

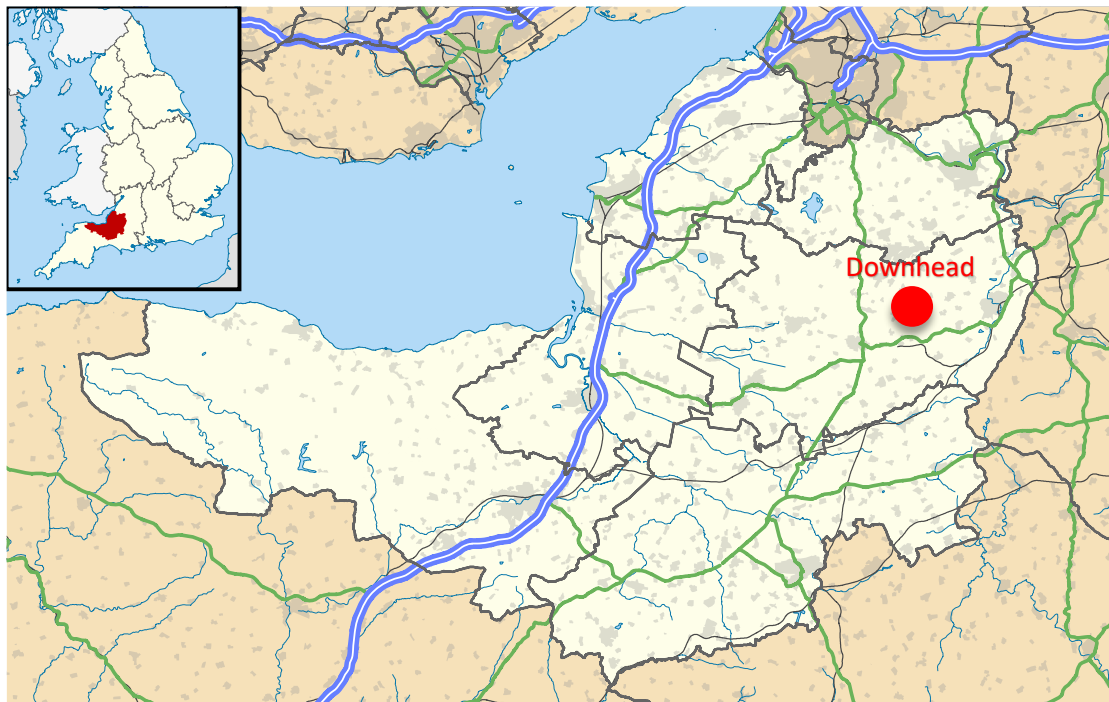
**21083 | Manor Farm Dairy, Downhead, Shepton Mallet, Somerset - BA4 4LG**  
Design and Access Statement – REV D

This Design and Access Statement accompanies an application submitted to Mendip District Council for a **'Full Planning Application'** for the erection of a new detached dwelling at Manor Farm Dairy, Downhead, Shepton Mallet, Somerset - BA4 4LG

**1.- The Site and Surrounding Area**

Shepton Mallet is a market town and civil parish in the Mendip District of Somerset, England, about 16 miles south-west of Bath, 18 miles south of Bristol and 5 miles east of Wells, with an estimated population of 10,810 in 2019.

Downhead is a village close to Leigh-on-Mendip and 5 miles (8 km) north east of Shepton Mallet. The parish includes the medieval settlement of Tadhill.



The plot sits on agricultural land related to the area on Manor Farm Dairy with private access to the farm and the surrounding fields from Pound Lane

It is proposed to keep the existing plot access from the private driveway and to keep the boundary treatment (2.5m height hedges) to the driveway to keep the privacy of the plot and create a buffer area to protect the new dwelling.



The proposed plot has adjacent properties on the northern and eastern boundaries. All of them are agricultural land related to Manor Farm Dairy. The private driveway to the plot runs along the southern driveway. The western boundary faces Pound Lane/ Park Lane, the road that gives access to the property. It is orientated south to north, and it is almost flat. The plot has great views of the open fields to the north and east and to All Saints Chapelry to the west.

The proposed new plot will have a surface of 3580m<sup>2</sup>, and it is proposed a 1200mm height post and rail fence for the new boundary treatment. It is proposed to keep the existing 1200mm height post and wire fence and the existing 2500mm height hedge to the southern boundary.

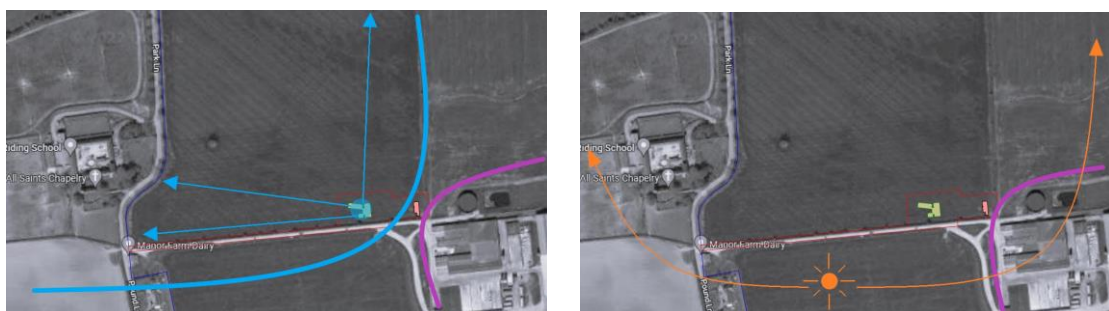
## 2.- The Proposal & Design

This Design and Access Statement accompanies an application submitted to Mendip District Council for a **'Full Planning Application'** for the erection of a new detached dwelling at Manor Farm Dairy, Downhead, Shepton Mallet, Somerset - BA4 4LG. Full details of which are set out in the following plans:

- 21083 - EX 90 - REV B - Existing Site Plan
- 21083 - EX 100 - REV A - Existing Roof Plan
- 21083 - EX 101 - REV A - Existing Site Plan
- 21083 - EX 200 - Existing Elevations
- 21083 - PL 95 - REV C - Proposed Site and Block Plan
- 21083 - PL 110 - REV A - Proposed Ground Floor Plan
- 21083 - PL 111 - REV A - Proposed First Floor Plan
- 21083 - PL 112 - REVA - Proposed Roof Plan
- 21083 - PL 113 - REV F - Proposed Site Plan – Landscaping
- 21083 - PL 210 - REV A - Proposed Front and Side Elevations
- 21083 - PL 211 - REV A - Proposed Front and Side Elevations
- 21083 - PL 310 - Proposed 3D Views
- 21083 - PL 311 - Proposed Photomontage

The existing plot is occupied by a temporary home placed in the southeast corner of the property that is proposed to be kept. The proposed dwelling is placed next to the existing access and separated approximately 10mm from the boundary to provide privacy for the new building and create a buffer area to protect the new family house.

The new dwelling gives the back to the farm area, and it is orientated towards the west, in order to get the best view of the surrounding landscape and to catch as much natural light as possible.



The new dwelling is organized as a cluster of pitched roof buildings that permits to reduce the massing and volume of the house and the impact on the existing landscape. It is proposed three pitched roof volumes connected by a flat roof volume. The eastern pitched roof volume is a two-storey volume while the other two wings are single-storey volumes. The eastern volume is placed perpendicular to the existing private driveway to create the main façade of the building, while the other two wings are more parallel to the driveway. However, the northern volume has been turned to create a protected courtyard that will become the central core of the house. The courtyard is orientated to the south-west in order to catch as much sun as possible during the day. The turning of the northern volume permits to create a wider courtyard and also leads the views towards All Saints Chapelry.



The eastern volume hosts the main entrance with some services to the south (plant room, boot room, etc) and an office and guest room to the north with views of the open fields. The first floor hosts the accommodation of the new dwelling including two double bedrooms to the south and a master bedroom to the north with a recessed balcony to enjoy the views of the surrounding landscape from a protected position. There is a study area overlooking the double-height space over the entrance hall and the central courtyard. The other two single-storey volumes accommodate the main living spaces including the family room and a separate snug.



The proposals would respect the character and appearance of the area, and there would be no adverse impact on neighboring amenities. The new dwelling sits comfortably on the landscaping mixing with the existing farm buildings.

View from Pound Lane/ Park Lane including the new dwelling:



### 3.0 Materials & Appearance

The proposal is a cluster of pitched roof volumes that sits comfortably in the plot. It is proposed a black timber cladding facade with a brick plinth and red clay tiles to the roof in order to keep the agricultural feeling and the rural character of this location.



### 4.0 Car Parking & Access

The access to the plot will be kept and is done through an existing private driveway that runs along the southern boundary of the plot directly from Pound Lane/ Park Lane. The proposed driveway allows three car parking spaces with more extra space for visitors and a 6m turning circle area within the boundary of the plot.

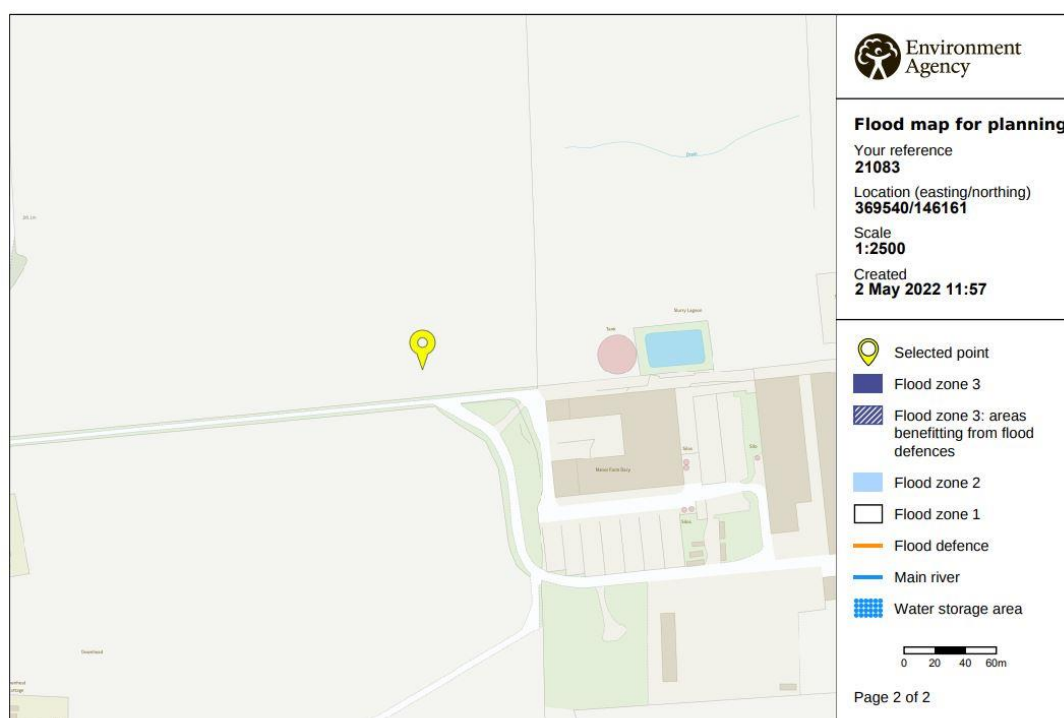
### 5.0 Flood Risk Assessment

The site is located within Flood Zone 1 (at the lowest risk of flooding). This means a flood risk assessment is not requested if the development is smaller than 1 hectare and not affected by other sources of flooding like in this case.

The flood risk from rivers and sea is a very low risk what it means that each year this area has a chance of flooding of less than 0.1%.

The flood risk from surface water is a very low risk, what it means that each year this area has a chance of flooding of less than 0.1%.

Please see the map below from the Environmental Agency:



## 6.0 Conclusion

This Design and Access Statement accompanies an application submitted to Mendip District Council for a **'Full Planning Application'** for the erection of a new detached dwelling at Manor Farm Dairy, Downhead, Shepton Mallet, Somerset - BA4 4LG.

Having regard to the key planning issues outlined the Statement has demonstrated:

- That the principle of the development is acceptable.
- That the proposals would respect the character and appearance of the area.
- That there would be no adverse impact on neighbouring amenity.
- That an appropriate quality of living environment would be delivered for future occupiers.
- That the proposals would respond appropriately to existing landscape constraints and deliver an appropriate landscape framework for the development
- That there are no highways or parking constraints to the development.

Accordingly, these matters demonstrate that the proposals would fully comply with relevant Development Policies and advice in the Mendip District Council Design Guide.