

Addendum to Design & Access Statement
Conversion & new dwellings, Ivory Hill Farm
Park Lane, Winterbourne, Bristol, South Gloucestershire
BS36 1AS

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1.0 Context

Planning Consent was granted on 1st December 2021 for the development at Ivory Hill Farm, Park Lane, Winterbourne. The works comprise the change of use of agricultural buildings to five dwellings, the erection of one detached dwelling, and associated landscaping, parking and associated works.

Construction has commenced, with the restoration of the historic roofs prioritised in order to provide protection to the buildings. Great care has been taken with the detailing and the workmanship on site to retain the simple agricultural character of the existing buildings, whilst repairing and upgrading the fabric to be fit for the new dwellings.

This Addendum to the original Design & Access Statement has been prepared to support an application for a Minor Material Amendment for changes to the access and layout of House 8 - the Bank House. This is the detached new dwelling to the north of the farm buildings. The reasons for proposing this change are explained in the document.

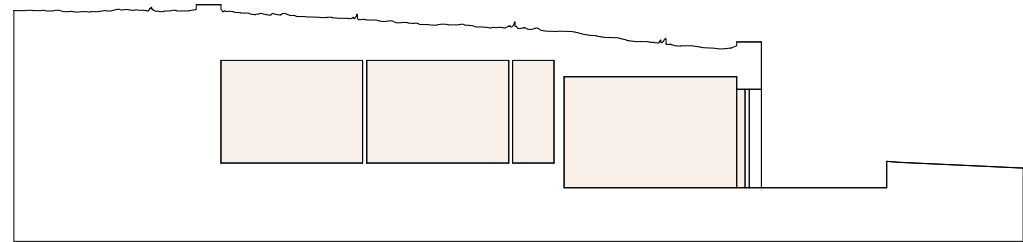


Above: Consented site plan

2.0 House 8 (The Bank House)

Consent for the Bank House was granted on the grounds of 'enabling development' for the rest of the project. The design aims to keep its impact to an absolute minimum.

Conceptually the new house forms an edge to the existing stone retaining wall at more or less the existing height. The house will be barely visible from a distance, set behind a stone wall constructed from the pennant stone excavated from the bank, with a green roof reading as a continuation of the higher field behind.



3.0 Western Power Improvements

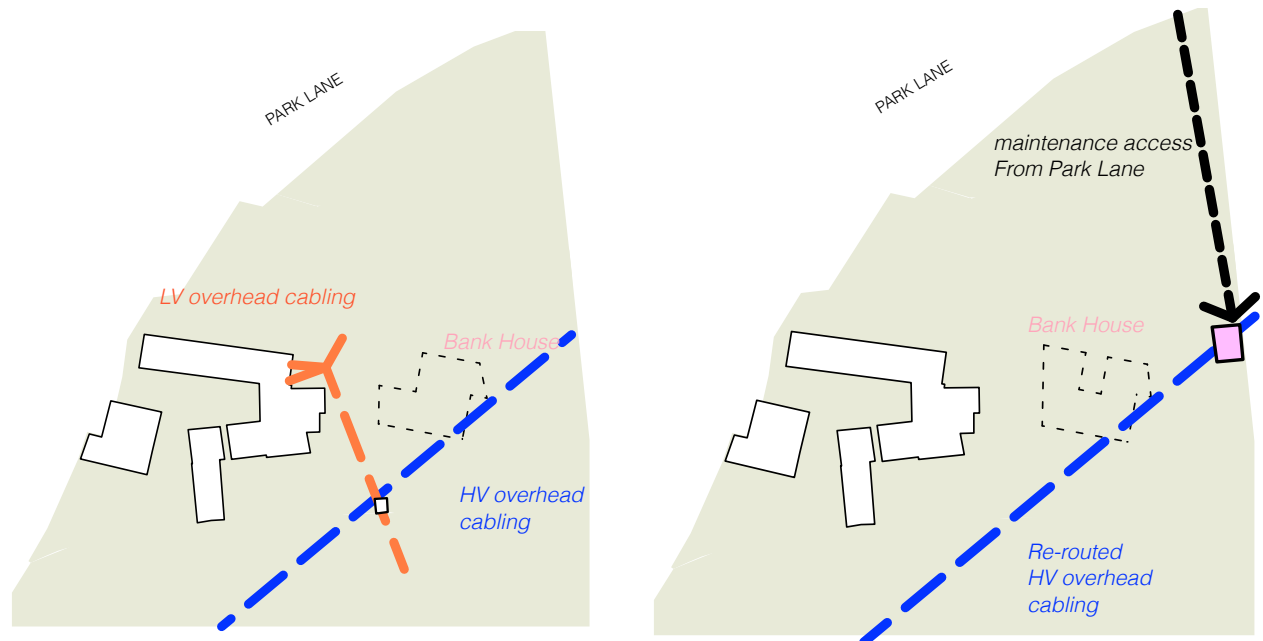
Since the commencement of the project, Western Power (WPD) have undertaken some electrical infrastructure improvements at Ivory Hill Farm. This includes the installation of a small substation to the northern field boundary, which has enabled the complete removal of their low voltage overhead cabling across the site and the re-routing of their high voltage cabling.

WPD require 24/7 access for the maintenance of the substation. This will need to be via a new entrance from Park Lane and an access track located at the top of the field, tight to the boundary. The access track will create an alternative route into the site.

Top: Conceptual Section through the Bank House

Bottom left: Original WPD cabling routes

Bottom right: New simplified WPD cabling routes



4.0 Alternative access route

The consented access to the Bank House is via a new drive from the northern edge of the new shared parking area. This drive will need to be cut down into the field as it rises up behind the farmstead. To reach the necessary level with a gradient of 1 in 20, this cutting will be quite significant, and will require a large amount of the field to be removed, adjacent to the historic buildings.

As the project has progressed on site we have become concerned that this work will change the site's character in a negative way. It will be very visible in the public views of the rear of the main range, where we have worked hard to retain the traditional character of the buildings. It will change the relationship that the range has with the field.

The WPD changes have created an alternative access route into the site, which we believe would also provide much improved access to the Bank House, with much less impact on the levels and appearance of the field (and hence the setting of the historic buildings).

The track would need to cut in to the sloping field but the cutting would be much more discreet in this location, as it is some distance from the farm buildings and would be largely out of sight.



Above: Site plan showing the consented access arrangements for the Bank House overlaid in orange & the alternative access proposed in pink

5.0 Character

The proposed access would need to be subtly integrated into the existing landscape to minimise its impact. The following features would help achieve this:

- To minimise any impact of an additional entrance, we propose to give the entrance the appearance of field access, with no domestication at all. There would be a simple metal five bar gate on timber posts where the track meets the lane. No trees or vegetation would need to be removed to create this access.
- The shared WPD and Bank House access would be treated as a simple farm track, rather than a domestic driveway. The track itself would be grass, with a grasscrete honeycomb beneath to give the grass protection and prevent the track becoming muddy.
- The grasscrete parking area would be partially excavated to further sit the vehicles down (out of sight), further reducing the impact on the listed buildings. The existing trees and hedgerow would also screen the vehicles from view in this location.
- A new hedgerow (similar to that of the other field boundaries) would be planted along the side of the new track, to screen the occasional vehicle that drives along it. The hedge will also help prevent any domestication bleed into the orchard/wild flower meadow and prevent any unofficial parking.

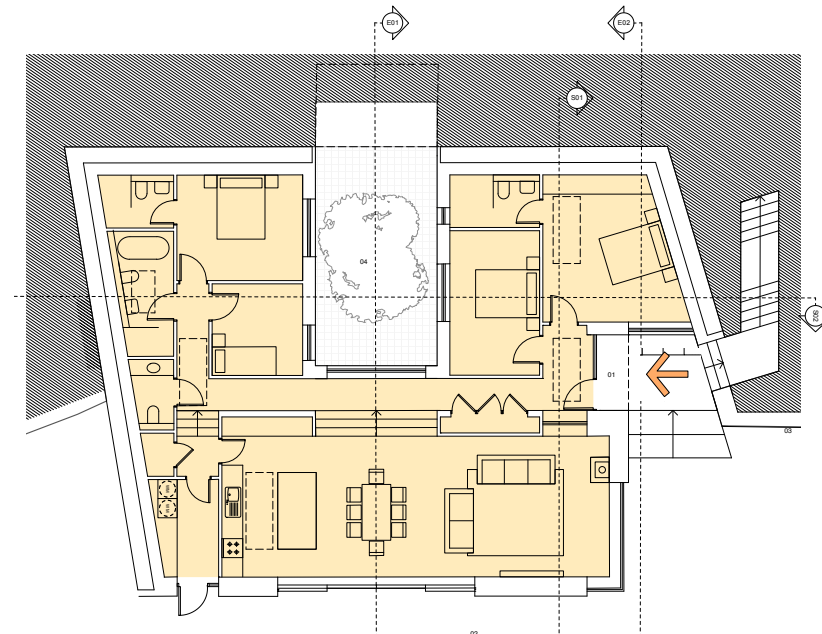
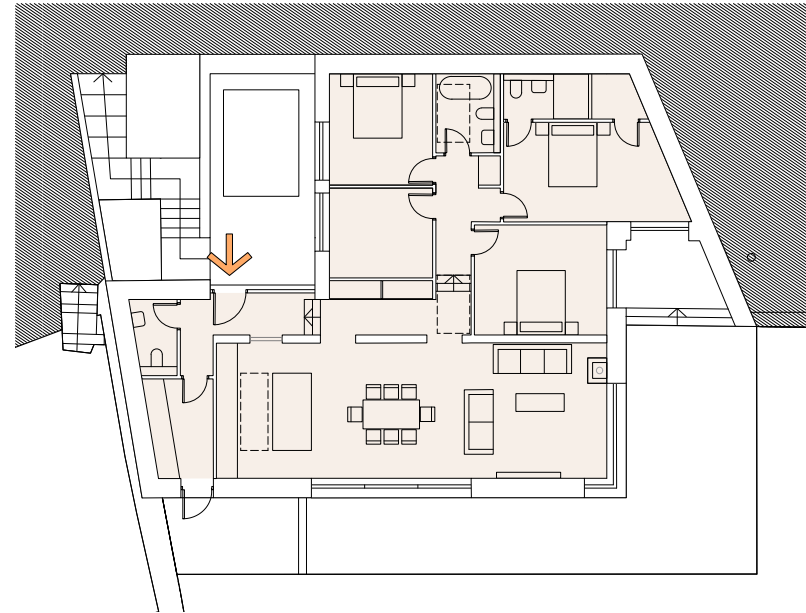


Right: Site Plan as proposed highlighting the landscaping features

6.0 Layout

Some revisions would be needed to the layout of the Bank House in order to reposition the entrance to the north. However the principles of the proposed revised layout, elevations and footprint would remain the same as the consented scheme.

- The break in the retaining wall and steps for the proposed new entrance would be in a similar place where a break in the wall was proposed on the consented scheme.
- The consented entrance courtyard would be shifted over to provide a new courtyard in the revised scheme.
- The height of the building would be the same as the consented scheme.
- The window openings would be very similar to the consented scheme.



Top: Bank House layout as consented
Bottom: Amended Bank House layout as proposed

7.0 Pre-Application Advice

The planning offer for the project was consulted by email on the proposed amendment in February 2022. The following concerns with the revised access proposal were raised:

- It spreads the scheme over a wider area
- It introduces an additional entrance.
- The relocated driveway would be more prominent due to it being in a higher location.

We believe that the proposed landscaping features help address all of these concerns as follows:

Spreads the scheme over a wider area

Additional planting would be introduced to the northern edge of the car park to ensure that parking/domestication of the scheme cannot bleed into the communal orchard/wild flower meadow. In addition to this, planting will also be used to demarcate the Bank House from the field to further prevent future 'bleed'. The bank that has been created along the edge of the car park could also be kept in place to prevent unwanted vehicle movements. The proposed relocation of the parking spaces for the Bank House would also improve the setting of the listed building by lessening the parking within its vicinity. The area of developed land within the Green Belt would remain the same, but would be shifted further from public view.

Introduces an additional entrance

An informal additional entrance is required by WPD to maintain the high voltage infrastructure within the field and will need to be provided, even if it does not

officially serve the Bank House.

To minimise any impact of an additional entrance, we propose to give the entrance and driveway the appearance of field access as described on page 5.

Moreover, the applicant would impose a covenant on the land to ensure that no other surface can ever be used (indefinitely). This will keep the track looking like a track, and prevent it gradually becoming a formal driveway. This also fits with the strong environmental credentials of the building.

The relocated driveway would be more prominent due to it being in a higher location

A new hedge would be planted along the side of the track as described on page 5. We would also construct a shallow ditch alongside the track to prevent vehicles parking unofficially on the field. The parking area would be excavated to a lower level, screened by the existing retaining wall and planting.

Conservation Perspective

The Conservation Officer for the project visited site and agreed the proposals would be an improvement (over the consented scheme) on the setting of the listed building within the Green Belt.