

A design and access statement with regard to

New dwelling at
Turners Court Farm
Turners Court Lane
Binegar
Somerset
BA3 4UA

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Design and Access statement for new dwelling house at Turner Court Farm, Turner Court Lane,
Binegar, Somerset, BA3 4UA

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1.0 Introduction

1.1 Outline of proposal.

The Applicant farms Turner Court Farm as a mixed farm and lives in Turner Court with his partner. The property is quite substantial and in a poor state of repair. The plan is to build a new farm house that is subject to an Agricultural Occupancy condition. The proposed property is of a simple straight forward design that will incorporate many eco friendly features but not be some Grand Design monster.

1.2 Location

The proposed site stands to the west of the main buildings of Turner Court Farm and the farm access runs between the proposed site and the current house. It is envisaged a new driveway will be created serving the new house with the entrance to the east of the pond that lies to the north of Turner Court Lane.

1.2 Client

The applicant farms Turner Court Farm which has been in his family for many decades.

Turner Court Farm is Grade II listed and is in parts in a poor state of repair. The farm does not generate sufficient profit to allow the refurbishment of the property therefore the plan is to obtain consent for a new farm house to be occupied by the applicant and his partner and then to seek planning permission for the conversion of barns associated with the farm that are no longer suitable for modern agricultural use but would convert to provide quality housing. The added value would also allow for the refurbishment and restoration of Turner Court Farm.

1.3 Brief

The applicants have three key criteria for this project: -

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- a) They need a property close to the farm to enable them to maintain farming standards and be on hand for lambing and livestock care.
- b) They are looking to downsize and want an easily managed property that is energy efficient and eco-friendly.
- c) They wish to have built in features that will allow them to remain in the property in their advanced years.

2.0 Context

2.1 Site Context

The site is located just outside of the settlement area of Binegar Village but on the land owned by the applicant.

2.0 Physical Context

The site is easily accessed from the road and mains water and electricity are close at hand.

In designing and locating the proposed house consideration was given to adjacent properties and striving to ensure that the new house would not overpower the surrounding properties owned by other parties and not detract from Turner Court Farm.

2.1 Social, Environmental and Economic Context

By creating a single extra property on land, they already own the applicants are assisting in addressing the housing shortage.

The design is for an eco and energy efficient property which will offer flexibility in their later years.

They will use local contractors and suppliers as much as possible which will help to assist the local economy.

3.0

Planning Policy

3.1 Introduction

This application is for a replacement agricultural dwelling for a farmer.

If consent is granted Phase II will be the submission of further application with regard to the conversion of existing farm buildings and the refurbishment of Grade II listed Turner Court .

In the Mendip Local plan Binegar is deemed a secondary village and the local plan has highlighted a shortage of rural village properties.

In granting consent for the new farmhouse unlocks the potential for a planned redevelopment of the farmyard to produce residential and possibly some holiday letting units as well.

It is also a self-build project and can contribute towards the Councils need to provide opportunities in this category.

4.0

Design Development

4.1 The brief

The applicants occupy what by modern standards is a very substantial property and they have furniture of a size to suit such a property in wishing to trade down they don't want to scale down furniture either .

They wished to have the main features of the property located to enable them to enjoy the views

across the valley and to have a low maintenance garden and surroundings.

5.0

5.1 Consultations

Consultations have been held with the Architects, Planning Consultants and the relevant Core Strategy and Planning Policies.

A Pre-Application Consultancy was submitted by a previous agent but no feedback has been made available to us.

However in studying both local and national planning policy the creation of an Agricultural Property of this type should be supported.

5.2 Consultation of neighbours

The Agent intends to liaise with neighbours once the application is validated

6.0 Design Principles

The design as proposed will create a flexible modern house with exceptional eco-friendly and energy efficiency.

The design is undoubtedly modern and whilst ideas were gathered from other residential developments in the area some have been taken from further afield,

The idea of downsizing to a bungalow whilst still active did not appeal to the Applicants and looking to the future when the farm is sold it is more likely to be purchased by a younger family farmer.

The proposed property will have a small garden and vegetable growing area. The conservatory shown will be used as a greenhouse too for binging plants on.

The proposed plans will also not have a significant impact on the adjacent Listed property and finished have been selected to blend in with the existing property.

7.0 Sustainability

Sustainability is a driving force in this proposed development.

Because it is a new build modern materials and construction methods will be incorporated into the structure to give performance levels approaching that of a “passivhaus”.

As a new build high levels of air tightness will be achieved and the shell will be a thermally and acoustically efficient unit.

Solar panels, air source heat pumps and water recycling are designed into the plan – with a wood burner providing back up heating.

8.0 Access

8.1 Transport

Whilst there is a limited bus service in the village as an active farm private transport will be the main transportation method.

Within the proposal there are sufficient parking provisions, and an electric car charging point is proposed within the M&E specification.

Within the proposal it is intended to create a house driveway as well as the existing farm entrance.

Again this is future proofing so that if there are young children at the property they can be physically separated from the hazards of farm traffic.

8.2 Inclusive Design

This is planned as a flexible home for a couple who are fit and active now but are also thinking ahead to a time when they are less mobile, the ground floor is on a single level and also includes provision to enable farm muck to be washed off without needing to go upstairs

9.0 Ecology issues

Given the rural location the existing buildings are used by various species and bats have been observed in the area (Including Horse Shoe bats) However with this application ecology is fairly straight forward. Provision will be made for both bird and bat boxes to be fitted to the new property and external lighting will be designed to have minimum impact.

As part of the plan the existing pond will be restored and also used for retaining surface water .

9.0 Appendix