



Hill House

Long Lane, Hinton, Peterchurch, Golden Valley, Herefordshire

Design and Access Statement

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The tumbledown building in the top corner of the field will be retained



Arthur Stone, a local monument up the valley overlooking Dorestone.

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Introduction

This report has been prepared to describe the proposed design and access of the development opposite Nurse's Cottage Hill House on Long Lane, Hinton for Planning Approval by Herefordshire Council.

A single three bedroom house dwelling is proposed. The house is intended to be an accessible house for Darrel and Ann Parsons to move into from their current house Craft Hall just down the road.

Location

The site is on Long Lane, a road leading out of Hinton by Peterchurch in the Golden Valley in Herefordshire.

The site is not in a conservation area and is close to other scattered houses along Long Lane.

"The Golden Valley has been put forward elsewhere as a potential Area of Outstanding Natural Beauty."
Peterchurch Neighbourhood Development Plan p28

The design for this house respects that the Golden Valley is especially beautiful (even if it is not yet an Area of Outstanding Natural Beauty) and pays particular attention to the landscape and setting of the site.



View from the field



Aerial Photograph of Long Lane. Site outlined in red.

Context

T Parsons

Hill House Long Lane



Approach to site. Large garage on left.



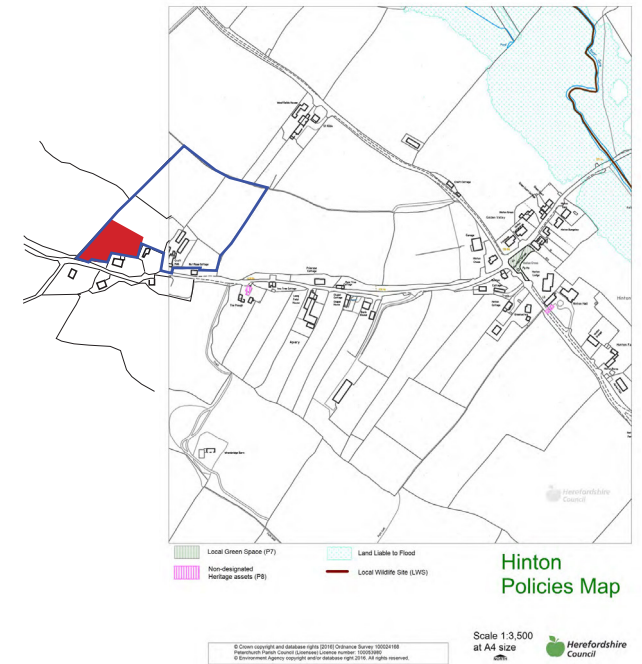
Approach to the site from down hill (boundary shown in red)



Site boundary shown red. Footpath shown in blue in field alongside.



Nurses Cottage



Hinton Policies Map from Peterchurch Neighbourhood Plan

Site & Context

The site is just off the edge of the Hinton Policies Map (above). It is opposite Nurse's Cottage and is next to Mount Pleasant and Vine Cottage, a short way up the lane from the large road facing former bus garage..

There is a public footpath on the opposite side of the fence further up the hill. A tumbledown building at the back corner of the field is the remains of a former house.. This is considered unimportant for the application owing to Herefordshire Local Plan Policy RA5 and Paragraph 4.8.37. The remains of this building will be retained and undisturbed by the new house.

79. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - the development would re-use redundant or disused buildings and enhance its immediate setting;
 - the development would involve the subdivision of an existing residential dwelling; or
 - the design is of exceptional quality, in that it:
 - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

NPPF Paragraph 79

National Planning Policy Framework (NPPF) 2018

The house is not Isolated in the countryside as it is opposite Nurses cottage and along side Mount Pleasant, but Paragraph 79 of the 2018 NPPF (this was Paragraph 55 of the old NPPF) allows for isolated homes where the design is of 'exceptional quality', where the house is truly outstanding or innovative, reflecting the highest standards in architecture and would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

It is intended that this house will be an exceptional example of contemporary sustainable design taking reference from the local landmark Arthur's Stone.

Policy RA3 – Herefordshire's countryside

In rural locations outside of settlements, as to be defined in either Neighbourhood Development Plans or the Rural Areas Sites Allocations DPD, residential development will be limited to proposals which satisfy one or more of the following criteria:

- meets an agricultural or forestry need or other farm diversification enterprise for a worker to live permanently at or near their place of work and complies with Policy RA4; or
- accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Policy RA4; or
- involves the replacement of an existing dwelling (with a lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling; or
- would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5 and leads to an enhancement of its immediate setting; or
- is rural exception housing in accordance with Policy H2; or
- is of exceptional quality and innovative design satisfying the design criteria set out in Paragraph 55 of the National Planning Policy Framework and achieves sustainable standards of design and construction; or
- is a site providing for the needs of gypsies or other travellers in accordance with Policy H4.

Herefordshire Local Plan Policy RA3

Policy SD1 – Sustainable design and energy efficiency

Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements:

- ensure that proposals make efficient use of land - taking into account the local context and site characteristics;
- new buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development, while making a positive contribution to the architectural diversity and character of the area including, where appropriate, through innovative design;
- safeguard residential amenity for existing and proposed residents;
- ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;
- where contaminated land is present, undertake appropriate remediation where it can be demonstrated that this will be effective;
- ensure that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored;
- utilise physical sustainability measures that include, in particular, orientation of buildings, the provision of water conservation measures, storage for bicycles and waste including provision for recycling, and enabling renewable energy and energy conservation infrastructure;
- where possible, on-site renewable energy generation should also be incorporated;
- create safe and accessible environments, and that minimise opportunities for crime and anti-social behaviour by incorporating Secured by Design principles, and consider the incorporation of fire safety measures;
- ensuring designs can be easily adapted and accommodate new technologies to meet changing needs throughout the lifetime of the development; and
- utilise sustainable construction methods which minimise the use of non-renewable resources and maximise the use of recycled and sustainably sourced materials;

All planning applications including material changes of use, will be expected to demonstrate how the above design and energy efficiency considerations have been factored into the proposal from the outset.

Herefordshire Local Plan Policy SD1

Herefordshire Local Plan

Careful attention has been paid to the Herefordshire Local Plan. Policy RA3 is particularly applicable and states that in rural locations outside of settlements defined in Neighbourhood Development Plans, development will be limited to proposals which satisfy one or more of the criteria listed in the table above.

This house seeks approval based on Point 6, which refers to the NPPF Paragraph 55 (which is now Paragraph 79 referred to opposite), stating a requirement for sustainable standards of design and construction. It is intended that the house will meet high standards of sustainability in its construction and subsequent use in line with Policy SD1.

Peterchurch Neighbourhood Development Plan

Policy P1 refers to Policy RA3 of the Herefordshire Local Plan as described above.

Policies P2-P5 are not applicable.

Careful attention has been paid to Policy P6 Landscape, and as such the house is designed to actually be part of the landscape with sheep grazing on the roof. The character of the landscape has directly influenced the materials, design, scale, form and siting of the house. The red pigmented floor directly references the particularly dark red soil in the area. The local field pattern is retained and removal of hedgerow kept to a minimum.

Policies P7 - P8 are not applicable.

Policy P9- The house will have heavy floor to ceiling blackout curtains and minimal external lighting.

Policy P10 is not applicable.

POLICY P6 – LANDSCAPE

All development proposals will have to show regard to the varied and distinctive landscape character of the area by:

- a. Retaining the integrity of the dispersed settlement pattern of main village, scattered hamlets and farmsteads;
- b. Demonstrating the character of the surrounding landscape has influenced the materials, design, scale, form and siting of the development proposed;
- c. Retaining and re-using vernacular buildings;
- d. Protecting and enhancing the differing settings of the area's settlements;
- e. Protecting and enhancing any designated areas such as wildlife sites, listed buildings, and ancient monuments;
- f. Protecting and enhancing the natural, historic and scenic beauty of the area;
- g. Retaining local field patterns, ancient woodland, species rich hedgerows and mature hedgerow trees;
- h. Restoring native woodland, in appropriate areas such as watercourses, settlements, existing woodlands, through new planting and linking to existing wooded areas; and
- i. In appropriate locations maintaining and increasing traditional standard orchards.

Peterchurch Neighbourhood Development Plan Policy P6

Use & Amount

The house will be a single family dwelling. As the house is alongside and opposite houses this is an appropriate use for the site.

The house will have a double garage and a driveway off Long Lane. The house contains three bedrooms, an open plan living area, study and 'snug'. The house is smaller than Craft Hall, which has five double bedrooms.

Scale & Access

The house has a consistent internal ceiling height of 2.5m and is dug into the hill.

The house is dug into the slope to effectively hide it from the next field up the hill with the footpath and to not limit views from Nurses Cottage opposite.

The house is accessed directly from Long Lane and is all on one floor to aid accessibility. The house is intended to will comply with Building Regulation Part M(2) (Accessible and Adaptable Dwellings) and will be adaptable to be wheelchair accessible.

Sustainability and Landscaping

The roof of the building blends with the field at the top corner, allowing the sheep to graze on it around the circular rooflights. The building is positioned away from the tumbledown stone remains on the site and the footpath alongside.

There will be a patio outside the kitchen/dining/living room and a vegetable garden on the south side, outside bedrooms 2 and 3.

The existing hedgerow and verge will be partially removed to allow access and a view from the study to the road.

It is intended that the house will have underfloor heating powered by a groundsource heat pump and that the roof will have an array of solar panels providing enough electricity to power the house and electric vehicles parked in the garage.

The slope the house is built into faces north east, so the house will benefit from morning sunlight. The windows will be triple glazed to prevent heatloss. The exposed concrete ceiling and internal stone walls mean there is a significant thermal mass in the building preventing overheating. The building will be highly insulated throughout.

It is intended that there will a reedbed system for blackwater. Rainwater will be routed to a soak away in the field.

The British Geological Survey describes the site as 'St Maughans Formation' - 'Interbedded purple, brown and green sandstones and red mudstones with intraformational conglomerates containing calcrite clasts' below the surface soil. The surface soil will be reused on the roof and for partially burying the house. It is intended that the excavated stone will be used in the walls.





Arthur's Stone



View showing the house from up the hill on Long Lane beside the footpath, with the cottage named Mount Pleasant in the distance. The house is barely visible from this direction as it is fully integrated into the landscape.

External Appearance

The external appearance of the house is inspired by Arthur's Stone, a neolithic monument just up the valley from the site overlooking Dorestone.

"Arthur's Stone, a Neolithic chambered tomb, is over 5,000 years old. Today only the large stones of the inner chamber remain, though these were once covered by a long earthen mound."

English Heritage

The stone was once covered in earth. Taking this amazing monument as inspiration the house will have a smooth grey concrete 'cap stone' and will appear as a large earth covered slab supported on stone supports around the perimeter.



Arthur's Stone



View showing the house from Long Lane

Materials and Precedents

The surrounding buildings on Long Lane are built from Stone or Brick.

The house will be predominantly **Stone** on the outside, with flat **Concrete** ceiling/roof with a thick earth topping planted with **Grass** to match the surrounding fields.

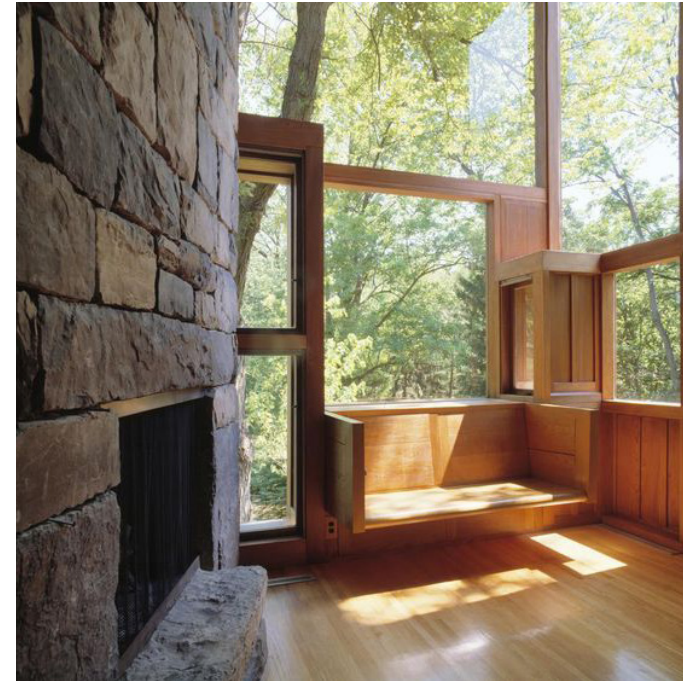
The roof will be grazed by the sheep, they will be able to walk on from the top end where the house is buried into the hill.

Windows will be natural varnished **Timber** or frameless slotting into the concrete or stone walls as appropriate.

The floor will be red pigmented concrete, referencing the very deep red coloured soil on the site. The ceiling will be grey concrete referencing the capstone of Arthur's Stone. Carpets will not be fitted, instead large rugs will be used to ensure the red floor is visible in all of the rooms.



Timber framed windows and smooth concrete slab roof



Stone and bespoke joinery window elements



Bespoke joinery elements, red floor and exposed concrete ceiling.



Timber windows 'inserted' into opening



Internally exposed expressive layered stone



Large fireplace with expressive horizontally stacked stone



High quality carefully detailed timber cladding and window elements.



Expressive layered stone



Large fireplaces and frameless glazing



Red pigmented concrete (for the exposed concrete floor)

Internal Layout

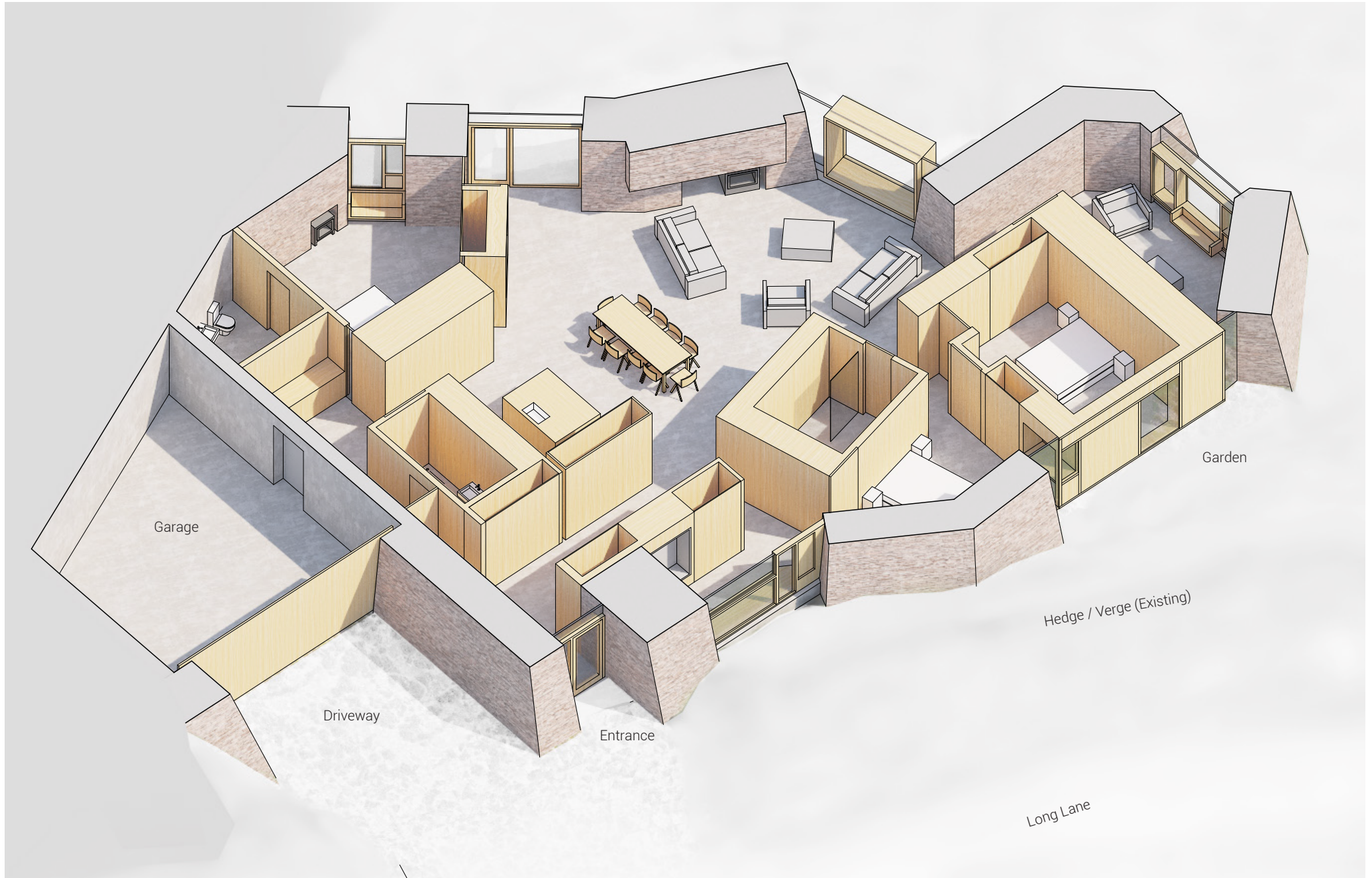
Internally the house is designed as a series of built in and freestanding pieces of hardwood furniture underneath the large 'cap stone'. The openings between the stone pillars are infilled with windows and doors of the same appearance so that the entire house has a language of materials; stone, timber and concrete.

The entrance is flanked by two wide stone pillar walls. Visitors are lead from the entrance along a timberlined corridor where a view across the valley is revealed, framed by a large timber picture frame window.

All of the accomodation is provided on the ground floor, dug into the hillside rising to the west. This limits the impact on the adjacent owners and means the house is not visible from the footpath.



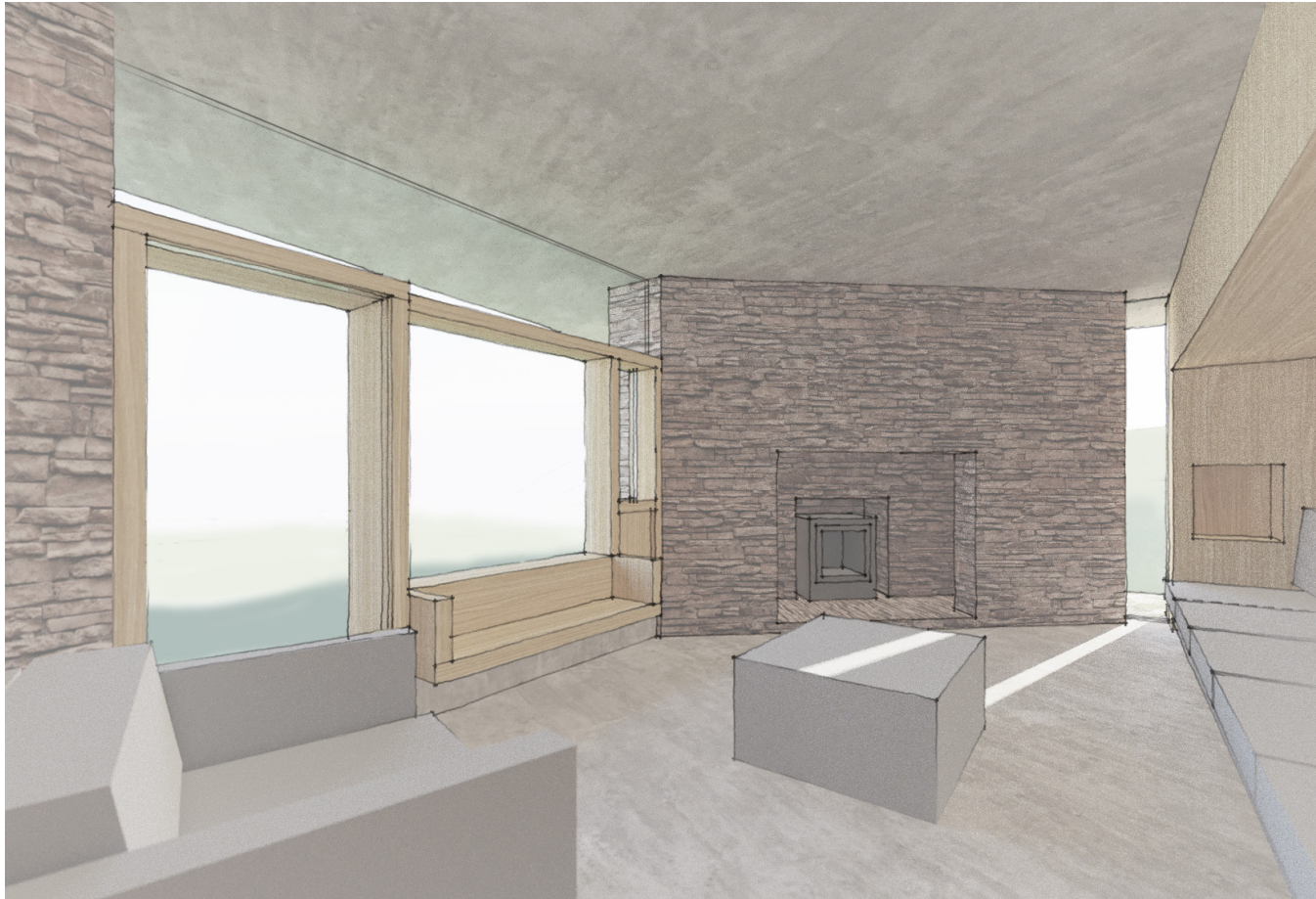
Ground floor plan



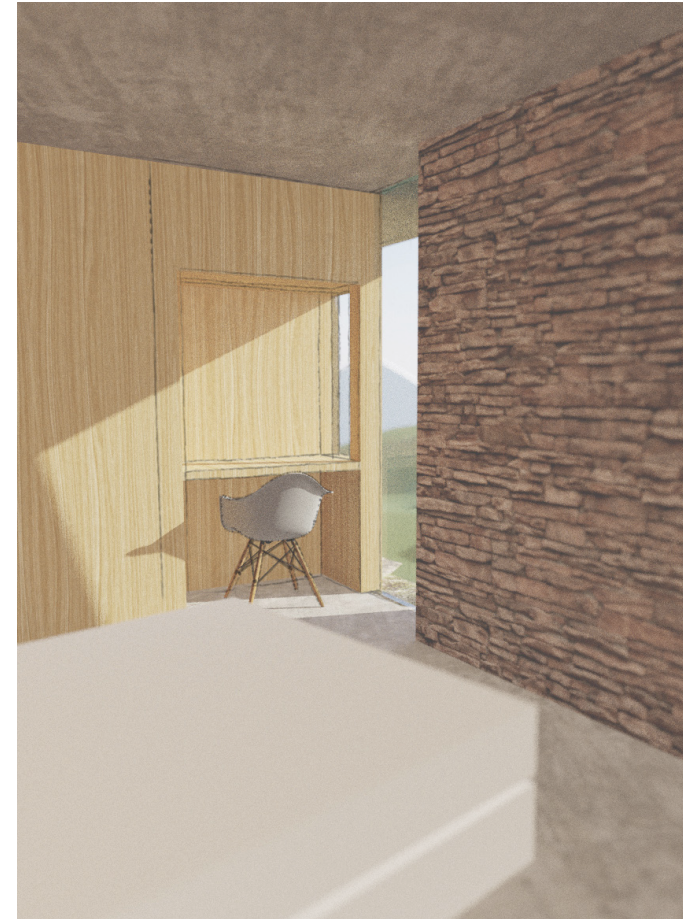
Cutaway isometric showing stone pillars surrounding the house and elements of 'furniture' underneath the 'capstone'



Livingroom with picture frame window, circular rooflight and access to field through left door.



Snug with Inglenook fireplace and window seat / bench.



Desk in Bedroom 2, showing relationship of timber and stone elements.

Limitations

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