**Planning Application Design and Access Statement**

**Marls Row GU34 5LT**

**Planning Portal Reference: PP-09432975 ( Document Ref:MR06)**

**Introduction**

Marls Row is situated adjacent to a historic monument and to the settlement boundary of Medstead village.

The proposal is for the construction of a self-build, single, shared living, later life home.

The proposed building is unusual and should be taken in context with the surrounding paddock. The design seeks to create a harmonious relaxed transition from the built environment of the village to the monument and open countryside beyond.

The design addresses 4 key objectives;

* To fit the building into the landscape from the context of both the historic monument and the natural environment.
* To ensure that the building and its occupants are able to live a sustainable lifestyle.
* To provide much needed accommodation catering for shared living in later life which will allow the occupants to be cared for at home when required.
* The unusual design is exceptional and uses a mixture of traditional and contemporary materials.

*Relevance to the EHDC Joint Core Strategy Plan: Ref: CP1, CP2.*

**Fitting into the historic and natural environment**

* The building is situated in a modern era excavation which reduces the apparent height of the structure and avoids digging undisturbed areas.
* Trees and mature hedges to the north and western boundaries reduce the visibility of the dwelling as the village is entered.
* The access road and pathways will be constructed of permeable material.
* The design seeks to emulate a pre-historic round house.
* No materials will be removed from site; some garden boundaries will be bunded to create low level earthworks to soften the effect of deer proof fencing.
* Native species hedging will be used to transition the boundaries between the garden and paddock.
* All lighting will be automated, low-level and minimised to reduce the impact on neighbours, both animal and human.
* The understated contemporary design is exceptional when compared to the traditional buildings found in Medstead; the use of sympathetic finishes helps the building blend into the environment, while the design of the building pays homage to the nearby monument.
* The surrounding paddock will be managed to achieve a net gain in biodiversity designing in wildlife, maintaining and enhancing wooded areas, hedgerows and assisting links between habitats.
* No trees or hedges are to be removed.

*Relevance to the EHDC Joint Core Strategy Plan Ref: CP21, CP30*

**Sustainable Lifestyle**

* The building will be designed to comply with Passive House specification which includes a high level of insulation, maximum use of thermal gain and mechanical ventilation. The design ensures that the main glazed area is South and South East facing which will maximise solar gain.
* The building heating and hot water load will be provided by an air source heat pump and occasional use wood burners using locally sourced sustainably grown logs. Some wood will be provided by coppicing the paddock trees.
* 2 Car charging points will be installed to provide energy to the shared cars.
* The energy demand for the property and the shared cars will be provided by PV arrays on the garage and to the North of the house. The energy produced annually will be in excess of the transport and domestic demand of the occupants.

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| Hot Water and Heating | Estimated 6000 kwh pa |
| EV Usage | Estimated 7000 kwh pa |
| Total | Estimated 13000 kwh pa |

The two PV arrays will total 30kw which will produce approximately 24,000 kwh pa; surplus energy will be fed into the national grid. A battery storage system will ensure that reliance on the grid is minimised.

* A below ground rainwater tank will be installed adjacent and to the North of the dwelling.

*Relevance to the EHDC Joint Core Strategy Plan Ref: CP24, CP26, CP28*.

**Shared living for later life**

* The building is designed to allow up to 3 single households to live together. This will release much needed housing stock.
* A lift will be installed to access all 3 levels.
* All areas of the property are designed to be wheelchair friendly.
* A bedroom is provided for a live-in carer should this be required.
* The living spaces are intended for communal use.
* Health and wellbeing are enhanced by the provision of sufficient space for workshop and studio activities.
* The 3 principle bedrooms all include appropriate facilities to allow individual privacy.
* The built-in lower ground floor garage will allow easy access for disabled residents.
* The Solar battery system will ensure uninterrupted power supply.

*Relevance to the EHDC Joint Core Strategy Plan Ref: CP11, CP12, CP29, CP31.*

**Exceptional Design**



The general design is inspired by a prehistoric roundhouse as seen above.

* The construction will include high quality materials:
  + - Concrete components for the foundations, lower ground and ground floor.
    - A steel frame will be used for the main building with a suspended mezzanine.
    - The design will incorporate minimal thermal breaks, triple glazed windows and materials appropriate to Passive house standard, with vertical larch cladding externally.
    - The roof covering to be agreed, but provisionally coated steel profile sheeting.
    - The central dome of the roof will be zinc covered with a glass centre piece.
  + It reflects the historic and environmental heritage of the surroundings.
  + The concept embraces new technologies as a considered part of the design which ensure minimal energy consumption.
  + Proper provision is made for car parking and waste/recycling storage and collection within the curtilage.
  + Full consideration of the ‘Lifetime Homes Standards’ has been incorporated into the design.

*Relevance to the EHDC Joint Core Strategy Plan Ref: CP29.*

**Additional Information**

* Access from the highway is proposed through an existing field gate onto Trinity Hill.
* A Historic Environment assessment for this site was carried out in October 2015. The information contained in this report remains unchanged and was used to determine the design of the proposal. The link to this report is as follows:

<https://planningpublicaccess.easthants.gov.uk/online-measuring/lt/index.jsp?docKey=VhZmTSq9JlY9en1Ipl-xhMgZMGZrzQxNiOJrWIcK6Q_ktwFX4FCSt2UAK5XG1Df1fC-GONpib1zblHuNSPE2fw>

* An ecological assessment of the site was last carried out in December 2015. To the best of our knowledge there have been no significant changes to the ecology on the site since then. The link to this report is as follows:

<https://planningpublicaccess.easthants.gov.uk/online-measuring/lt/index.jsp?docKey=VhZmTSq9JlY9en1Ipl-xhMgZMGZrzQxNiOJrWIcK6Q_ktwFX4FCSt2UAK5XG1Df1B6TxehrAxfOxxZWSJvCjTA>

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