

Design and Access Statement

The Old Byre, Beacon Farm



August 2021

Contents Page

1. Introduction	2
2. The Site and Surroundings	
2.1 Location – Aerial map	3
2.2 Setting – Photographs	3
3. Design Principles and Concepts behind the Proposal	
3.1 Amount	4
3.2 Layout	4
3.3 Scale	4
3.4 Landscaping	5
3.5 Appearance	5
3.6 Access	5
4. Planning Policy Context	6
5. Consultation	8
6. Conclusion	8

1. Introduction

1. This Design and Access Statement has been prepared in accordance with Article 4 of the Town and Country Planning Order 2015. It provides supplementary information to accompany the planning application for the erection of a facade greater than 1.8m in height to provide screening to an air source heating system, solid fuel, local authority issued bins, recycling bags and walling to the existing building damaged by fire.
2. This statement provides a short description of the site and its surroundings. It then addresses the planning policy context relevant to this type of development, the design concepts and how the proposal will fit into its surroundings. Having demonstrated that the proposal complies with National and Local Plan Policies, the Statement finally concludes that with reasonable and necessary planning conditions, planning permission should be granted.
3. The Old Byre at Beacon Farm is a recently converted barn, which the applicants completed as a self-build and have lived in the property since completion over two years ago. It has become apparent over the past couple of years that improvement can be made to the front façade.
4. With the increase in fuel costs and environmental impacts of solid fuel, alternative heating sources have been considered to supplement and hopefully replace the current solid fuel systems of heating. The application's main focus is the erection of a fence line, similar to the fence already in place to screen an air source heating pump, to provide an area where the local authority provided bins, solid fuel, recycling bags and small tractor will be stored. The fence will also provide screening to the historical building damage, which will be preserved, whilst maintaining an attractive street sense suitable to the area.

2.The Site and Surroundings

2.1. Location

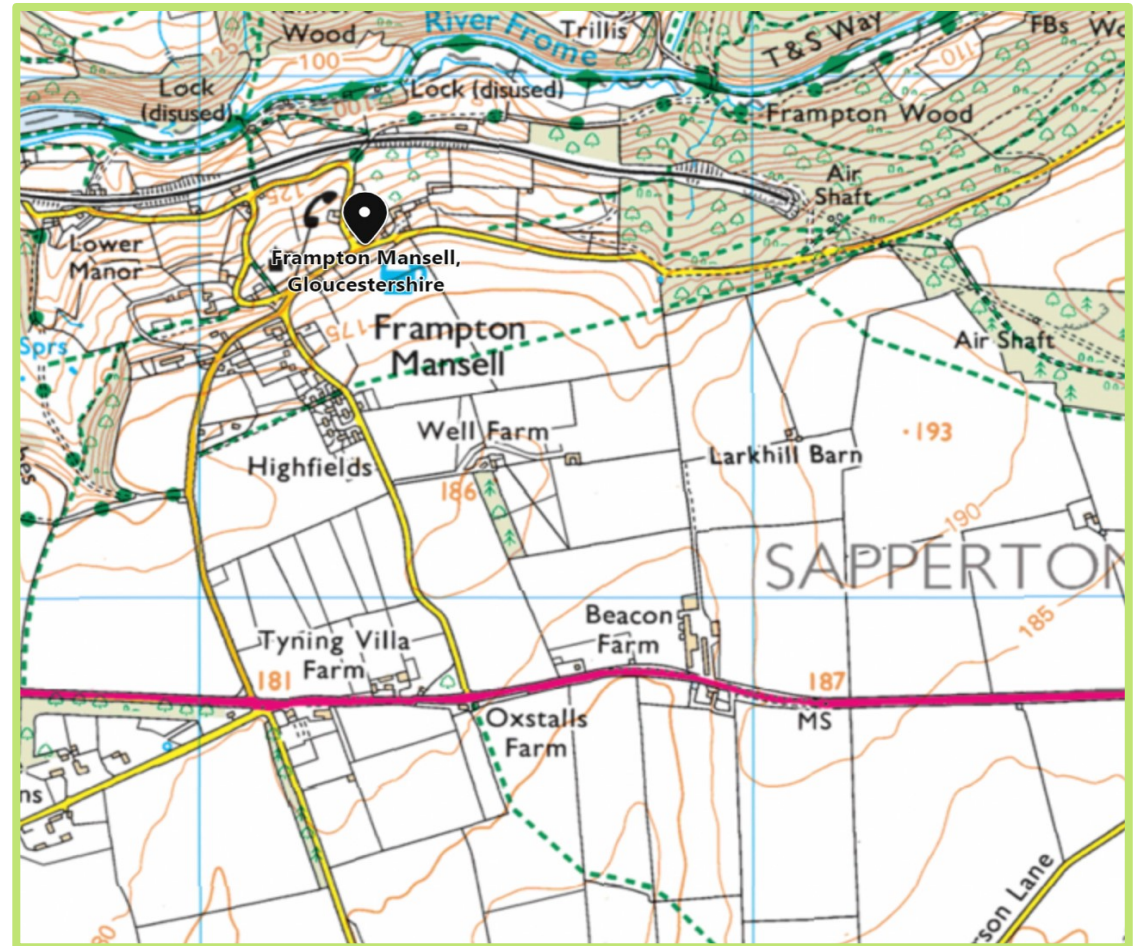
The Old Byre is located within Beacon Farm adjacent to the A419 between Stroud and Cirencester, sited at the southern end to Frampton Mansell, within an area of outstanding natural beauty (AONB). The newly refurbished Beacon Farm buildings are separated from the main farmhouse by the A419.

The Old Byre, is surrounded by a diverse number of rural businesses, which include local farms, bed and breakfast, small holdings, building contractors, a local farm shop and drive through.

The Old byre is located in a development of 6 converted barns making up the Beacon Farm. The development is largely private and only viewable by passing vehicles and one neighbouring property.

2.2. Setting

The Old Byre is set back from the A419 and accessed through a private gravel driveway. The Old Byre is largely screened naturally to the front elevation by well-established trees which are within the curtilage of the property. Adjacent to The Old Byre at the boundary to the northern side of Beacon Farm a number of saplings have been planted facing the highway providing further natural screening.



3. Design Principles and Concepts behind the Proposal

3.1 Amount

The proposal involves the erection of a facade greater than 1.8m which would normally be approved under permitted development rights and will be finished below the soffit of the existing single storey, low level pent roof.

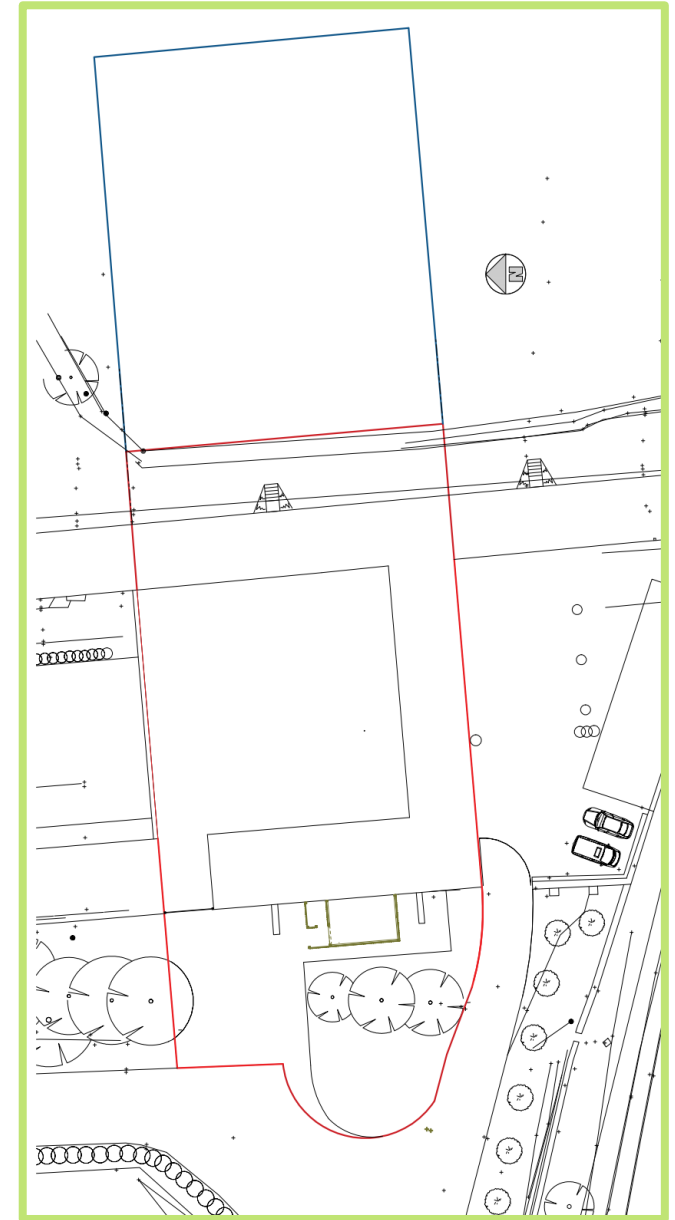
3.2 Layout

The proposed works will be carefully placed to replicate the current façade, whilst ensuring a better use of space, protecting the street scene and offering further security.

The site boundary will remain unchanged, with alteration of a gravel path to the front door which reflects the current layout.

3.3 Scale

The proposals size has been considered against the existing building within the current setting. The height has been kept below the existing pent roof which creates a junction to the existing building mirroring details across the site. The design has been planned appropriately for its intended use. The scale of the proposal has been kept relative to the size of the existing buildings and the established tree line in order not to change the existing site lines.



3.4 Landscaping

The proposed application will not change the visual impact of the landscaping, however it will reduce the front lawn to accommodate a gravel path and minimal widening of the current parking area.

3.5 Appearance

The current stone walling has suffered historic fire damage, which on further investigation is believed to have been caused by a small forge. The existing buttresses had once formed part of what we believe to have been the forge to the rear of the barn. We feel that the charred stonework which is beyond repair should be preserved, it is currently screened by a timber fence. The proposed facade will be of timber construction and installed to the same style to the surrounding developments and has been strategy placed to offer a number of solutions aimed at improving the appearance to the elevation of The Old Byre.

3.6 Access

The Old Byre, currently benefits from parking adjacent to the proposal and although the trees offer a much loved aspect it does not come without its pitfalls. Increasing the width of the drive allows vehicles to be parked whilst avoiding the consequences of the natural dripping sap which can be damaging over a period of time.



4. Planning Policy Context

Cotswold District Council has made provisions for developments of this type within the “Cotswold District Local Plan 2011 - 2031” and reference to the following policies could be made.

Policy EN1 - BUILT, NATURAL AND HISTORIC ENVIRONMENT

New development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by:

- a. ensuring the protection and enhancement of existing natural and historic environmental assets and their settings in proportion with the significance of the asset;
- b. contributing to the provision and enhancement of multi-functional green infrastructure;
- c. addressing climate change, habitat loss and fragmentation through creating new habitats and the better management of existing habitats;
- d. seeking to improve air, soil and water quality where feasible; and
- e. ensuring design standards that complement the character of the area and the sustainable use of the development.

Policy EN2 - DESIGN OF THE BUILT AND NATURAL ENVIRONMENT

Development will be permitted which accords with the Cotswold Design Code (Appendix D). Proposals should be of design quality that respects the character and distinctive appearance of the locality

“D.5 | The nature and colour of other external woodwork should generally harmonise with the colour of the walling materials. Lintels, posts and weatherboarding are commonly oak. The most sympathetic finish for these features is often completely untreated. The wood then weathers and silvers with time to very successfully complement stone, and assist in vernacular and contemporary developments blending well within their settings.”

Policy EN4 - THE WIDER NATURAL AND HISTORIC LANDSCAPE

1. Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas.
2. Proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets

Policy EN5 - COTSWOLDS AREA OF OUTSTANDING NATURAL BEAUTY (AONB)

1. In determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.

2. Major development will not be permitted within the AONB unless it satisfies the exceptions set out in national Policy and Guidance.

10.5.4 The design of new developments should reflect the analysis of the special qualities of the AONB and opportunities for enhancement as described in the AONB Management Plan and relevant landscape character assessments (see also the Cotswold Design Code at Appendix D). Notwithstanding the relatively uniform character of the landscape across much of the AONB, there are changes in landscape character and distinctiveness within it and it is important that these are recognised and reflected in the design of new development.

National Planning Policy Framework

53. The use of Article 4 directions to remove national permitted development rights should:

- where they relate to change from non-residential use to residential use, be limited to situations where an Article 4 direction is necessary to avoid wholly unacceptable adverse impacts (this could include the loss of the essential core of a primary shopping area which would seriously undermine its vitality and viability, but would be very unlikely to extend to the whole of a town centre)
- in other cases, be limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area (this could include the use of Article 4 directions to require planning permission for the demolition of local facilities)
- in all cases, be based on robust evidence, and apply to the smallest geographical area possible.⁵⁴ Similarly, planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so.

155. To help increase the use and supply of renewable and low carbon energy and heat, plans should:

- a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);
- b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and
- c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for collocating potential heat customers and suppliers.

5.Consultation

Local authority:

Given the costs and the time scales for the process, we have decided to go ahead and submit the Application but welcome early comment/consultation with the local authority.

Parish Council:

We have not consulted with Sapperton and Frampton Mansell Parish Council however the clerk will be sent a copy of the application on submission.

Neighbourly consultation:

We have not consulted with neighbours; however it is the intension to send a copy of the planning reference and link to the online portal further to the application being validated by the CDC.

6.Conclusion

The Old Byre has been converted for the long-term use as a dwelling and has been constructed as a self-build by the applicants, with strong local connection to the rural communities. The applicants understand the importance of the appearance of the property to the area and have endeavoured to ensure appropriate design principles have been applied.

The proposal will enhance the site by providing further screening for recycling bins, facilitating the storage of essential machinery and will provide screening for alternative environmentally friendly heating equipment, which would otherwise look out of place.