

SE06/2535/F

Design Statement

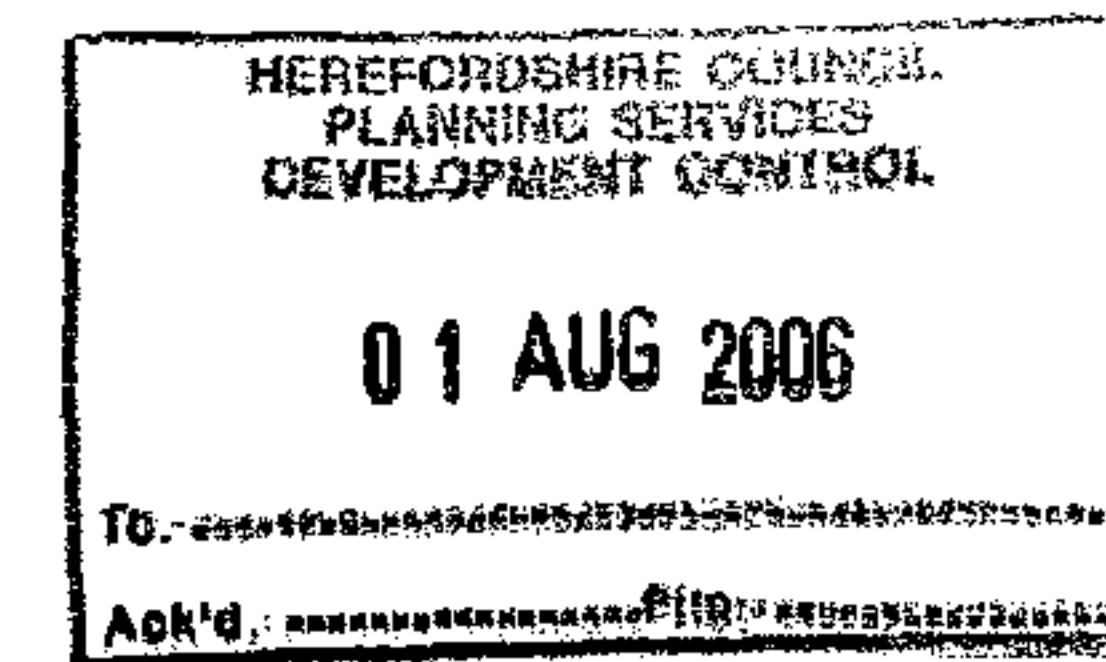
Hazelhurst Farm
Leys Hill
Walford
Ross-on-Wye
Herefordshire, HR9 5QU

HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL	
01 AUG 2006	
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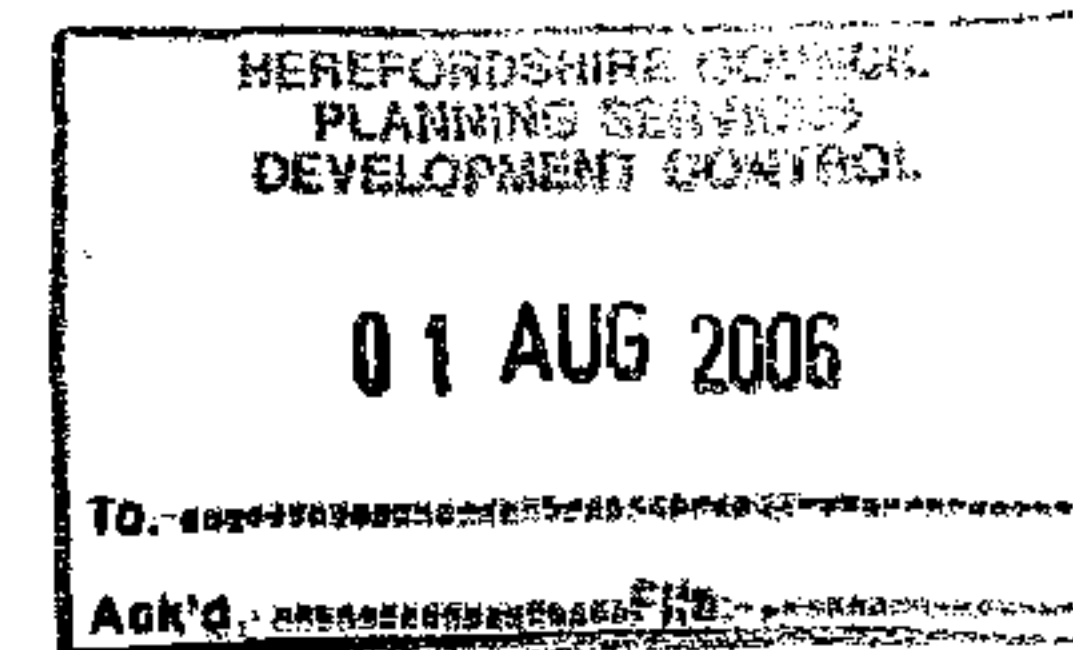
Introduction

This Design Statement has been prepared to accompany a Planning Application on the following site:

Location: Hazelhurst Farm, Leys Hill, Walford, Ross-on-Wye, Herefordshire, HR9 5QU.
Description of Application: Underground swimming pool extension to existing barn.
Date submitted: August 2006
Local Authority: South Herefordshire District Council
Client: Mr. L Freeman
Planning Consultant: James Spreckley MRICS FAAV.

This document is intended to emphasise our considered approach to the planning application with particular regard to the sensitive nature of the barn set within open countryside. The document should be read alongside the following:

Drawing 1061_301_Site Location Plan, Existing Block Plan, Existing Ground Floor Plan & Existing Photograph's
Drawing 1061_302_Existing Elevations
Drawing 1061_303_Proposed Block Plan, Proposed Ground & Basement Floor Plans
Drawing 1061_304_Proposed Elevations and Proposed Section



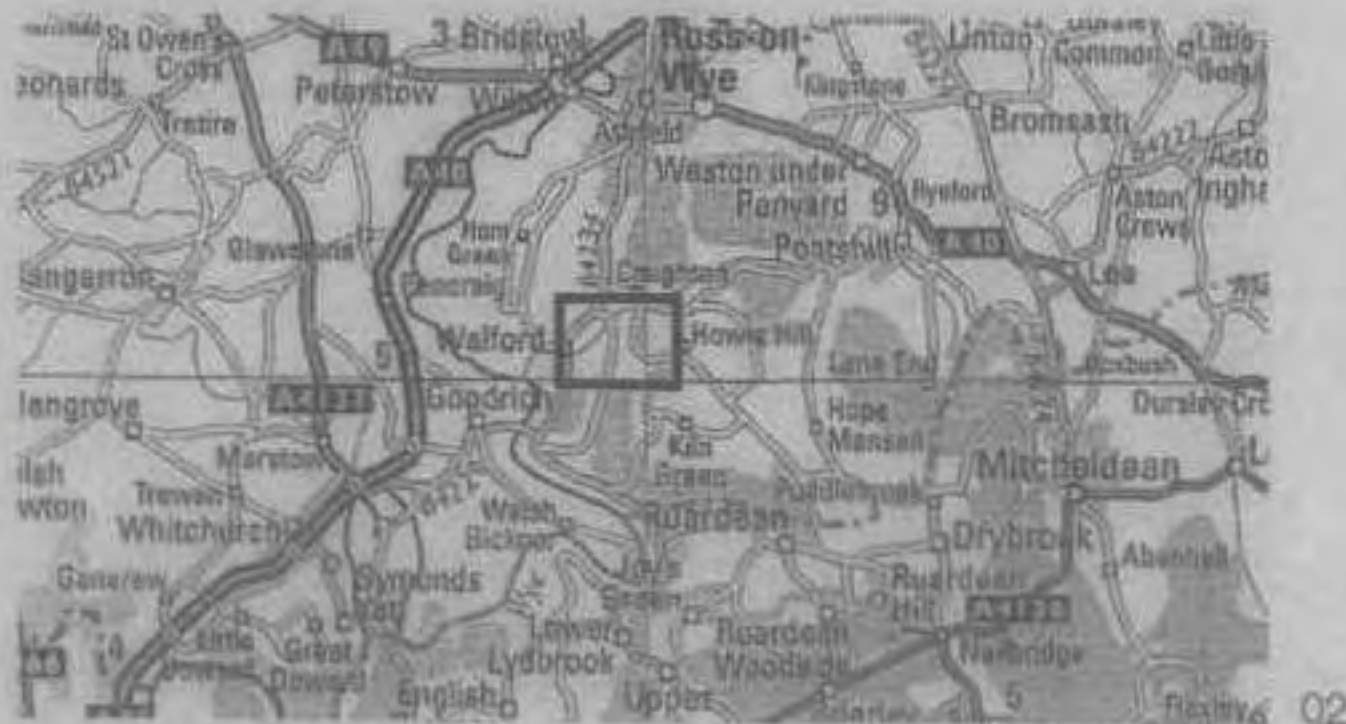
Site Location

The proposed site is located at the top of Leys Hill, within the parish of Walford, near Ross-on-Wye, Herefordshire. Situated in the heart of the Wye Valley, it is an Area of Outstanding Natural Beauty due to features such as the dramatic limestone cliffs at Symonds Yat, and the narrow flood plains that meander towards Ross-on-Wye. Woods along the banks of the Wye running from Symonds Yat to Chepstow are recognised as internationally important.

Note: For Further information on the Wye Valley, please refer to the following web site: www.wyevallayacnb.org.uk.



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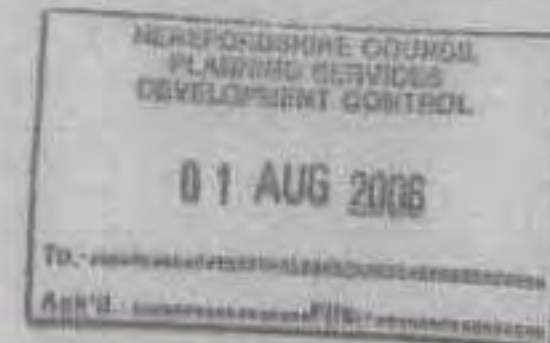


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Figure 01 - Aerial view of The Wye Valley

Figure 02 - Location of Walford, Ross-on-Wye (Location area outlined in red)

Figure 03 - Site Location Plan (Application area outlined in red)



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Site Description

Hazelhurst Farm consists of two adjoining barns which form the living accommodation, and a third barn used for storage and vehicular parking. The barns sit approximately in the centre of the 0.27 Hectare site and are orientated towards the South. Their elevated position affords panoramic views again to the South, which face Yat Rock and Coppit Hill, in the Forest of Dean.

The grounds are typical of the locality, with a brace of mature trees planted along the northern boundary of the site, with a more open nature along the front of the property where the lawns gradually slope down towards the adjoining fields. The graduated nature of the landscaping is key to the way in which the barns successfully blend with their surroundings and is in turn one of the principal factors behind our proposals.

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Figure 04 - Hazelhurst Farm barns

Figure 05 - View of barns from Coppitt Hill

Figure 06 - Proposed location of underground extension

Figure 07 - Proposed location of underground extension

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Proposed Development

The project brief was to provide a swimming pool and home gym adjacent to the existing barns.

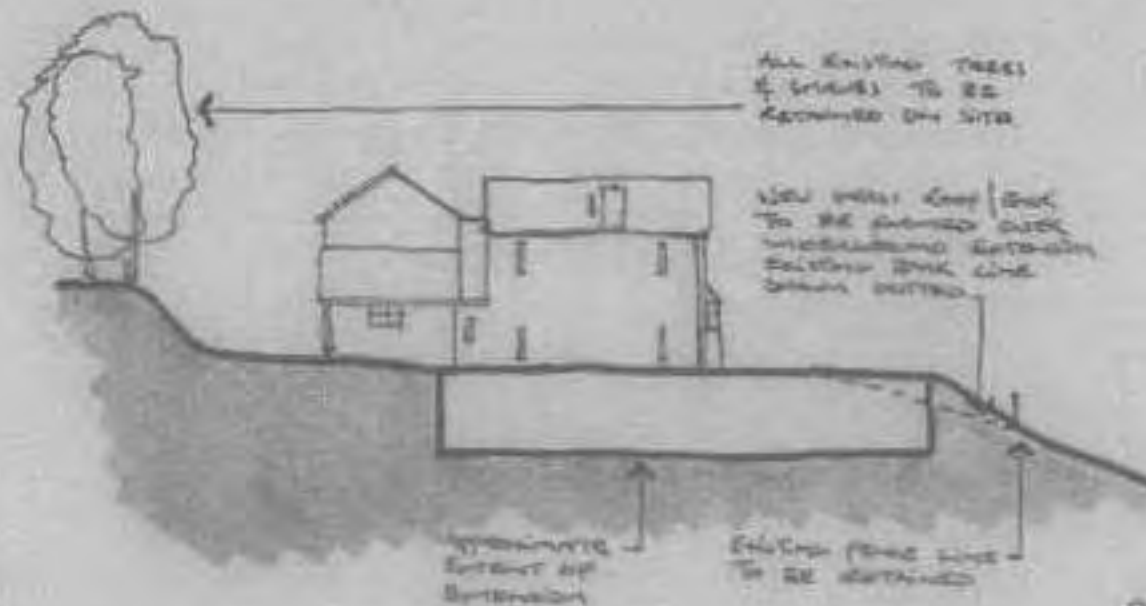
Upon visiting the site, it became clear that any extensions or new structures adjacent to the stone barns would not only destroy their character, but have a detrimental effect on the views of the surrounding countryside.

The direction of the design was therefore focussed on establishing a means of satisfying the clients requirements, without impacting on the wider landscape. We therefore propose to place the pool and associated facilities entirely underground and to cover the entire building with grass. The view of the proposed development will therefore almost entirely replicate that of the existing, with the exception of two elements intended to allow natural daylight into the extension. Firstly, the rear half of the development will be arranged around an internal courtyard, with the perimeter walls formed almost entirely in glass. From above, the courtyard will read as simply a hole within the ground. At the front of the extension, we propose to form a gap in the landscaping which will be filled by a full height glazed wall. The wall will be set back from the line of the grass roof above, and have graduated, planted, landscaping to either side. The frameless glass wall will read as simply a gap in the landscaping, whilst offering un-obstructed views of the surrounding countryside.

In summary, the proposed development will, in time, become part of the landscape again, and allow the barns to sit alone within the site, as they have done since their original use as agricultural buildings.



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Figure 08 - Precedent: School with grass roof (Cathedral School, Hereford)
Figure 09 - Sketch proposal of section through site