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Introduction.

This application is for the submission of 9no. new build residential dwellings to replace several existing agricultural and equestrian buildings at land adjacent to The Paddocks, Honiley Road, Beausale.

The proposal seeks to provide new build development to replace the various buildings within the site and to provide a net reduction in building volume and footprint to therefore create a net gain to the surroundings.

The site fronts onto Honiley Road and currently is accessed via a shared driveway with The Paddocks. The site totals 0.47 Hectares with a mixture of agricultural and equestrian buildings within the site and a menage to the rear.

This Design & Access Statement illustrates how the design of the development responds to the context of the surroundings.

The purpose of this statement is to explain:

“the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with”.

[Para. 80, DCLG Circular 01/2006]



Site + Context.

The site is located to the north of Beausale, a village in the Warwick district of Warwickshire. The site is located at the junction of Honiley Road, Clattyland Lane & Church Road. The site is located within the Greenbelt to the north of Beausale and east of Haseley Knob.

The site is accessed off a shared driveway with The Paddocks onto Honiley Road. The driveway comprises of two gated entrances set back from Honiley Road, one to the south allowing for access into The Paddocks and one to the west providing access into the proposed site. This existing gated entrance is to remain as existing for both developments.

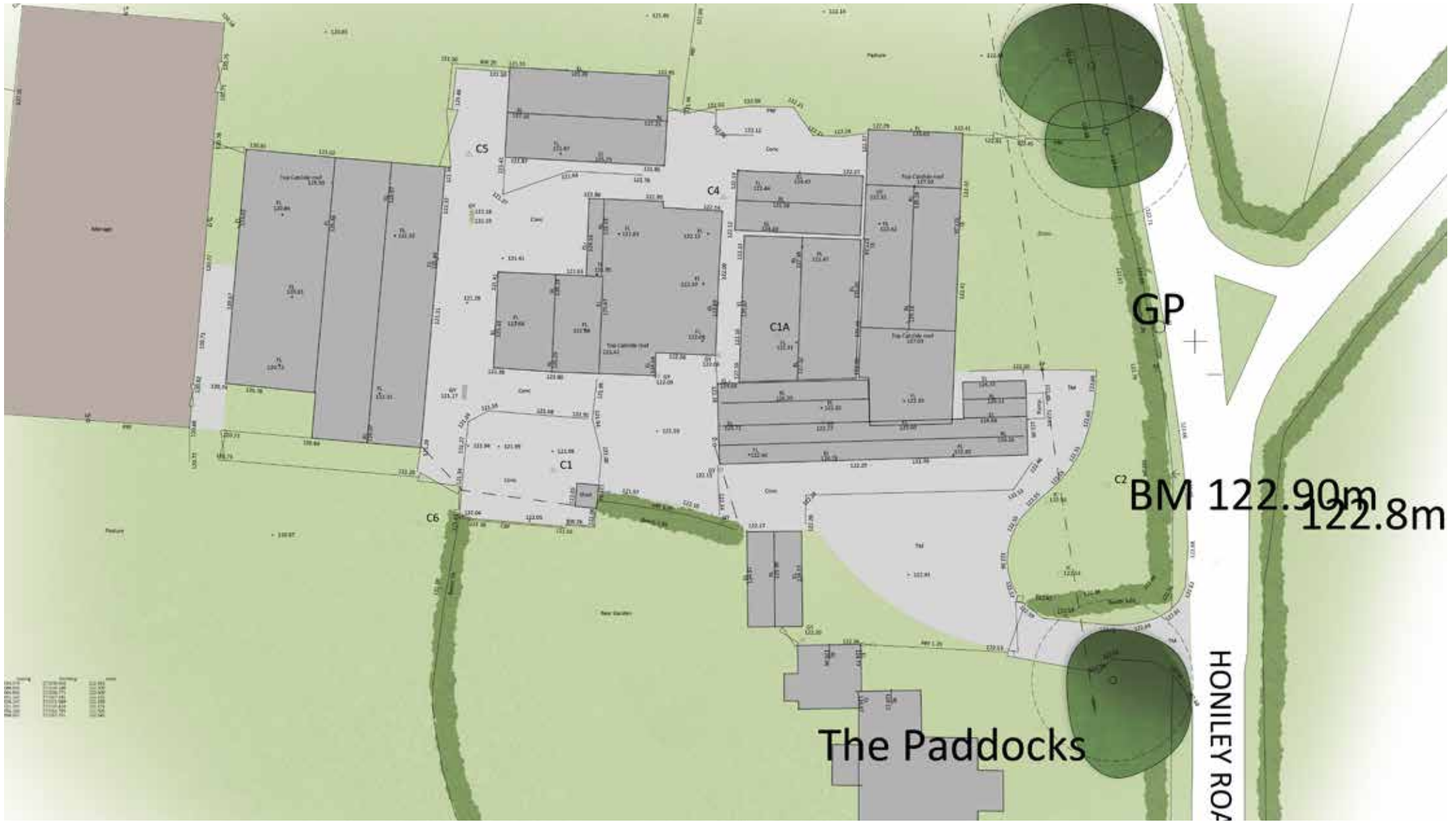
The site is covered in a number of outbuildings which are a mixture of agricultural and equestrian, with the equestrian buildings being used for business purposes including the menage to the west of the site.

There are two existing houses to the south of the site along Honiley Road but further housing located to the south at the junction of Honiley Road & School Lane/Dirty Lane.

The existing property boundaries comprise of the following:

- Northern Boundary: Boundary to fields with a mixture of buildings, post & rail fences and low level brick walls
- Eastern Boundary: Comprises of the vehicular access onto Honiley Road and hedgerow fronting the site.
- Southern Boundary: Existing dwelling [The Paddocks] including a mixture of buildings and post and rail fencing.
- Western Boundary: Existing menage to the far west bound with post and rail fencing with buildings also present.

The site falls from east to west away from Honiley Road to the rear of the site where the existing menage currently is located.





Dwelling Types + Materials.

This application site comprises of a number of existing agricultural and equestrian buildings including a large menage to the rear of the site. The buildings are a mixture of sizes with varying heights and massing. The buildings have been compared and itemised within the planning application documentation indicating the split of agricultural and equestrian and the overall volumes and footprints of each.

The buildings are located to the north of The Paddocks, an existing large detached dwelling that has been extended and altered throughout its lifespan. This dwelling is set within a large plot and utilises the same access driveway as the proposed site. The dwelling is brick built with dormer windows to the frontage and a large two storey feature gable overhang to the entrance. The building has been extended to the side and rear linking to a number of outbuildings to the north. There is a large detached three bay car-port to the south of the dwelling with gated access between the car-port and house.

There is a further large detached dwelling to the south of The Paddocks, The Orchard. This property has had a number of extensions/alterations with a large two storey extension to the frontage of the dwelling and a number of flat and hipped dormer windows added to the original dwelling. The site has a single vehicular access to the south of the site onto Honiley Road. The dwelling has a number of detached outbuildings to the north and a large tarmac driveway fronting the property.

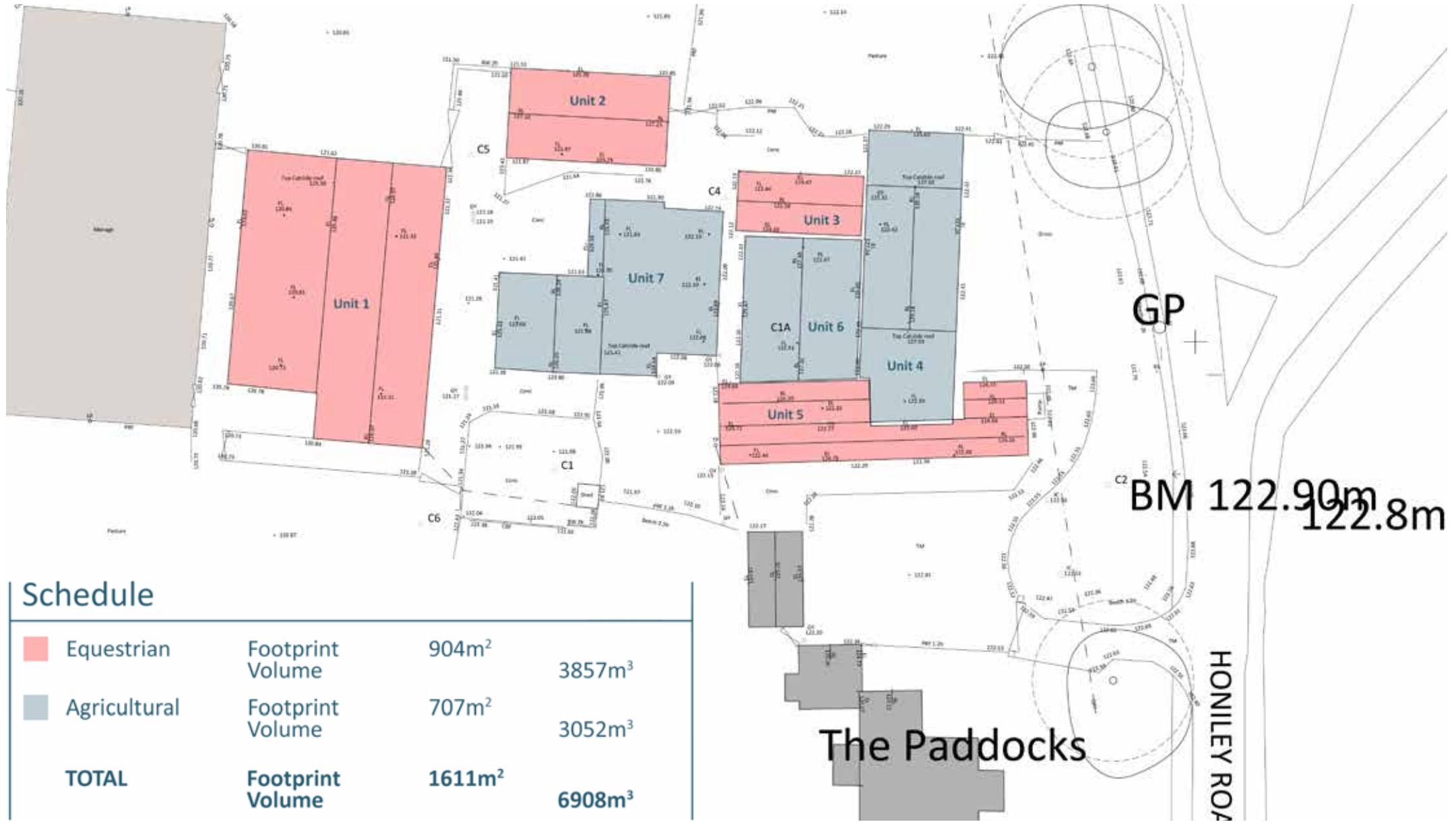
There is a further dwelling to the north of the site, Brickfield, off Clattyland Lane [*site fronts a Y road junction*]. This dwelling fronts onto Clattyland Lane and looks to have been extended/alterd to the rear along with a detached garage/outbuilding. This dwelling is adjacent to Fuelwood, a commercial forestry and firewood machinery company; and Fernbank a two storey dwelling with a number of outbuildings to the rear.

There are also a number of dwellings to the north along Church Road [*site fronts a Y road junction*]. These comprise of a mixture of detached and semi-detached dwellings fronting onto Church Road, with Ferncumbe Youth Club set between a number of dwellings.

The site is located to the north of Beausale along Honiley Road. There are a mixture of dwellings within Beausale off Honiley Road, School Lane and Dirty Lane. These properties are a mixture of detached and semi-detached dwellings ranging in age and style. These properties are a mixture of brick and render with some having lowered eaves and dormer windows and others being traditional two storey properties. Most of the dwellings have gabled roofs with a mixture of grey and brown roof tiles and traditional chimneys being visible on a number of the properties.

The Paddocks, Honiley Road, Beausale
Site + Context





Schedule

■ Equestrian	Footprint	904m ²	
	Volume		3857m ³
■ Agricultural	Footprint	707m ²	
	Volume		3052m ³
TOTAL	Footprint	1611m²	
	Volume		6908m³

Policy.

During the design process, careful consideration has been given to ensure that the proposal complies with local and national planning policies. The scheme has been designed to respond to local and national policies as outlined below.

A planning statement accompanies this application and has been prepared by RCA Regeneration Ltd.

Constraints + Opportunities.

The constraints of the site are an important factor to be addressed when considering development. As such a review of the site constraints and opportunities have been undertaken to help inform the design process.

Constraints

- Proximity & locality of site in relation to Beausale to the south.
- Proximity of the site within the Greenbelt.
- Existing equestrian & agricultural buildings including menage to the rear of the site.
- Existing access onto Honiley Road including required visibility splays to the north and south of access driveway.
- Existing dwellings to the north and south of the site.



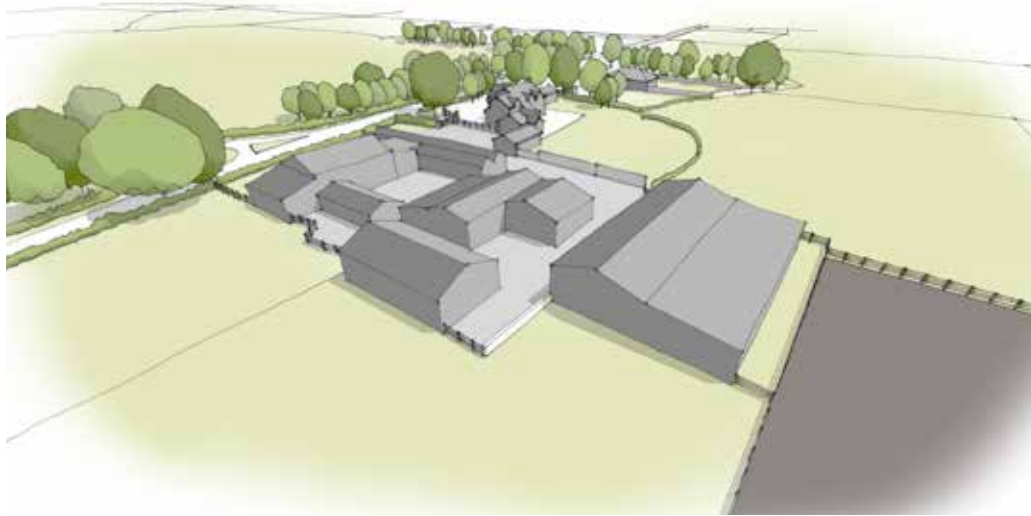
Constraints + Opportunities.

Opportunities

- Opportunity to utilise an existing commercial/ agricultural site within Beausale.
- Site to provide a mixture of two, three and four bedroom dwellings on previously developed land within the greenbelt providing a net reduction in building volume and footprint.
- Site providing a positive contribution to the Greenbelt with the reduction of built form and the introduction of a barn-conversion type development.
- Opportunity to enhance site with barn-conversion type dwellings in a 'U' shape courtyard development.
- Enhance site frontage with new areas of landscaping providing biodiversity to the site.
- Opportunity to provide mixed development with a number of smaller, more affordable residential accommodation.



The Paddocks, Honiley Road, Beausale
Constraints + Opportunities



Existing Visual From North East



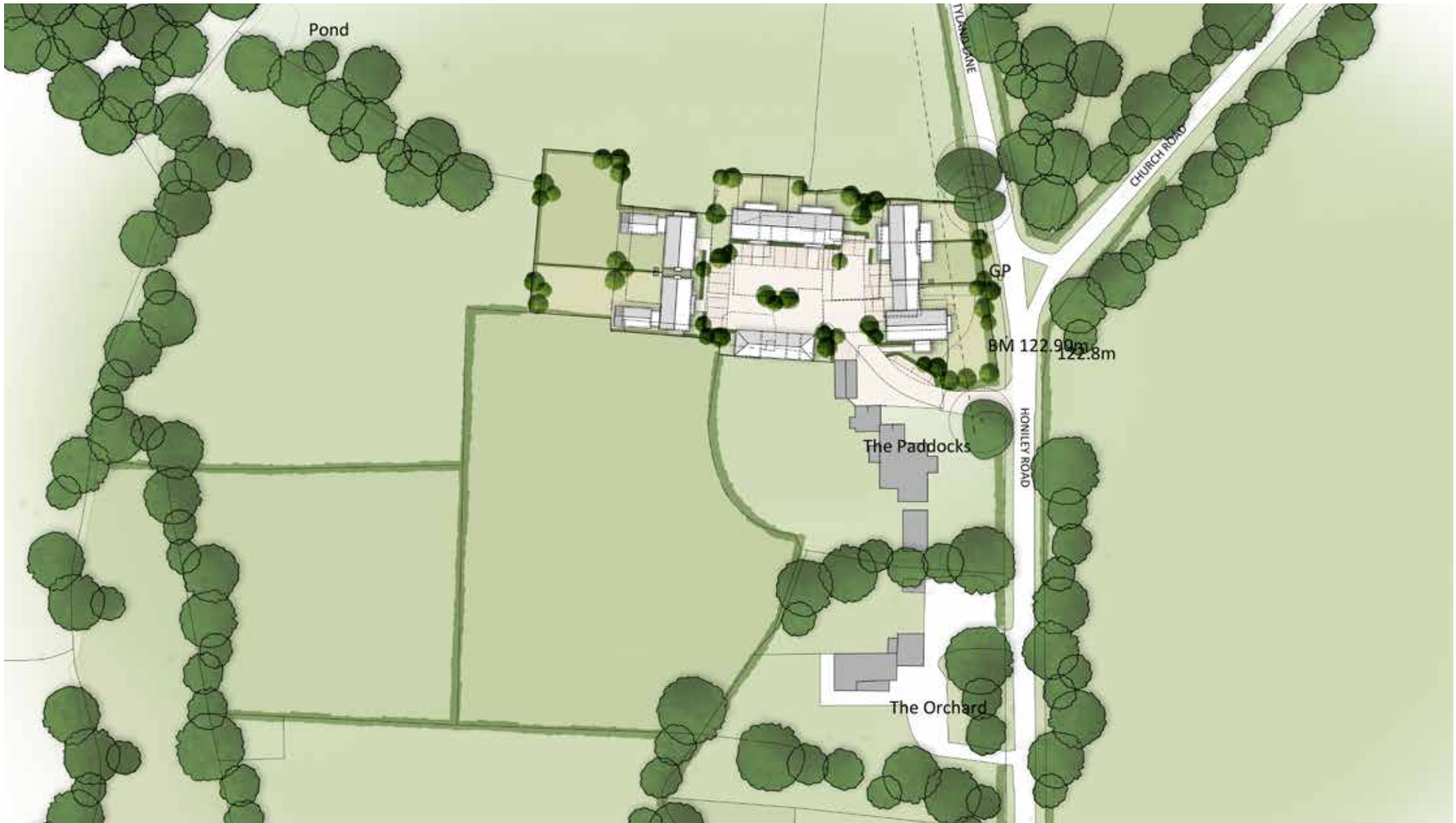
Existing Visual From South East



Proposed Visual From North East



Proposed Visual From South East



Use + Amount

Use + Amount.

The application site will comprise of 9no. residential dwellings in the form of 4no. two bedroom, 2no. three bedroom and 3no. four bedroom properties.

The proposals will provide a net reduction in footprint and volume on the site incorporating a 'U' shape of buildings in the form of a courtyard barn-conversion type development.

Existing

Existing Footprint 1611m²
Existing Volume 6908m³

Proposed

Proposed Footprint 1130m²
Proposed Volume 5631m³

Saving

Footprint 481m² [30%]
Volume 1277m³ [18%]



Existing Visual From South East



Proposed Visual From South East





Access

Access.

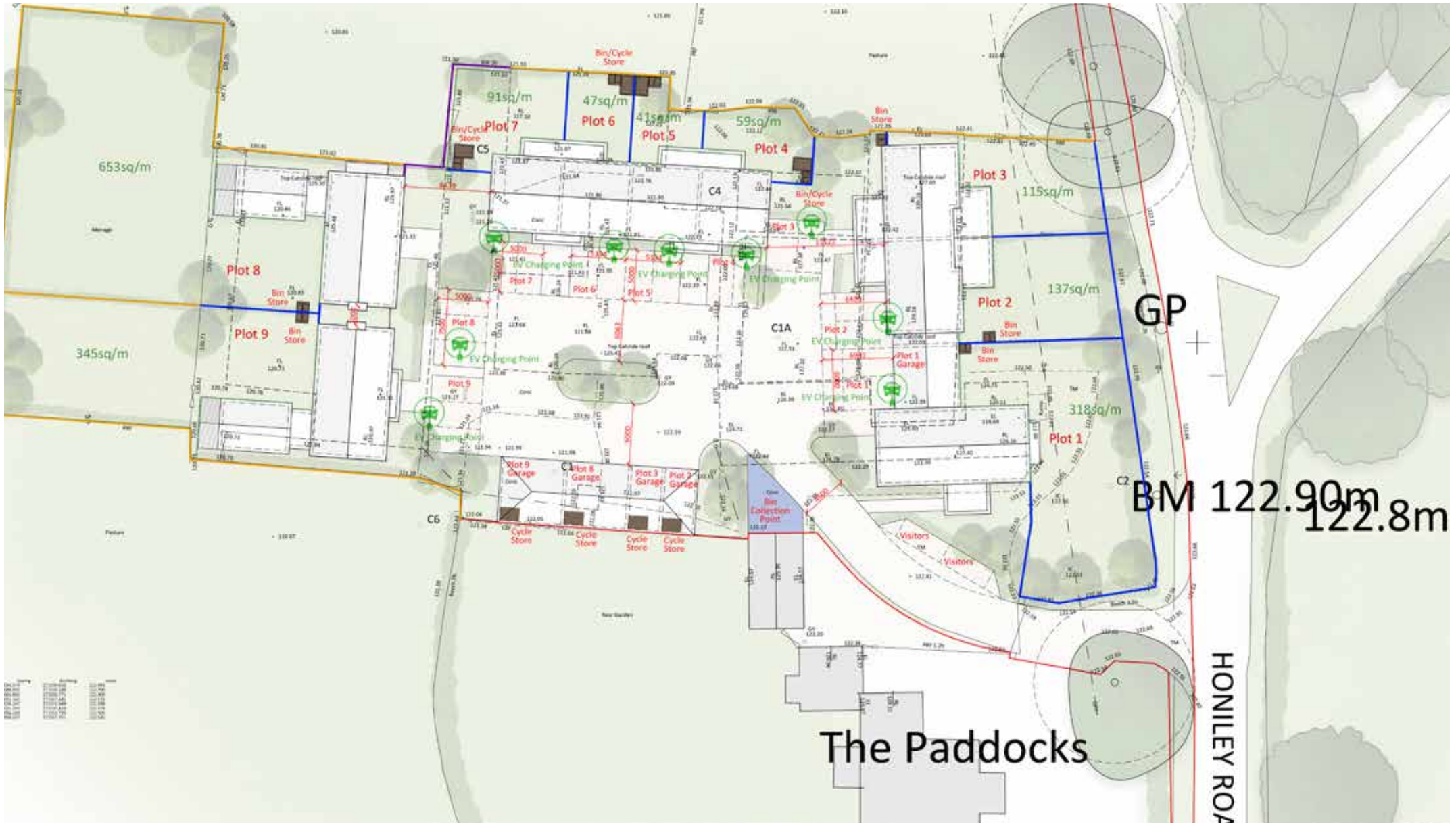
The proposed access for the development will comprise of the existing arrangement with some minor alterations to improve visibility. This has been further reviewed within the accompanying transport statement by Banners Gate Highways & Transportation Consultants.

The access arrangements currently comprise of a single driveway that is 5m wide with two gated entrances set back circa 14m from the highway. The gates provide access to The Paddocks [*existing dwelling*] to the south and existing access to the existing equestrian/agricultural site [*proposed development site*].

The proposed development of 9no. dwellings comprises of 4no. two bedroom, 2no. three bedroom and 3no. four bedroom properties. The parking arrangements provide 2no. car parking spaces for the two bedroom dwellings, 2no. car parking spaces & 1no. garage for the three bedroom dwellings and 3no. car parking spaces and 1no. double garage for the four bedroom dwellings. The site also incorporates 2no. visitors car parking spaces and a bin collection point to the site frontage.

Cycle storage for the development will be provided to all dwellings. An electric charging point is also proposed for each of the dwellings [*refer to compliance plan*].





Scale.

The proposed development seeks to create a net reduction in building volume and footprint within the site, whilst creating a suitable replacement of development within the Greenbelt. This will help to create a positive contribution of development to the site.

The site currently comprises of a number of buildings varying in size and scale surrounded by hardstanding and a menage to the west. The buildings are a mixture of agricultural and equestrian [business] buildings.

The proposals will comprise of barn-conversion type dwellings in a mixture of rural materials. The proposed development will provide a net reduction in volume across the site. The proposals will replicate the existing building locations with to the eastern, northern and western boundaries with the central existing built form removed. A car-port/garage will be located along the southern boundary between The Paddock and the existing buildings; where a previous building was located and has since been demolished.

The proposed buildings will vary in height with simplistic eaves and ridge lines to replicate barns and a stepping in roofs incorporating garaging also present. A number of site sections/street scenes have been produced to show this.



Appearance

Appearance.

The proposed development has been designed to reduce the volume of buildings within the site. The proposals seek to form a 'U' shape of development in a courtyard style to replicate a barn-conversion type development. This type of development is proposed due to the rural setting of the site within the greenbelt to help respond to the surroundings. The new-build development will remain in keeping with the surroundings and therefore not create a negative impact on the Greenbelt.

The development will incorporate a variety of materials to create a richness of materials within the development. The main material will be brickwork which will be present on all buildings. The development will then incorporate a mixture of slate and timber cladding. The buildings will mainly comprise of two storey development with reduced eaves; there will also be some areas of single storey development to the barns incorporating a modern twist on the barn-conversion style. The simplistic linear form of development has been proposed to retain the rural barn-conversion style.

The boundaries to the development will comprise of a mixture of hedgerows and post/rail fencing to retain the rural characteristics of the development. The courtyard style will allow for car parking fronting the properties with a car-barn/garage opposite the dwellings in a linear run utilised by 4no. dwellings.

A number of examples of the style of development proposed are indicated to the right. As can be seen, these developments incorporate a richness of development through materials whilst utilising simplistic building forms synonymous with barn-conversions.



Appearance

Appearance.

The frontage to the development will incorporate a new hedgerow that will run along the length of the site fronting onto Honiley Road. This will be re-planted to allow for the required visibility splays. Due to the internal layout, the street frontage will comprise of the rear elevations of Plots 1-3. Due to the barn-conversion style of development there will be no front/back to the proposals which is evident on the street scene drawings. This is further visible through the incorporation of a mixture of window sizes and locations with some dwellings having GF-FF glazing.

The two proposed dwellings to the west of the site incorporate single storey gables that project to the rear of the dwellings. These will remain in keeping with the barn-conversion style; with both dwellings incorporating timber canopies to the rear.

The development seeks to respond to the rural location and provide a positive contribution to the Green Belt and site setting.

The development will utilise high quality traditional materials that respond to the rural location and provide a richness to the built form which will help to enrich the site.



Landscape Strategy.

The landscaping for the development is at the forefront of the design. The site currently has a hedgerow to the frontage with most of the existing site covered in hardstanding. The proposals therefore seek to incorporate now areas of native semi-mature tree and hedgerows throughout. The hedgerow fronting the site will need to be set-back to allow for the required visibility splays onto Honiley Road & Clattyland Lane.

The proposals will retain the low level timber post and rail fencing to the boundaries with new hedgerows proposed set behind. The incorporation of new hedgerows to the boundaries will help to soften the development creating a positive addition to the development. New tree and hedgerow planting will also be incorporated within the courtyard to help soften the vehicular parking and frontage to the properties.

The incorporation of new hedgerows to the boundaries and within the courtyard along with new trees, will help to maximise areas for biodiversity. The retention of timber post and rail fencing will also allow for the free-flowing movement of field mice, hedgehogs, badgers etc.

The hard landscaping will comprise of the central courtyard car parking with new hedgerows and trees between to soften the appearance.

A communal bin collection point has been incorporated to the site frontage with cycle and bin storage located within gardens/garages.



Biodiversity.

The current site comprises of a number of large existing equestrian/agricultural buildings. Surrounding the buildings is mostly hardstanding with a small area of grass along the site frontage with a hedgerow fronting onto Honiley Road. There is an existing menage to the west of the site. The proposals will incorporate more areas of greenery with new areas of hedgerow and tree planting throughout. This along with the timber post and rail fencing to the boundaries will help to increase biodiversity within the development.

Sustainable Drainage.

Appropriate drainage of the site is of high importance. There is a presumption under Building Regulations and Sustainable Drainage Systems [SUDs] that soakaways be used for surface water disposal where subsoils are sufficiently permeable, subject to permeability tests etc.

It is anticipated that consumption of water within the home will be minimised via a variety of means such as aerated taps and dual flush W/C's.

A drainage statement accompanies the planning application.

Sustainability.

The layout has been designed to limit overshadowing to the gardens where possible. The dwellings will incorporate electric vehicle charging points. Larger windows have been proposed facing south where possible to maximise the amount of direct sunlight within the development.

The proposals include further tree and hedgerow planting to provide shelter and shade; and also, to mitigate potential summer overheating.

Materials & labour would be sourced locally with preference given to sustainable materials.

Waste + Recycling Facilities.

The proposed building incorporates waste and recycling storage. There will be a bin collection point located at the site frontage accessed off Honiley Road.

