

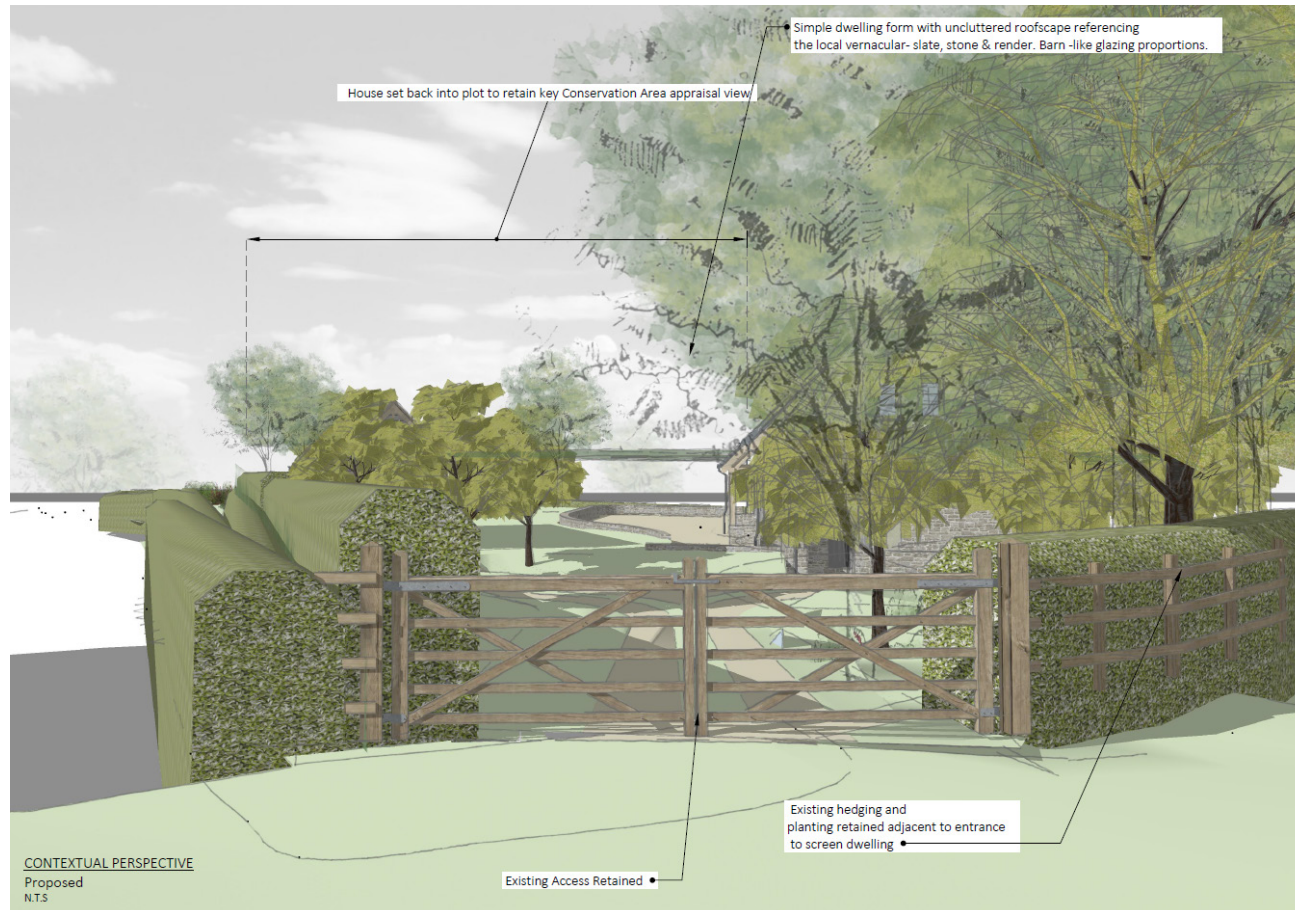
19-201.B00

Proposed Dwelling

Land adj. Littlemoor Farm, Llysworney, Cowbridge, Vale of Glamorgan, GL71 7NQ

OAKWRIGHTS®

## Design and Access Statement



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## Introduction

This Planning, Design & Access statement has been prepared to support an application for a new dwelling at:

Land adj. Littlemoor Farm,  
Llysworney,  
Cowbridge,  
Vale of Glamorgan,  
CF71 7NQ

## Location

The site is currently within the curtilage of Littlemoor Farm, to the north-west corner of the village of Llysworney. The site is located off Squire Street.

The site is located within the settlement boundary of the village and is inside the Village Conservation Area.

In terms of the wider context, the site sits to the south of the A48, with Cowbridge approximately 2.5miles to the East.





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### Site Description

The site is immediately adjacent to Littlemoor Farm, with Christmas Barn to the west. The site is bounded with a mature hedgerow and contains a number of trees (refer to the Tree Survey prepared by Treescene Limited).

The site opens out on to fields to the north and west, this corner representing the extent of the village in this direction (a natural opportunity to infill the corner of the village), with Squire Street reverting into a track past this application site.

### Site Levels

It is proposed that the independent levels associated with the proposed dwelling are to be as follows.

Proposed External Level	0.0m
Ground Floor	+0.15m
First Floor	+2.85m
Ridge Height	+7.265m

This accords with the neighbouring ridge height of + 57.20, with + 57.84 AOD proposed. (Refer to 19-201.BOO-09 Site Section REV C)

The proposed patio and landscaping will level the site & reduce the existing ground levels by circa 600mm in order to level the site and reduce any visual impact of the proposed storey-and-a-half dwelling.



## Design Brief

The applicants wish to create sustainable development proposals for a modest family home to contribute to the housing mix and vitality of the village. The client will be a self-builder who will project manage and use local trades and materials in the local economy.

The clients wish to provide a sensitive and in-keeping design according to the vernacular architecture of the area, referencing nearby building forms, typologies and construction methods while delivering their preferred schedule of accommodation to suit their living style and preferences. There is the opportunity to provide a new adaptable, energy-efficient, and ecologically sound dwelling.

The Design Brief includes integrating the feedback garnered during positive and proactive engagement with a formal Pre-Application Advice process and the input of Planning & Heritage Consultants as part of the design team. The application has gone through Two rounds of pre-app and previously refused application, to work with the local planning authority to have a sensible proposal through using the correct route to achieve a well-rounded and considerate proposal.

Due regard has been made to local, regional and national policy, including the new National Design Guide prepared by MHCLG and the Llysworney

## Design and Scale

We have evaluated the size of the proposed residence in relation to its immediate surroundings and the broader area as a whole. In general, the dwelling adopts the architectural style of a modest one-and-a-half-story cottage, especially when viewed from the front and key vantage points, while also maintaining a harmonious relationship with the adjacent structures of Littlemoor Farm.

The design of the one-and-a-half-story layout optimizes the utilization of space and considers the future needs of the occupants.

In terms of external aesthetics, the proposed design is in harmony with its surrounding context. The lower section of the house incorporates local stone with lime render above, all under a roof of natural slate tiles. The choice of materials aligned with the existing environment and was developed through discussions held during the pre-application process, with input from the Heritage Consultant. The resulting appearance draws inspiration from agricultural structures, deliberately eschewing dormers and presenting a clean roofline adorned only with uncomplicated gable features and a small number of conservation-style roof lights.

Great care has been taken to consider the scale of the dwelling. It is important to note that scale should not be confused with size. In architectural terms, scale is a comparative measure that evaluates a building in relation to other structures, the surrounding space, or the human figure itself.

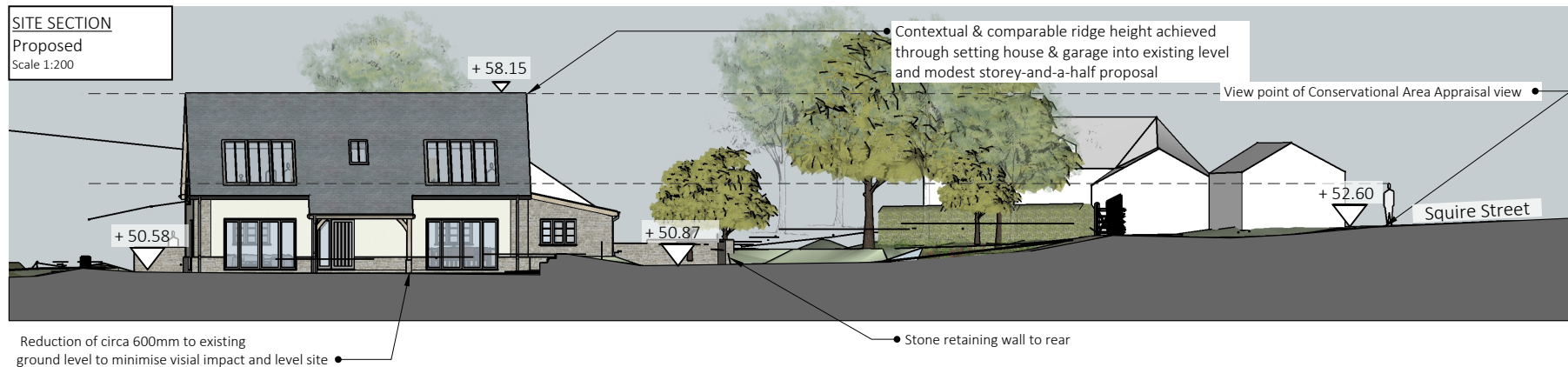
Furthermore, we have considered the overall context of the dwelling design. We have prepared scale elevations and perspective views that depict the house within the street scene, ensuring that it seamlessly integrates into the charming ambience of Squire Street. Our primary objective was to ensure that the scale of the individual dwelling complements the neighbouring developments.

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To achieve this, we have revised the design of the proposed house. The aim was to imbue it with an agricultural essence, making it a barn-like structure. The new design exhibits a more pronounced vernacular character than the previous proposal. The walls are constructed using natural stone and render, while the gabled roof is adorned with slate tiles. These elements work harmoniously to create a dwelling that effortlessly blends into its surroundings, paying homage to the local architectural style.



Extract from Drawing 19-201.B00-09 showing the proposals developed in their wider context.

## Form

Using an agricultural form and scale in the design of the proposed house, taking into account its relationship to Moor Farm is considered an appropriate approach for the development of this site. It is important to note that the intention is not to create a replica of a traditional barn but to draw inspiration from the simplicity often found in farm buildings. As such, the design avoids incorporating features such as dormer windows and chimneys. Instead, the principal openings on the southwest elevation are designed to be bold and exhibit a non-domestic aesthetic.

This revised design is in direct contrast to the previously rejected scheme, which was characterized by excessive complexity in form and detail. The current approach embraces a more straightforward and streamlined design philosophy, capturing the essence of agricultural architecture while maintaining a distinct and contemporary identity.

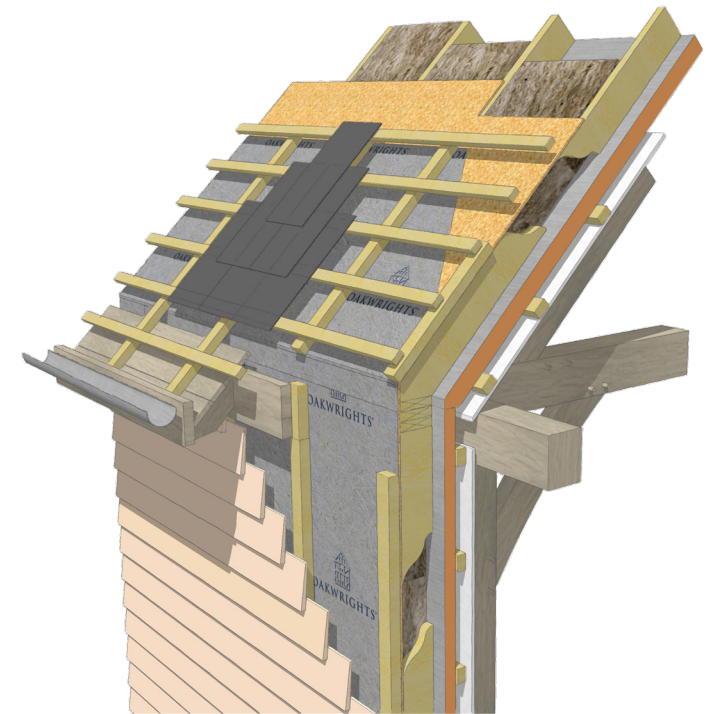




## Oak Frame and Wrightwall Encapsulation

Our proposal is for a new-build house, utilising 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 over and above the requirements of Building Regulations.
- Large format panels manufactured off site to maintain high quality & excellent airtightness performance
- Additional insulation upgrades available if required; made possible by the entirely bespoke design process.
- 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 the oak frame and the installation of the panel system generating close attention to detail and a seamless process.



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### Oak Frame

The primary structure of the home will be a bespoke Green Oak Frame, 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 as required.



## Energy and Water

### ENERGY CONSERVATION AND SUSTAINABILITY

Using the principle 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 house has been designed to be suitable for the integration of renewable heating sources, owing to the anticipated air tightness & overall performance of the encapsulation system; an Air Source Heat Pump would be ideally suited to providing the heating load required while providing an overall carbon saving.

The majority of the systems are proposed to be manufactured off-site thus reducing the build time, processes, associated noises and heavy vehicle traffic of a construction site. All materials used in the construction are to be from sustainable source where possible.

### WASTE WATER MANAGEMENT

Wherever practicable, all hard surfacing will be laid using permeable materials in order to reduce run-off.

The driveway is proposed to be permeable gravel, and surface water from roofs will be directed into soakaways contained within the site boundary.

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## Conclusion

This statement and accompanying drawings outline the key principles of the development, which have been carefully considered to meet both the client's requirements and be as considerate as possible to the surrounding countryside by not over developing the site. We believe that the proposal is appropriate to the area and will complement the adjacent properties, respect the Conservation Area whilst enhancing the visual appearance of the site.

The overall scale, form and mass of the new dwelling have been carefully developed, in conjunction with engagement with a formal Pre-Application Process to greatly hone the design response.

The design has been carefully developed to be appropriate for the context; retaining of the overall character and appearance of neighbouring dwellings in particular reflecting on the character of Littlemoor Farm and Christmas Barn, whilst providing an adaptable and sustainable family home. The mass has been positioned carefully on the site- aligning with the typical figure-ground pattern in the area, while allowing for retention of the key views across the site from Squire Street.

Landscaping has been considered and indicatively drawn to complement the existing boundaries and to shelter the development ensuring it has minimal impact on the surroundings. The significant majority of planting within the site will remain and be incorporated into the design of the new proposal. The proposal provides an opportunity to bolster the biodiversity on the site; there would be the opportunity to plant several native tree species, in addition to bat and bird boxes on the house and garage.

The Heritage implications of the scheme have been carefully considered and a detailed Heritage Impact Assessment.

The accompanying drawings include details of layout, access, scale, landscaping and appearance, and 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 property to make efficient use of land, improve the site from its existing state and respect the surrounding properties and countryside. We have collaborated as an applicant & design team to prepare a design reflecting on and integrating the comments made during the formal Pre-Application process to put forward an alternative, but architecturally credible scheme building on the architectural opportunities presented by the site.