



DESIGN AND ACCESS STATEMENT

**HOUSEHOLDER APPLICATION - RETROSPECTIVE APPLICATION
MANOR FARMHOUSE, 83 MAIN STREET - YARWELL**

Proposal: Retrospective Planning Application of oak frame garage

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APPENDICES:

1.0 ROLE OF THE DESIGN AND ACCESS STATEMENT (DAS)

1.1 The purpose of this document is to provide an accessible and logically structured record of the issues and considerations which have informed the proposed works at 83 Main Street in the village of Yarwell, Stamford.

A *Design and Access Statement* is a short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

In practice, its role is twofold – it explains and justifies the proposals set out in the planning application (to aid the reader's understanding); and fixes the key design principles and concepts that will be adhered to when the proposal is developed in more detail (to assist development control and other subsequent decision making).

The plans and documentation accompanying this document will be presented to the LPA for determination as a planning application.

1.2 This statement is submitted in support of works previously completed based on a planning consent granted in 2015. The property is currently used as a domestic dwelling. Work on the originally proposed oak frame scheme were completed on site in 2019 however based on the variation between the drawings originally submitted and approved, and the works done on site, there is a requirement to seek additional approval to capture the slight variations. These variations include; The location of the garage, the overall

footprint and the exclusion of a window shown on original submission on the West Elevation of the garage.

1.3 The fundamental objective of this retrospective application is to provide up to date information and replace the previously permitted scheme.

1.4 This document is intended to cover the relevant points and issues required in a Design and Access Statement. The points covered include:

Design: The Process

- 2.0 Assessment
- 3.0 Planning History
- 4.0 Existing Plans and Elevations
- 5.0 Permitted and Proposed
- 6.0 Involvement
- 7.0 Evaluation
- 8.0 Design
- 9.0 Justification and Conclusion

2.0 ASSESSMENT

- 2.1 Physical Context
- 2.2 Social Context
- 2.3 Economic Context
- 2.4 Planning Policy Context

2.1 Physical Context

The Site: **Manor Farmhouse** fronts Main Street. The main house on the site is Grade 2 listed, but does not lie within the Northamptonshire Conservation Area. The site occupies approximately 0.04ha.

Manor Farmhouse associated outbuildings: In line with the previously approved scheme, visually the proposals seeks to consent the works completed on oak frame garage.

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2.4 Planning Policy Context

It is not considered that any of the minor alterations proposed to the scheme conflict with the policy. There is only slight difference (from the Main Street) between previously approved and works implemented.

3.0 PLANNING HISTORY

Planning history relating to the site:

15/01415/FUL – Permitted. Proposed erection of detached garage.

The owners appoint HMA to make a new retrospective planning application following Planning approval due to minor changes to the permitted scheme.



Figure 1: Aerial view of the Site (NTS)

The Site



Figure 2: Oak frame garage – existing as erected



Ref: 21 - 1042

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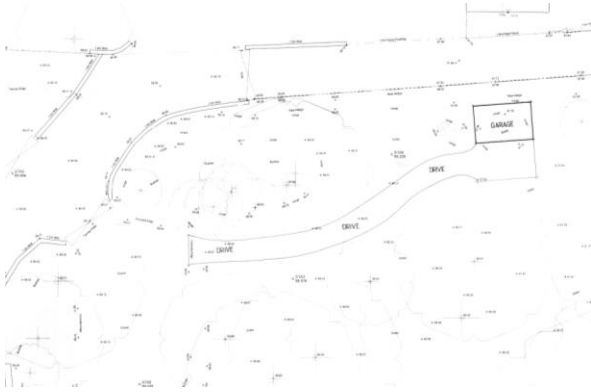
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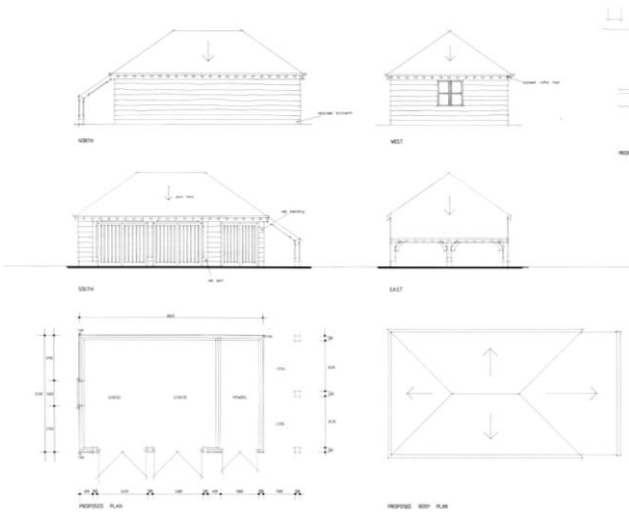
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4.0 EXISTING PLANS AND ELEVATIONS



Existing Site Level Plan with garage location – extract from previous Planning Approval



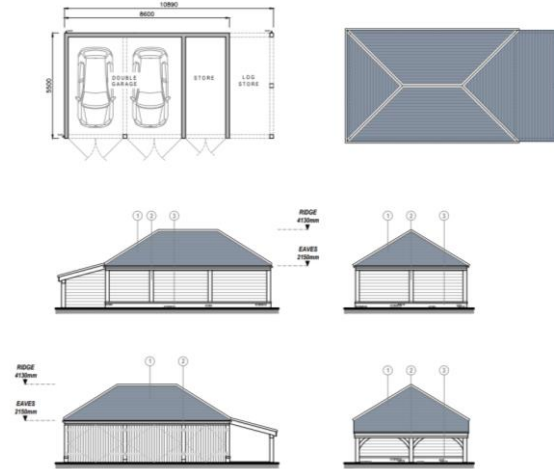
Existing Plans and Elevations - extract from previous Planning Approval

Figure 3 (Existing Plans)

5.0 PROPOSED



Proposed Site Block Plan with new garage location



Proposed Plans and Elevations

Figure 4 (Proposed Plans)

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6.0 INVOLVEMENT

Harris McCormack Architects were approached to assist the client with the submission of retrospective planning application.

The alterations from the original approval have no impact on visual appearance of the site as the existing landscaping retains site privacy and is therefore mainly hidden from any public views.

7.0 EVALUATION

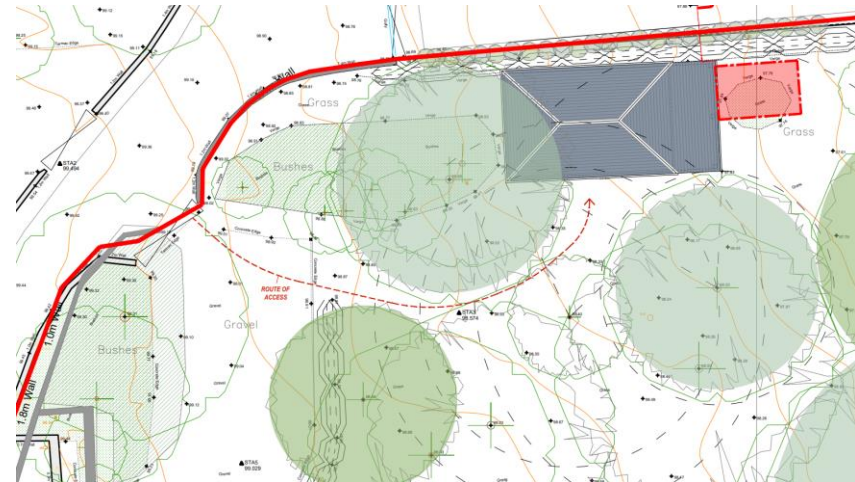
To summarise, this application is intended to capture the slight deviations to the originally consented, timber framed car/log store, and what was subsequently built.

Points of consideration:

- The original application: **15/01415/FUL** showed a proposed site plan with a disproportionate foot print.
- The built footprint differs from the originally approved plans by an additional: 490mm in length only.
- The West elevation excludes a proposed window.
- The front elevation (south) differs in its composition, with two larger and one smaller double leaf doors and no infill cladding, as opposed to the original application.
- The log store is the aspect of the foot print that occupies the additional 490mm.
- The original proposed site plan sites the disproportionate foot print 2.1m away from the boundary. The actual footprint runs 1.9m parallel with the vegetated site boundary.
- The original proposed site plan states the footprint is 12m², when the building would've actually occupied 57m². The built occupation is an additional 3m²

- Aside from the above it is difficult to state where the original consent dictates the car/log store should be sited with consideration to the mature trees in the area. The view was taken when building the car/log store that the trees in the centre of the site were maturest and well established, and as such given preferential consideration over the two trees to the west of the store, which were self seeded.

- On plan, you can see that to access the facility with a vehicle it would pose the least impact on the RPA's of the trees to drive via the dashed line. So it was taken that this would dictate the siting of the store. See below:



- Since being built none of the trees have shown sign of impairment due to the construction, possibly due also to the nature of the store and its infrequent use.

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- Since being built none of the trees have shown sign of impairment due to the construction, possibly due also to the nature of the store and its infrequent use.
- At the point of construction the trees to the left of the now build store were substantially younger and so less developed.

8.0 DESIGN:

There are no alterations to the design or materials to previously approved scheme.

9.0 ACCESS:

No alterations to access have been impacted by the proposal.

10.0 JUSTIFICATION AND CONCLUSION:

It is not considered that any of the works completed have caused any detrimental harm to the principal dwelling or the amenity of the adjacent properties.

The application as submitted is not considered to be contrary to local or national planning policy, and changes implemented suggests that planning permission can be granted for this proposal.

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