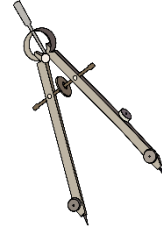


Site address: Harracott Farm, Frithelstockstone,  
Torrington, Devon EX38 8LA  
Project: Proposed Agricultural Worker's Dwelling  
Date: 23<sup>rd</sup> November 2021

**NDM Designs**  
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**NDM Designs**  
*Nick Marsland ACIOB*  
*Building Surveyor*



**DESIGN AND ACCESS STATEMENT FOR:**

**Proposed Permanent Agricultural Worker's  
Supervisory Dwelling at:**

**Harracott Farm  
Frithelstockstone  
Torrington  
EX38 8LA**

Site address: Harracott Farm, Frithelstockstone,  
Torrington, Devon EX38 8LA  
Project: Proposed Agricultural Worker's Dwelling  
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**NDM Designs**  
ndmdesigns@outlook.com

**Undertaken on behalf of Andrew and Bridget Heard of Harracott Farm Ltd**  
**DATE: 23<sup>rd</sup> November 2021**

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## **1. Introduction**

1.1 *This Design and Access Statement has been prepared on behalf of Mr & Mrs Andrew & Bridget Heard of Harracott Farm Ltd by NDM Designs in support of a submission of full planning application for the erection of a detached 3-bedroom house on land at Harracott Farm, Frithelstockstone, Torrington, Devon EX38 8LA.*

1.2 *This Statement should be read in conjunction with the following supporting Documents: -*

- I. Location Plan*
- II. Existing and Proposed Block Plans – Drawing No's Heard 01, 02*
- III. Proposed Plans and Elevations – Drawing No. Heard 03*
- IV. Agricultural Appraisal*

## **2. The Site and Surrounding Area**

### **The Location**

*2.1 Harracott Farm is located 4.5 miles west of the town of Torrington and approximately 6.5 miles south of the large market town of Bideford. The land is scheduled as Grade 3 on the Natural England Agricultural Land Classification Map. It is within a SSSI impact risk zone and within a biosphere reserve.*

### **The Site**

*2.2 The site is located to the north-east of the farm buildings and is currently used as pasture.*

*2.3 The site lies adjacent to the main road, separated from the road by a natural devon bank with thorn hedging.*

*2.4 There is an existing vehicular access from the main road and it is proposed to use this access to the new dwelling.*

*2.5 The site is level.*

### **3. Relevant Planning History**

#### **Previous applications**

*ROOFING OF LIVESTOCK GATHERING AREA*

*Ref. No: 1/0936/2018/FUL | Received: Mon 27 Aug 2018 | Validated: Tue 02 Oct 2018 | Status: Application Permitted*

*ERECT STEEL FRAME BUILDING, WOOD BOARDING SIDE CLADDING, FOR GENERAL PURPOSE DRY STORE FOR FOOD STUFFS*

*Ref. No: 1/1408/2006/AGR | Received: Tue 27 Jun 2006 | Validated: Mon 03 Jul 2006 | Status: Approved Determination*

*MACHINERY/ STORE SHED & SITING OF FEED/ GRAIN SILO*

*Ref. No: 1/1352/2004/AGR | Received: Mon 28 Jun 2004 | Validated: Mon 28 Jun 2004 | Status: Approved Determination*

*INSERT 2 DORMER WINDOWS TO FRONT OF HOUSE*

*Ref. No: 1/2015/2002 | Received: Thu 24 Oct 2002 | Validated: Thu 24 Oct 2002 | Status: Application Permitted*

*EXTEND FARM TRACKS USING STONE HARDCORE AND/OR PLANINGS*

*Ref. No: 1/1691/2002 | Received: Mon 09 Sep 2002 | Validated: Mon 09 Sep 2002 | Status: Refused Determination*

*STORE SHED FOR FARM MACHINERY*

*Ref. No: 1/1193/2001 | Received: Tue 03 Jul 2001 | Validated: Tue 03 Jul 2001 | Status: Approved Determination*

*ERECTION OF AGRICULTURAL BUILDING*

*Ref. No: 1/1089/1998 | Received: Thu 02 Jul 1998 | Validated: Thu 02 Jul 1998 | Status: Refused Determination*

*EXTEND EXISTING BUILDINGS TO PROVIDE STORAGE FOR HAY/STRAW ETC, & CUBICLES FOR CATTLE*

*Ref. No: 1/1063/1997 | Received: Tue 22 Jul 1997 | Validated: Tue 22 Jul 1997 | Status: Application Permitted*

#### **4. Proposed Development**

- 4.1 *Full planning permission is sought for the erection of one three bedroom detached house to be located on land at Harracott Farm as previously described.*
- 4.2 *The application is applied for in full.*
- 4.3 *The dwelling will be located as indicated on Drawing No. HEARD 02 with its own dedicated recreation space surrounding the new dwelling.*
- 4.4 *The proposed dwelling will be located to the north-east of the existing farm buildings with parking for 2 vehicles and turning area as shown on Drawing No. HEARD 02. The site has been chosen as it occupies a commanding position allowing views of the farm buildings and field.*
- 4.5 *The disposal of surface water from the development shall be discharged from the proposal site to the existing rainwater harvesting tank to the south west of the proposal site as shown on Drawing No. HEARD 02.*
- 4.6 *Foul drainage from the development site shall be connected to the existing septic tank to the south-west of the proposal site as shown on Drawing No. HEARD 02.*

## 5. Design Considerations

### *Use*

- 5.1 *The proposed agricultural worker's accommodation, as shown on the plans, is to serve the farm business and provide suitable accommodation for a full-time worker, all as described in the Agricultural Statement.*

### *Amount*

- 5.2 *The proposed development comprises of the erection of a detached 3-bedroom house with a maximum internal floor area of 117m<sup>2</sup>, as dictated by Policy DM 28: Rural worker's accommodation, together with access drive; parking and turning area and recreation space, in total a plot area of 873m<sup>2</sup>.*

### *Layout*

- 5.3 *The proposed layout of the house is as shown on Drawing No. Heard 02 and will comprise of 2 reception rooms, office, utility/boot room and hallway on the ground floor with stairs leading to the first floor which comprises of 3 bedrooms including a master with ensuite facilities, bathroom and landing.*

*The rooms have been arranged to allow views of the field and farm buildings to maintain security of the site.*

### *Appearance*

- 5.4 *The proposed dwelling will be constructed in a style commensurate with the local built form, incorporating traditional methods of construction.*

*The dwelling will be a 2-storey house with concrete block cavity walls with smooth render finish with brick plinth and quoins.*

*The windows and doors will be upvc double glazed with brick soldier courses to ground floor window and door heads.*

*The roof covering will be slate with an angular terracotta ridge.*

### *Scale*

- 5.5 *The scale of the proposed dwelling will be commensurate with the requirements of the agricultural business to which it relates with due regard to Planning Policy DM28: Rural worker's accommodation and the Supplementary Planning Document (SPD) adopted by NDTLP January 2020.*

### *Landscaping*

#### *5.6 The proposed landscaping is as shown on Drawing No. HEARD 02*

*The existing Devon bank and thorn hedging which extends to a height of approximately 1.7 metres provides natural screening from the highway and will remain undisturbed. Existing fences on the site will be assessed and enhanced where practicable.*

*The site levels will remain predominantly the same and follow the existing site gradients as far as practicable.*

*The new access drive, parking and turning area will be finished with water permeable block or brick pavers with concrete edging.*

### *Access*

#### *5.6 Access to the proposed dwelling will be via the existing access directly off the A388 highway.*

*A new access drive will be constructed as described earlier and will afford level pedestrian access to the proposed dwelling in accordance with Part M of the Building Regulations.*