

DESIGN & ACCESS STATEMENT

PROJECT: BARN B, SHEEPCOURT FARM, BONVILSTON

CLIENT: Ms Dianne Carrieri

JOB NUMBER: J13/34

LEGEND

Introduction and the Brief

The Site

The Design Strategy

The Access Strategy

Revisions

date	item
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INTRODUCTION: THE BRIEF

The proposed development consists of a single storey extension to the rear of Barn B at Sheep Court to accommodate an additional bedroom, en suite, dressing room and study. A new garage is also proposed on the land to the front of the property to provide sufficient and secure parking for the dwelling.

All of the above proposals are shown in the drawings which accompany this application.

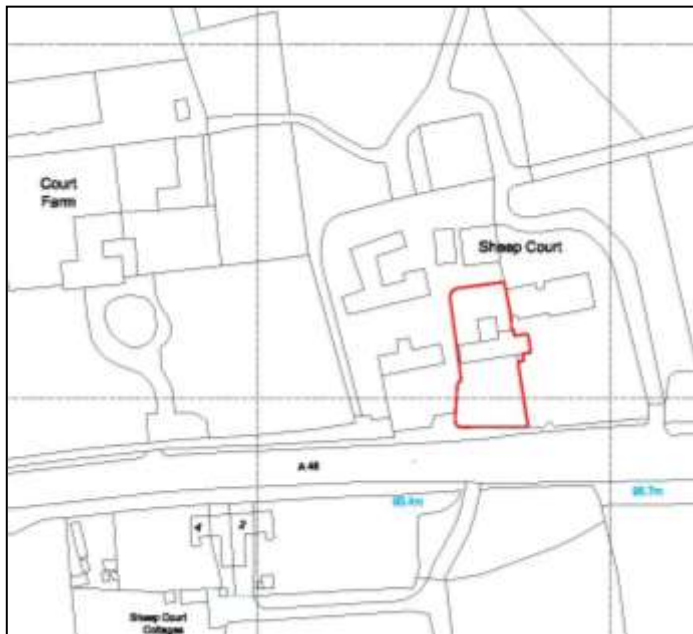
THE SITE

The site consists of a number of buildings located just off the A48 road in the semi-rural village of Bonvilston. The site is surrounded by the main settlement to the west and an area of open land to the north and south. To the east lie rural residential properties. The A48 running along the southern edge and a short distance away to the east of the site lies the cross roads where the A48 and A4226 (Five Mile Lane) meet. This transport convergence allows for the habitants and future habitants of the site to reach nearby towns and villages of Barry, St Nicholas and Perterston-Super-Ely with ease.

There are three buildings on the site, all of which were granted planning permission from agricultural to residential use during the past eight years. The reference numbers for these applications are:

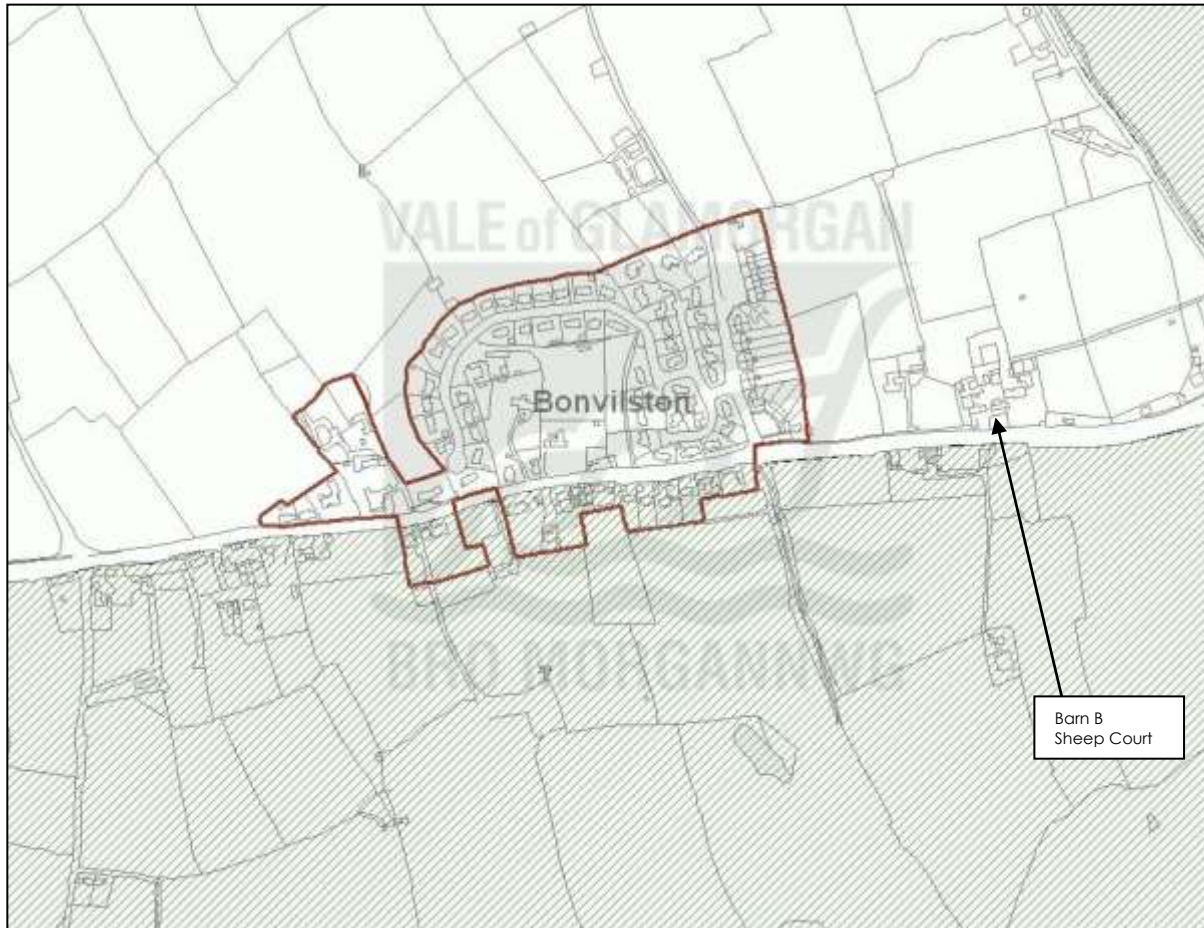
- 07/01519/FUL - Conversion of existing barn to residential use
- 06/00141/FUL – Conversion of two agricultural buildings
- 05/00045/FUL – Conversion of an agricultural building
- 04/0187/FUL – Three new dwellings

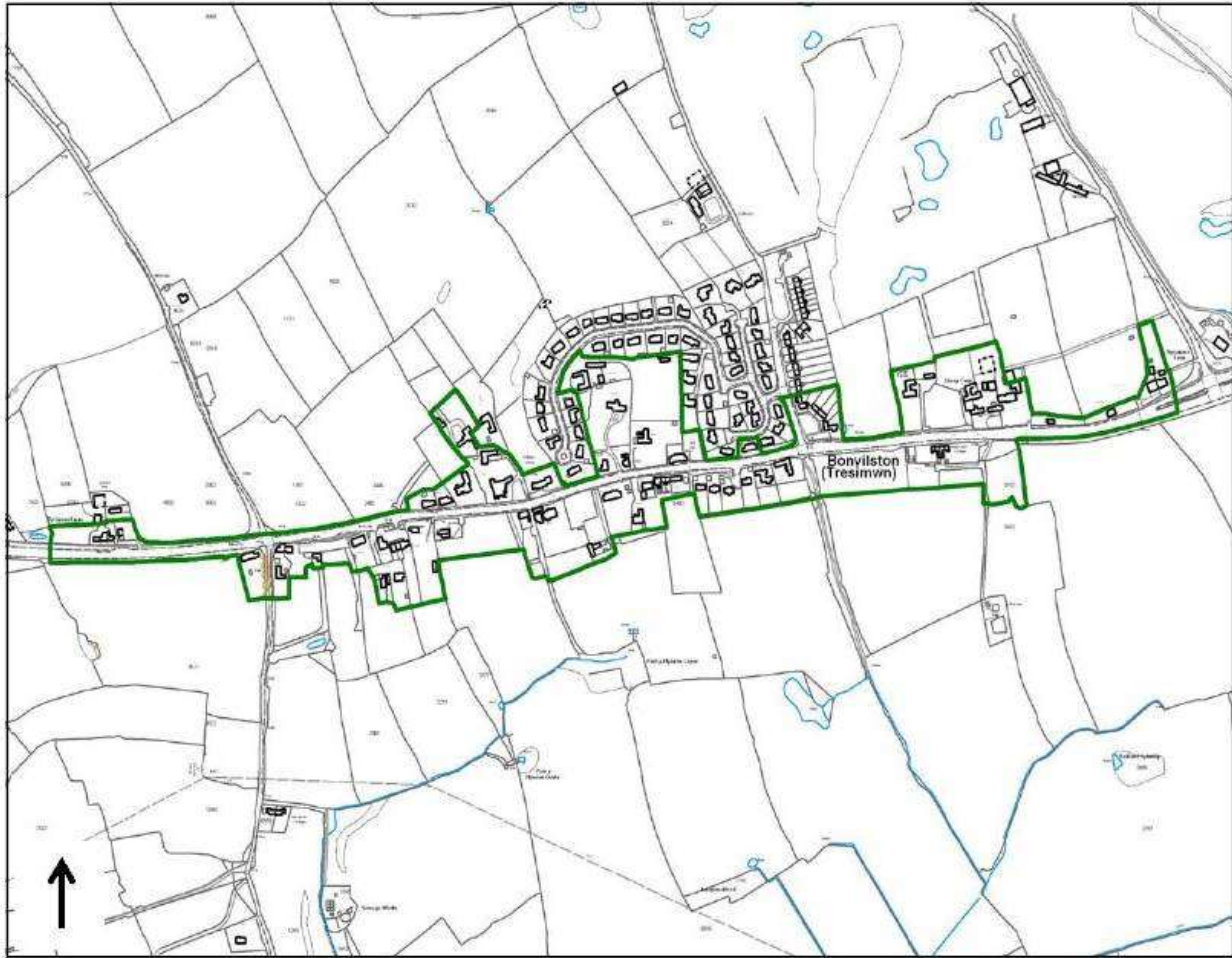
Below is the site location plan (nts) and photos of the existing site approach from the A48.



Development Plan Policies

The site is located within the Bonvilston Conservation Area. Below is the relevant part of the UDP proposals map showing the settlement boundary and special landscape areas.





The Bonvilston Conservation area (shown above) falls under the UDP and SPG for 'Conservation Areas in the Rural Vale'; the policies of which have been considered accordingly. Below are some key issues identified from the text that we have taken into consideration when developing the proposal:

Key Issues: [relating to Bonvilston specifically]

- The maintenance and consolidation of stone boundary walls which line the A48.
- The protection and enhancement of the two rural housing estates at Maes-y-Ffynon.
- The mitigation of the effects of fast moving traffic along the A48.
- The maintenance and enhancement of tree groups which frame the Church at the centre of the village.
- The consideration of development proposals with the benefit of Supplementary Planning
- Guidance relating to villages in the rural Vale.

General SPG Policies for Conservation Areas in the Rural Vale:

3.3

- In proposals for new development, features which display and recall the early history of the village will be protected.
- New development will respect its historic context in scale, form materials and design.

3.4

- Development will give high priority to landscape design, to protect and enhance the external view of the village.

3.6

- Significant views into and out of the village conservation area should be protected and enhanced where opportunities arise. distinctive roof patterns, ridgelines, and landmark buildings or features will be protected and enhanced where opportunities arise

3.7

- Materials must be appropriate to the locality and sympathetic to the existing buildings in the conservation area.

3.8

- Stone boundary walls, hedges and railings which enhance the character of the conservation area should be retained, maintained and repaired. Where necessary, new development should seek to follow these traditional boundary features.

3.10

- To enhance the view of the village from without, new development will give a high priority to the treatment of boundaries and settlement edges.

From reading the UDP policy context section, we have deduced that the policies relevant to the proposed development are as follows:

UPD Policy Context:

- ENV1 – Development in the Countryside
- ENV20 – Development in Conservation Areas
- ENV27 – Design of New Developments

With regard to the above mentioned policies, it is not anticipated that the proposed extension to the already approved planning permission for change of use to residential would have any negative impacts on the Bonvilston Conservation Area. It is also not considered that the proposal detracts from the landscape or character of the area, and nor does it have a negative impact on the surrounding buildings. The design has been formulated with respect for the guidance above, as is reasoned the in Design Statement below.

Summary

The reasons for the aforementioned proposals are listed below:

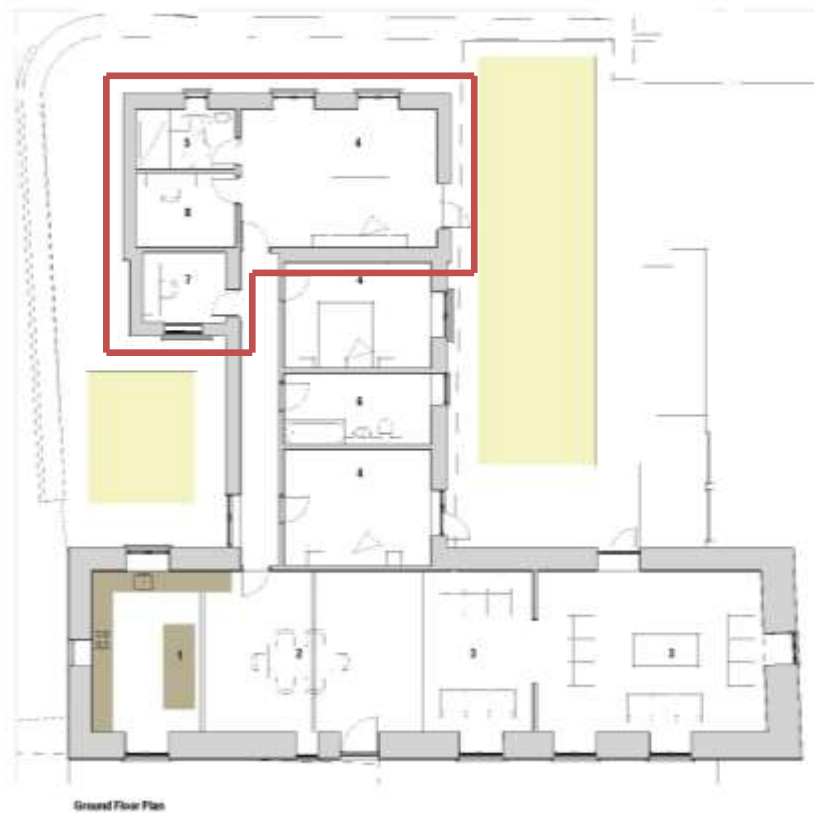
- The main barn area is now planned as the core family space and it is intended that the kitchen should be positioned within the western end of the development nearer natural ventilation and light and access to the outdoor areas.
- With the main barn area as the family living space, there is insufficient space remaining for bedrooms and bathrooms. The additional bedroom and en suite within the proposed extension allows for a more spacious arrangement, and will enable a better quality of life for the inhabitants.
- The proposed garage ensures there is adequate parking on site for the dwelling.

THE DESIGN STATEMENT

Amount

The proposed development consists of a single storey extension to accommodate an additional bedroom, en suite and study as mentioned previously, to provide suitable living standards for the residents.

Plan nts. Proposed extension outlined in red: —



Layout

The site includes an automatic entrance gate set into a stone wall from the A48 road with a shared driveway between the three dwellings at Sheepcourt Farm. There is amenity space allocated to each of the dwellings and a defined curtilage is set out for Barn B, defined by stone walls and gates.

The single storey Barn B currently features living accommodation which comprises of 2no double bedrooms, a bathroom, kitchen, sitting room, and dining room as shown in drawings. The proposed extension will house the new master bedroom with en suite, dressing room and study.

The proposed amenity space generously surrounds the dwelling, giving pleasant views from all aspects. The new parking layout is fully contained within the site boundary, preventing any street parking which would be unacceptable along the A48.

Scale

The dimensions of the main barn will remain the same. The extension to the rear presents itself as very minor addition and will be subservient to the existing barns: it is considerably shorter in length (E – W) and the ridge does not exceed the existing. These factors have been carefully considered in order to ensure the development reflects the scale and layout of the existing dwelling on site and the village beyond.

Parking numbers will increase from 3 to 4 – the additional space created with the introduction of a garage. Dimensions will be in accordance with that stipulated by the highways engineer with a minimum reversing area of 6m to allow for exiting the site in a forward gear.



Landscaping

There are large areas of landscaping wrapping the entire property. The front garden allows for pleasant views from the living areas in the main barn, as well as a soft aesthetic when approaching the site. Several distinct and separate private external amenity areas are provided for the residents: an enclosed courtyard garden exists between the bedroom and the living wings and there are further hard landscaped areas to both aspects of the kitchen and dining space.

Appearance

The proposed extension features timber cladding as is common across the existing dwelling on site (see photos). It is considered that the timber cladding will add a stylish, contemporary touch to the façade while remaining complimentary to the surrounding buildings. It's also a quality durable material appropriate to this environment. The slate roofing will run through from the existing to the extension in order to create a holistic material palette theme across the dwelling.

The windows and doors of the property are composite timber and aluminium construction giving a traditional and natural feel to the property. All the fenestration in the proposed extension has been designed to match the dimensions and style of the existing barn.

Character

The proposed materials have been selected in order to respect the setting and character of the conservation area and ensure the original 'barn-like' character of the property is retained: the existing stone facades will be repointed, and the introduction of timber cladding is designed to complement and enhance the existing stone, as well as add to the rural and traditional feel of the dwelling. A simplistic style for the windows and doors has been adopted in the extension to work with the existing modest openings in the barn. Large open external areas remain as amenity space around the property, as is characteristic of the site and the neighbouring development, so as the current street scene / building pattern is maintained.



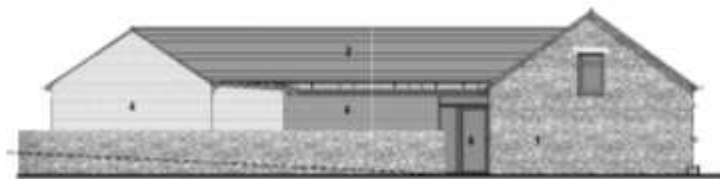
Existing barn shown above. Proposed extension shown below.



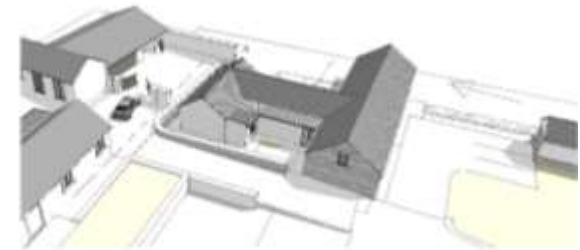
Side (east) Elevation



Aerial Showing East Elevation etc



Side (west) Elevation



Aerial Showing West Elevation etc

DESIGN & ACCESS STATEMENT

8/29/2014

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Community Safety

The site is bordered by a stone wall approximately 2 m high with security gates to the south boundary to protect from the A48 traffic. The site is well connected to the neighbouring properties and therefore passive surveillance in and around the site will be strong.

It is not considered that any aspect of the proposed development would result in a negative impact on the community safety.

Development Sustainability

Increasing the size of the property with the proposed extension allows for a more spacious living arrangement, and will enable a better quality of life for the inhabitants. This will reduce the need for further development on the site at a later date, minimising the need for change in the village. The size and layout of the conversion allows for a flexible living arrangement. As the property changes hands over time, or as the residents grow into the property, the space may be utilised in many different ways. Ultimately, the proposed extension will create a very accessible, usable property for a wide variety of potential inhabitants, which will therefore safeguard its sustainable future.

Environmental Sustainability

The building consists of traditional stone construction and has very thick walls. When the original building was converted the majority of the original openings have been retained. The conversion was carried out to a high standard, and will be in place for many years to come and require minimal replacement and maintenance due to the high specification.

THE ACCESS STATEMENT**Movement**

The main vehicular and pedestrian access is via the A48. A stone wall fronts the site together with a recessed double, solid timber gate that opens inwards to serve as both the pedestrian and vehicular access to the site. Once within the confines of the site, the shared driveway space and private garden areas of each property are well defined creating easy routes around the site for residents and visitors.

The proposed parking area sits within the secure boundary of the site, therefore offering a safe and controlled parking arrangement. The spaces are conveniently located in a position adjacent to the dwelling that facilitates easy access from the vehicle to the home. The front door location also ensures easy access from the roadway to all areas of the property.

The dwelling at Barn B has been designed so that it can be as fully accessible as possible by wheelchair users.

Finishes

Doors, walls, doorframes and ironmongery, light switches will be contrasting colours / materials to assist with partial sight difficulties.

Fittings

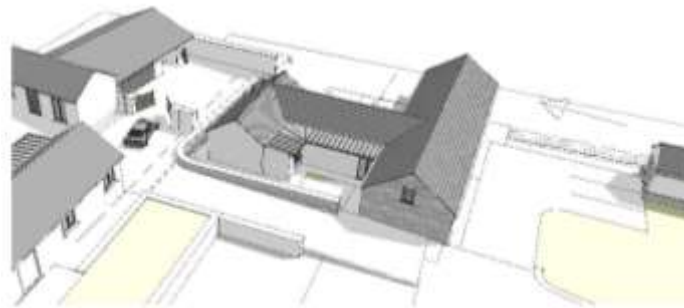
Electrical sockets, IT/ telephone points to be located between 400 – 1000mm from FFL. Light switches to be located no higher than 1200mm above FFL & no lower than 750mm.

CONCLUSIONS

The proposal does not present itself as a major alteration to the existing, and will not disturb the character of the building in this location, nor do the changes alter the spirit of the village. In fact, it has been reasoned that the new extension will improve the usability of the property therefore future-proofing the development. Furthermore the proposed material palette will enhance the character of the barns on site maintaining the natural barn style.



Aerial Showing East Elevation rts



Aerial Showing West Elevation rts



Perspective Showing Site Approach rts