

Mill Farm House, Oxspring

Replacement Dwelling Vs Permitted Development Statement (15,10,20)

1.0 Introduction

1.1 The purpose of this document is to contrast Permitted Development options and the replacement dwelling planning proposal (as amended October 2020) for Mill Farm House, Bower Hill, Oxspring.

2.0 Permitted Development Options

2.1 Under permitted development it is possible to expand the existing dwelling significantly and construct 2 additional (single-story) structures for a purpose that is incidental to the enjoyment of the dwelling house. The expanded existing dwelling house will provide living accommodation and the 2 additional structures will provide garaging / workshop space and a leisure suite respectively.

2.2 The existing building and site is such that extensions and additional buildings are viable to achieve our design goals in principal, whilst at the same time keeping within the guidelines of Permitted Development. The Permitted Development option we are contrasting in this document also avoids the tree protection zones of the trees that are to remain.

2.3 Although the P.D. options is a viable option, and it will satisfy our lifestyle requirements / design tick-list, there are many reasons why planning permission for a completely new replacement dwelling should be considered. See below.

3.0 Drawbacks to the Permitted Development Option.

3.1 The existing building facades of Mill Farm House are constructed from reproduction stone and the roof from reproduction stone slates. There are very few natural materials used (if any) and therefore the external aesthetics of the building are very lacking architecturally.

3.2 The dwelling has also been reconfigured several times in its history making it look a little odd and disproportionate with very unconventional extensions, roof configurations and expansions which give the building a generally unusual and unattractive appearance.

3.3 The problem with all this is that aesthetically the structure is not very sympathetic to the surroundings. If we expand the existing building (even if using natural materials) and create 2 the additional buildings under Permitted Development, the outcome will be an even more inconsistent set of structures that don't really match or have any aesthetic value.

3.4 The general massing of the Permitted Development scheme would also be such that a much larger proportion of the site will be "developed" and this could look disproportionate to the size of the site, or appear to be "over-developed". The single-story ancillary buildings determine that the scheme would also be excessively sprawling on the site.

4.0 Replacement Dwelling Proposal

4.1 Though the P.D. option is viable, our ambition is to demolish the existing building and reconfigure the site layout to offer a much less sprawling and sympathetic scheme of significant architectural merit.

5.0 Benefits of a Replacement Dwelling

5.1 Use of landscape to conceal the structure and therefore reduce visual impact.

- Firstly, in replacing and repositioning the dwelling, we can take full advantage of the natural landscape and hide a significant proportion of the structure's mass by building it into the hillside and therefore masking its visual impact. This is particularly evident when looking at the front and rear elevations for the replacement dwelling proposals.
- We propose to completely bury the entire basement level, adjoining garage, and a significant proportion of the ground floor. Circa 40% of the property will be completely buried with a further 15% (on the ground floor) obscured from view by the ground terrain.
- The outcome of our proposed design is a significantly smaller visible footprint and a much lower proportion of the site being comprised of visible structures.
- The proposed replacement dwelling scheme footprint total = 420 SqM (4520 SqFt) (total site area is circa 4600 SqM (49514 SqFt) therefore buildings will occupy <10% of the site area)
- The Permitted Development scheme footprint total = 940 SqM (10118 SqFt) (total site area is circa 4600 SqM (49514 SqFt) therefore buildings will occupy >20% of the site area). This is more than double the impact on the site in terms of footprint and massing.

5.2 Aesthetically appealing building design

- A complete redesign of the dwelling also allows us to conceive a much more well-thought-out scheme that really adds design value. This is evident if you refer to the plans and elevations that relate to the proposed replacement dwelling design.... Particularly when compared to the general elevations that demonstrate the Permitted Development option.
- A much more logical and compact layout can be created which will result in a much more successful and beneficial scheme of significant architectural value.
- The proposed design pays homage to the traditional stone properties in the surrounding area. It has a generally pitched roof, natural stone windows mullions & bays giving the dwelling a traditional feel rather than ultra-modern like so many new buildings today.

5.3 Use of natural and more aesthetically appealing materials

- A complete redesign of the dwelling also allows us to utilise natural and much more high-quality materials. Natural stone, natural slate, timber etc.

6.0 Scaled-back Scheme

6.1 Since the 2019 planning proposal (that was originally proposed & since withdrawn) we have scaled back the design to bring the total GA down well below that which would be possible under Permitted Development. We have reduced the GA by Circa 200 SqM (2153SqFt) overall.

6.2 The scaled-back scheme incorporates a buried basement level and buried adjoining garage to minimise visual impact on the surroundings.

7.0 Summary

7.1 The proposed replacement-dwelling design offers a significantly lower impact in terms of massing / visible footprint, as well as a much more aesthetically sympathetic and successful design.

7.2 We hope this document and the accompanying drawings offer a strong case for the consideration of a replacement dwelling planning proposal as an alternative to the scheme that is possible under the guidelines of Permitted Development.