

New Dwelling on land Between 'Newholme' and 'Newlands Cottage', Common Lane, Garway, Herefordshire:

Design & Access Statement
February 2020

Prepared on behalf of Mr & Mrs Burgess
by Grey, Richards, Trowell Architecture Ltd



Introduction

The application site, formerly in the ownership of the owner of the neighbouring property, 'Newholme', was purchased by the applicants in 2019.

The site was sold with the benefit of outline planning approval for the erection of a detached dwelling. All matters, other than access, were reserved.

The applicants, lovers of the outdoors, were attracted to the site by the fantastic views on offer and also by the balance offered between it's rural nature whilst being in close proximity to local facilities and the neighbourly feel of the community.

With an interest in sustainability and innovation the applicants wish to build an environmentally conscious home which enables them to live in comfort whilst enjoying a good visual and physical connection to the landscape.

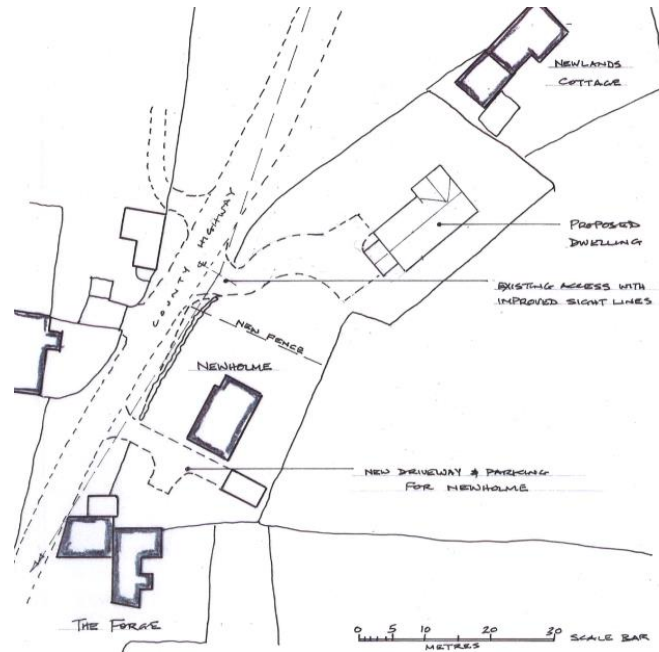
Having seen examples of our work the applicant got in touch and we were as excited by the potential of the site as they were.

The Site

The site is located on the edge of the Garway settlement in open countryside. The site has been used in the past as an agricultural field. The northern field the site represents an infill site between 2 existing dwellings. It sits amongst a cluster of dwelling situated on Common Lane which is a position which is remote from the main settlement of Garway.

Planning background

The site has been subject to a number of planning applications over recent years. The most recent application is the outline application mentioned earlier (Ref: 182394) for the construction of a detached dwelling.



Approved scheme (Outline)

No design was put forward as part of the above referenced application. In the supporting Design & Access Statement the following statement was given –

'....the applicant anticipates it would be a family home, having a two storey rural design with a rendered finish and a tiled or slate roof, and accommodation comprising 4 bedrooms and the usual kitchen, dining room and living room. Parking/garaging space would be provided within an attached garage...'

It went on to give indicative dimensional tolerances within which the design would likely fall –

'height – between 6 to 7.5 metres; width – approx.. 12-13 metres; depth – approx. 9 metres.....Floor area of dwelling would be approx. 225m².'

It is understood that these matters would typically be dealt with a subsequent 'reserved matters' application following which they would be assessed by the Local Authority. It is noted in the officer's report that there was not necessarily agreement to the suggested dimensions.

We did not necessarily use the dimensions given to produce our proposed design for the site. Also, the indicated design intent was not considered appropriate or desirable for the applicant.

The above outlined factors have informed our decision to submit a 'fresh' full planning application, rather than to proceed on the course of submitting one or more reserved matters applications. It is considered that this is the most efficient way of dealing with the proposal.

Planning Policy

It was established with the outline planning application that the principle of the proposed form of development is acceptable on this specific site. Nothing has changed in this regard except in relation to the design for which further detailed content is provided elsewhere in this statement.

Brief

The applicants brief was to provide a comfortable, environmentally friendly, architecturally modern, light 3 – 4 bedroomed home with open-plan living arrangements.

It was specified that one of the bedrooms should be provided at ground floor level to enable the care of elderly relatives in the future and potentially to enable them to live entirely on the ground floor level should they need to in their older age.

Locale

In visiting the area prior to undertaking any design work it was encouraging to see examples of modern and sustainable building in close proximity to the site. It was apparent that there are a number of materials used locally which gives options for the proposed development.



Images illustrating interesting modern and innovative architectural styles along with a variety of facing materials used in the local area.

Whilst there is no obviously prevailing architectural style locally some repeating features, particularly in the immediately surrounding area, were observed and noted for reference in the proposed design.

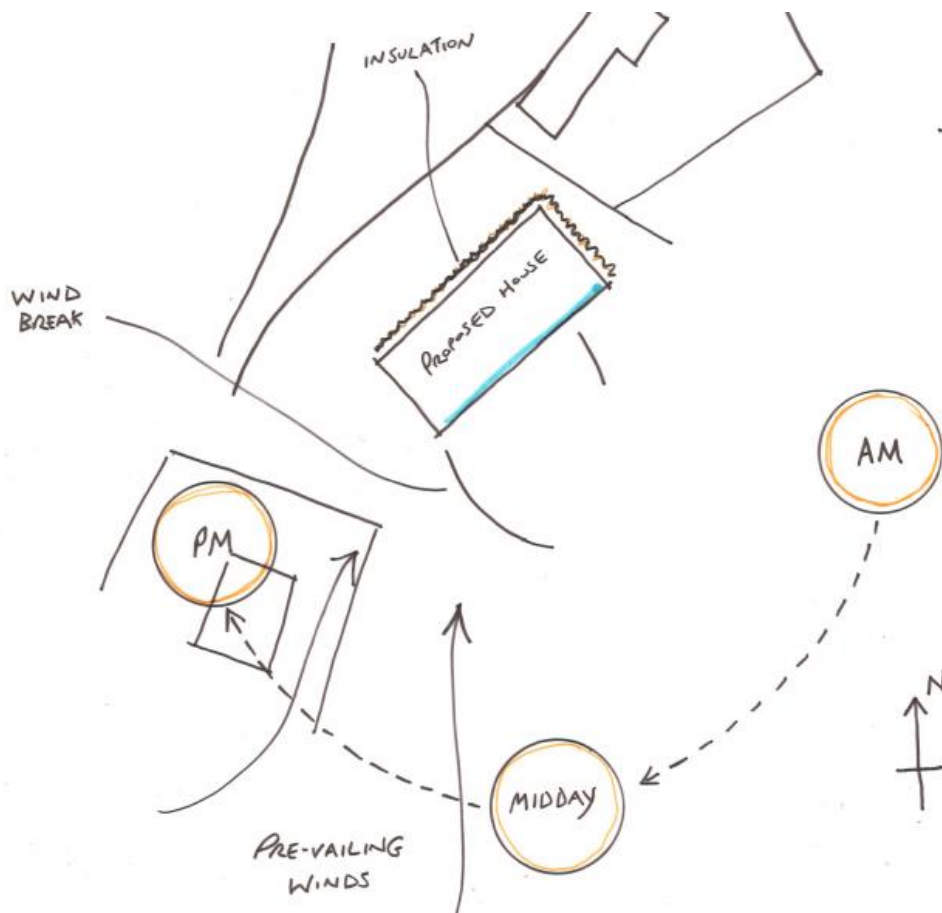




3 of the nearby properties feature 'lean-to' style forward projections either as a continuation of the roof or tucked under the eaves.

Design

The design of the proposed house is primarily a response to the site, most of all its orientation and access to views.

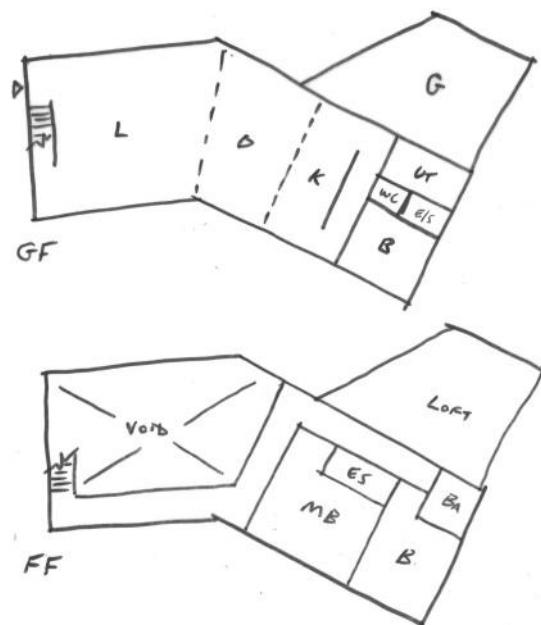


Consideration has also been given to the information available in the form of the officer's report in relation to the outline planning application. Comments were

made in relation to the proposed depth of the house and that it should be more reflective of the surrounding properties.

Neighbouring properties have also been considered. The privacy and amenity of these properties along with the impact of the proposed building on their access to natural light and views have been carefully considered.

The result is a long, shallow plan which is 'cranked' in order to optimize the orientation and to limit the impact on Newlands Cottage. The plan arrangement enables all habitable rooms to receive adequate natural light and to have direct visual and physical access to the landscape.



Plan layout

A large extent of glazing to the south elevation is proposed for obvious reasons. Openings are seemingly randomly located on the elevation but are strategically placed on the plan. A small garden room projects onto the terrace which will be used frequently for 'outdoor cooking', something the applicants like to do regularly.

A projecting roof on the south side, along with brise soleil at ground floor level will provide solar shading to prevent over-heating.

By contrast, the north elevation is quite restrained in its fenestration – an intentional approach used to help the proposal settle into the street scene with minimal visual disturbance.

The garage with a 'room-in-the-roof' above appears as a lean-to addition reflecting those found properties nearby.

The more functional spaces (garage, utility etc.) are situated on the northern side where solar gain is less important. They also provide a thermal 'buffer' to the colder north side.

Various options were considered for the roof form including flat and mono-pitched arrangements before settling upon a pitched roof which was selected for its familiarity locally and for the benefit it offers in its ability to provide solar shading and ease of integration with solar panels.

Precedents

With the applicant wishing to adopt a clean, modern architectural style, which is considered appropriate in association with a sustainable building, we sought examples of architectural styles, features and facing materials which could be relevant to the proposed dwelling.



Materials

It is proposed that the roof and top half of the external walls will be clad in the same material, a standing seam metal roof. This material has been chosen for its striking beauty, crisp detailing but importantly its wide range of choice of colours.

In this instance we would opt for a blue/grey tone to mimic that the slate roofs of surrounding properties.



The lower half of external walls will be covered with render, arguably the predominant wall facing material in the locality.

Landscape

The approach in terms of landscape is sensitive. Other than a modest hard-landscaped patio on the southern side of the proposed dwelling there is no 'formal' garden. The intention is to blend with the wider landscape with areas of wild-flower meadow directly adjacent to the patio and no domestic boundary treatment is proposed so as to retain the agricultural character of the land.

On the north side the existing boundary hedgerow which has been allowed to become overgrown will be appropriately trimmed and maintained. Native species of trees and shrubs will be planted behind the hedgerow to help screen the proposed house and to provide privacy for the applicants.

Visual Impact

The proposed dwelling is considered an attractive modern aesthetic which will compensate for the loss of visibility of the landscape from Common Lane.

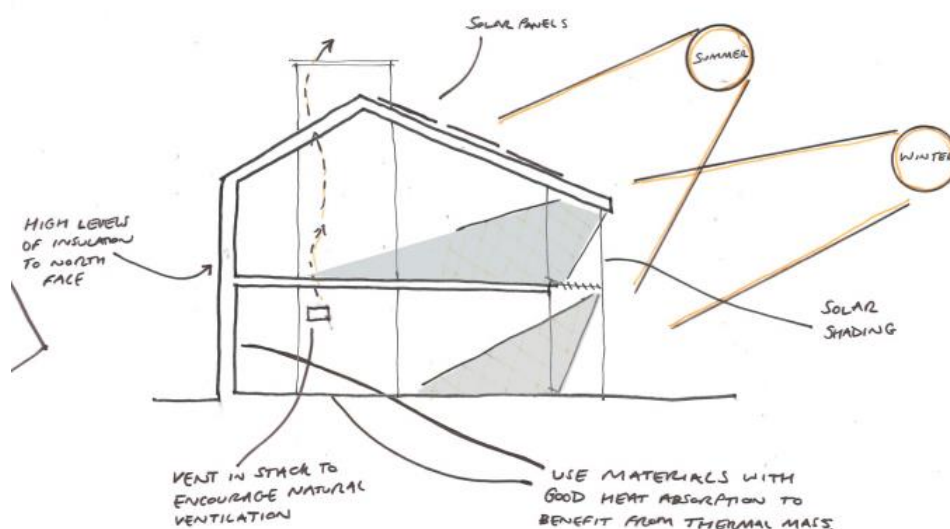
Separation has been retained between neighbouring properties which allow long-range views of the landscape to remain. At the most accessible point, where the existing access is (and the hedge is not), these long-range views will be retained.

Sustainability

It is considered and acknowledged (as a result of the approved outline application) that the site is a 'sustainable location'. It is within walking distance to a number of facilities that already exist in Garway.

The characteristics of the site offer an incredible opportunity to create highly sustainable dwelling.

The south facing aspect provides opportunity to take advantage solar gain in order to reduce the demand for heating and artificial light whilst allowing spectacular views across open countryside. Solar panels can be incorporated on the south facing roof plane to generate renewable energy.



The north elevation, by contrast will have limited openings to avoid heat loss whilst maintaining the privacy of the client from the more exposed side of the property.

High levels of insulation and mechanical ventilation with heat-recovery of the bedroom and bathroom areas will all contribute to the sustainable credentials of the proposed dwelling.

Further technologies in the form of an Air Source Heat Pump to provide a renewable form of heating (via low surface temperature under-floor heating pipes) and hot water are proposed.

Rainwater will be collected from the roof and directed to a below ground tank where it will be stored for re-use in toilets, washing machine and for irrigation of the garden thereby reducing the amount of water required from the mains and the amount of run-off to be discharged to soak-away. Permeable surfacing to area of hard-standing will also contribute in this regard.

In transport terms there will be space for the storage of bicycles and the option for an electric car charging point.

The site offers opportunity for our client to grow their own produce, manage their own compost and make enhancements to the biodiversity of the site through tree planting, maintenance of hedgerows, introduction of areas to be planted as wild-flower meadows etc.

Drainage

Without the option to connect to mains drainage a private system will be necessary. Detailed design based upon the site investigations to determine the potential for discharge to soak-aways will be carried out. Ideally this could be deferred and dealt with as a condition of any potential planning consent in order to avoid the applicant incurring associated costs without the confidence offered by a planning consent.

Access

Access was agreed at outline application stage and the intent in this regard has not changed as a result of this application.

Ecology

Ecological surveys were undertaken and submitted as part of the previous outline application. Since then further work has been undertaken in order to satisfy ecology related conditions of the approved outline application. This information is submitted as supporting information to this application.

Policy

We trust that this statement provides evidence of the proposal's compliance with the following general policies of the adopted Local Plan which have been used to form the design.

LD1 – Landscape and townscape

LD2 – Biodiversity and Geodiversity

SD1 – Sustainable Design and energy efficiency

SD2 – Renewable / Low Carbon energy generation

SD3 – Sustainable water management and water resources

SS6 – Environmental quality and local distinctiveness

Conclusion

The hereby proposed dwelling offers a sustainable, innovative and respectful solution which has been generated as a direct response to the opportunities and constraints of the site.

It is considered that it, along with some of the other environmentally and architecturally ambitious scheme within Garway, will promote innovative and sustainable design locally and further afield.