

February 2021

2011 Annex at East Hele Farm Mr and Mrs Brown

Design and Access Statement

Revisions

Revision History

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1.0

Introduction

- 1.1 Project Background, Brief & Need
- 1.2 Site Location & Description
- 1.3 Site Analysis
- 1.4 Site Photographs



Figure 1.01: Aerial Site Location - Macro

1.0 Introduction

1.1 Project Background, Brief & Need

Our clients, Mr and Mrs Brown, wish to gain approval for a new house for their family to live in within the grounds of the family farm (East Hele Farm). The Brown family have lived locally for multiple generations, contributing to the community since 1880. Currently, the clients live off-site due to their being unsuitable accommodation on site. As such, our clients travel to the farm regularly in order to look after the livestock. There is a need for the client to be close and 'on-hand' immediately for the welfare of the livestock, more so as Mr Brown senior, the client's father, ages and has less involvement in the day-to-date running of the business. They are still however, intrinsic to the running of the farm due to their years of knowledge and experience.

There are secondary additional benefits and needs of a house on the farm, which include ease of child care from Grandparents and additional amenity space for the children to encourage outdoor activity and learning about the farm (again, as this is the beginning of a new generation and further generational hand overs). The home is part of the generational hand-over strategy which involves Mr Brown Senior (David Brown) handing over control to Mr Brown Junior (Harvey Brown). As the applicant's parents age, and their role on the farm decreases, Harvey's role then increases in tandem. His added involvement requires him to be nearer to the farm, and travelling from home and back as often as needed, especially to-and-from during calving season is not viable.

The proposal focuses on utilising the existing annex which has been used for over 15 years and paying rates through this period. It was previously the home of Harvey Brown and his Wife, however now with 4 children, they outgrew the space very quickly, hence living away from the farm. Extending the annex alters an existing structure with an existing use, instead of erecting an entirely new independent structure. The benefit of this is that the proposal helps tie the new in with the existing; an extension to the farmstead and the agglomeration of outbuildings. It

is an extension which spurs off the existing at a right angle and ties into another volume which replicates the form and scale of the existing annex; replicating forms which are present elsewhere on the farm.

The proposal is to provide a 'future proof' dwelling for the family, which will be a multi-generational home for the family when the children grow up. The children already show an interest in the workings of the farm and of taking over the running of the farm in the future, and as such the proposed dwelling will be sustainable dwelling for the future of the family.

1.0 Introduction

1.2 Site Location & Description

East Hele Farm is located south of Buckland Brewer, and adjoins West Hele Farm (located to the west). The dairy farm was purchased by the family in 1880, and has been passed down the generations since. It covers a significant 257 acres of land and comprises of a number of large agricultural sheds, with associated outbuildings for storage, as well as the main farmhouse and garage/annex. The farm has been subject to a number of alterations and improvements over the years, and all the buildings have a level of craftsmanship rarely seen on rural farms. This has set a precedent for the level of quality for the new home.

The area of the farm is the existing garage block, with accommodation above which forms an annex. It currently consists of 2 garage bays, a ground floor kitchen and dining space, with 2 bedrooms, 1 bathroom and a social space above, albeit very small. There is also a garden wall continuing the line of the north elevation of the garage which signifies the change in level between the concrete hardstanding and the vegetable patch to the south. The above has been depicted by the red line in figure 1.02 (right).

The existing farmhouse faces both east and south, over the manicured lawn and far reaching views beyond. It is suggested that any extension to the annex utilises the area to the east to benefit from the lawn, as well as visual screening from both the existing garage and garden wall. The change in level between the concrete hardstanding and the vegetable patch below will aid in minimising the visual impact of the proposal. By utilising this area we also provide physical separation and visual screening to the main farm house.



Figure 1.02: Aerial Site Location - Micro

- Garden Wall
- Concrete Hardstanding
- Additional Dairy Sheds
- Dairy/ Storage Sheds
- Farm Yard
- Outbuildings
- Private Parking/Driveway
- Main Farmhouse
- Existing Garage/Annex
- Existing Vegetable Patch

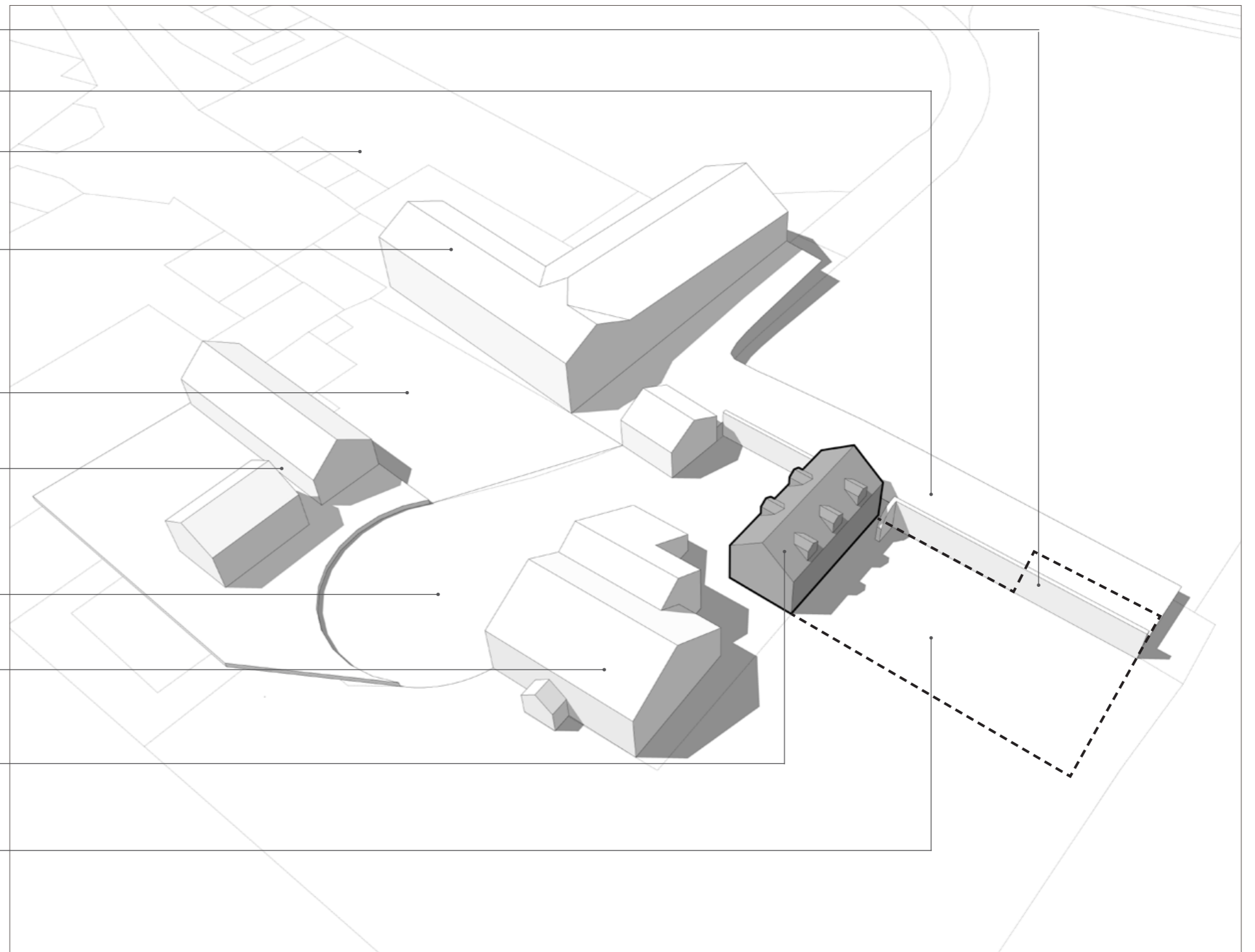


Figure 1.03: Current Farm Massing

1.0 Introduction

1.3 Site Analysis

The site sits within a sloping gradient, falling from north to south where a number of lakes are situated, with trees populating the landscape around the water. The land surrounding the site on all 4 sides is used for agriculture, notably cattle, grazing serving East and West Hele Farm.

The site will benefit from uninterrupted sunlight throughout most of the day as there is nothing obstructing light from the south, and the existing annex/garage is not of a size where it would pose any significant overshadowing issues. This can be advantageous as there is a plentiful supply of natural sunlight, heating and lighting the building, but will need to be controlled to ensure the building does not overheat.

The semi-elevated position realises far reaching views to the east, over the undulating hills towards Great Torrington and south towards Stibb Cross. The site therefore benefits from picturesque views which will be maximised by generous glazed areas to south and east elevations.

The annex will screen the views to the west over the farm, which is beneficial, and the existing 'garden-wall' combined with the change in gradient will help to further screen any volume on the approach to the farm yard.

The remote rural location results in there being no overlooking concerns from neighbours, except where the existing farmhouse which serves Mr & Mrs D Brown (the applicants parents) looks east over the lawn.

The semi-elevated position means that the site will be subject to wind, and the lack of other natural features such as trees etc. reduce the likelihood of interception. However, the presence of the existing farmhouse and agricultural buildings to the south and west will aid in intercepting any prevailing winds coming from the south-west.



Figure 1.04: Site Analysis

1.0 Introduction

1.4 Site Photographs



Figures 1.05: Annex and surrounding context at East Hele Farm

1.0 Introduction

1.4 Site Photographs



Figures 1.06: Annex and surrounding context at East Hele Farm

2.0

Planning Context

- 2.1 Planning History
- 2.2 Pre-application Response
- 2.3 Relevant Planning Policy

2.0 Planning Context

2.1 Planning History

There have been a number of planning applications over the years, mostly with relation to the farm and the ancillary buildings it requires. There have been no applications similar to that which we are pursuing, nor have there been any planning refusals associated with the farm. It is evident that all of the building work which has been undertaken on the farm has been done to a very high level of detailing and quality, which clearly indicates the pride taken in the business and the environment in which they live and work in. This sets a consistent quality which will be applied to all future building work to ensure that any new building is commensurate with the craftsmanship currently present throughout. The successful applications have been listed below for context.

- 1/0773/1975 - Erection of Agricultural Building
- 1/2035/1989 - Erection of a double garage/store with ancillary accommodation over
- 1/1369/1991 - Erection of an Agricultural Workers Mobile Home
- 1/0419/1994 - Proposed below ground effluent tank
- 1/1339/1995 - Demolition and reconstruction of farm building for agricultural purposes
- 1/1168/1997 - Construction of a new concrete farm access road for vehicles and cattle with new field gateway, replacing existing access road
- 1/0803/2019/AGR - Steel Framed Portal Building
- 1/1157/2019/FUL - Agricultural Building

- 1/0292/2020/FUL - Agricultural roof over yard and loading area as part of mid-tier countryside stewardship

2.2 Pre-application Response

Pre-planning application advice was sought in regards to the proposal in order to obtain advice from the local authority. The planning officer assigned to the case was Ryan Steppel, under the reference number FPEG/0281/2020.

The officer stated that the main considerations are the "principle of development, character, residential amenity, highways, drainage and ecology."

In relation to the principle of development, the officer stated: "Paragraph 2 of the National Planning Policy Framework (NPPF) states that planning law (namely Section 38(6) of the Planning Compulsory Purchase Act 2004 and Section 70(2) of the Town & Country Planning Act 1990) requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

Policy DM27 of the North Devon and Torridge Local Plan allows for the conversion of redundant and disused rural buildings to residential dwellings, subject to the following criteria;

- (a) such conversion would not harm any intrinsic qualities and historic interest of the building;
- b) the proposal will have a positive impact on the immediate setting of the building and the wider rural character is protected;

- (c) development can be achieved without significant external alteration, extension or substantive rebuilding;
- (d) suitable highway access can be provided and the surrounding highway network can support the proposed use(s); and
- (e) any nature conservation interest within the building or wider site is retained.

The main test for your proposal would be to provide justification that the current use of the building i.e. as a garage/workshop would be redundant or could be utilised elsewhere. You might want to consider identifying how the existing parking accommodation provided by the building could be accommodated elsewhere on the site (such as hardstanding areas) and that the loss of the workshop would not trigger the need for additional agricultural buildings.

In relation to sub-section (c), it needs to be demonstrated that the building can be converted to residential use without the need for an additional extension. The building appears to be capable of providing all the requirements of a residential dwelling without additional extensions or alterations. I would state that the currently proposed extension would be in breach of Policy DM27 as it would result in significant harm to the setting of the countryside and be considered significant in terms of the extensions overall size. I would therefore recommend that some you reduce the extension that is far more reflective of the existing size of the building.

Our response:

Following the planning officers' feedback from the pre-application, the footprint of the extension has been reduced in size. The existing 3-bedroom annex was constructed with low floor to ceiling heights, both to the ground and the first floor, with the usable floor area to the first floor reduced significantly due to the low eaves, with small dormer windows increasing the usable space. The annex layout is poorly configured with limited living space. Due to the low floor to ceiling levels, the ground floor has been retained as a space for vehicle parking, which is also to ensure the

safety of the animals on site by keeping the cars away from agricultural areas.

An office is proposed to the first floor of the annex, with one bedroom remaining as a bedroom. The extension to the property provides a 4-bedroom family home to the clients and their 4 children, for which the existing 2-bedroom annex would not provide sufficient living accommodation. The proposal will allow the clients to live and work on the farm and will provide a 'future-proof' home for the family, which will enable multiple generations to live on the farm. It is intended that the client's children will one day take over the running of the farm, and the proposed extension will give the family the space for this to happen.

We feel the proposal would add to the qualities of the existing annex, with a high level of craftsmanship and detailing proposed, which reflects and enhances the qualities seen in both the annex and the buildings in the surrounding farm. The proposed materials are that of the annex, locally sourced Devon stone with red brick detailing. In addition, the clients wish to use wood felled from their land to build a high quality, exposed oak frame for the structure of the house in addition to timber boarding. We therefore feel the proposal would have a positive impact on the setting and sit and blend within the context of the wider rural character.

A visibility impact assessment has been carried out in order to assess the impact of the proposed extension, which can be seen in section 6 of this document. From outside of East Hele Farm, the proposal can only be seen from a small proportion of views to the south east of the property, due to the topography of the area. The proposal sits with a low ridge height and is not predominant within the overall mass of buildings, both agricultural and residential, of East Hele Farm. The proposal mitigates any visibility of the farm by proposing planting of trees and bushes to the eastern boundary, thereby screening the proposal from the few viewpoints which it is visible from.

The officer also stated that policy DM29 may also be applicable: *"The principles of Policy DM29 would also be considered relevant which allows the provision of accommodation for a full-time worker. Whilst this policy usually relates to attached accommodation, the nature of the existing building on site being used as ancillary accommodation/garage/domestic purposes and that a sizable extension is proposed, the extension could be considered jointly under policies DM27 and DM29 to achieve an extension befitting of an agricultural worker. You would however need to provide some evidence to show that the farm requires an additional worker should you seek a larger extension as referenced."*

Our response:

As part of this submission there is an agricultural statement which supports the viability and need for additional workers for the running of East Hele Farm. The purpose of this proposal is to ensure the safety and welfare of the animals by mitigating the need for the clients to travel to and from site. Please refer to the agricultural statement for further information.

In relation to character and design, the officer stated: *"Policy DM04 expects that development proposals adhere to the standards of good design. The policy states that good design seeks to guide overall scale, density, massing, height, landscape, layout, materials, access and appearance of any new developments. The policy provides fourteen design principles that developments should have regard to."*

Policy DM25 states the following;

- (1) The extension of a residential dwelling and other ancillary development, beyond that enabled through permitted development, will be supported subject to:*
- (a) the form, scale, setting and design of the proposal respecting existing development, its context, setting and surroundings;*
 - (b) adequate residential amenity space and parking provision being maintained; and*

(c) there being no significant adverse impact on the amenity of the occupants of neighbouring properties.
(2) Annexe accommodation will be physically attached to the main house and be commensurate in scale to the needs of the intended occupants.

As has been described within the principle of development section of this response, an extension to the building should be reduced to be more appropriate in consideration of the existing buildings size. The existing extension would be overbearing and far too dominant on the existing building. Regarding the use of materials of the proposed extension, there is scope to be inventive with the materials used as there are limited views towards the rear of the building, but I would push towards a more contemporary set of materials (glazing, blackened timber, zinc, stone). I can assist with this part of the process should you wish to send any more detailed elevations forward to proactively ensure that any application submitted is hopefully supported by the planning department."

Our response:

The footprint of the extension has been reduced in size in response to the planning officers' pre-application. The proposal has been carefully designed to ensure that the ridge height and form are that of the existing annex so as not to dominate the annex. This also allows the extension to be read as part of the organic, continuous growth seen at the farm and within the wider context.

The eastern part of the dwelling has been pushed back away from the existing annex so that when viewing the proposal from the south, the annex is at the forefront. Furthermore, when viewing the annex within the context of the farm, the predominant massing is that of the large agricultural buildings which dominate the farm. The proposal looks to use the same materials of the annex, in addition to a high-quality oak frame and timber cladding, allowing the proposal to be read with and not against the annex.

Further information on this can be seen in sections 3 and 4 of the document.

In relation to residential amenity, the officer stated: "NDTLP Policy DM01 states that development will be supported where it would not significantly harm the amenities of any neighbouring occupiers or uses, and the intended occupants of the proposed development would not be harmed as a result of existing or allocated uses. The provision of a separate residential dwelling could raise problems regarding the impact to their amenity and for this reason, if the garage is converted a condition should be tied to ensure that it is used in association with the existing farmstead or by an agricultural worker. Subject to that condition, it is not expected to result in any amenity issues."

Our response:

Please refer to section 3.7 in the document.

In relation to highways and parking, the officer stated: "Policy ST10 of the NDTLP seeks to ensure that development proposals would not adversely impact local or strategic transport networks. Policies DM05 and DM06 of the NDTLP expect that all development must ensure safe and well designed vehicular access, the protection and enhancement of existing pedestrian routes, and an acceptable range of parking provision.

Paragraph 109 of the National Planning Policy Framework states that permission should only be refused on highway grounds, if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The existing access serves the farmstead and this should be satisfactory. Further information will need to be submitted regarding any parking facilities for both the residential dwelling and by virtue of the loss of the garage."

Our response:

Please refer to section 4.2 in the document.

In relation to drainage, the officer stated: "Policy ST03 of the NDTLP notes that development should 'adopt effective water management including Sustainable Drainages Systems, water quality improvements, water efficiency measures and the use of rainwater'. This is reflected in Policy DM04.

The NPPF and Planning Practice Guidance provide further advice on foul drainage, with a hierarchical approach being used. The PPG notes new development should aim to discharge foul water into the public sewer. You would need to provide details of the proposed method of foul and surface water drainage, complete a Foul Drainage Assessment (if non-mains drainage is proposed), and possibly provide Percolation Tests (if discharging to a soakaway), as part of any planning application submission.

Our response:

Please refer to section 5.1 of the document.

In relation to ecology, the officer stated: "Local Planning Authorities have a statutory duty to ensure that the impact of development on wildlife is fully considered during the determination of a planning application under the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, The Conservation of Habitats and Species Regulations 2010 (Habitats Regulations 2010). This is further reinforced by Policies ST14 and DM08 of the NDTLP which require that development ensures the protection and enhancement of biodiversity.

Any application will need to provide a wildlife trigger list, and accompanying reports to consider the impacts to protected

species.

NDTLP Policy ST14 requires the council to promote examples of net gain in biodiversity, and therefore, it would be worth providing some form of habitat provision/planting to indicate a positive in terms of biodiversity net gain on the site.

Our response:

An ecology appraisal has been provided alongside this document. Within East Hele Farm there are bat roosts and bird and owl boxes. It is proposed to build a bat barn located opposite the dwelling in order to offset any impacts the proposal may have, which goes beyond the minimal requirements for the proposal. Please refer to the ecology appraisal for more information.

2.3 Relevant Planning Policy

As outlined in the pre-app response, the policies deemed relevant to the application are:

Policy DM04: Design Principles

(1) Good design seeks to guide overall scale, density, massing, height, landscape, layout, materials, access and appearance of new development. It seeks not just to manage land use but support the creation of successful places and respond to the challenges of climate change. Development proposals need to have regard to the following design principles:

- (a) are appropriate and sympathetic to setting in terms of scale, density, massing, height, layout appearance, fenestration, materials and relationship to buildings and landscape features in the local neighbourhood;
- (b) reinforce the key characteristics and special qualities of the area in which the development is proposed;
- (c) are accessible to all, flexible to adaptation and innovative;
- (d) contribute positively to local distinctiveness, historic environment and sense of place;
- (e) create inclusive environments that are legible, connected and facilitate the ease of movement and permeability through the site, allowing everyone to easily understand and find their way around;
- (f) retain and integrate existing landscape features and biodiversity to enhance networks and promote diversity and distinctiveness of the surrounding area;
- (g) provide public and private spaces that are well designed, safe, attractive and complement the built form, designed to minimise anti-social and criminal behaviour;
- (h) provide safe and appropriate highway access and incorporate adequate well-integrated car parking, pedestrian and cycle routes and facilities;
- (i) ensure the amenities of existing and future neighbouring occupiers are safeguarded;
- (j) incorporate appropriate infrastructure to enable connection to fast ICT networks;
- (k) optimise the efficient use of land, and provide well-

designed adaptable street patterns and minimise functionless open spaces;

- (l) create and sustain an appropriate mix of uses and support local facilities and transport networks;
- (m) consider opportunities for public art; and
- (n) provide effective water management including Sustainable Drainage Systems, water efficiency measures and the reuse of rainwater.

(2) All major residential proposals will be expected to be supported by a Building for Life 12 (BfL12)(117)(or successor) assessment. High quality design should be demonstrated through the minimisation of "amber" and the avoidance of "red" scores.

Policy DM25: Residential Extensions and Ancillary Development

(1) The extension of a residential dwelling and other ancillary development, beyond that enabled through permitted development, will be supported subject to:

- (a) the form, scale, setting and design of the proposal respecting existing development, its context, setting and surroundings;
- (b) adequate residential amenity space and parking provision being maintained; and
- (c) there being no significant adverse impact on the amenity of the occupants of neighbouring properties.

(2) Annex accommodation will be physically attached to the main house and be commensurate in scale to the needs of the intended occupants.

Policy DM27: Re-use of Disused and Redundant Rural Buildings

The conversion of redundant and disused rural buildings will be supported where:

- (a) such conversion would not harm any intrinsic qualities and historic interest of the building;
- (b) the proposal will have a positive impact on the immediate setting of the building and the wider rural character is protected;
- (c) development can be achieved without significant external alteration, extension or substantive rebuilding;
- (d) suitable highway access can be provided and the surrounding highway network can support the proposed use(s); and
- (e) any nature conservation interest within the building or wider site is retained.

Policy DM29: Farmer Family Attached Accommodation

Provision of a self-contained residential unit for occupation by members of the farmer's family employed on the working farm will be supported, subject to:

- (a) the form, scale, setting and design of the proposal respecting existing development, its context, setting and surroundings;
- (b) the accommodation needs are unable to be met through the conversion of a suitable existing redundant or dis-used building on site;
- (c) the accommodation being commensurate in scale to the needs of the intended occupants;
- (d) the accommodation is attached to the main dwelling; and
- (e) a planning condition restricting occupancy to members of the farmer's family directly employed on the farm holding.

3.0

Design Statement

- 3.1 Concept Analysis
- 3.2 Position Analysis
- 3.3 Form and Massing Analysis
- 3.4 Height Analysis
- 3.5 External Appearance and Materiality
- 3.6 Use and Amount
- 3.7 Overlooking
- 3.8 Landscape and Amenity
- 3.9 Proposed Ground Floor Plan
- 3.10 Proposed First Floor Plan
- 3.11 Precedent Images

3.0 Design Statement

3.1 Concept Analysis

The concept for the proposal is to extend the existing annex to provide the necessary accommodation for the Brown family. The extension looks to continue the existing organic growth of the working family farm which has been extended over the years to create a congregation of living accommodation and agricultural buildings.

This organic growth of farm buildings can be seen in the surrounding context, where sprawling farms dot the land surrounded by agricultural fields.

The proposal therefore looks to create an extension, a circulation link, which spurs off the existing annex at a right angle and ties into another volume which sits parallel to the existing annex and replicates its form and scale.

The extent of the building which is already used as accommodation (and not a garage/storage) will remain, containing utilitarian uses and bedrooms on the first floor. This then links with the new, but provides a muddy/farm entrance on the ground floor.

The clients have a desire to use wood felled on their land to construct the exposed oak frame, which has significant sustainable attributes and provides a personal and physical connection to the land.




-  Agricultural Buildings
-  Existing Residential Buildings
-  Proposed Residential Buildings



Figure 3.01: East Hele Farm buildings and usage

3.0 Design Statement

3.1 Concept Analysis

The precedent images show the typical typology of farm buildings. Formed of local materials, with off-shoot or spurs of buildings added overtime as the farms grew.



Figures 3.02: Precedent images showing the organic growth of farm buildings

3.0 Design Statement

3.2 Position Analysis

The concept is to create an extension to the existing annex situated east beyond the agricultural buildings, and within the area where the farmhouse and amenity space is located.

The proposal looks to position the extension against the current driveway to maximise the amenity space and the distance between the parent's dwelling and the client's dwelling.

By utilising this area, physical separation and visual screening is provided to the main farm house, whilst maximising views out to the southern lawns.

The position of the extension also provides the benefit of a drop in the topography at the farm, which minimises the visual impact of the extension.

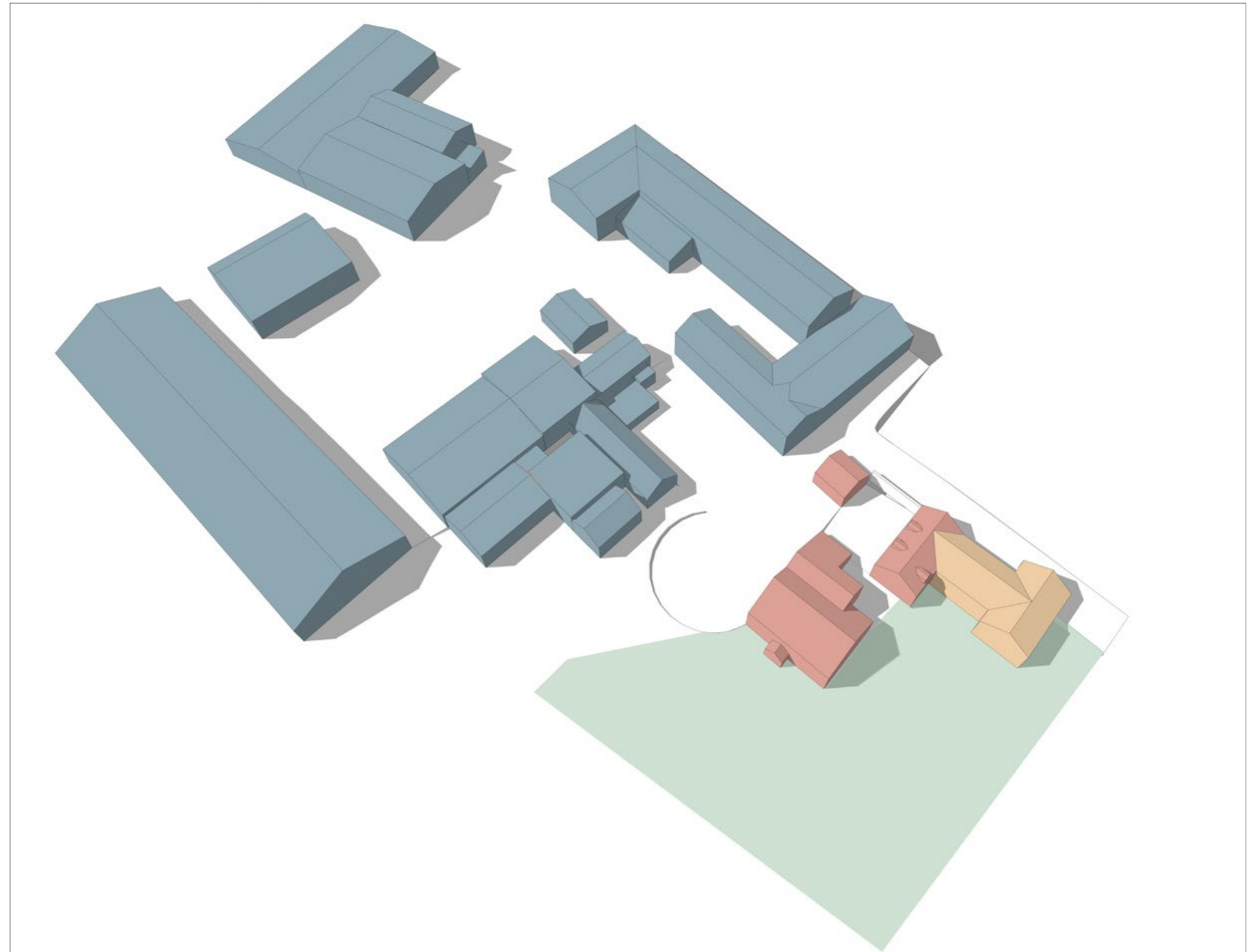
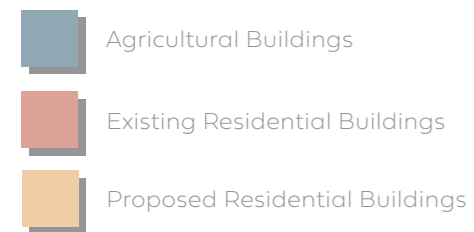


Figure 3.03: Positioning of extension in context of East Hele Farm

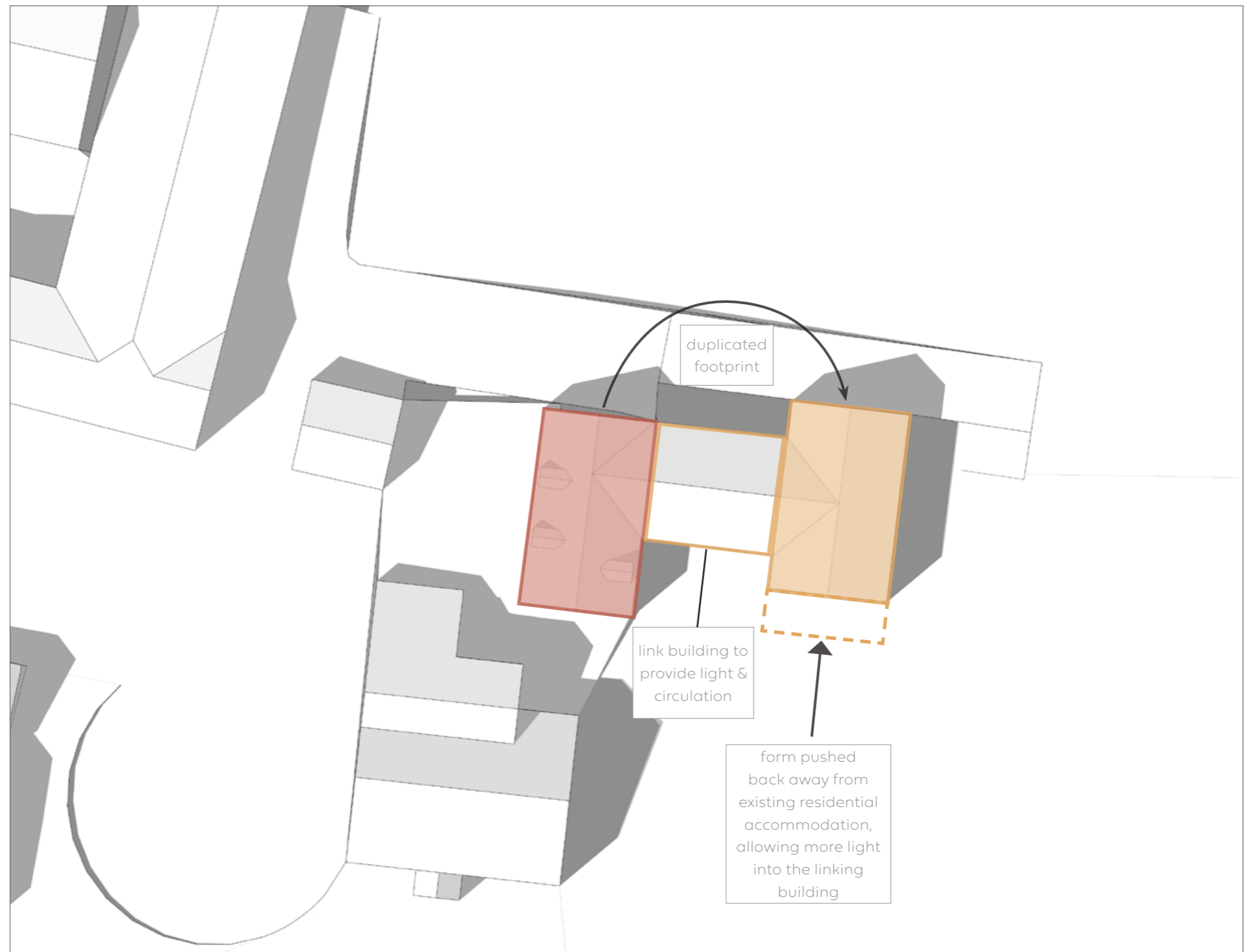
3.0 Design Statement

3.3 Form and Massing Analysis

The proposal looks to replicate the organic growth of East Hele Farm, where buildings have been added over time as the farm grew. The farm has clusters of buildings, the majority of which off-shoot or extend from existing buildings.

The proposal is to duplicate the footprint of the existing annex and situate to the east of the annex. A connecting link runs perpendicular from the annex to the duplicated form. The connection link provides circulation and allows for light to enter the dwelling.

The duplicated footprint is then pushed back northwards, away from the existing farmhouse, allowing more light to enter the circulation space and breaking up the massing.



Figures 3.04: Diagram of design development and reasoning

3.0 Design Statement

3.3 Form and Massing Analysis

The proposal is to maintain a consistent ridge height between the existing annex and the proposal, which minimises the visual impact of the dwelling.

Due to the reduced eave height of the existing building, in order to make the proposal have a more functional first floor, it is suggested the proposal is lowered approximately one metre into the landscape, creating a change in floor levels between the existing and the proposed floors.

The form of the proposal duplicates that of the existing annex, creating simple, gabled forms which are also the predominant roof form of the farm.

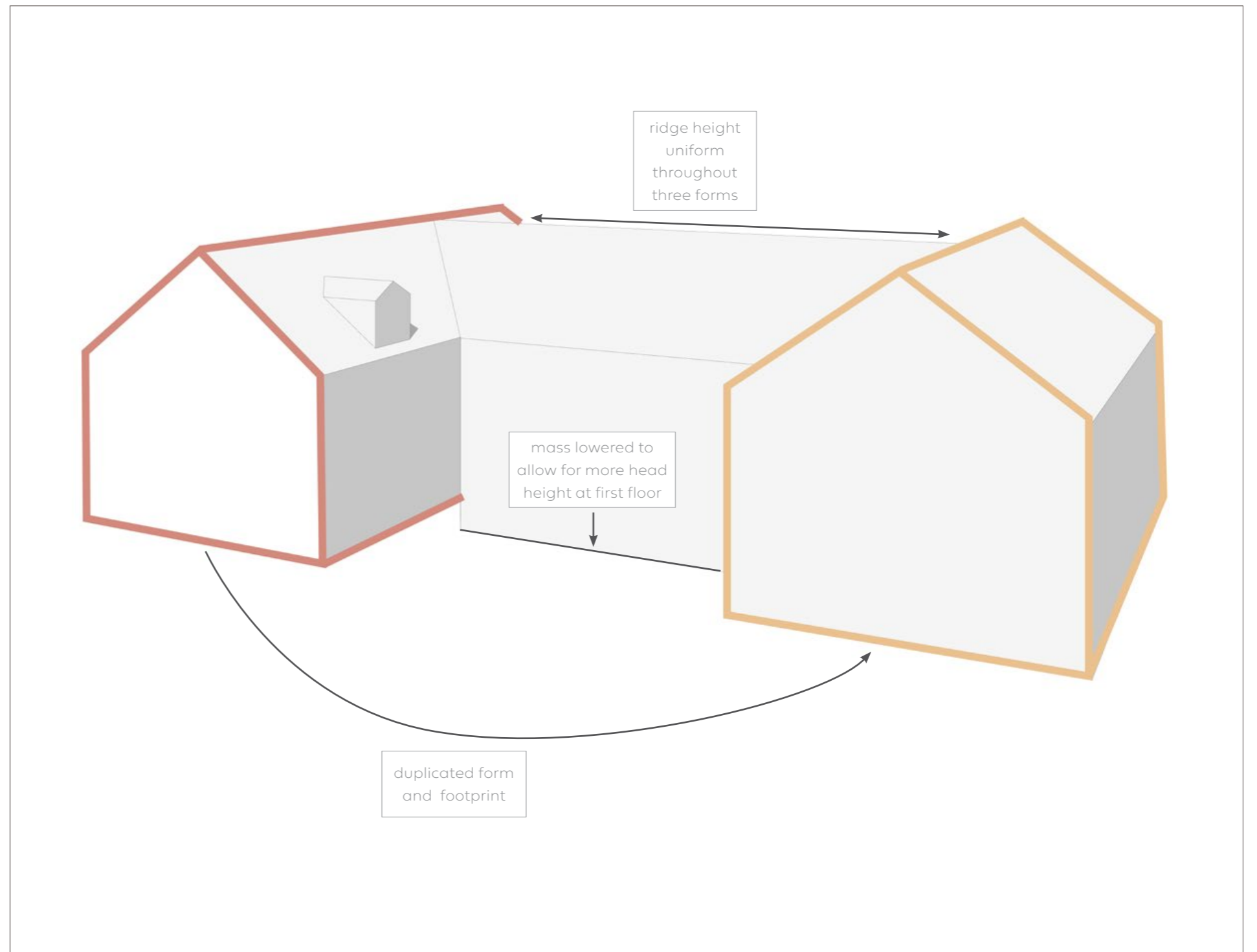
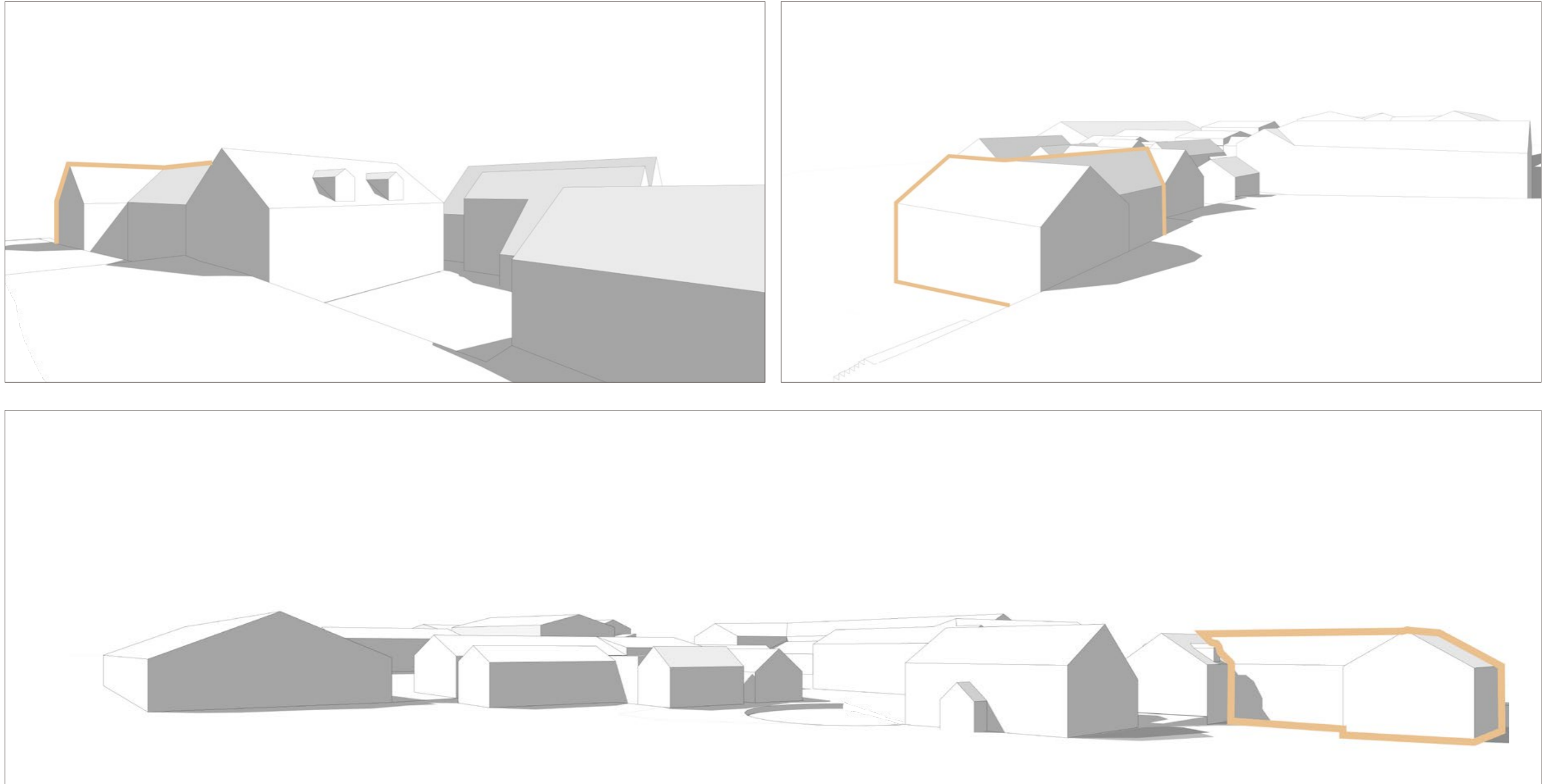


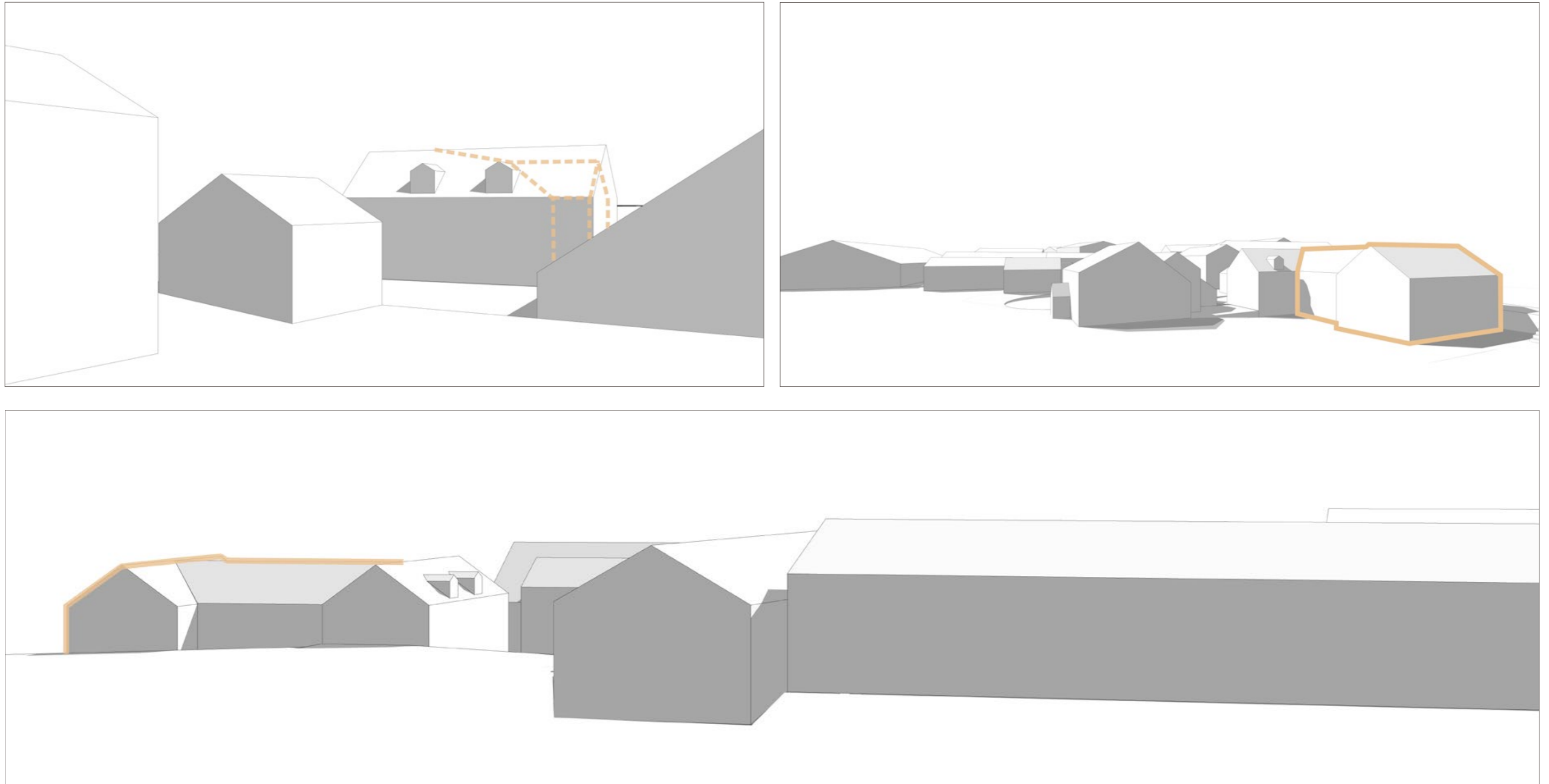
Figure 3.05: Form and massing diagram

3.0 Design Statement



Figures 3.06: Massing diagrams showing proposal in context of East Hele Farm

3.0 Design Statement



Figures 3.07: Massing diagrams showing proposal in context of East Hele Farm

3.0 Design Statement

3.4 Height Analysis

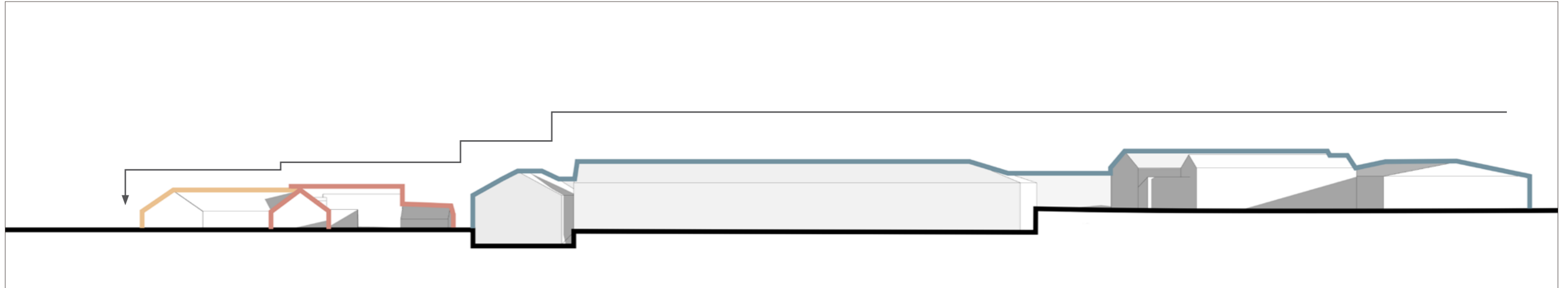
The proposal looks to minimise the height and impact of the dwelling by setting the ridge height of the proposal at the same height of the ridge of the annex which it extends from.

In order to mitigate the problems of head height which exist in the annex within the first floor eaves, the proposal is set down approximately 1 metre from the annex.

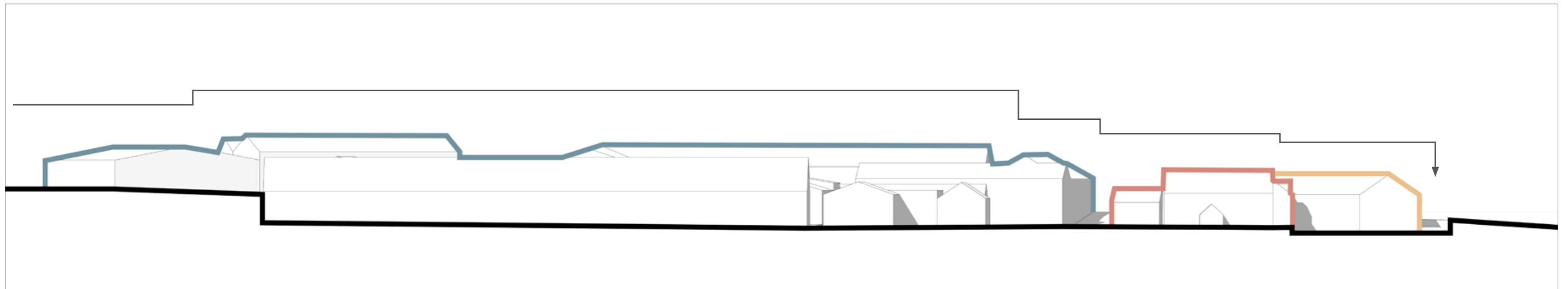
The heights of the buildings within East Hele Farm therefore sit at the highest to the west, where the topography of the land rises and the large, agricultural buildings sit. The ridge height then drops to the existing Farm House, which then drops down again to the ridge height of the annex and the proposed extension.



Figure 3.08: Site plan showing site sections for figures 3.09



Northern Site Section



Southern Site Section

Figures 3.09: Diagrams showing heights of buildings and the proposal at East Hele Farm

3.0 Design Statement

3.5 External Appearance and Materiality

The current buildings on the farm comprise of both stone barns with red brick features (quoins and window sills/head detailing) and more crude metal sheds, both of which serve different needs and uses on the farm.

The stone buildings which are organised around the main yard (which comprise of a large storage barn, an annex, a smaller outbuilding, the main farmhouse and the garage/annex with ancillary accommodation above) have been built to a high standard.

Additional time and money has been invested to ensure the high level of quality throughout the farm, which continues to other boundary treatments such as walls and most notably the metal fencing and gates, which boast the engraved initials of David Brown.

These examples of quality, care and fine details indicate the emphasis on the attention to these details, and will carry over to the construction of the extension and the landscaping.

The proposal is to utilise the same materials of local Devon stone and red brick detailing for the main extension building, with the connecting link clad in wood sourced from the farmland. Utilising the same material palette allows the extension to blend with the congregation of farm buildings.

The clients wish to use wood felled on their land to construct the proposed exposed oak frame, which carries through the use of locally sourced, high quality, natural materials as well as being a sustainable choice.



Figure 3.10: Photographs showing materiality of buildings at East Hele Farm

3.0 Design Statement



Southern Elevation



Northern Elevation

Figures 3.11: Proposed Elevations



Eastern Elevation



Western Elevation

3.0 Design Statement

3.6 Use and Amount

The proposal is for an extension to an existing annex, to form a family house for the clients. The clients have 4 young children, so the existing annex quickly became unsuitable and the family had to leave the farm. However, the family still contribute to the running of the farm and so need to live on the farm to provide immediate support for the animals.

The proposal is for a 4 bed dwelling, which can be used or adapted as the children grow, which will enable them to remain living on the farm. This will allow the children to takeover or help to run the farm in their adulthood, thereby creating a future-proof, sustainable dwelling.

3.7 Overlooking

The massing of the proposal has been designed to minimise overlooking from the farmhouse by pushing back the extension away from the farmhouse, thereby screening views in. Additionally, there is only one window on the rear elevation of the farmhouse, which has an oblique view of the proposed extension.

Privacy is furthered by the lowering of the proposal approximately 1 metre into the landscaping, which provides additional privacy into the bedrooms. However, as the farmhouse is owned by the client's parents, overlooking is not considered to be an issue to either party.

Overlooking within the wider context has been considered through a visual impact assessment in section 6 of this document.

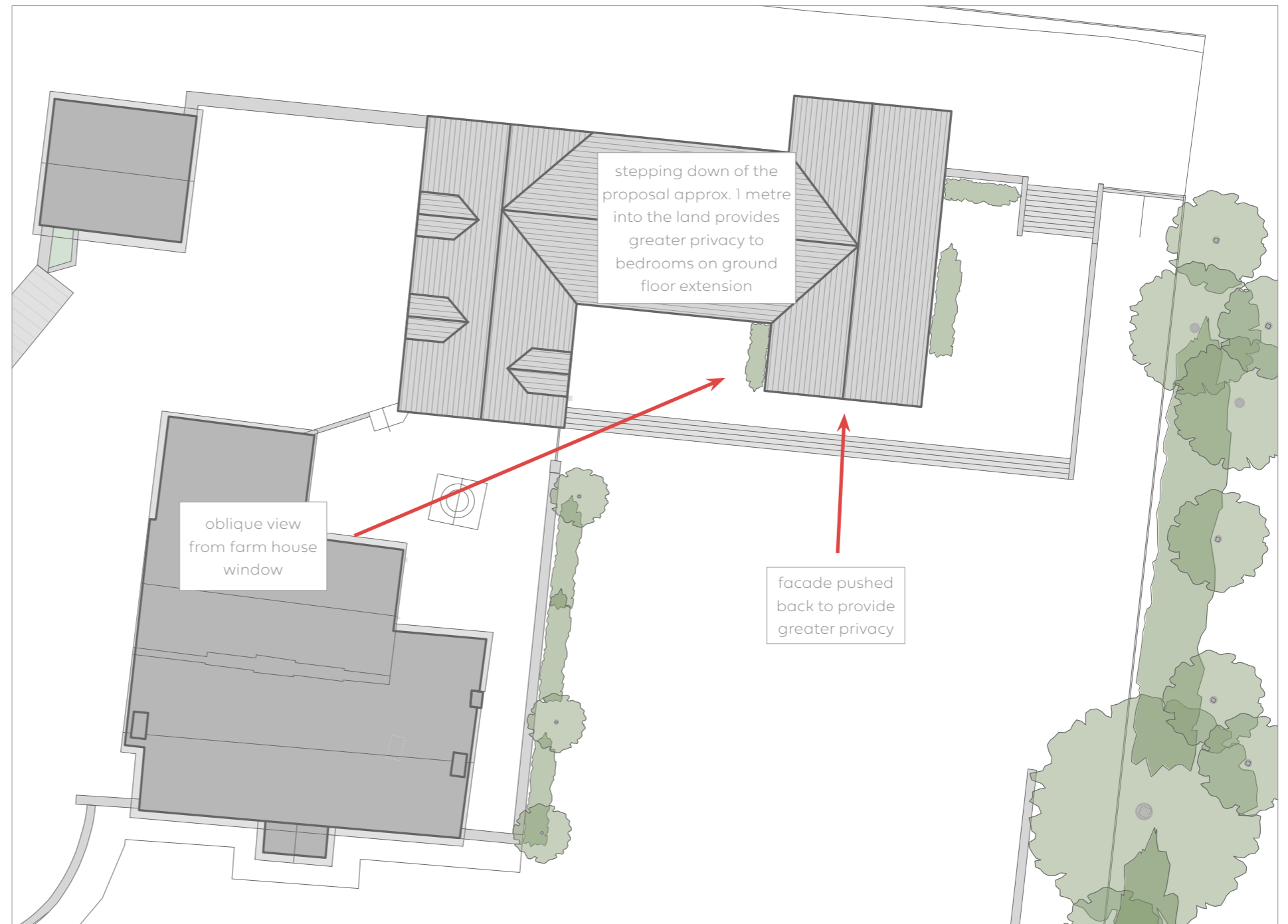


Figure 3.12: Overlooking Diagram

3.0 Design Statement

3.8 Landscape and Amenity

The proposal is to communally share the ample amenity space of the farmhouse with the clients parents and the client. The site has a generous lawned area to the south of the proposal, which provides ample amenity space for the family.

Terracing to the south and steps to the east of the dwelling are proposed due to the levels of the site and the lowering of the proposed massing down one metre into the landscape. This provides a terrace/patio space out of the new bedrooms, and additional privacy. Steps lead up from the terrace to the large, manicured lawn.

It is proposed to plant the eastern border with trees and shrubbery to mitigate the visual impact of the dwelling from the wider context to the south east. Proposed landscaping is to be of bio-diverse, native species.



Figures 3.13: Precedent landscaping images (top and middle) and existing landscaping at East Hele Farm

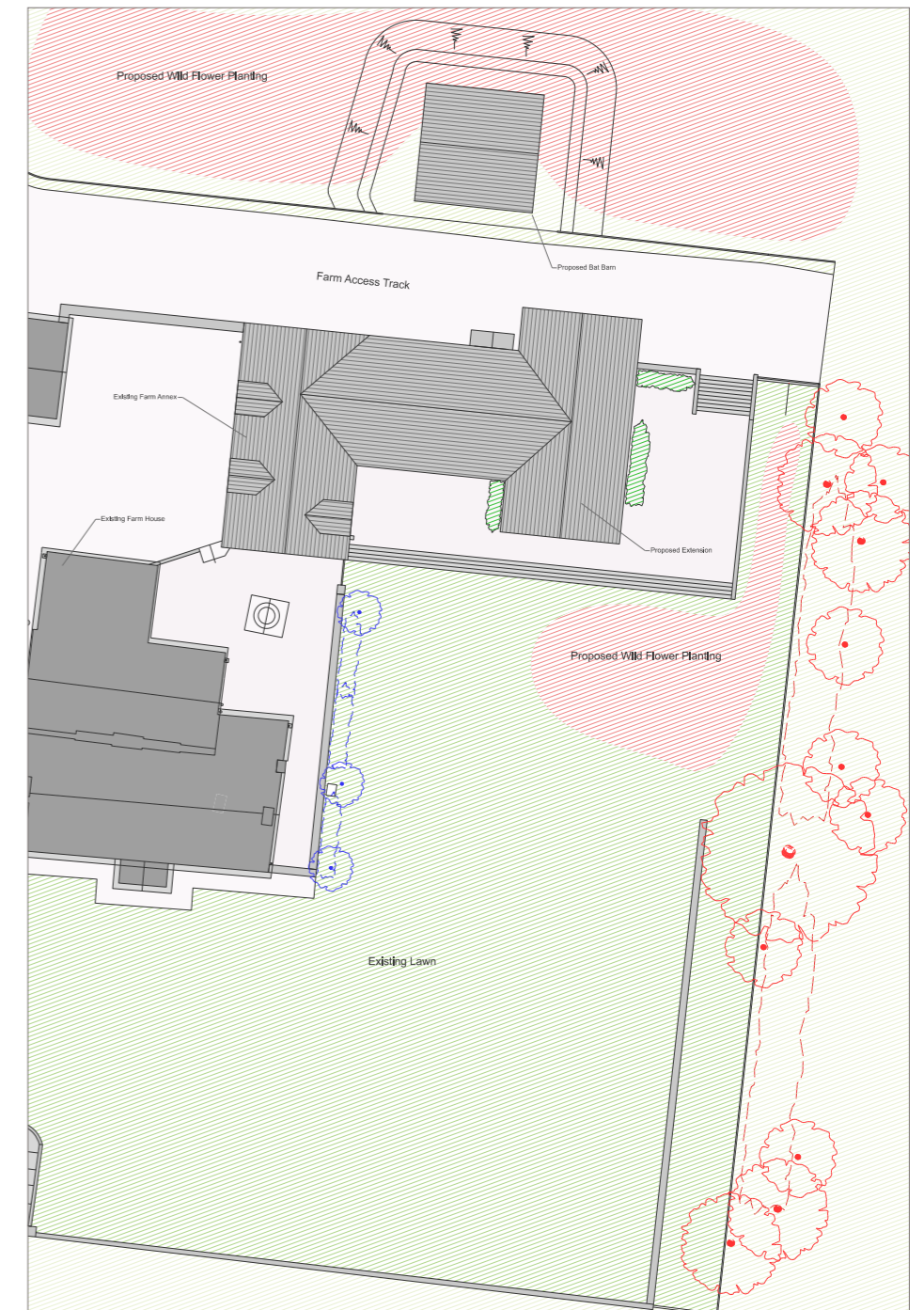


Figure 3.14: Proposed Landscaping Plan

3.0 Design Statement

3.9 Proposed Ground Floor Plan

The ground floor plan sees the level entrance retained into the property, creating a 'wet entrance, where a mud locker and boot room is housed. The garage is retained for parking for the family in order to keep vehicles away from the farm animals.

The existing, well crafted staircase to the north of the annex is retained whilst the staircase to the south has been removed, to rationalise the plan and provide more space to the garage and upstairs.

A new opening is created on the eastern elevation of the annex, opening into the proposed extension, with steps down to the 3 new bedrooms, the family bathroom and the ensuite. Views are maximised southward from the bedrooms to make the most of the views out onto the lawn.

A terraced area is created outside the dwelling from the excavated levels, which creates privacy to the bedrooms. To the south, steps lead up to the garden, with a large, manicured lawn.

To the east, steps lead down to the terraced area from the driveway above, planting provides privacy and trees flank the eastern border.

- | | |
|------------------|--------------------|
| 1 Level entrance | 6 Bedroom |
| 2 Mud locker | 7 Bedroom |
| 3 Garage | 8 Wardrobes |
| 4 Garage | 9 Ensuite |
| 5 Bedroom | 10 Family Bathroom |



Figure 3.15: Proposed ground floor plan

3.0 Design Statement

3.10 Proposed First Floor Plan

To the first floor, the layout to the annex has been reconfigured to provide an office space for the client to work, and the restricted bathroom amended to provide a more spacious shower room.

The removal of the existing staircase to the south of the annex has resulted in a more functional bedroom space. A connection through to the extension is created, adjacent to a new WC; steps lead down to the new living space.

The exposed oak frame and vaulted ceilings are the focal point of the extension which creates a bright and spacious living space. High quality, careful craftsmanship and bespoke design will be used to construct the oak frame, which has a direct connection to the farmland having been sourced from the land.

An external entrance is created to the first floor, with views directly out over the garden upon entering the house. A cloakroom is provided to the side of the entrance. Stairs lead down to the ground floor to the north of the plan, with rooflights bringing in plenty of light.

The new open plan living space provides a family kitchen with breakfast bar, dining and sitting areas, with views out east and south. A separate snug has been created for the family to provide them with a quiet, separate living space.

- | | |
|--------------------|-------------------|
| 1 Existing Sitting | 7 Cloakroom |
| 2 Office | 8 Entrance |
| 3 Existing Bedroom | 9 Sitting |
| 4 Shower Room | 10 Family Kitchen |
| 5 WC | 11 Dining |
| 6 Snug | 12 Sitting |

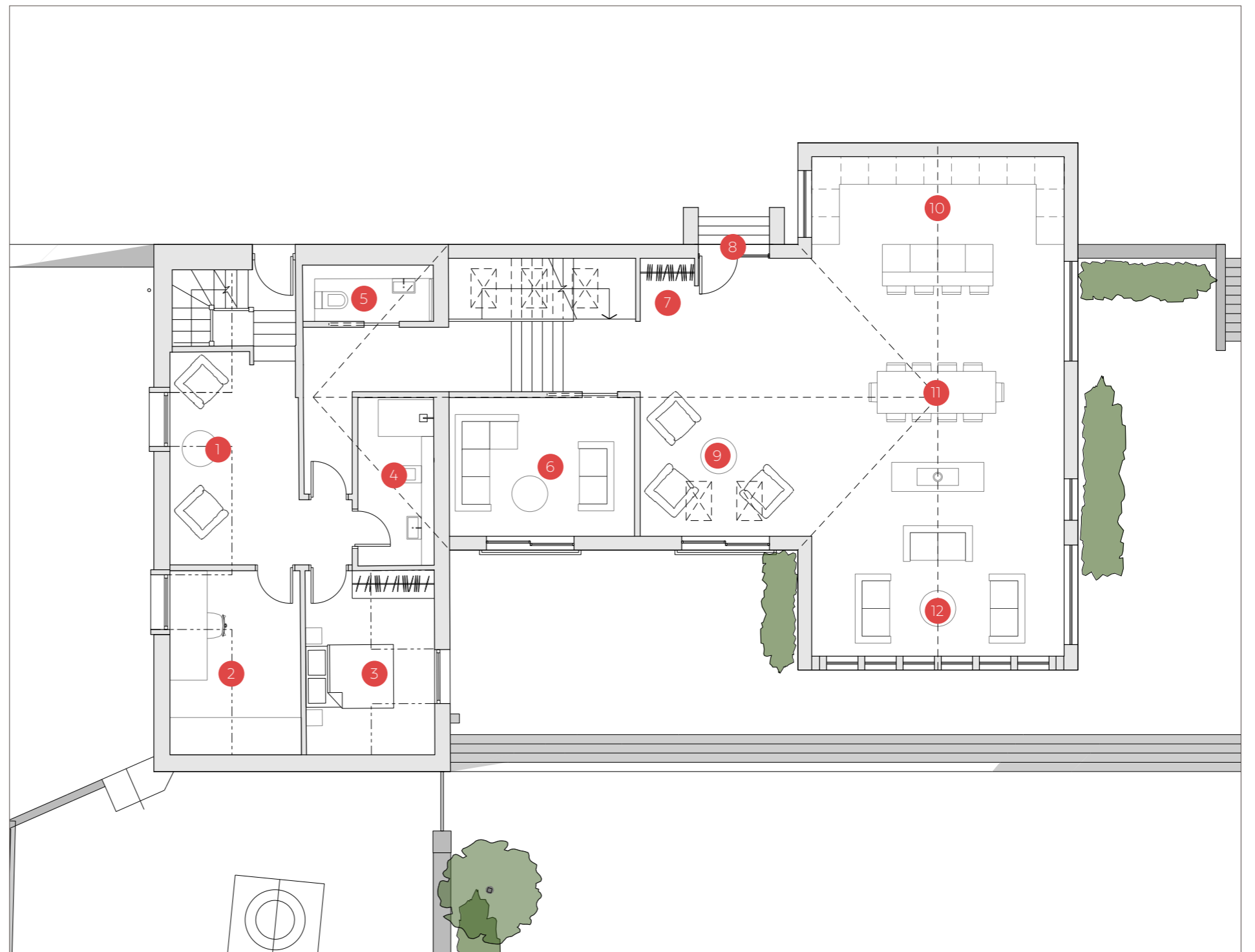


Figure 3.16: Proposed first floor plan

3.0 Design Statement

3.11 Precedent Images



Figures 3.17: Precedent images of external and internal appearance, materiality and detailing.

4.0

Access

-
- 4.1 Approach and Entry
 - 4.2 Highways and Vehicular Access

4.0 Access

4.1 Approach and Entry

The proposal is accessed on the ground floor via graded level access, with no steps to the side and southern elevation.

Due to vehicular access being required through to the fields at the northern elevation of the proposal, it is not possible to create level access to the first floor. The access to the first floor has however been set with wide and shallow steps in order to aid access for people with limited mobility.

4.2 Highways and Vehicular Access

The proposed extension is accessed through the existing driveway entrance to East Hele Farm, which is suitable for both vehicular and agricultural traffic. There are no proposed amendments to the highways, as there is wide visibility splay from the driveway to the countryside road which is accessed from.

Furthermore, as the client has to regularly travel back and forth to site to aid in the running of the farm, there will be an overall reduction in vehicular movement if the client relocates to living on the farm. This improvement to vehicular movement will increase safety to the animals on the farm.



Figure 4.01: Proposed access diagram

5.0

General Considerations

- 5.1 Drainage
- 5.2 Flood risk

5.0 General Considerations

5.1 Drainage

East Hele Farm benefits from its own water attenuation system, with lakes situated in the south of the site which the topography of the land falls to.

Collected rainwater will be connected to the existing farm system, which will feed the rainwater into the lakes. These lakes are then utilised for drinking water for the cattle.

The existing farm house has a large septic tank on site which the new extension will connect to.

5.2 Flood Risk

The site is situated on a hill and is within flood zone one, an area with a low probability of flooding.

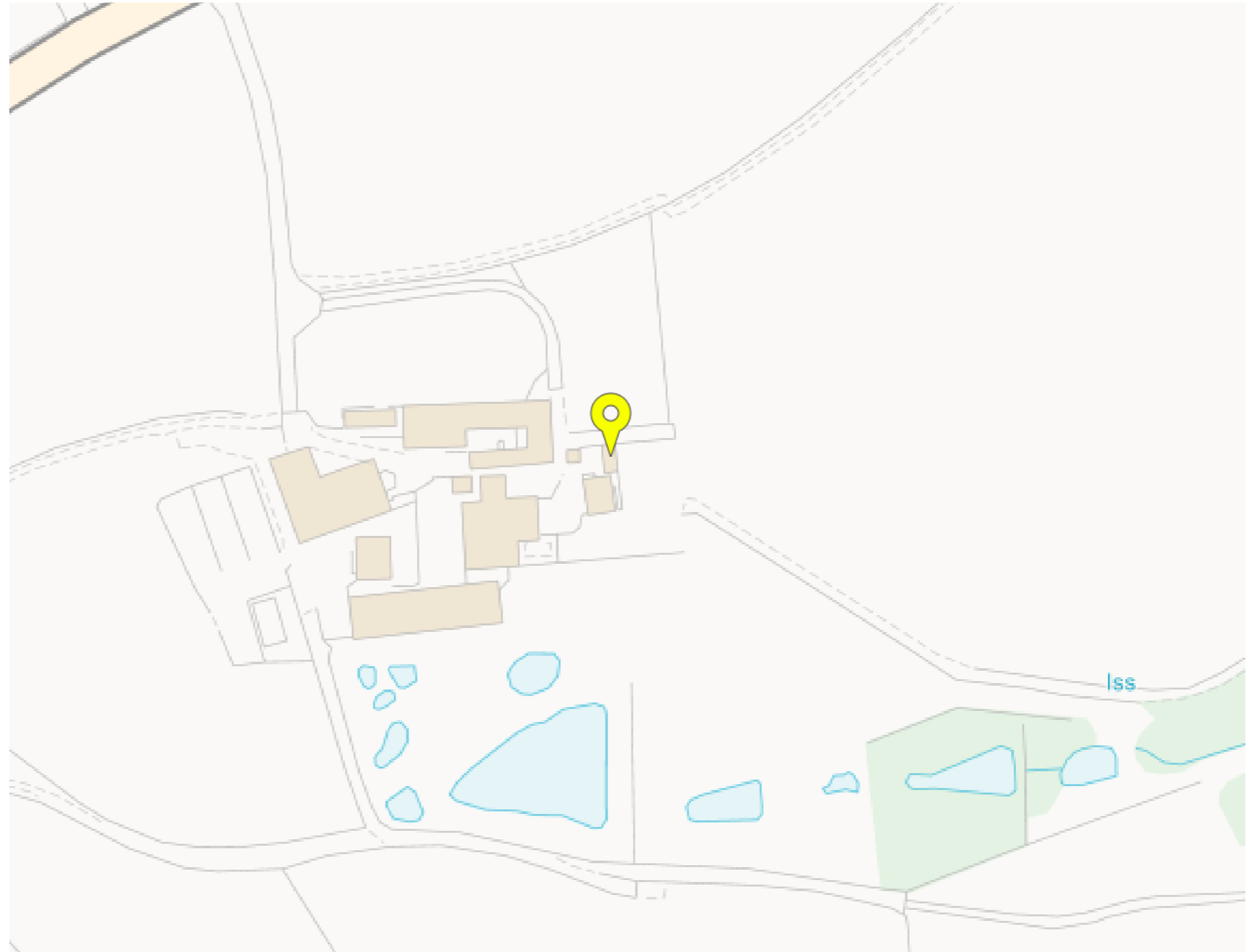


Figure 5.01: Flood risk zone map

6.0

Visual Impact Assessment

6.1 Visual Impact Statement

6.0 Visual Impact Assessment

6.1 Visual Impact Assessment

A visual impact assessment has been undertaken in order to assess the impact of the proposal from both within the farm and from the surrounding context.

The results show that the proposal can only be seen from a small area to the south east of the site due to the surrounding topography. The farm and proposal is not visible from the village of Buckland Brewer to the north.

It is hoped that this assessment highlights that the proposal reads as part of the collection of buildings at East Hele Farm, with the low ridge height of the annex and therefore the proposed extension sitting at the lowest point of the collection of buildings.

Planting to the eastern border of the site is proposed to screen the views of the proposal from the south-eastern views. These will be trees and other hedge planting which are native species.

Furthermore, the proposed material palette of natural, local materials which are the same as those used at the farm, furthers the blending in of the proposal with both the farm and the landscape.



Figure 6.01: Diagram showing visible viewpoints of the proposal within surrounding context

View 1



Figures 6.02: Photograph of view with and without proposal

View 2



Figures 6.03: Photograph of view with and without proposal

View 3



Figures 6.04: Photograph of view with and without proposal

View 4



Figures 6.05: Photograph of view with and without proposal

View 5



Figures 6.06: Photograph of view with and without proposal

7.0 Conclusion

7.1 Conclusion

7.0 Conclusion

7.1 Conclusion

It is hoped that this statement provides the reader with an understanding of all of the design decisions and justifies how these decisions have ultimately informed the final design.

The proposal looks to provide an extension to the existing annex, allowing the clients to live on the farm which they work on. The extension will allow for the annex to meet the current and future needs of the family, and sits within the cluster of buildings at East Hele Farm. The proposal is to use the same building form and materials present at the Farm, adding to and enhancing the quality of the buildings there, and blending the proposal with both the landscape and the farm buildings.

The proposed extension sits with a low ridge height at the lowest topographical point of the group of buildings at East Hele Farm. The ridge heights of the farm buildings drop from the west, where the large, agricultural buildings sit, down to the east, where the proposal lies. The proposal therefore does not impose on the farm buildings, nor on the landscape.

It is felt that we have explored and succeeded in offering a high quality, sustainable family home for Mr and Mrs Brown, which has an emphasis on craftsmanship and longevity. It is therefore hoped that the application will be supported by the Local Authority and a successful outcome is realised.

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