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MATHEWSON WATERS ARCHITECTS

DM 20112

Design & Access Statement for:

Land Opposite The Old Post Office, Harts Lane, Newtown RG20 9AP.

Introduction

This statement has been prepared by Mathewson Waters Architects on behalf of the applicants, Ms. Anne Hutchins.

The purpose of this design and access statement is to explain the justification for the proposals and how they relate to the national guidance contained within the NPPF (National Planning Policy Framework) and The National Design Guide.

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

The National Design Guide sets out characteristics which are based on the objectives for design set out in Chapter 12 of the National Planning Policy Framework: Achieving well-designed places. It addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities for well-designed places. It is based on national planning policy, practice guidance and objectives for good design as set out in the National Planning Policy Framework. Specific, detailed and measurable criteria for good design are most appropriately set out at the local level. They may take the form of local authority design guides, or design guidance or design codes prepared by applicants to accompany planning applications.

The Design Guide recognizes that all developments are made up of the components; Layout, Form, Scale, Appearance, Landscape, Materials, and Detailing, which are put together in a particular way. The choices made in the design process contribute towards achieving the character of a place.

This statement should be read in conjunction with the plans and other supporting documents that have been submitted with the planning application.

Background to Proposals

The proposals involve the creation of a two-bedroom, single-storey dwelling to replace an existing agricultural building. The barn is set on land that has been family owned since the mid 1930's having been previously rented by them for a considerable number of years. The land was used as a smallholding and the barn was built in the early 1990's to serve this use. The land was originally utilised for livestock and subsequently for the growth of fruit and vegetables with poly-tunnels. Family circumstances have dictated that they have been unable to manage and maintain the smallholding in recent years and the building is now redundant.

The desire is to create a retirement dwelling for a family member on land that has been in their custody for a number of generations.

Previous Applications

An original application reference: 21/03034/FUL for the conversion of the existing building into a two-bedroom dwelling was approved on 22nd December 2021.

The barn is constructed on a concrete foundation from timber framed walls set above a low blockwork base. The upper walls are clad with vertical timber boarding with profiled metal sheeting over the openings. The roof is covered with profiled metal sheeting, incorporating clear profiled panels as roof lights, fixed to purlins spanning between timber trusses.

A subsequent application reference: 22/02030/FUL to construct a replacement building to create a two-bedroom dwelling was approved on 13th September 2022.

The appearance of the replacement building responded to the characteristics of the existing barn with a similar footprint and shallow-pitched, gable roof. It was located in a position abutting the existing barn.

The Application

This application seeks to gain approval for some minor amendments to the most recent scheme (application reference: 22/02030/FUL to construct a replacement building to create a two-bedroom dwelling, approved on 13th September 2022) together with the Discharge of Conditions.

There are changes to the internal layout resulting in minor amendments to the external fenestration.

External materials were subject to a planning condition, but these remain largely unaltered with the principal difference being the introduction of a standing seam zinc roof, incorporating integrated solar panels on the south-western elevation.

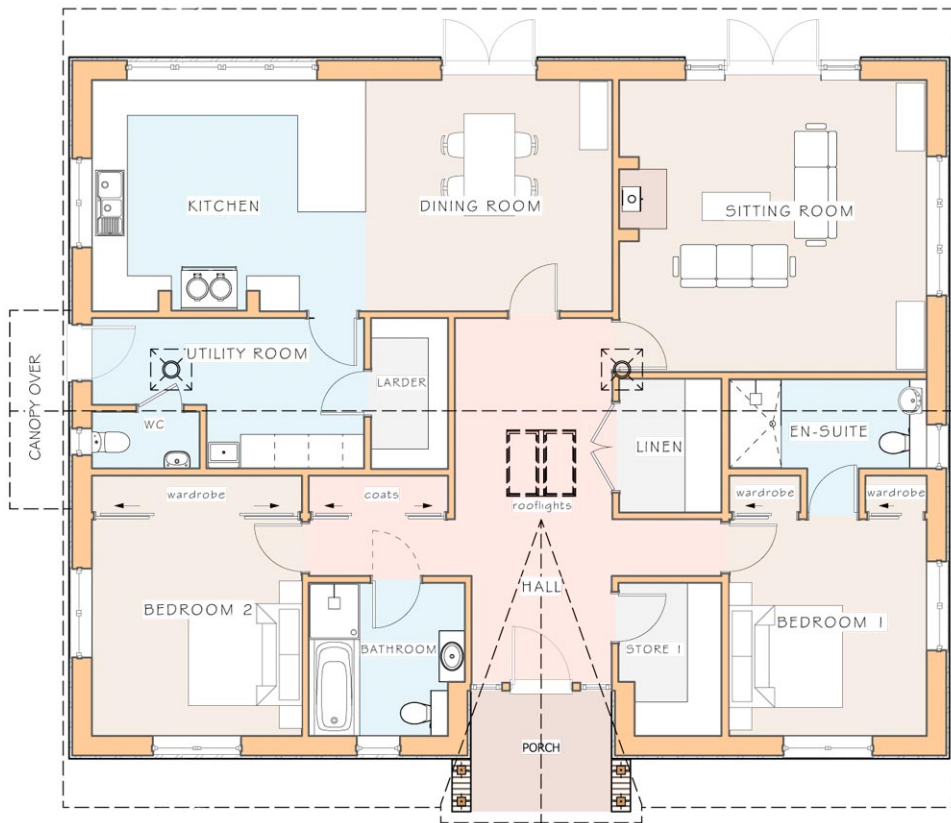
The footprint, section/heights and access will remain unchanged, but it is intended to locate the building away from the barn, 2.4m to the north-west, to allow the existing building to be utilised for the safe storage of materials during construction.

The existing barn will be removed on completion of the new dwelling.





View of existing barn looking north east



Proposed Floor Plan





Proposed North East Elevation

Context

The appearance of the proposed building responds to the characteristics of the existing barn with a similar footprint and shallow-pitched, gable roof. Constructing the dwelling as a replacement provides the opportunity to create greater architectural interest and a high quality of detailing to enhance the setting.

Identity

The improved architectural appearance will enhance the attractiveness and identity of the local vernacular and respond positively to the existing character of the area. It reinforces the pattern of dwellings whilst retaining the character of the environment.

Built form

The proposals retain the essence of the existing built form to be replaced and provide the modest accommodation required.

Access

Access to the site will be via the existing driveway with modifications to the entrance as previously approved, leading to appropriately sized parking and turning areas. The driveway to the proposed dwelling will incorporate an area finished with a bonded, permeable surface to meet accessibility requirements.



Movement

The proposals have been designed to meet the current regulations regarding accessibility. The entrance courtyard will incorporate an area finished with a bonded surface, leading to a level threshold at the main entrance door and an accessible WC compartment will be provided within the proposed bathroom.

Homes and buildings

The accommodation will be functional and promote the well-being of the occupants. The internal spaces will be light and airy and the garden will provide a private external area.

Resources

The construction will meet the current building regulations and will therefore be resilient and efficient.

Lifespan

The proposed use of high-quality materials, traditional details and robust methods, will ensure a long lifespan for the building.

Application Proposals and Justification

The proposals involve the construction a single-storey dwelling to replace an existing redundant barn. The new building responds positively to the nature and character of the site.

New work will be constructed using high quality materials. The external walls will be clad with vertical timber boarding set above a low plinth from mellow facing brickwork. The roof slopes will be covered with standing seam zinc incorporating integrated solar panels on the south-western elevation. Doors and windows will be bespoke items.

Summary

This application seeks to gain approval for minor amendments to application reference 22/02030/FUL to construct a replacement building to create a two-bedroom dwelling, approved on 13th September 2022 together with a Discharge of Conditions.

The fundamental design principles of the current approval will remain unchanged by these proposals.

Retention of the existing barn during construction will allow the safe storage of building materials.

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