

# **DESIGN & ACCESS STATEMENT**

## **PROPOSED AFFORDABLE DWELLING TO LAND AT HACKSTONE FARM, CLEEDOWNTON.**

### **PROPOSAL**



Local needs/affordable dwelling on land at Hackstone Farm, Cleedownton.

### **BACKGROUND INFORMATION**

The proposed dwelling is for Miss Elizabeth Powell and Mr. Ashley Wallhead. Miss Powell's family have been resident and have farmed at Hackstone Farm since 1922 and Mr Wallhead's family live in Stoke St Milborough.

The proposed dwelling is to be located within the cluster of existing housing within Cleedownton so is felt to occupy a suitable site/area. The orientation and positioning of the proposed within the site will ensure that overlooking is not an issue.

Miss Powell currently runs her free-range egg production business (Lizzies Layers) from the farm and needs local accommodation to ensure security and for welfare reasons. The business has been in existence for 6 years and currently houses 5000 hens supplying to many local businesses.

Miss Powell has lived on the farm since birth.   


### **AREA OF DEVELOPMENT**

The dwelling will have an overall internal floor area of 99.11m<sup>2</sup> and the detached garage/workshop 26m<sup>2</sup>. The proposed site area is 1935m<sup>2</sup>.

### **DESIGN APPROACH**

The design is for a single storey dwelling the scale/style of which is felt to be reflective of the surrounding area and will not impede views from the surrounding properties and be less visible from the B4364. The dwelling is being situated where the existing field plateaus to lessen its impact on the surrounding area/inhabitants as much as feasibly possible yet providing views of Clee Hill and the surrounding area to the dwelling. The building is to be thermally efficient and utilise sustainable materials wherever possible i.e. FSC timber, heating will be via a woodburner and Air Source Heat Pump and photovoltaic panels can be provided to the garage if required.

## **LANDSCAPING**

The scheme is to adjust the existing landscaping as little as feasibly possible. The existing fence/hedges and mature trees will be retained with the only section to be removed to be to the entrance. A new access will be formed off the existing farm track in the ownership of Hackstone Farm, the access to the B4364 will be via an existing turning which currently serves existing properties and farm track/fields.

The driveway is to comprise of porous gravel to ensure a permeable surface and prevent surface runoff with the garden to comprise of grass/borders. Should new infill planting be required to the existing hedge native species will be provided i.e. field maple, hawthorn, blackthorn, etc.

## **APPEARANCE**

The design of the building is to provide an appearance of architectural merit/aesthetic appearance to suit the rural area. The surface finishes are to be as follows:

Roof – Plain clay tiles



Walls – horizontal timber weatherboard



Plinth – Brickwork – Furness Mellow Russet –  
<http://www.furnessbrick.co.uk/clamp-range/4594374623>



Chimney – Stainless steel twin wall flue

Joinery – High thermal efficiency painted timber

External lighting – PIR LED security lights to main entrance and garage

### **ACCESS**

Automobile and pedestrian access will be located to the West of the site from the existing farm access lane. The frontage to the lane will be provided with a tarmac strip to prevent gravel migrating onto the highway. Visibility splays will be provided to ensure that no obstructions will be present higher than 600mm within 45 metres of the entrance (measured from a point 2.4 metres from the highway).

Parking will be provided for a minimum 2No. cars on site and access will be sufficient for fire brigade access to Approved Document B5.

Storage for wheelie bins in accordance with the council recycling scheme will be available to the rear of the garage. Cycle storage will be available within the workshop.

### **DRAINAGE**

The dwelling will be provided with foul drainage via a package treatment plant i.e. BioDisc BA discharging to a drainage field to be designed through percolation test results in accordance with Approved Document H. The drainage field will be located in the adjacent agricultural field to the east.

Surface water drainage to the roof areas will be to a soakaway. This will be designed in accordance with BRE 365 and depending upon the percolation results achieved may take the form of a rubble filled soakaway or should less favorable conditions existing a SUDs crate system. Soakaways will be located a minimum 5m from all buildings and boundaries.

### **SUSTAINABILITY**

The dwelling will be designed to comply with the approved documents. Approved Document L1A requires a new build dwelling to achieve high levels of thermal performance and low CO2 emissions in order to achieve a compliant DER/TER and DFEE/TFEE relationship. The proposed will provide

sustainable development and this will be achieved through the use of low carbon materials i.e. timber, renewable heating sources through the use of an Air Source Heat pump & woodburner and high levels of thermal performance.

The water usage of the building will be designed to ensure that the usage per person per day is less than 110 litres per person per day.