

# DESIGN AND ACCESS STATEMENT

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Location: Llantroft, Llanfairwaterdine, Shropshire SY7 8PD

Proposed Development: Single storey link extension and two storey extension

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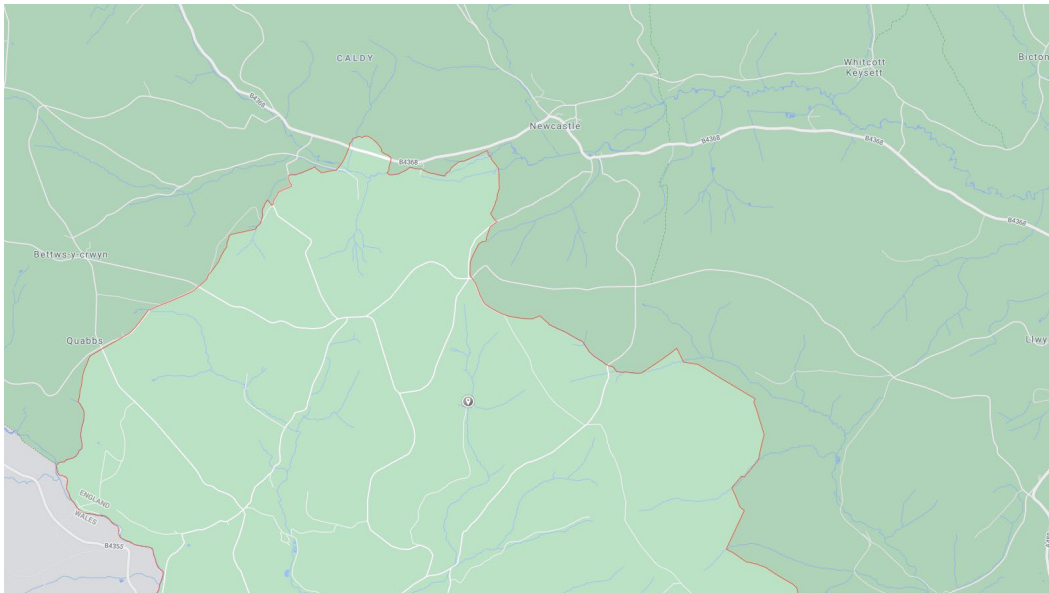
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# 1. Introduction

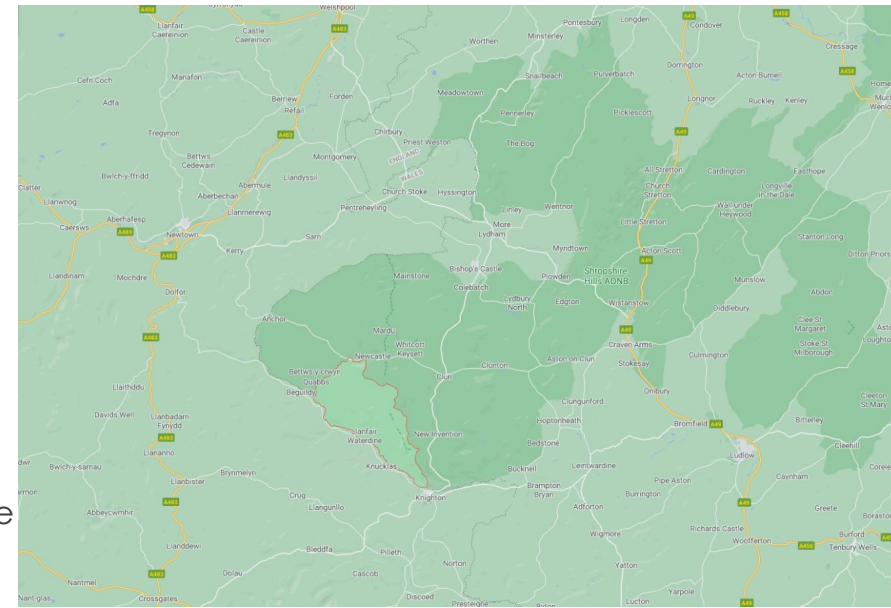
This Design and Access Statement supports the Planning Application of a single storey link extension along with a second single storey extension to the property. This has been provided on behalf of our client and should be read in conjunction with the supporting documentation included in the application.

# 2. Site Location

The site is located in a valley deep within the Shropshire countryside approximately 4km from the Welsh border. The site is approximately 6km West of Clun and 8km Northwest of Knighton.



Location (Source: Googlemaps)



Location (Source: Googlemaps)



Location (Source: Googlemaps)

### 3. Context

Llantrofft comprises an historic stone cottage which historically would have been occupied by a farming family. The site consists of the main farmhouse and adjoining barns and outbuildings. It is understood that the property dates back to the late C18. The site has two listings attached: The farmhouse and adjoining cow shed, now converted. (Grade II, ref.1176276) and the timber framed barn (Grade II, ref. 1054432).

The form of the main building is rectangular with two floors. The floorplan is narrow which is typical with this type of converted agricultural building. The first floor sits upon the main section of the farmhouse whilst the converted cow shed has been converted and links through into the main building. The section follows the contours of the land as the site slopes up from low in the South to high in the North, this reflects on the floor plan with the converted cow shed being on a higher level than the remainder of the farmhouse ground floor.

The external walls are of solid stone construction typical for this type of building where they are generally 500-600mm thick.

The pitched roofs are finished with traditional Welsh slate above the farmhouse whilst the converted cow house is finished with plain clay tiles. The differing ridge heights complement the buildings mass along the gradual gradient increase of the site.

The Grade II listed timber framed barn is positioned 90 degrees to the farmhouse with the entrance facing South. This single storey building has solid stone gable ends with timber weather boarding to the front and rear elevations, timber windows and door and a pitched roof finished with Welsh slate.

There is a small crudely constructed log store attached to the barn made from mixture of timber framing and solid stone walls, where much of the timber is in poor condition and is no longer structurally sound. A previous renovation of the log store has used profiled metal sheeting for the roof and doors where this does not suitably reflect the overall aesthetic of these buildings. Further to the South there are two small barns one being constructed from solid stone walls with Welsh slate pitched roof and the other a timber framed shed also with natural Welsh slate pitched roof. Both are in relatively poor condition.



Grade II listed farmhouse and converted cow shed



Grade II Barn



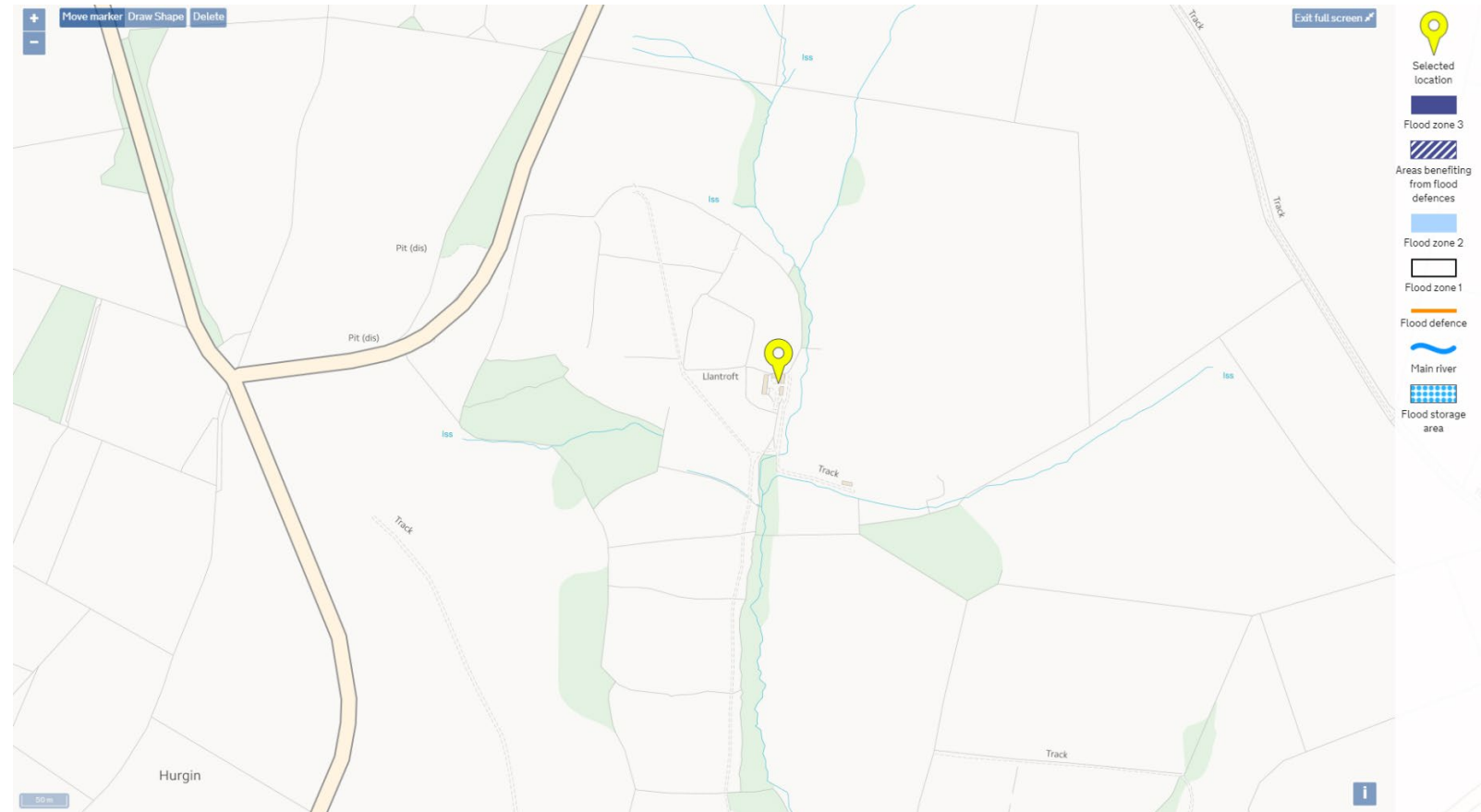
Dilapidated outbuildings

## 4. Use

This property is solely domestic

## 5. Flooding

The Property is not within the flood risk zones as can be seen from the Flood Risk map to the right.

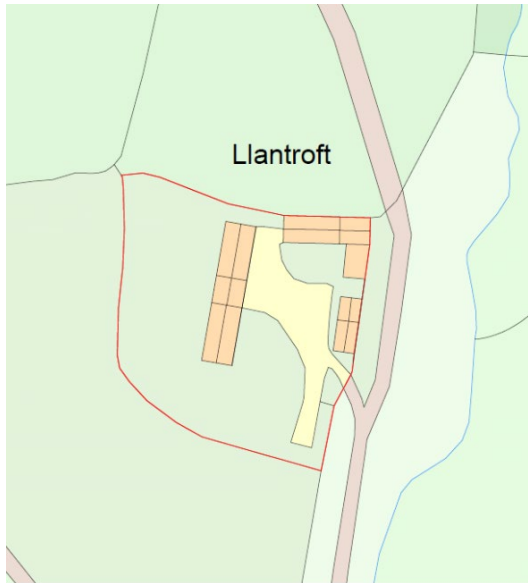


## 6. Existing Site

Llantroft is located in the rural Shropshire countryside and is approximately 4km from the Welsh border.

Access to the site is gained via the gravel track that leads down the hillside North-East of the building. The collection of structures are formed in a 'n' arrangement where they enclose a central courtyard and driveway. This arrangement provides the building with a sense of protection being hunkered down within the deep valley, whilst providing enviable views in 360 degrees of the farmland surrounding the property.

The natural garden to the property is mainly to the Western side of the site while the central courtyard offers plenty of potential to be put to good use.



Existing Site Plan



Location (Source: Googlemaps)



View of the valley from the entrance gate



View of the gravel track leading away from the site

## 7. Previous Application

A Planning Application has previously been submitted to Shropshire Council for “*Conversion of outbuildings to form one music studio; two residential units to be used as ancillary accommodation to include the erection of two link extensions, insertion of rooflights and erection of a timber clad building for use as a log store/bat loft*” (Ref.16/02766/FUL) which was granted on 02/02/2017 with an number of conditions attached to the decision notice.

The design core of the new proposed application and design follows similar principles to that of the previously granted scheme.

From all parties consulted with the previous application the majority of the feedback was provided from conservational and ecological perspectives. These comments were generally positive and have been considered within the new design scheme.

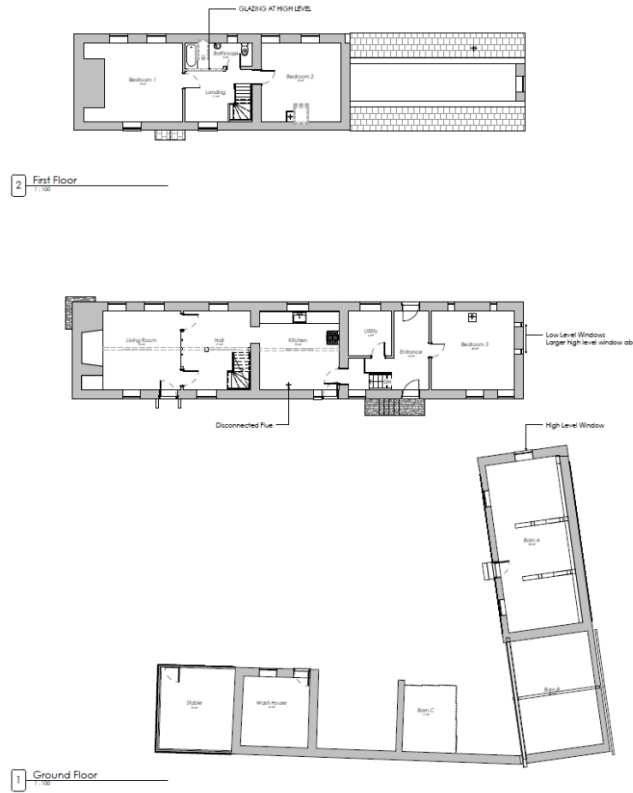
# 8. Proposal

The proposal is to create a link to connect the existing farmhouse with the existing barn. Additionally a single storey extension will be constructed in position of the existing log store.

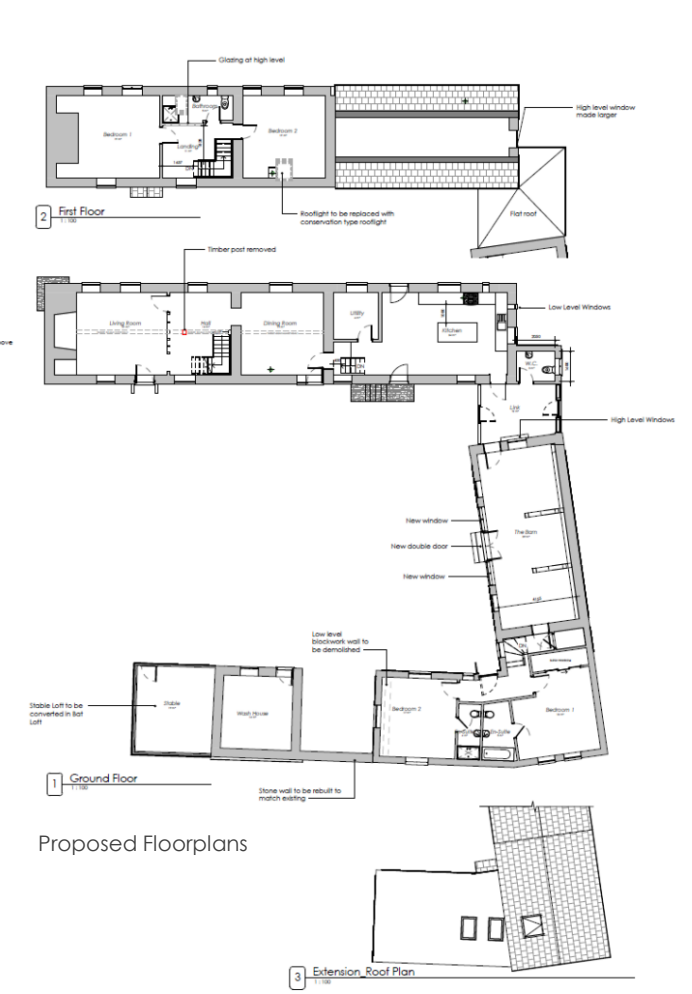
A reconfiguration of the ground floor plan of the farmhouse will utilise the existing structure with the exception of the timber stud partition separating wall of the current ground floor bedroom. This will create an open space, which sits at a higher level than the rest of the ground floor, and will become the kitchen. The existing steep staircase will be replaced for a compliant staircase with increased goings and lower riser heights to conform with modern building regulations and allow safer access to the first floor. This slight reconfiguration will drastically increase the flow of the building and create a better opportunity to link this existing structure to the barn.

The connection link between the two buildings will be made via a contemporary 'green' flat roofed, glazed link. The existing, end most window on the farmhouse's front elevation will be utilised and created into the doorway for access into the link. A W.C. will also be provided within the new link. This link is a crucial part of the design as it allows the currently separate buildings a cohesive singular use which is fit for modern day living.

A new internal doorway will be created to gain access to the barn from the link where a new windows are proposed on the front elevation of the barn in addition to widening the door opening to make room for a double door set to be installed. This will allow what is currently quite a dark space to be flooded with natural. The roof light in bedroom 2 will be replaced with a conservation style rooflight and three new conservation style rooflights will be installed on the North side of the barn.



Existing Floorplans



Proposed Floorplans

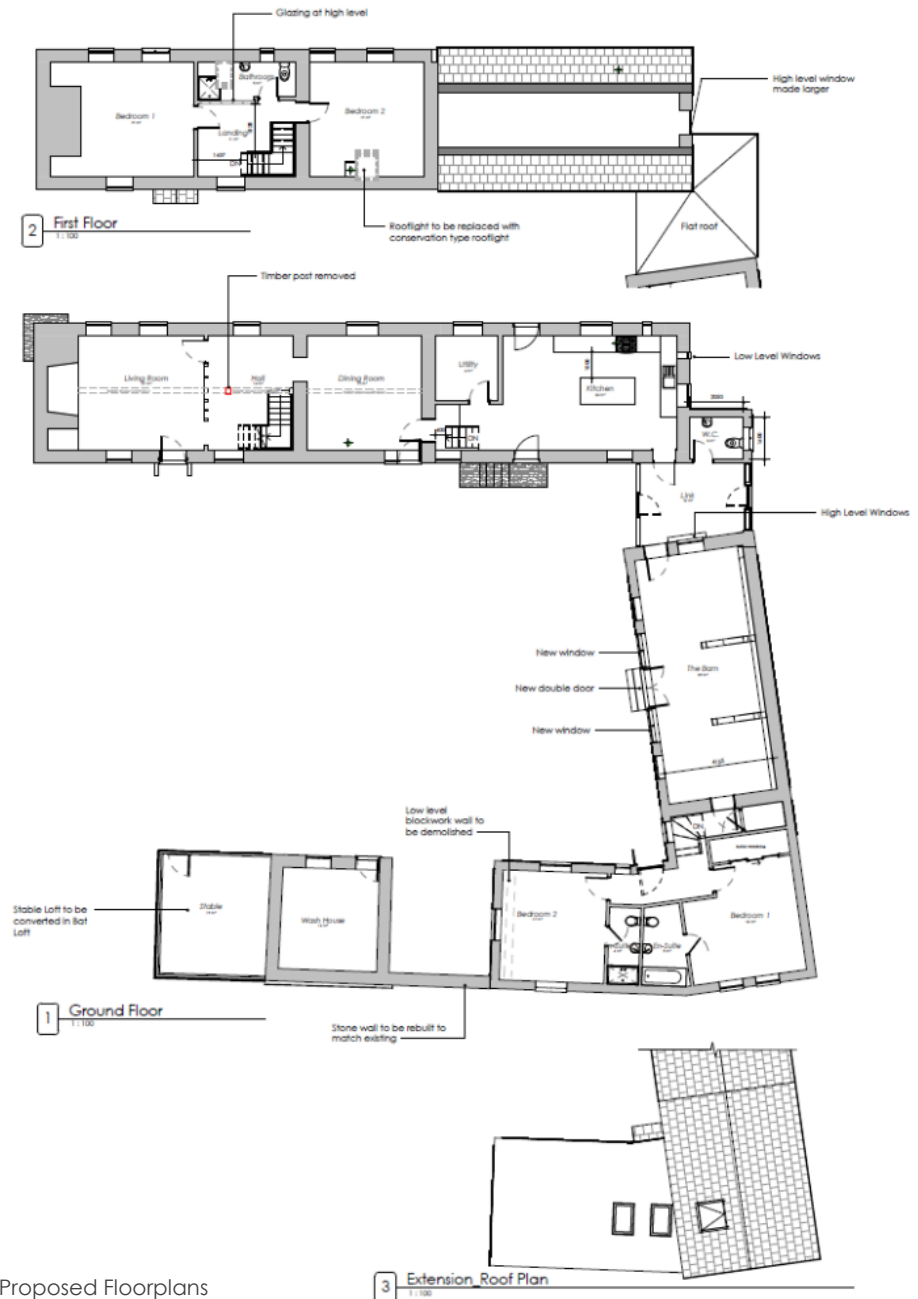
## 8. Proposal

The proposed single storey extension to the east of the barn will be constructed using the footprint of the existing logstore and will angle to the south of the site. This space will form an additional two bedrooms both with en-suites. Access can be gained by a new internal doorway connected the building to the barn and a new external doorway that will provide exclusive direct access.

The existing site has a relatively steep change in levels in this position where the ground falls from North to South, therefore it is proposed that this area will be excavated and levelled to create the ground floor lower than the existing floor level of the barn.

The new structure will extend directly off the East side the barn where the roof will have the same pitch however will step down at ridge height. This will make the extension look subordinate to the original barn whilst visually assigning its separate intended use. Where the extension continues to the south this has been designed as with a 'green' flat roof which will work with the level changes in the site and ensure the new extension is not overpowering on the overall massing of the site.

The existing stable and wash house are in poor condition and as part of the proposed scheme it is intended to undertake like-for-like repairs to the wash house to ensure its stability and the Stable will be restored and used as a dedicated bat building. Where required the repairs will be completed using methods and materials to match the current construction in order to provide an authentic appearance once complete. The dedicated bat building will also include some specific requirements as set out in the Mitigation Plan included within the Bat Survey report submitted as part of this application.



Proposed Floorplans

3 Extension Roof Plan 1:100



## b. Appearance

The new connecting link will be constructed with contemporary glazed external walls with the courtyard facing wall being floor to ceiling glass and the outward facing walls being glazed from a raised stonework plinth and timber cladding to the non glazed areas. The use of glass within the link will ensure the eye is not drawn to the new addition as the transparency will enable a lightweight connection between the two buildings as can be seen from the submitted proposed elevations.

The extension comprises a pitched roof section adjoining the existing barn with a flat roof section projecting to the south. This flat roof section will be a green roof build up. This has carefully been considered to ensure that this section of the building has limited impact on the site as possible. The green roof is a conscious decision to create a sustainable building and will help it to blend into the surrounding area, whilst also contributing to the local wildlife.

The elevations to the extension will be finished with a combination of horizontal timber weatherboarding and stonework as can be seen from the submitted proposed plans and elevations. Windows will be in a similar style to the existing to ensure a continuity across the site.

Guidance provided in local and planning polices have been considered and applied to the proposed design. Namely CS6 Sustainable Design and Development principles, CS17 Environmental Networks, Nation Planning Policy Framework (Particularly parts 12,15,16 & 17)

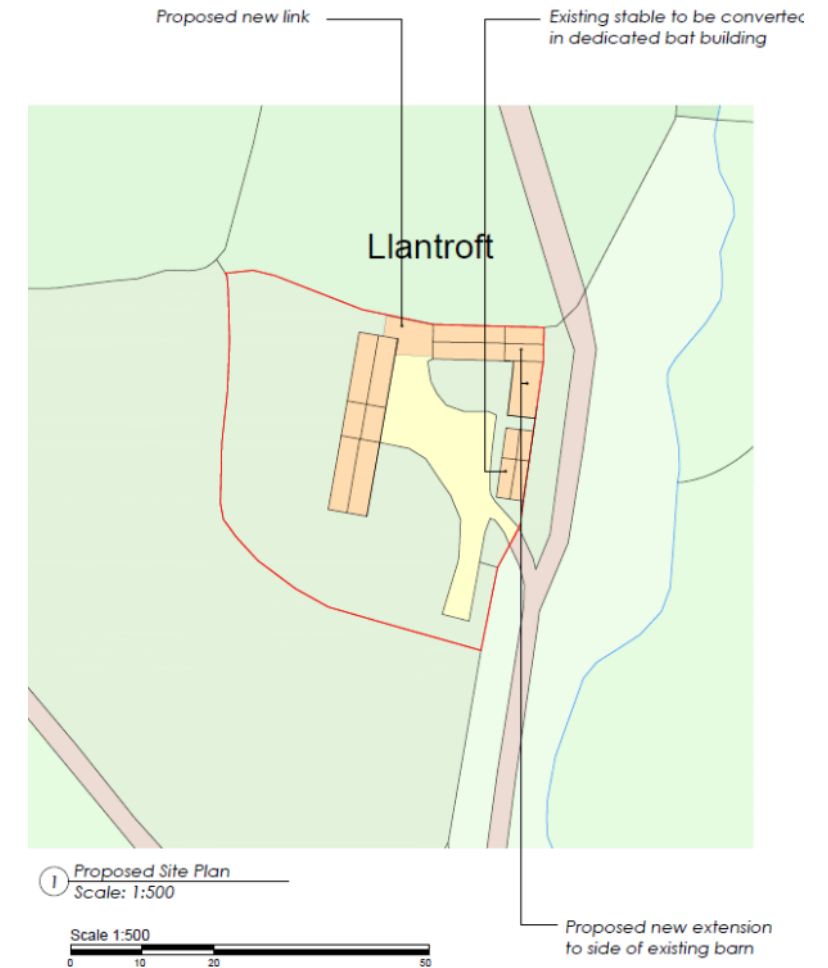


## 9. Landscaping

The landscaping will largely remain unchanged with the only alterations to be locally to the proposed extensions where the built up grass mounds are proposed to be lowered in this area to accommodate the lowering of the ground level for the extension. A new pathway will be included to allow access from the driveway to the new external door of the extension.

## 10. Access

Access will be maintained as existing where vehicular access to the property will be via the track road leading into the central courtyard area.



# 11. Conclusion

Overall this design and access statement has demonstrated how the design of the proposal has been considered and developed to ensure the alterations benefit both the use of the building ensuring it is fit for modern day standards of living and to the local environment. The alterations contribute to the characteristics of the current buildings and will enhance the site as a whole.