

DESIGN & ACCESS STATEMENT

Project: Proposed new dwelling (following demolition of existing building) LAND ADJ. HARLESTON HALL BARN, HAUGLEY ROAD, HARLESTON, IP14 3JQ
Ref: MR J ARTHUR – 4488
Date: September 2022

1. USE & AMOUNT

The proposal is to construct a four-bedroom dwelling and garaging on the site of an existing building. The site has residential properties to the east and southeast and agricultural land around it. There is an outstanding Class Q Consent on the site, Planning Ref: DC/21/04444

2. LAYOUT & SCALE

We have positioned the proposed new dwelling further back from the road frontage and further to the west than the existing barn. This will improve the visual relationship with the road and the retention of the mature hedge along the road frontage means the building will be well screened. Relocating the building away from the eastern boundary will improve the relationship with the residential properties on the eastern side. There will still be significant distance from the dwellings to the southeast. The layout of the building and the siting has been carefully considered to avoid any impact on the amenity of the distant neighbours. When one adds in the proposed new planting and screening we are confident that there will be no adverse impact on any of the neighbours. The scale of the building is lowered so that the upper floor is partly within the roof space to reflect the character and scale of the barns further to the east of the existing barn.

3. LANDSCAPING & APPEARANCE

The existing hedge planting on the northern and eastern boundaries will be retained with additional hedging proposed along the southern boundary together with post and rail fencing which will extend up along the boundary to the west. New tree planting will be added along these boundaries to act as a further screen which will be dealt with as a Planning Condition.

The design of the property has been carefully considered to give the appearance of a range of agricultural buildings. The selection of clay pantiles and boarding over brick plinths for the main building with a rear wing in boarding with a natural slate roof will reinforce this. The fenestration on the “public” side are largely non-domestic to enhance the “agricultural look”. We are proposing all the windows to be purpose made in timber with flush casement frames and aluminium bi-fold doors and galvanised guttering.

4. ACCESS

Access to the site will be as it is at present utilising the shared access with the other neighbouring properties. This access was also proposed for the Class Q approval. The building itself will be designed with a level access and will comply with the current requirements of the Building Regulations. The inclusion of wheelchair width doors throughout the ground floor and the provision of the guest suite on the ground floor means that the building will be well suited to residents with mobility issues.

5. OTHER MATTERS

As part of the proposal we will incorporate bat boxes as an enhancement to Biodiversity We are proposing an electric vehicle charging point within the garage building and a rainwater harvesting tank within the garden area to make use of all the roof run off.

----- **BROWN & SCARLETT** -----