Arbour Hill Farm | Lincoln Hill | Ross-On-Wye | Hereford | HR9 7TH

Design & Access Statement

October 2021

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Report Issue Record

Issue	Date	Revision	Author	Checked / Authorised by
Planning Draft	12.10.2021	-	JC	JL
Planning Issue	16.11.2021	A	JC	JL

Front cover: View of basement/ ground floor slab of previously-approved scheme - on site

Address:
Arbour Hill Farm
Lincoln Hill
Ross-on-Wye
HR9 7TH

Unitary (Local) Authority:
Hereford Council

Grid Reference:
TQ 58805 22619
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N 222619

Listing:
Not relevant to this application

Location:
The building is located just outside Ross-on-Wye

///WHAT3WORDS
screamed.dolphins.onlookers

Ownership
This document has been produced to support a Planning Application for a new build dwelling, located at Arbour Hill Farm. It is to be read in conjunction with the associated drawings by **Hiraeth Architecture.** The proposals are born out of a desire to reduce the scale of the existing approved design on the site (Ref: S120387/F.) following the unfortunate passing of the client's wife in the intervening period.

The basement and ground floor slab of this previously-approved scheme have been constructed and the land on which they sits is in private ownership. The site is located within the Wye Valley AONB.

To arrange a site visit, please contact the applicant using the following details:

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FOREWORD

Arbour Hill Farm Aerial view - with existing slab shown

Summary of the Proposal

The project involves the construction of a new 4 bedroom dwelling on land off Lincoln Hill. The proposal seeks to reduce the scale of a previously approved scheme on the site, to reflect changes in the family circumstances of the client. The proposal includes the following accommodation:

Garage with parking to ground floor and workspace over

Basement with storage space and plant room (already constructed as part of previous scheme)

Ground floor comprising: 2no. double bedrooms (one with a dressing room and en-suite); hallway with store and WC; utility room and open plan kitchen/ living/ dining.

First floor comprising: 2 no. double bedrooms with dressing rooms (one en-suite), family bathroom and landing with reading nook/ desk space.

A previous design was approved with conditions in March 2012 (Ref:120387/F). Further applications were approved to vary conditions (the latest in 2018 - ref. P182014/F). Since then, a meaningful start was made on site. As such, the site now houses a basement and ground floor slab. The garage and wider landscaping/ access as proposed under this application are largely as previously approved. However, there have been minor design changes to the garage to ensure that it is in keeping with the amended house design.

The new project takes the already-constructed basement and ground floor slab as the starting point for the redesign as a necessary constraint and to avoid unnecessary wastage in materials and labour.

The scheme will be detailed to ensure a good external fabric, including high performance windows and doors, and sufficient insulation to reduce the energy requirements of the building in use.

The Brief and Vision

The previously-approved design was the result of a number of planning submissions and latterly, pre-application discussion. Earlier schemes were deemed to be too large in relation to the then-existing house (now demolished). The approved scheme represented an improvement in terms of scale and detailing/ design that was deemed appropriate for the AONB (refer to decision letters associated with previous applications).

This application seeks approval for a dwelling which further reduces the volume of the house, necessary due to a change in the family circumstances of the client. The concept is to take the general form and character of the 2012-approved scheme, remove the rear collection of projections (which was somewhat convoluted), and replace it with a single-storey open plan living space.

Whilst working within the constraints of the constructed slab, the detailing of the front elevation has been refined and the porch replaced with a more fitting and cohesive design, which provides external covered space - appropriate to its use as a farmhouse.

In addition, the scheme takes the opportunity to frame and capture views of the surrounding natural landscape, influencing the placement and form of openings and the proposed accessible roof to the rear.

Site and Context

Arbour Hill Farm sits adjacent to Vines farm and together the two farms cover a 180 acre tract of farmland between Lincoln Hill and the B4234, on which blackcurrants are grown and harvested. The farms are in the ownership of the Boynton family.

The original farmhouse, which had been altered over time in a somewhat piecemeal fashion, was demolished as part of work which commenced after the 2012 application was approved.

Planning History

The recent planning history for the site is as follows:

2009

092868/F - Arbour Hill Farm Lincoln Hill Ross-On-Wye, Herefordshire HR9 7TU
Demolition of existing farmhouse and construction of new farmhouse.
Application Withdrawn

2011

110198/F - Arbour Hill Farm Lincoln Hill Ross-On-Wye, Herefordshire HR9 7TU
Demolition of existing farmhouse and construction of new farmhouse with detached garage/ store.
Application Withdrawn

2012

S120387/F - Arbour Hill Farm Lincoln Hill Ross-On-Wye, Herefordshire HR9 7TU
Demolition of existing farmhouse and construction of new farm house and detached garage/ office.
Application Approved with Conditions

2014

P142892/F - Arbour Hill Farm Lincoln Hill Ross-On-Wye, Herefordshire HR9 7TU
Variation of Condition 2 of Planning Permission S120387/F.
Application Approved with Conditions

2018

P182014/F - Arbour Hill Farm Lincoln Hill Ross-On-Wye, Herefordshire HR9 7TU
Application for variation of condition 2 of planning permission. 142892 (Variation of Condition 2 of Planning Permission S120387/F) to allow the height of the dwellinghouse to be increased.
Application Approved with Conditions

Previously Approved Design

The property has been subject to multiple applications, as detailed above. Drawings below and to the side show the most recent approved drawings, from the 2018 application.

The prior-approved house comprised187.2m^2 Gross External Area (GEA) for the main house, 15.72m^2 GEA for the conservatory and 59m^2 GEA for the garage.

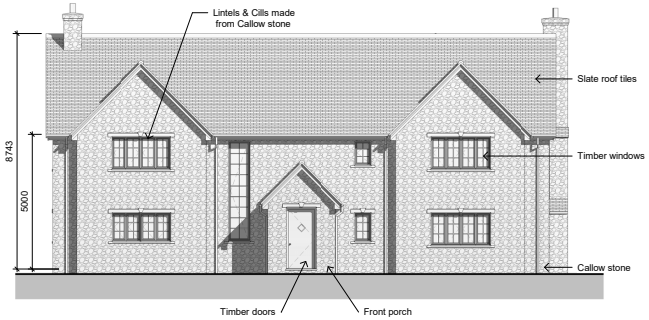
The total living area was 363m^2 (ground and first floors included).

A number of the primary principles of the original scheme are to be maintained in the proposed scheme:

- A functional house that enhances the character of the area,
- A design that is congruent to the farm setting
- Arts and Crafts inspiration
- Gables to the front elevation to add character and break up the flat frontage.

PROPOSED. NORTH EAST ELEVATION

PROPOSED. SOUTH WEST ELEVATION



PROPOSED. NORTH WEST ELEVATION

PROPOSED. SOUTH EAST WEST ELEVATION

However, whilst the approvals have subsequently been enacted through the commencement of work, as the scheme is now to be reduced in scale, an opportunity to simplify the rear spatial configuration has also presented itself.

Following a review of existing proposals a number of constraints and opportunities were identified leading to a reconsideration of design aspects which are set out in the following sections:

Constraints & Opportunities

Constraints

Existing slab/ basement on site

Site located within the Ross-On-Wye AONB

Visibility from the road

Volume of prior-existing farmhouse (re. constraints on volumetric increases)

Opportunities

Simpler spatial arrangement to suit contemporary living

Ground floor bedrooms for improved accessibility

Reduced scale and fewer ‘steps’ in plan for improved heat efficiency

Beautiful setting, with far reaching views over the countryside

South facing garden/ roof terrace

Connection to the surrounding landscape

North East Elevation Isometric View of the proposal

South East Elevation Isometric View of the proposal

The Proposal

i. Character

Form

The proposal is conceptually split into two: the entrance/ bedroom area and the rear living space. These two 'halves' will have distinct yet complementary styles - and this driving concept has helped to determine the form of the building.

The form of the existing approved proposals looked to reflect the Arts and Crafts style with lower eaves and larger gables (replacing the earlier-proposed dormers to the principle elevation). The eaves have been further lowered as part of this application and the ridge maintained at the prior-approved level, to create a more proportionally pleasing façade, akin to Arts and Crafts houses.

In addition to this, the application seeks to maintain and enhance the 'traditional' approach and aesthetic to this aspect, whilst also simplifying the principal façade, through bringing symmetry to the window layout and through the addition of a covered porch area between projecting gables.

The rear of the building is envisaged as a flat roofed projection to the more traditional form of the bedroom wing.

The proposed design takes a more simplified approach to the rear, with a more contemporary approach allowing this element to step down to a flat roofed composition. The many and varied projections of the previous design are omitted, with the rear conservatory being replaced with large windows to the main living space.

Scale

The new proposal has a footprint of 227m^2 . The gross internal floor area has been reduced from 363m^2 (ground/first floor) to 305m^2 This represents a 16% reduction and better reflects the evolved needs of the client, whilst still providing ample living space and lifetime homes

flexibility for this 4 bedroom house. There has effectively been a significant reduction in the volume of building, inevitably reducing the mass and the potential impact on the wide AONB. It is noted that the garage proposals reflect the existing approved proposal.

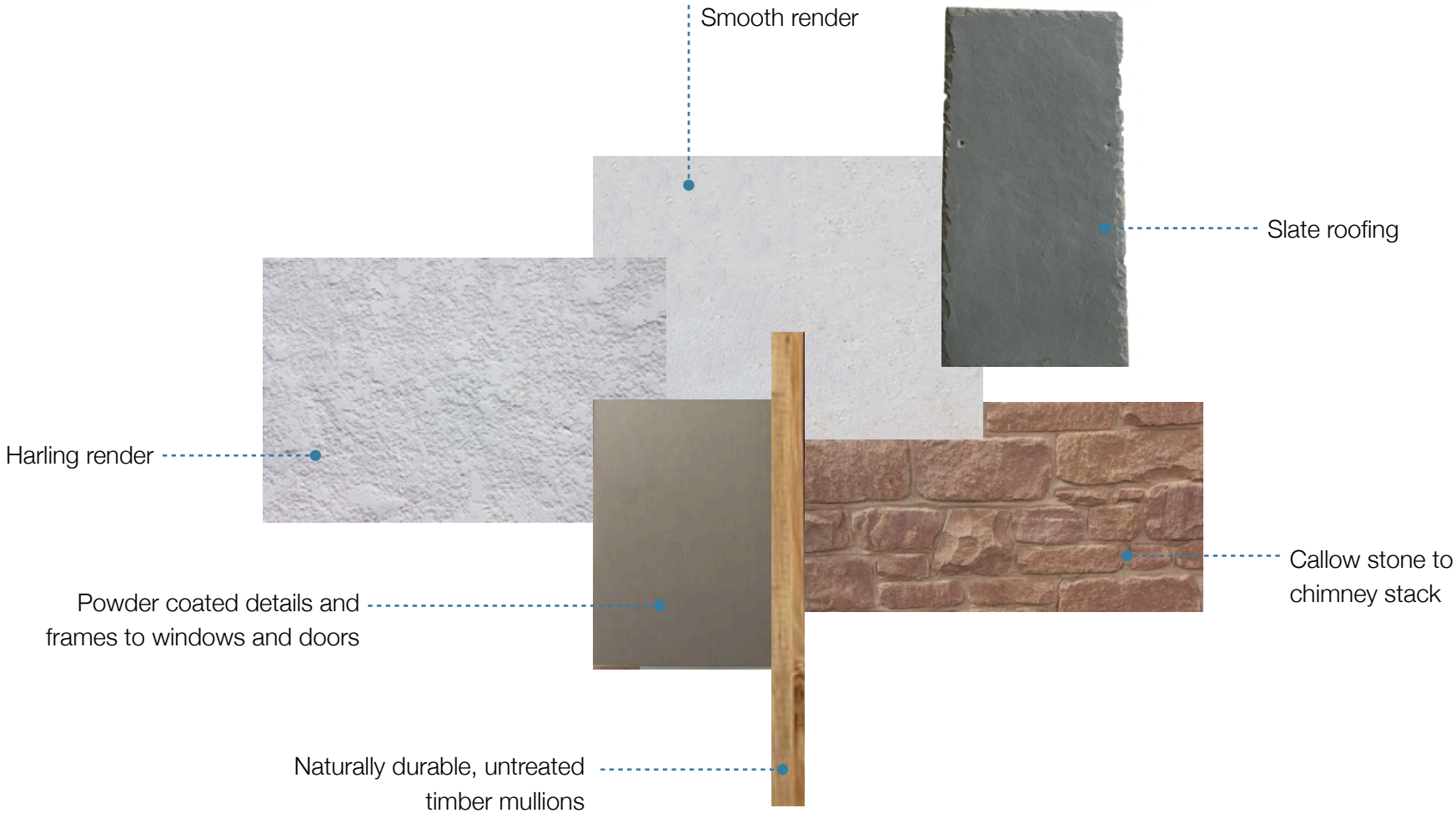
Materials and Details

The previously-approved design was to be finished in callow stone. The revised scheme is simpler in materiality, with the use of a darling render to the more traditional element, that is more in keeping with the Arts and Crafts aesthetic.

Natural timbers, which will silver to reflect the landscape setting, are to be used for the window mullions. The windows themselves will be thermally-efficient timber/aluminium composite systems - so the frames will be timber internally and powder coated aluminium (metallic finish) externally. This will complement the timber mullions, which have been arranged to reflect more traditional window hierarchy. The rear single storey projection will be of smooth render This will reinforce the concept of two halves, whilst ensuring that the two elements are complementary. The rear chimney will be faced in random, rubble tumbled callow stone to reference a local vernacular building material and ground this element in more local traditions.

The proposals to the more contemporary rear element have generally looked to simplify glazing areas targeting solar gain and key views from the primary spaces, whilst generally making the footprint and heat loss area more efficient.

An overhanging roof over the window to the SW corner of the dwelling will help combat unwanted summer solar gains, whilst letting in winter sun for passive heating.


Smooth render
Slate roofing
Harling render
Callow stone to chimney stack
Powder coated details and frames to windows and doors
Naturally durable, untreated timber mullions

South West Elevation Isometric View of the proposal

ii. Access

The site is currently accessed via an existing gated entrance off Lincoln Hill. No amendments are proposed to the prior-approved access.

Access into the property will be via the main door in the the front elevation, which will include a level threshold and covered area over the door. A patio to the south, adjacent to the dining/ lounge will enable level access in and out of the property and encourage engagement with the garden.

iii. Environmental Sustainability

The UK General Building Council's Net Zero Building Framework Definition sets out a useful framework for considering and categorising sustainability priorities. It adopts three key categories in order of application;

- Reduce Construction Impacts
- Reduce Operational Energy Use
- Increase Renewable Energy Supply

The framework sets out a sensible categorisation of sustainability objectives for all projects. High aspirations for sustainability does not have to increase the cost of development, and when considered in a holistic manner they will often dramatically improve whole life costs - that being the cost of construction, operational costs including energy and maintenance, and cost of demolition, disposal and / or reuse.

Reduce Construction Impacts - carbon emissions during the construction phase have been considered throughout the design development process:

Materials, systems and skills are to be sourced locally as far as realistically possible, reducing embodied carbon through transportation and ensuring investment in the local economy.

Careful consideration will be given to material performance during technical design, construction, in use and at the end of life. Materials will be selected that are durable within the proposed context, ensuring that there is no loss of building performance throughout the building's life.

Reduce Operational Energy - energy demand and consumption throughout the building's life has been and will continue to be reduced through a holistic consideration of the design, specification and construction of the development above all other measures. The proposed scheme has therefore begun to address sustainable principles by adopting a general approach that sequentially looks to:

- Reduce the amount of energy that the building uses
- Maximise the free gains that are available to the site
- Address the energy source.

A 'fabric first' approach will be adopted which prioritises a high performance fabric incorporating high levels of insulation and dramatically reducing drafts and heat loss through air gaps and thermal bridging. In conjunction, a more compact plan, has looked to maximise the efficiency of the external fabric, and the principles of fabric performance will form the basis of the specification of the proposed development going forwards.

The scheme will maximise the opportunities for natural daylighting, prioritising the key habitable spaces, with necessary artificial lighting provided by low energy systems

To meet the residual demand for energy, not met via heat gains provided by the inhabitants, technologies and solar gains, highly efficient systems will be combined to achieve occupant comfort. However, the principle of this energy strategy is to minimise demand and maximise efficiency whilst delivering comfort levels through user friendly smart systems.

Hiraeth.

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