

Justification with Design and Access Statement

Project Information:

Project: Proposed agricultural dwelling as replacement to implemented dwelling to site at Urishay, Herefordshire

Client: Mr & Mrs Pritchard

Job Number: A116

Date: 12.08.13

Ref: A116 / 03.05 / 12.08.13 / D&A

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The Process

The Assessment:

There is an existing implemented permission to the site for an agricultural dwelling.

This was won at appeal, permission ref: SH960080PM, was granted and works have been commenced.

The permission was granted with Permitted Development Rights being retained to the development.

The purpose of this application is to propose a design for a replacement agricultural dwelling to the site that is:

- more fitting with the landscape
- more suited to the needs of the applicants family

Involvement:

A Pre-Application enquiry was conducted in order to discuss the nature of the application with Herefordshire Council.

The view of the Pre-Application Enquiry was that:

- A new Permission was required
- A viability statement was required
- A number of changes to the design were required.
These were:
 - Reduction in size of the proposal
 - Ridgeline & roof pitch to reflect traditional detailing
 - Adjustment of elevations so that the design sits within landscape

A meeting was then held with Mr. Andrew Prior and Mr. Simon Wlthers who were in agreement that the scheme now met the aforementioned points. Also that on planning judgement, the revised scheme along with supported information, was a supportable scheme.

Since that meeting we have also amended the Justification Statement to:

- Provide explanation for the time frame since the implemented scheme and the proposed amendment
- Provide further documentation : views to and from site to demonstrate how the design responds to the unique landscape of Urishay and environs.
- Record that the applicants have spoken to the Local Member and neighbours in regard to the proposals

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Client Evaluation:

Construction of the agricultural dwelling, as originally consented, was commenced by my parents and included putting in place foundations, access road, electrical and water supplies, and drainage including klargester. For personal reasons, they did not complete the project. In the intervening years, my wife and I have remained committed to returning to farming the holding. Having purchased the site from my parents, we are now in a position, as the next generation, where that return is a viable proposition for us, and we can finalise the project. Together with our young son, who is shortly to start school, we want to build a future farming our land, some of which was owned and worked by my Great Grandfather at the start of the 20th Century.

Evaluation:

It has been agreed with Herefordshire Council Planning Officers that the scheme is supportable for the following reasons:

1. There is an extant permission to the site which has been implemented.
ref: Drawing A116-E.50
2. The implemented scheme has the benefit of Permitted Development Rights, which, if fully implemented, secure significant development to the site without further consents.
Ref: Drawing P.07
3. The revised scheme is considerably smaller than the maximum allowable. It is also consistent in scale, footprint and ridge height with the implemented development, and therefore represents no material change to the development of the site.
Ref: Drawing P.05, P.30, P.31
4. The scheme has been designed to be of good design and construction quality, to respond and to be of the landscape of the area, by promoting and reinforcing the distinctive character and appearance of the locality in terms of layout, density, means of access and enclosure, scale, mass, height, design and materials
5. The proposed development represents a viable and sustainable use for the site in terms of policy.

Whichever policy is considered, there is a clear and supportable argument for the application.

We wish to make it clear that there is an implemented permission to site, which could be continued. However our clients wish to amend the scheme to make this dwelling a place of longevity, and to be something that can be handed on to future generations. This improvement to the design is clearly beneficial to the environs and landscape. It is also much improved in terms of environmental sustainability.

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Planning Policy:

Generally, we see that H7 is relevant, in that the proposal would be to replace an implemented agricultural dwelling permission.

However, we are aware from the discussion that the proposal would need to satisfy the requirements of Policy H8, which the proposed scheme clearly fulfils and which the viability and supporting documents clearly clarify.

Therefore, we present that to you, and submit that the proposal is in line with Herefordshire UDP policy:

H7 Housing in the countryside outside settlements

1. the development is clearly necessary in connection with agriculture or forestry and cannot be located in a settlement and complies with policy H8;

4. It is a replacement for, comparable in size and scale with and on the same site as an existing building with established residential use rights;

We feel that this is relevant due to the implemented permission to the site.

H8 Agricultural and Forestry dwellings and dwellings associated with rural businesses

Proposals for agricultural dwellings and dwellings associated with other rural businesses arising under policy H7 will only be permitted where it can be demonstrated that a long term genuine need exists for the dwelling as an essential part of a financially viable business, and that such need cannot be met in existing accommodation. Such dwellings should:

- 1. make use wherever possible of existing buildings in preference to new development;*
- 2. be carefully sited within the unit or in relation to other dwellings;*
- 3. be of a scale and design which is appropriate to its surroundings; and*
- 4. be of a size commensurate with the established functional requirement.*

The site is deemed to be agricultural in use, and the proposal is justified within 5.4.66 of the UDP with regard to Housing in the countryside outside settlements, as being essential agricultural requirement. This would help provide towards the diversification of agriculture and the retention of agricultural use and would be inline with Policy H7 given that:

- the development is clearly necessary in connection with agriculture*
- cannot be located within a settlement*
- and complies with policy H8*

The re-design to the existing permission seeks to be more appropriate in terms of siting, form, materials and design, in character with surroundings and in line with Policy DR1 Design:

DR1.1 promote or reinforce the distinctive character and appearance of the locality in terms of layout, density, means of access and enclosure, scale, mass, height, design and materials

DR1.3 respect the context of the site, taking into account townscape and landscape character and topography, including the impact of the proposal on urban vistas, longer distance views and ridgelines;

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Design Principles:

The primary design principles are as follows:

1. To sensitively redesign the form within the same footprint area as the current implemented plan.
2. To accommodate the needs of the family within a modern agricultural situation.
3. To utilise more local materials where possible; i.e. local stone, not bradstone etc.

Layout:

The building is oriented so that the gable is visible from the main access and approach. There are two smaller gabled elements which spring from the main body of the building. These accommodate the staircase, and the living area which opens to the adjacent land. There are two entrances; residential to the main driveway and agricultural, toward the rear accessed from the existing yard & barns.

The implemented permission addresses the landscape in an "L" shaped configuration (refer to drawing P. 05 & P.06). The revised layout works on a more linear form which is broken by gabled forms, reflecting the nature of the traditional buildings in the area.

The layout of the building works to address the nature of the combined residential and working agricultural aspects of the building.

The agricultural buildings form an area which would be to the rear of the site, and the proposed farmhouse provides a migration through these agricultural uses to the residential aspects of the dwelling. The farm access, the wc and shower, the office and the utility areas which are agricultural use basis, are to the rear of the dwelling; the residential habitable rooms are to the front of the dwelling, addressing the road.

(Refer to drawing P.14 Proposed Site & Plan).

The applicants hope to build additional agricultural buildings in due course for the enterprise and an application in 2001 was met with a favourable response by the planning authority

Scale:

The redesign accommodates the residence within the scale and general parameters of the implemented permission.

Appearance:

The design proposes oak rafters that reflect local detailing; a slate roof and walls from local stone. The proposal has been designed to sit within the undulations of the landscape, rather than require extensive re-working of the surrounding land levels.

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Environmental:

The building has been designed to be of high environmental standards. The building envelope has been designed with a robust thermal density in order to store heat capacity.

There will be a high level of insulation provided to the walls and roof. Minimising transportation energy has been a consideration involved in sourcing materials to the stone walls and roofing slate. The heating system proposed to the scheme minimises fossil fuel use to the building and will provide a suitable grade heat source to provide consistent long cycle heat source to the dwelling.

Ecological

As works have already commenced to the existing permission on the site no ecological reports have been supplied.

Access

The existing access to the site will be retained. It must accommodate plant access for the agricultural vehicles as well as the family vehicles.

Inclusive Design

The proposed design will improve the accessible accommodation at ground floor level, inline with the guidelines given by the Part M of the Building Act.

Section 106

The applicant agrees to a waiver of Section 106 provisions, which would mean a commencement to development within 12 months of a permission being approved.