Design & Access Statement

Access

Access to the dwelling is taken off an existing access to the site. There is a range of existing agricultural buildings. Vehicle parking is available on site. The house is positioned close to the existing range of buildings to allow informal supervision of farm activity and to avoid site-ing the building away from existing groups.

Design Concept

The new proposal is designed in a traditional coach house form and mainly one storey high with a raised central area featuring a traditional arched opening to the internal hall. The bulk of the residential space is organised in two rear groups around a central small courtyard patio.

The central space is not open to public view and will absorb children's play items and domestic paraphernalia which will not be on display. The Inspector raised this issue as an "intrusive effect" and the design addresses his concern.

The central space also allows the bulk of window opening to be minimised and very traditional in detailing to exposed elevations.

Scale

The proposal is reduced overall in scale from the previous proposal. It sits low in the ground and is half the height of the previous scheme. The floor plate is 1537.5 sq ft in line with approvals elsewhere in the Borough for agricultural workers and much reduced from the previous proposal. The physical changes are indicated on drg. A2. The effect of the changes is to much reduce its visible impact from surrounding areas and its overall Green Belt impact. The building is now generally lower than the existing agricultural grouping and with proposed and existing tree planting will soon be absorbed into the landscape.

Materials

The building will be constructed in stone with timber windows and doors. The roof will be in good quality artificial stone slates.

Accommodation

The accommodation is traditional with a farm house kitchen (much reduced in size) providing the bulk of the living space. The bed space has now been reduced in line with the Inspector's acceptance of the need for two double bedrooms (although much reduced in size) and other bedrooms for the family are now only single bedrooms. A small dedicated office space and only one family bathroom is provided. The requirements of the enterprise are fairly met by the proposal which allows the future owner to maintain the family life of his children on the farm.