbuildings.



Aerial Photograph of the site with the location of the site outlined in red.



Image showing No.6 Edge Grange Barns from the front



Image showing No.6 Edge Grange Barns from the rear courtyard

Grange Barns, the adjoining property, which obtained approval for a single storey front extension in 2018 – application number 18/03067/FUL.

- 2.04 The barn conversions are described by Cheshire West & Chester Case Officer Matthew Linford in his Planning Report for application 18/03067/FUL, as being “of varied size, character and appearance, with some single-storey, some two-storey properties. There is no real lineal format or formal courtyard to the layout of the site. There are already a number of single storey projecting elements at right angles to the main barns.” ... “the site in general, already has a rather domesticated appearance, given their fenestration, which includes french doors/windows, as well as other additions, including a juliet balcony, and numerous garages on site.”



Image above showing the adjoining No.5 Edge Grange Barn, a single storey barn conversion that has since obtained planning approval for and constructed a single storey front extension to the dwelling (Application 18/03067/FUL).



Image above showing No.4 & No.5 Edge Grange Barns, described in the Case Officer's report as being domesticated in appearance, given their fenestration, which includes french doors/windows, as well as other additions.

3.0 Development Proposals

- 3.01 The proposals include the construction of two single storey extensions, one to the front and one to the rear of the property, along with associated internal alterations to provide an open plan kitchen/dining/lounge area and an improved configuration of the existing 2 bedrooms.
- 3.02 The proposed extensions have been configured and massed in such a way as to ensure that they are sympathetic and subservient to the main structure, with hipped roof configurations and reduced ridge heights that sit below the main ridge line. New openings are orientated so as to face away from the nearby existing dwellings, to retain privacy for both the inhabitants and the existing neighboring dwellings.
- 3.03 The scale of the additions are similarly orientated and smaller than that of the approved extension to the adjoining property No.5 Edge Grange Barns, and adopt a similar aesthetic in terms of the domestic fenestration, which includes french style doors that were deemed appropriate to the setting of the dwellings in prior application 18/03067/FUL.
- 3.04 The existing access and parking arrangement will not be affected by the proposals.

4.00 Concluding Statement

- 4.01 The proposals represent a high-quality design that would make a positive contribution to the character of the area in terms of architectural style and material palettes.
- 4.02 The proposals respect the current form and massing of the surrounding dwellings, ensure privacy is retained by all parties.
- 4.03 The proposals utilise the existing means of highway access, resulting in no impact on existing highway safety.
- 4.04 It is therefore concluded that the proposals would have no unacceptable impact in respect of visual amenity or highway safety, and would not have a significant adverse impact on health or quality of life, having particular regard to residential amenity. The proposal therefore complies with retained policy HO8 of the Chester District Local Plan, as well as STRAT9, ENV6 and SOC5 of the CWAC Local Plan.