



ENGINEERING &  
BUILDING DESIGN

Design and Access/Planning Statement *in support of:*  
**The Erection of a Single Dwelling land adjacent to Random Rocks, Bartestree.**

Prepared by EJ

**Engineering & Building Design LTD**

The Old Snuff Mill Warehouse  
Park Lane  
Bewdley  
DY12 2EL  
01299 402020

**Our Ref: 16-2243**  
**November 2016**

## Contents

1.	Introduction .....	3
2.	Site .....	3
3.	Planning History .....	3
Design and Access .....		4
4.	Design .....	4
5.	Use .....	4
6.	Amount .....	4
7.	Layout .....	5
8.	Scale .....	5
9.	Landscaping .....	5
10.	Appearance .....	6
11.	Access .....	6

## **1. Introduction**

- 1.1 This statement is submitted in support of the application for the erection of a single dwelling at:  
(The Full Planning Application follows the previously approved Outline Planning in July 2015).

Land adjacent to  
Random Rocks  
Bartestree  
Hereford  
Herefordshire  
HR1 4BY

- 1.2 The purpose of this document is to provide details of design intent, including materials, scale and form. As well as the rationale for the proposed design it will also include planning consideration with relevance to the application.
- 1.3 This statement is to be read in conjunction with all other documentation provided upon online submission.

## **2. Site**

- 2.1 The application site is located within the village of Bartestree, under the local authority of Herefordshire Council. North of the A438 the site is accessed from a private drive, currently serving the surrounding dwellings. The primarily residential settlement surrounds the A438 in a linear manner. Amenities with the vicinity comprise of a church, a village hall with extensive planning fields, as well as a village shop and hairdressing salon.
- 2.2 The application site comprises 0.122 ha (0.3 acres) of land, including the existing orchard. The small orchard to the south of the proposal is a dominant feature of the site and therefore will remain. Other trees and shrubs are irregularly placed around the periphery of the lawn featured upon the north of the site. Please refer to drawing no. 16-2243-02 and 03 for tree and landscape plans.
- 2.3 The neighboring dwellings that encompass the site boundary are;  
The little house (South), Random Rocks (North) of which the land is a sub-division, and 15, 16, 17 of Williams Mead.

## **3. Planning History**

- 3.1 Outline Planning Permission for the application Site was approved in July 2015.  
Description: Site for erection of a single dwelling. Application no. **151034**.  
(There is no planning history available previous of this approval).

## **Design and Access**

### **4. Design**

- 4.1 The application site is suitably fitting for development, the level topography and existing access provides the foundations for a residential design. The most part of the Orchard will remain and the design of the dwelling will enhance the garden through 'inside out' characteristics.
- 4.2 Contemporary in both concepts and materials, the proposed dwelling is well sited within the existing landscape. The consideration of the neighbouring dwellings is present within the single storey design. The flat roof does not exceed 3.8m, in which the neighbouring property will remain private.
- 4.3 Upon approach the dwelling will remain hidden, beyond the garden wall, (please refer to the front elevation). The design evolves from the large stone garden façade, providing depth and interest, the carefully crafted masonry offers a backdrop for the foliage. Through deliberation and analysis with my client, it was agreed that the proposal should be of single storey construction. The dwelling demonstrates a high quality contemporary form of both appropriate size and scale. The choice of materials enriches the orchard and surrounding scenery.
- 4.4 The design will comprise of high quality materials and extensive glazing to the Southern boundary. The glazed unit's will characterize the 'inside out' threshold, maximizing the landscaped garden. Although extensive on the South, the use of glass is very limited on the other 3 elevations. The high level windows on the west boundary will maintain privacy for the immediate dwellings (15-18 Williams Mead). The restrictive use of glazing on the North will improve the sustainability of the proposed dwelling.

### **5. Use**

- 5.1 The existing site is currently garden land with outline planning. The proposed development use will be residential, comprising of a four-bedroom family home.
- 5.2 The site will remain as garden land for the proposed dwelling, including the Orchard.

### **6. Amount**

- 6.1 The footprint of the single storey is dwelling 347sq.m. This includes the double garage.

## **7. Layout**

- 7.1 The glazed front door offers views through the open-plan layout and out across the orchard. The limited use of glass creates impact when crossing the threshold directly facing south. Following the entrance hall, the living room, kitchen and dining room encompass the core of the dwelling. The large stone fireplace, housing a log burner, central of the kitchen and living space creates a sub-division for practicality and additional heating. The design encourages desirable contemporary living within a well-constructed sustainable home.
- 7.2 Surrounding the core living space are four bedrooms. Three of the East elevation and the master suite located upon the west. The two wings provide private spaces in conjunction with other facilities such as the snug. The integral double garage houses a suitable bike store and has direct access into the house. Entering the dwelling from the garage will lead you into the utility and small WC. The utility offers vital amenity space for muddy boots and pets.
- 7.3 To the rear of the dwelling an inset has been designed for bin storage. The pedestrian door will allow for immediate access from the main living space to the rear amenity. The high level windows at the rear of the dwelling will comply with current ventilation regulations whilst offering natural light. The positioning of the windows will maintain a high level of privacy for the neighboring dwellings.
- 7.4 The positioning of the dwelling maximizes the views across the Orchard. It is also best places for access from the existing approach, of which a 'passing bay' has been included in the design. The large driveway will offer car parking for several vehicles. The wide access point will increase the limited visibility up and down the private drive. Despite limited visibility the private drive is only in use for the neighboring dwellings. The traffic is very limited and it has proved to be successful.

## **8. Scale**

- 8.1 The building is 347sq.m including the integral garage. The proposed dwelling has 3 flat roofs, which sit at various heights. The maximum height of the building is 3.8m. The neighboring dwellings will not be overlooked. The design is well grounded in the landscape and the appropriate choice of materials encourages character, complimenting the existing garden.

## **9. Landscaping**

- 9.1 For all landscaping details please refer to drawing no. 16-2243-02 / 03.

## **10. Appearance**

### **10.1 Materials**

The chosen materials are both complimentary and suitable for the contemporary dwelling. The large stone wall will offer a backdrop for foliage on the periphery as well as maintain a level of privacy. The wall also has directional qualities creating a journey to the front door and acting as a natural boundary. The lightweight render will enhance the dark window framing and contrast the use of dark grey or black materials.

#### **Walls**

Off Pigmented white and black or dark grey render  
Cropped & tumbled Hereford thin walling stone

#### **Roof**

EDPM rubber roof covering

#### **Windows / Doors / Bi-fold**

Origin (or similar) black/dark grey flush aluminum casements

#### **Garage Door**

Novoferm roller shutter flush door, dark grey in colour

#### **Drive**

Spruce (colour) permeable resin bound gravel on an open layered permeable ashfelt base  
Pull in access point – Drivesett Argent Priora (permeable surface)

#### **Roof Lights**

Fakro DEF-DU6 6060 / 8080 / 100150

## **Sustainability**

Air source heat pump 16KW

Zone under floor heating

A rated LED lighting

Rainwater Harvesting

Bike Store

High performance materials

Locally sources materials where possible

Log burner for secondary heating

## **11. Access**

- 11.1 The site will be accessible from the private drive. The access point will be wide enough to allow for a passing bay and easement of maneuver. The large driveway protrudes into a double garage to accommodate vehicle parking.

- 11.2 The single storey dwelling will accommodate both able and disabled users. The ground floor accommodation will remain on one level with large openings and passageways. The expansive openings will allow for level access out onto the patio.
- 11.3 The village of Bartestree offers public transport links as well as amenities within the village itself. There are bus links from Bartestree to Hereford, Ledbury and Bromyard, running 7 days a week with limited service on a Sunday.