

OAKWRIGHTS®

Beautiful by Nature



DESIGN STATEMENT

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This statement has been prepared to support the outline planning application previously submitted known as Big Meadow and the new application for Clover Close Meadow.

SITE ADDRESS

Clover Close Meadow,
Lyonshall,
Herefordshire,
HR5 3FT

This application has been prepared in relation to our clients' proposal for 14 plots on Clover Close Meadow and 4 Plots on Big Meadow

SITE LOCATION

The site is located to the immediate south of the centre of the village, adjacent to what is now known as the Webbs Meadow Development.

SITE DESCRIPTION

The site sits within the Village boundary and has been identified within the adopted Neighbourhood Development Plan as a proposed housing site (LH1).

The site is not at risk of flooding (Flood Zone 1 according to the EA mapping), there are no nearby listed buildings, with Offa's Dyke, a Scheduled Monument to the south, separated by the clear field and a good distance.



Existing site plan with the site highlighted in red and Big Meadow highlighted in blue



Existing site plan with the site highlighted in red and Big Meadow highlighted in blue

PLANNING POLICY AND NPD

In accordance with National, Core and Neighbourhood planning policy, this site has been allocated within the made Neighbourhood Development Plan for new housing:

The following site allocations are identified for new housing within the settlement boundary of Lyonshall village as shown on Policy Map 4:

Site A: Orchard behind Howe Terrace (5 units)

Site B: Bakers Meadow (18 units)

Site C: Land off Spond Lane opposite the Barns (18 units)

Site D: Land adjoining the Memorial Hall (2 units)

Site E: Land opposite the Memorial Hall (2 units).

In accordance with the policy, the design is for a suitable density house/plot ratio, with a bespoke village design, with the houses set back by 7m or more into the plot and have a suitably sized rear garden.

As an identified site, this accords with Core Policy RA2 for new housing within the Herefordshire countryside, and will make a contribution to the 5 year housing land supply as well as local economic benefits during the construction phase, in addition to delivering a sustainable and adaptable home to bolster viability and vitality of a rural Herefordshire village.

DESIGN BRIEF

The applicants wishes to create self build / custom build development to provide a sustainable, adaptable and traditionally proportioned and styled houses to integrate within the village setting and to compliment Webbs meadow development

Careful regard has been given to the site layout and plot sizes to compliment the recent neighbouring approval- in terms of the overall site layout, quantum of development, size, massing and scale.

Given the village context, local vernacular and relationship with emerging context at Webbs Meadow, i.e. reference to the 'country contemporary' design code & language established on Sites B1 & B2 will be adopted at a detailed planning stage.

DESIGN AND SCALE

We have assessed the scale of the proposed development in context with its immediate surroundings and the wider village setting as a whole while also referencing the design principles established in the award winning development, Webbs Meadow.

The design layout is efficient in its use of space and considers it's immediate surroundings.

Externally the proposed designs are appropriate to its surrounding context; the house is a mix of handmade brick and natural timber weatherboard stone and render which will be confirmed at a detailed planning stage. A varied tile roof scape will reference the local village context.

External characterful green oak features such as porches and verandas ensure the houses embodies a timeless character to weather comfortably into its context which will be confirmed at a detailed planning stage.



Webbs Meadows Custom Build Scheme
Best Custom Build Project or Model

ACCESS, REFUSE AND RECYCLING, TREES AND BOUNDARIES

ACCESS

The sites will be accessed off of the existing unnamed road, Locally known as Spond Lane.

Big Meadow will be serviced from the existing adopted highway of Webbs Meadow. Whereas Clover Close Meadow will be serviced from a brand new tarmacadam road built to adoptable standards.

REFUSE AND RECYCLING

Both the Existing Webbs Meadow adopted road and the proposed new road for Clover Close Meadow will all allow for refuse vehicles to enter and exit the site in a forward motion with appropriate turning areas provided across the site where needed

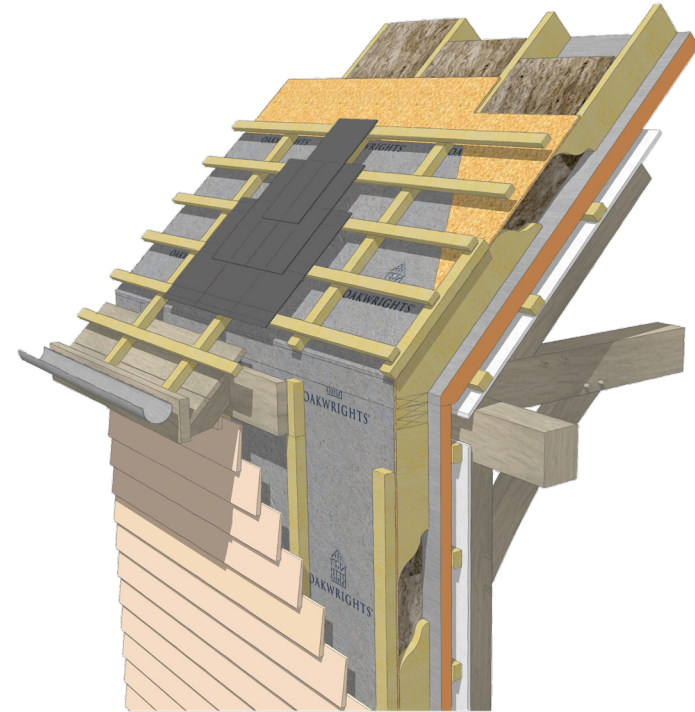
TREES AND BOUNDARIES

The existing landscaping to the boundary of the site alongside the existing boundary vegetation will provide shelter to the development ensuring it has minimal impact on the surrounding landscape. There are no existing trees within the application site and landscaping proposals on each plot can be secured by planning condition as required.

OAK FRAME AND WRIGHTWALL ENCAPSULATION

Our proposal is for the houses to be built using our 'post and beam' style oak frame, i.e. the oak structure inside the building, wrapped using our very energy efficient encapsulation system, achieving excellent U-values. Utilising the principles of "Fabric First", the proposed dwelling is to employ superior wall, floor and roof systems in conjunction with fenestration in excess of the efficiency required for Building Regulations. This will provide a highly insulated, well-detailed envelope that will give the dwelling a high level of energy efficiency and internal comfort. The majority of the systems proposed are to be manufactured off-site thus reducing the build time, processes, associated noises and heavy vehicle traffic of a construction site.

WrightWall provides a slim and efficient wall build up, designed to accommodate multiple external finishes. WrightWall is designed to ensure a fully integrated process between frame and shell, using the same innovative software employed to design your oak frame. WrightWall is manufactured off site, reducing onsite build time and our dedicated site team who will assemble the system; ensuring the highest level of quality control throughout the process. The WrightWall encapsulation system provides exceptional thermal performance, ensuring a warm home.



ADVANTAGES OF WRIGHTWALL AND ROOF PANELS

- Cost effective encapsulation system resulting in further energy efficiency.
- Large format panels manufactured off site to maintain high quality.
- Additional insulation upgrades available if required; made possible by bespoke design.
- Wall, floor and roof panel is designed to fit smoothly together creating a shell ready to be made air tight.
- One build team look after our clients oak frame and the installation of the panel system generating close attention to detail and a seamless process.

OAK FRAME

The primary structure of the houses will be a bespoke Green Oak Frame using dried-oak pegs, designed and constructed in-house by Oakwrights, in Herefordshire. This robust and charming system will age with the property and produce unique character. We strive to produce a high build quality and that begins with the frame. All Oakwrights designers take shrinkage into account creating joints, pegs and holes accordingly; over time the shrinkage pulls the joints even tighter and strengthens the frame.

Oakwrights have built hundreds of individual private houses across the UK and are a leading oak-frame manufacturer; believing great detailing and understanding of the oak frame is key when creating a quality oak-framed build. We are happy to show the Council local precedents.



CONCLUSION

The outline plans submitted in support of this application demonstrate that the proposed development will be of high quality, both in terms of design and construction, in line with the aims of the Herefordshire Local Plan Core Strategy 2011-2031.

The position, scale and mass of the proposals have been closely aligned with the neighbouring houses. The proposals will include high quality, natural materials for the external finishes, providing a more in-keeping appearance.

The proposed development is sustainable and meets the three requirements of the NPPF, fulfilling a social, economic and environmental role.

The accompanying drawings include details of layout, access, scale are in accordance with local and national planning policy objectives. The proposal will preserve and enhance the character and appearance of the immediate surrounding area. We consider the proposals to make efficient use of land, improve the site from its existing state and respect the adjacent properties and the rural setting.

ON THE NEXT FEW PAGES ARE SOME SAMPLES OF OTHER OAKWRIGHTS HOUSES

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