

# Design Statement

Incorporating:

Design & Access Statement

Planning Statement

REV B- 14-06-22

## Site

9 Eastgate Lund, East Yorkshire

## Client

Mr and Mrs M Kitson

## Project

New general purpose Agricultural store including Solar photovoltaic panel roof, New stables, Existing garage alterations and alteration of existing Menage.

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## Introduction

This Design Statement accompanies the drawing numbers S-001, S-002, P-001 and P-003. These drawings show the proposed and existing development.

This document aims to set out the key principles of the proposed design and the aspirations of the Applicant with regards to design, sustainability, and the approach to the site generally.

## Existing Site

The existing site is accessed from Eastgate Lund.

## Design Proposals

There are four site proposals.

1. Alter existing garage, store and eco plant room.
2. Build a new stable block adjacent the existing garage and store area.
3. Alterations to existing menage located on the Eastern field.
4. Build a new general purpose agricultural store/Equestrian shed and workshop.
  - 1.1 The proposed works include the refurbishment of the existing garage and store with new sectional doors and a new internal layout. The exterior of the structure is to be extended south by approximately 700mm. All materials such as bricks will be re-used to block up old openings as required. The existing eco plant room is to be retained in its current use with a new door to the stable block and covered way on its east.
  - 2.1 The new stable block will be attached to the eastern end of the existing garage and plant room. The building will be clay pantiles and reclaimed facing bricks to match existing. Only the eastern gable will be constructed above 1100mm with timber boarding.

It is proposed to install 5 no solar thermal panels on the roof of the new stable block which will support hot water and heating production for the premises.

All roof drainage is proposed to be recycled for use around the gardens of the main house.

The access road will be a permeable chalk road and naturally dissipate into the ground below.
  - 3.1 Although there is an existing menage it is proposed to relocate this space slightly to the west. Drainage from the menage will be via soakaway baskets located on the eastern boundary. It is proposed for a timber fence for which details of the fence and menage ground make up have been supplied with the drawings.

4.1 A new general purpose agricultural store and equestrian space is proposed to be erected on the Eastern field. The shed is for general agricultural use as well as associated with the equestrian facility, such as hay, straw, feed, tractors and the owners various small farm machines etc.

The store will be built of pre-cast concrete wall panels below steel profiled wall panels at the upper level. The roof will be clad with grey profiled steel sheeting and Photovoltaics on the southern side of the roof.

Rainwater goods will be grey to match roof sheets.

The roof rainwater is to be collected in a below ground storage tank, the water is then to be pumped and recycled for use at the main house and gardens.

### **Impact**

The proposal for the garage is a small extended addition to the south, the garage doors are to be new sectional doors, care will be taken to salvage the existing materials for re-use. This design modification is minimal with no impact on the main dwelling or neighbour. It is proposed to sound insulate the internal north wall of the garage on to the northern neighbour boundary.

The stable proposed to adjoin the garage is a single storey addition located east of the garage. The ground level currently sits lower than approximately 700mm below the neighbouring ground level to the north. It will not be overbearing due to the single storey structure and can only cast a small level of shadow in the early hours of the morning.

Materials for the stables will match those of the existing building and be reclaimed wherever possible.

5 Solar Thermal panels will be installed on the south facing roof of the stables and will further the applicant's ability to remain carbon neutral, thus harnessing energy from natural solar sources.

Currently attached with this design appraisal I have provided details showing the commitment to ensure that 9 Eastgate remains carbon neutral well into the future. Ground source heating has been installed as per the certificates enclosed. This provides hot water and heating for the property; all equipment is located in the dedicated plant room in the existing garage block.

The menage is located approximately in the same position as the original. This menage has no impact on neighbours or the environmental. The menage has been moved so that it is far enough away from tree roots, it should also be noted the original storage shed is proposed to be removed away from a tree root zone.

The general purpose agricultural store has been located on the eastern field on its northern boundary. It is to be noted there is already an approved application to remove the conifer and poplar trees on the north boundary of the menage. The neighbours were consulted and proposed positioning of this building is as a result. There has also been discussion with neighbours relating to

the position of the photovoltaic panels which they also agreed were best located on the roof of this building.

The building is significantly far enough away from neighbours by some 125m, therefore we believe it has minimal visual impact. It cannot be overbearing, not over shadow and any activity associated with its use is far enough away for it to be recognised.

All details for the installation of the photovoltaic panels have been attached with this document.

### **Access**

Access to the proposed development is from Eastgate. The main vehicular route is across the existing field and it is proposed that the existing route will now have a new chalk access installed. Chalk will allow the rainwater to dissipate through the surface and naturally percolate into the ground below.

### **Sustainability**

The development is rigorous in its ability to be self-sufficient. Already explained and evidenced by installation certificates is ground source heating. Water harvesting will be installed and also the addition of Solar photovoltaic panels will make the project and existing property completely self-sustainable in terms of energy consumption. These projects in turn allow sustainable village environments which further protects rural village occupancy and life. The use of off grid electricity is an increasingly essential for such locations and for humanity in general, the applicant can light and heat their home and also charge any electric cars giving them the ability to function away from the premises. The by product from the use of this technology should not be undervalued in any circumstance. Zero Carbon.

### **Policy**

The NPPF identifies that Local Authorities should encourage development which increases the sustainability and economic vitality of rural locations. Using natural technology protects not only existing rural settlements but protects our environment and protects people and buildings which conversely follows patterns supported by the NPPF.

### **Summary**

The proposals for the garage alterations, stables, agricultural store and menage have been with consideration and dialogue with the neighbours.

The design is simple in its form and has minimal impact on the neighbours by way of mass, view, or overshadowing.

The design seeks to be ground breaking simply by its environmental impact which should be encouraged in as many locations both rurally and also where possible in urban environments.

The design generally is well considered in all aspects and is a sensible asset supported by Planning policy.