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## **DESIGN AND ACCESS STATEMENT:**

### **PROPOSED AGRICULTURAL WORKERS DWELLING AT THE LIMES, NORTON CANON, HEREFORDSHIRE HR4 7BP**

This statement is written as part of the planning application being submitted on behalf of Messrs. D W & R Palliser.

The application is for full planning permission for the erection of a 2 storey 3 bedroom dwelling with a detached car port/secure storage annexe building.

The policies to be considered in determining the application are within the National Planning Policy Framework (NPPF) and the draft Herefordshire Core Strategy document which has replaced the 2007 Herefordshire Unitary Development Plan.

#### **1. USE:**

At present the site is part of the farm complex known as The Limes and is situated to the south of the main farmhouse and buildings, on a parcel of land which has recently had a general purpose agricultural building erected under planning permission 132174/F dated 1<sup>st</sup> October 2013.

#### **2. LAYOUT:**

The proposed layout is for the construction of a traditional 2 storey dwelling with a detached annexe building. The accommodation comprises of the following:

GROUND FLOOR	-	Entrance Porch
		Hall with cloakroom and stairs to first floor
		Sitting Room
		Kitchen/Dining Room
		Utility
		Farm Office
FIRST FLOOR	-	Landing with linen cupboard
		Bedroom 1 with en-suite facilities
		2 further bedrooms with shared bathroom facility

The annexe building has been designed to provide covered parking for one vehicle and secure storage for bicycles, lawnmowers etc.

### **3. SCALE:**

The scale of the proposed dwelling has been taken into account so as not to dominate the surrounding area by lowering the roof to give a storey and half effect and utilizing the use of dormers to serve the first floor windows. Likewise part of the building has been lowered to give the effect of a single storey with bathroom facilities provided within the attic space of the roof.

### **4. APPEARANCE:**

Careful consideration has been given to the external appearance of the proposed dwelling so as to blend in with the surrounding properties in the area of Pig Street. Most properties are of a cottage style, built at the early part of the 20<sup>th</sup> Century and some even earlier. To that end the building is to be given the appearance of a traditional looking cottage with a stone plinth and base to the chimney using local source stonework. The major part of the dwelling will be in facing bricks to again match and blend in with similar bricks on properties in the vicinity under a natural slate roof. At the east end of the dwelling a single storey section of the building will be clad in horizontal feather edged boarding left natural. The roof is purposely lowered to reduce the dominance of the building and all first floor windows will be in the form of dormers.

The doors and windows are to be painted timber with double glazing.

### **5. LANDSCAPING:**

The dwelling is to be located in front of the new agricultural building in the area planted with fruit trees and it is intended to retain as many trees as possible to screen the dwelling. The existing mature roadside hedge is well maintained and is to be retained and left untouched.

A new post and wire fence will be erected to the western boundary to provide a small paddock/orchard, which will allow orphan stock etc to be watched over.

A new stone access drive will be created from the existing hardstanding in front of the agricultural building to the site, where new gates will lead you into a parking/turning area to the dwelling which will be finished with gravel/stone chippings to give a soft finish and allow water to naturally percolate into the ground rather than create a fast run off.

Some shrub planting will be carried out to the west and south sides of the dwelling.

### **6. ACCESS:**

No new vehicular or pedestrian access is to be provided to the dwelling from the public road. It is intended to use the existing access which serves the agricultural building. Any improvements required by the Highways Department will be welcomed and carried out to their satisfaction.

All doorways at ground floor level will be wide enough to provide the required wheelchair access within the dwelling and one external entrance into the building will be provided to give the required access/egress for wheelchair users as per the current Building Regulations.

#### **7. COMMUNITY SAFETY:**

Safety of the property is a priority nowadays and it is proposed to include for external security low energy lighting with photo cells and movement detectors which are to be located in convenient/suitable points on the building so as not to create a nuisance to the neighbouring properties etc.

5 level locks will be fitted to all external doors of the property and padlocks provided to any gates.

It is also likely that a burglar alarm system will be installed to provide help in reducing insurance premium costs.

#### **8. ENVIRONMENTAL SUSTAINABILITY:**

Materials to be used are to be sourced locally to cut down on transport costs and help the local economy.

The building is to be of timber frame construction with an external skin of brickwork and timber cladding. As there are at least 3 local timber frame manufacturers in the County, tenders will be invited from these local companies to supply and erect the frame.

The roof covering is to be slate which is a natural material rather than a man-made product.

Environmentally friendly insulation materials are also to be used on the project to reduce heating bills etc.

All stone hardcore, sand and concrete will be sourced within hopefully a 10-15 mile radius of the site to reduce haulage distances and costs etc.

It is also hoped that some rainwater harvesting will be installed at least in the use of rainwater butts for garden watering etc.