

## Design and Access Statement

Land adjacent to New House, Staunton on Wye



Full Planning Application for Erection of 3 dwellings with new access, and associated Car Parking & Landscaping.

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## **1. Introduction**

This Design and Access Statement forms part of a full planning application for a site located in Staunton upon Wye, Herefordshire.

Three new dwellings will be created (2 no 3 beds, 1 no 4 bed) for market sale, on a site which once formed part of a larger farmyard. A range of existing old barns which sit alongside the site adjacent to the original listed farmhouse, have helped define the design approach. The combination of the new buildings and the existing barns presenting a grouping of buildings that reference traditional courtyard/ farmyard arrangements.

The buildings are scaled to reference traditional agricultural building forms with rectilinear plans and steeply pitched roofs. External materials will follow the same agricultural precedent with namely brick/ timber boarding and clay tile roofs. The houses will be designed to complement the retained barns, and present a unified arrangement of buildings.

The redevelopment of the redundant and overgrown farmyard site will provide new housing, and improve the setting of the listed farmhouse by recalling its lost relationship with the farm and farmyard which once was located on the site.

## 2. Location

Staunton upon Wye is a civil parish located approximately 10 miles to the north west of the city of Hereford. The site is located off an unnamed road approximately 500m to the east of main centre of the village. The site is within the boundaries of an established residential area, as defined by New House Farmhouse to the east, individual dwellings to the south and a row of houses on Duck Street located to the west of the site.



**Fig 1:** Aerial view of site and wider context.



### 3. Site Description

The site is a former/ redundant farmyard which formed part of New House Farm. The farmhouse, referenced hereafter as New House is located to the east of the site and is a Grade II listed building which is understood to date to circa 1865. Between the site and New House are a range of traditional agricultural buildings, hereafter also referred to as barns. The buildings are understood to not be considered in curtilage to New House by Herefordshire planning. The buildings are currently unused, but previous usage has been linked to the redundant farmyard. The 2 storey barn to the north of the group was part converted at an earlier juncture and forms a tied dwelling. The historical development and previous history and usage of the site are expanded on within the companion archaeological report submitted as part of this application.



**Fig 2:** View Looking North east towards existing buildings along the eastern boundary.

The site is broadly level and rectangular in plan and is defined on the north by an established hedge boundary to the field beyond. The western boundary is in turn defined by timber fencing with a log storage yard **and business beyond that currently operates out of that site**. Access onto the site is currently achieved in two locations on the southern boundary with either timber (Fig 3) or metal bar field gates respectively providing site security. The southern boundary is marked by a series of low brick walls and both semi mature / mature trees (refer to companion tree survey) and shrubs.



**Fig 3 & 4:** Existing vehicular access adjacent to New House Entrance

A public right of way runs parallel to the eastern boundary of the site within the property boundary of New House. To the northern portion of the site, overhead electrical cabling runs to a telegraph pole (with stays) from New House. The site is currently overgrown, with some areas of hardstanding still remaining from now previous buildings on site.



### *Character of Existing Building/ Barns*

The range of existing buildings comprises of three elements, a two storey building, a brick barn and an end barn which has been partially rebuilt on its eastern aspect in concrete block with timber cladding, but which has a brick and stone elevation on its western elevation. All the buildings have been reroofed with concrete tiles, and uPVC windows installed to suit their previous function.

The 2 storey building has a rubble stone ground floor, with the upper level being clad in a modern stained timber weatherboarding. The original ground floor openings on the eastern side are evident alongside new windows. The brick barn is as simple structure with a brick eaves dentil course and has been least modified of the three buildings. On plan there is step in the building line and also a step up in scale of the buildings to the north of the site, which gives some interest to the range of buildings, and may in turn help influence any new proposals for the site.



**Fig 5 – 7:** Eastern range of buildings

#### 4. Planning History / Design Problem.

The site was subject to an earlier planning application for 2 dwellings (P203734/F) which was withdrawn on the advice of the planning officer. Our client then engaged with Herefordshire planners to receive pre-planning advice, so as to better understand the aspirations of the planners and the conservation officer for the site. The advice received suggested that any new development on the site should form a 'courtyard' arrangement. This layout would pay homage to an earlier layout of buildings on the wider site (including land to the west), and in doing so reinforce the relationship between the site and the surviving barns and New House, thus:

*"Any new development on site would need to be well designed and reflect the rural and agricultural character of the surrounding area. Any new construction should be designed with the surviving east range of the former farm yard in mind. Further, the design should be informed by the close proximity of New House, a grade II listed building, and reflect its former association as a farmyard."*

Hook Mason were appointed to assist our client in developing new proposals for the site and for coordinating the submission of a new planning application. Informal discussions have been undertaken with during the design development with Hereford planners to ensure that there is a consensus on the submitted scheme.

The development area of the site has been adjusted from the earlier withdrawn submission to exclude the eastern range of agricultural buildings. In respect of the existing uses of the buildings and in particular the habitable barn (tied occupancy), we understand that this was previously flagged as being potentially demolished, with the client having demonstrated in their earlier submission (now withdrawn) that there was no longer a need for this accommodation through some marketing. The future consideration for these existing barns is to link any future redevelopment back to the New House rather than the wider vacant development site. This will counter any overlooking issues from the barns which for the purposes of this layout have been developed as flank walls in respect of separation distances.

In developing proposals for the houses, reference has been made to the following:

- The National Planning Policy Framework (NPPF).
- Historic England – Farmstead Assessment Framework (2015)
- Historic England – Adapting Traditional Farm Buildings, best practice guidance.



## 5.0 Proposed Design

### 5.1 Layout

A development of 3 houses is proposed to the vacant area to the west of the barns. Combined with the retained/ existing barns on site this presents a grouping of buildings that references traditional courtyard/ farmyard arrangements; in both the layout of buildings and in respect of any landscape and highways strategy.

We have explored and moved forwards with a development of 3 plots on site, because it is felt that this best delivers the desired spatial layout as would be found with a traditional courtyard/ farmyard. By contrast, if only one plot was delivered on the western portion of the site, the legibility of this courtyard arrangement would be diminished.

The layout has been designed to follow good urban design principles and with due respect to the existing grouping of barns and New House beyond. This includes creating places that are safe, well overlooked and distinctive with good connections and high quality landscaping.

Note - The existing electrical cables and telegraph poles running across the site are to be removed by separate agreement of applicant and Western Power.



**Fig 8:** Proposed Site plan. Plots 1 & 2 are orientated north –south on the western boundary, and the larger plot 3 to the north of the site.

The design concept includes the provision of high quality, contemporary and sustainable housing that is contextual to the historic setting and the wider surroundings. The layout has been shaped by the following considerations:

a. **Comprehensive and holistic approach to create a community of new homes**

The existing barns are respected and given 'breathing space' with development not encroaching or crowding the buildings. A maintenance path is provided along the eastern boundary of the site to ensure adequate access to the existing buildings is maintained for future works and access.

b. **New housing is laid out to achieve a courtyard arrangement, but with a staggered pattern and individual forms/ massing.**

- 1) Allows a range of accommodation to meet different housing needs in the local community. Different house sizes and type are provided
- 2) Improves the permeability of the site, and allows for long views of the skyline to the north to be maintained.
- 3) Allows the houses to be set at different levels to respond to the site topography and ensures a comprehensive and active street scene.

c. **Ensures generous separation distances between building faces and between windowed elevations and opposing flank walls are respected.**

- Minimum Distances to windowed elevations and opposing flank walls are: 12.5m for 2 storey dwelling

d. **Car parking – a variety of approaches adopted.**

- Car parking will be on plot and has been approached with a varied strategy (some parking to the front of the houses), other areas tucked down the side of the plot to shield it from the long view from the Public highway.
- The aim is to ensure parking doesn't dominate the site, whilst ensuring sufficient parking capacity for residents and visitors alike.

e. **To create a single access point onto the Public Highway**

- The proposed vehicular access to the site will be located in the vicinity of the existing vehicular access, with improved visibility splays; and access to the site for vehicles and pedestrians alike.

f. **To provide a mix of communal and private amenity space.**

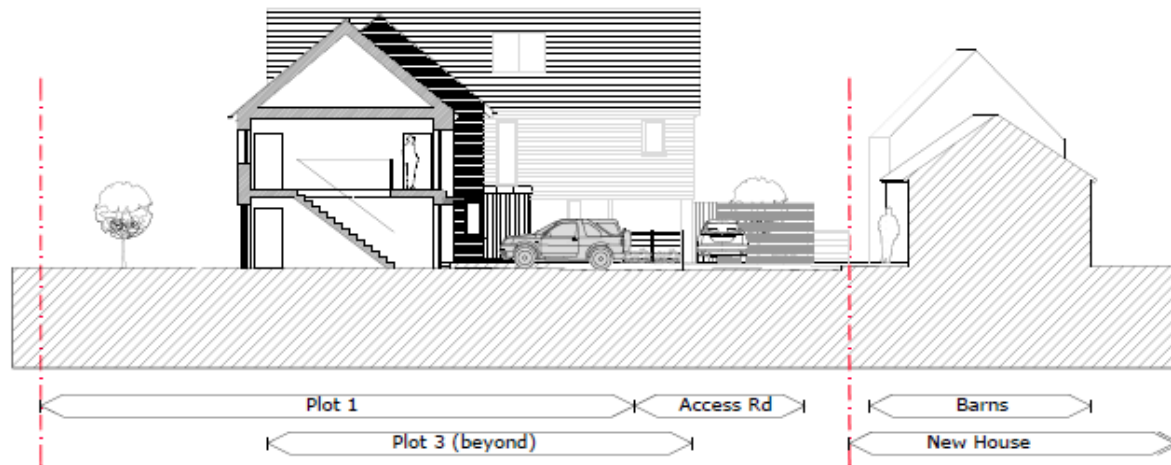
- Generous Private Amenity space is provided to all new dwellings.
- The proposals are based on the Secured by Design Principal of 'tight perimeter' blocks which include surveillance all around. All external access between dwellings to the front and rear gardens will be gated.

## 5.2 Scale

The proposed buildings have been developed with reference to the existing barns on site, so that a coherent language of form is evident and the courtyard layout is further enhanced.

All the houses utilise a rectilinear, floor plan with the 3 bed units plots 1 and 2 being of a comparable size; and plot 2 including a single storey extension which helps to clearly define the house's entrances (front and rear).

Plot 3 to the north of the site is a larger 4 bed unit, whose larger scale will help define the enclosure of the courtyard space to this aspect. All dwellings are designed with pitched roofs which reference the original/ existing barns and traditional agricultural buildings generally.



**Fig 9:** Proposed site section (east –west). New development is of a complimentary scale to the existing barns.



### 5.3 Appearance

The houses are planned as contemporary dwellings which draw influence from the existing barns and New House, but also in turn provide a complimentary design approach to the other nearby dwellings and wider surroundings.

Plots 1 and 2 are of a comparable footprint but are planned internally with a different layout. On elevation this helps generate a more varied arrangement of windows / openings; which will bring a liveliness to the elevations, whilst ensuring good levels of natural street surveillance. Entrances to the houses (front, back) are clearly defined, again with a variety of approaches as dictated by the plan. Plot 3 is a larger 4 bed unit which sits as the north of the site and includes an integrated garage /store, which will again generate a varied building form.



**Fig 10:** Plots 1 and 2 - Proposed East Elevation

The material choices are intended to achieve a contemporary architecture and reinforce materials already being utilised on the existing barns whilst being reflective of the area and agricultural heritage. The material palette comprises brickwork, dark timber cladding (horizontal weatherboarding) and vertical timber cladding. Brickwork is used with reference to both the existing barns, boundary walls and New House alike. Horizontal weatherboarding is used as a nod to the existing barns, with the contrasting use of vertical timber cladding on the single storey porch element of plot 2 helping to bring variety and a breakdown of scale to the street scene.

Windows to the dwellings on the street aspect are carefully scaled and positioned to reflect the more random character one might find with the agricultural precedent the buildings are emulating. Precedent examples of traditional large scale cart door openings have in turn informed glazed entrance halls/ landings to plots 1 and 2. On the rear (private aspect) larger format windows are proposed at ground floor and first floor alike; with first floor bedrooms provided with metal or glass juliette balconies as defined on the submitted elevation drawings.



**Fig 11:** Precedent - A random arrangement of windows recalls agricultural precedent. Long Farm, Suffolk – Lucy Marston Architects.



**Fig 12:** Precedent - Timber weatherboarding on traditional barn, with retained cart door opening.



**Fig 13:** Precedent - Feature corner windows as included on plot 2, help engender an active and well surveilled public realm. Abode, Great Kneighton, Proctor Matthews Architects.

The roofs will be finished with clay tiles in line with traditional precedent and will be similarly detailed with expressed timber rafter tails. Photovoltaic panels will be incorporated within the roofline on the optimum aspect; so will be generally screened from the public realm; except on plot 3 where they will be south facing.



**Fig 14:** Precedent - Expressed Rafter tails/ feet. **Fig 15:** Metal Juliette detail.

**Fig 16, 17:** Precedent images - Plot 2 porch, cladding and roof eaves detail.

## 6. Landscape

The design for the proposed scheme is based on the principles set out in Manual for Streets, supporting the creation of a new neighbourhood, where the layout of buildings and open spaces provides good visibility and legibility, as well as a sense of place.

The buildings are orientated around the central landscaped space, which ensures passive surveillance and an increased sense of security.

All proposed dwellings have a defensible landscaped space to their fronts/ side and rear garden / private space which will be clearly demarcated with a coherent strategy of boundary treatments. Boundary treatments have been carefully considered to achieve suitable robust and appropriate solutions that reflect the courtyard setting of the new buildings. A brick boundary wall is proposed to the boundary between plot 3 and the garden of New House, which will also to enhance the legibility of the footpath route locally. An existing brick wall to the south of the site will be retained and extended to form the garden wall of plot 1; and a brick wall to the north of plot 2 will help to screen the parking from the garden area. Metal estate railings are proposed in other areas of the public realm; and alongside the eastern boundary this will ensure that a visual connection is maintained between the site and the existing barns.



Car parking has been incorporated into the site to meet the requirements of the new properties, but a mixed strategy of parking is adopted so that parking is dispersed and doesn't dominate.

The courtyard space between the new and existing buildings will give a focus to the new development and will be complimented by a scheme of hard and soft landscape; with areas of road surface and parking being a porous surface to allow sustainable drainage.

Tree planting is proposed to site with native species semi- mature trees proposed to both 'soften' the edge of the site and enhance the boundary separation between the private gardens of the both the proposed dwellings and New House alike.



**Fig 18:** Precedent- brick wall and estate railings.



**Fig 19:** Precedent – soft and hard landscaping.



**Fig 20:** Precedent – self binding gravel as hard landscaping:

## **7. Access**

The development site is located in a locally established residential area to the east of the village of Staunton on Wye. A new vehicle access will be provided from the public highway in place of the 2 existing access points.

The following design considerations have been adopted in respect of access around the site.

- A new asphalt bell mouth to the public highway will be created
- Allocated parking for 3 dwellings plus ancillary visitor spaces will be provided within a new landscaped courtyard area.
- Footway surfaces will be provided with level access to the entrances of the respective dwellings.
- Appropriate lighting will be provided throughout the scheme.
- The design will adopt high quality design and use appropriate materials.

Refuse and recycling bins will be provided for each dwelling which will be stored in the rear gardens. These will be placed to the edge of the private roadway on the relevant bin collection day, with the bin for plot 3 to be stored in proximity of plot 2 the night before collection; so that all bins are located within 25m distance of the public highway on collection day.