

boon brown

Proposed Replacement Dwelling
at Sundown Farm, Martin Drove End
Fordingbridge | Hampshire

Design
and
Access
Statement

Project Summary

Project

Sundown Farm, Martin Drove End

Client

Mrs Carol Besent

Date

01/06/2023

Architect	Town Planner	Landscape Architect	Civil Engineer	Ecologist	Acoustics
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Revision History

Revision Reference Key

PR - Preliminary

P - Planning

T - Tender

C - Construction

R - Record

Status	Revision	Date	Description	By	Checked
PR	01	29.06.2023	Preliminary Issue	HE	ST
P	02	12.07.2023	Planning Issue	HE	ST
P	03	29.08.2023	Update Planning Issue to include existing house demolition	HE	ST

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1.1 Purpose of the Document

This Design and Access Statement (DAS) has been prepared by Boon Brown Ltd ("BoonBrown") on behalf of the applicant, Mrs Carol Besent in support of a full planning application for the erection of a replacement dwelling on land at Sundown Farm, Martin Drove End, Fordingbridge.

This Design and Access Statement addresses the following key issues relating to the redevelopment of the Site:

How the development will be informed and accord with the local character and context.

How the proposal has evolved and the principal for development.

Access arrangements to and within the development, including parking requirements.

This Design and Access Statement should be read in conjunction with the following, which have been submitted with the application:

Document Reference	Document Title
4885 PL01 C	Site Location Plan
4885 002	Existing Site Plan
4885 003 D	Proposed Site Plan
4885 004 A	Proposed GF & 1F Plans
4885 005 A	Proposed N & S Elevations
4885 006 A	Proposed E & W Elevations
4885 007 A	Site Section AA
4885 008 A	Site Section BB
4885 009 A	Proposed Garage

1.2 Consultant Team

This DAS has been prepared by BoonBrown, with specialist input and reports from the wider consultancy team as follows:

Service	Company
Landscape	Boon Brown Ltd
Civils / Drainage	GAP Ltd
Ecology	Greenwood Ecology
Acoustics	24 Acoustics Ltd

1.3 Proposed Development

The applicant's intention is to erect a replacement dwelling as a working farmhouse to serve their agricultural land. The existing farmhouse is in a poor state of repair and it is clear that it, along with its grounds, have been neglected for a number of years. To summarise, the proposed works include:

- The erection of a new replacement dwelling and associated garaging, residential amenity space and ecological enhancements.
- The demolition of the existing dwelling with its curtilage being reserved for ecological and biodiversity enhancements
- The formation of a new vehicular access, within private land, utilising the existing field access to the highway.

The overall site area occupies 0.43 Ha.

2.1 Site Location

The development is located at Sundown Farm, Martin Drove End, Fordingbridge.

The area of the site is approximately 0.43 hectares.

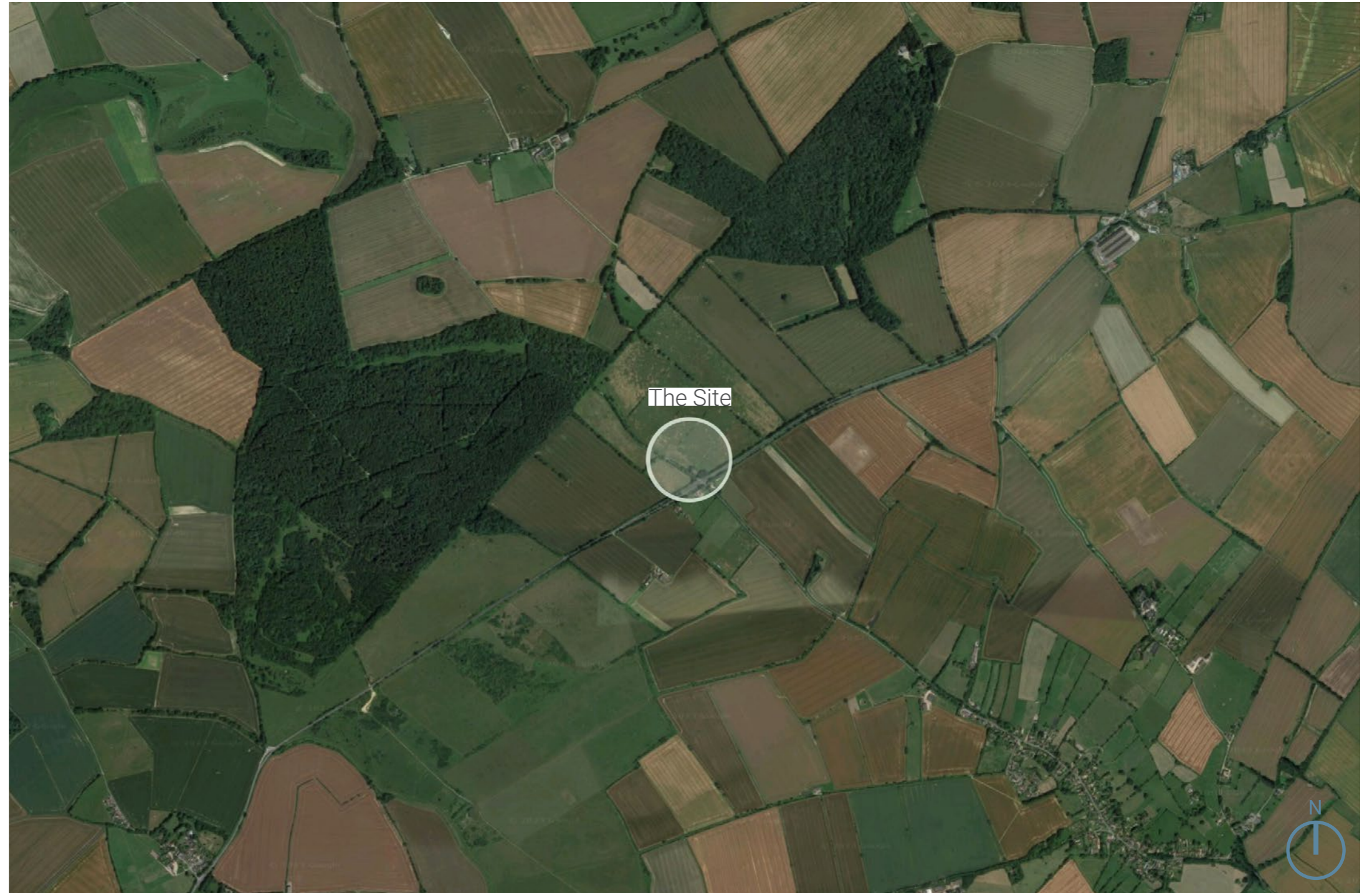


Figure 1 - Site Location Google Extract

2.2 Site Context

2.2.1 Local Area

The site is located within Martin Drove End, which lies within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). The site is just within the Open Chalk Southern Downland Belt, adjacent to the Cranborne Chase Wooded Chalk Downland. The village has a population of approximately 413 people (2011 census data) and abuts the County boundaries between Hampshire and Dorset, but lies within the jurisdiction of New Forest District Council and Hampshire County Council.

The site is of a highly rural nature, being located on the periphery of existing built development. The wider landscape area of the AONB is therefore of paramount importance and is defined with its rolling chalklands, dramatic scarps, plateaus, steep sided valleys and coombes.

2.2.2 Heritage Assets & Listed Buildings

There are no defined heritage assets within, or immediately adjacent to the application site.

The closest heritage asset to the site is a milestone on the A354 highway, grade II listing, ref. 1296973.

Approximately 1.8km to the north west of the application site lies the scheduled monument, Roman Road between Old Sarum and Badbury, list ref, 1008707.

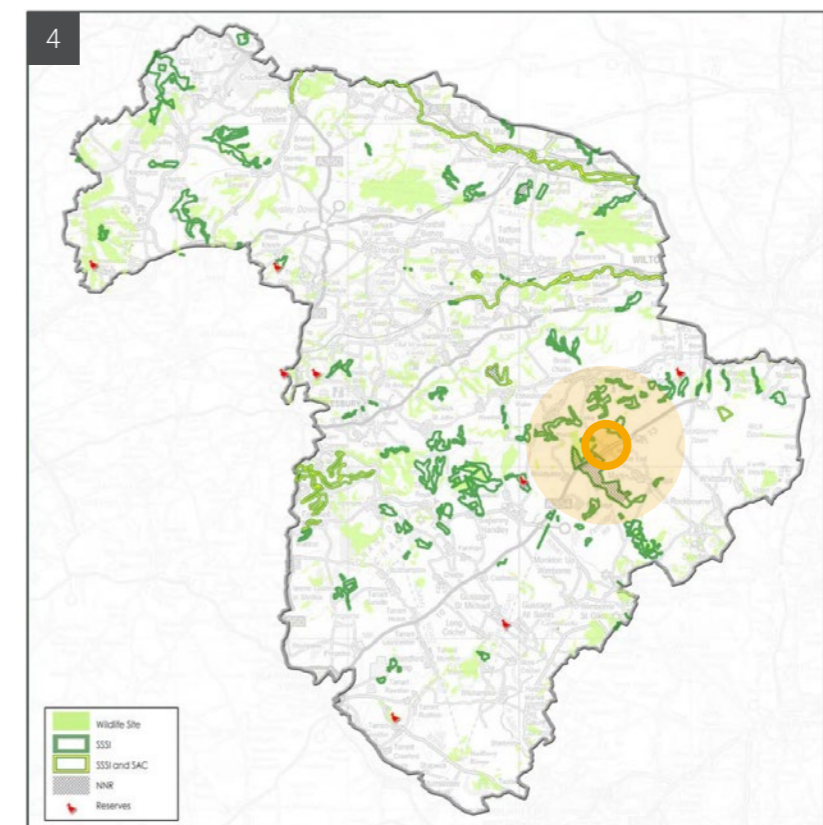
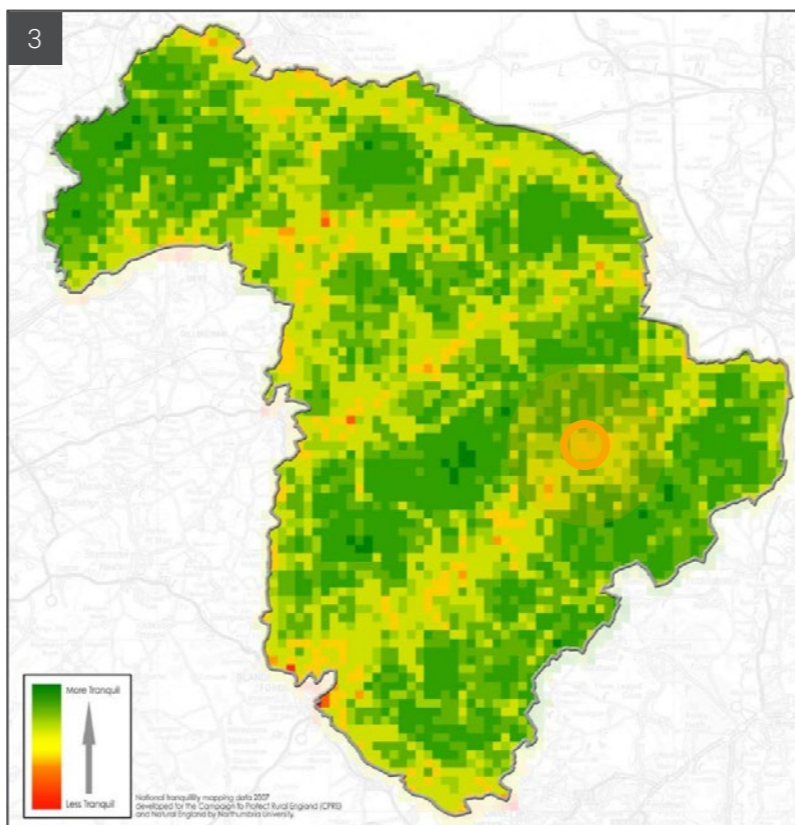
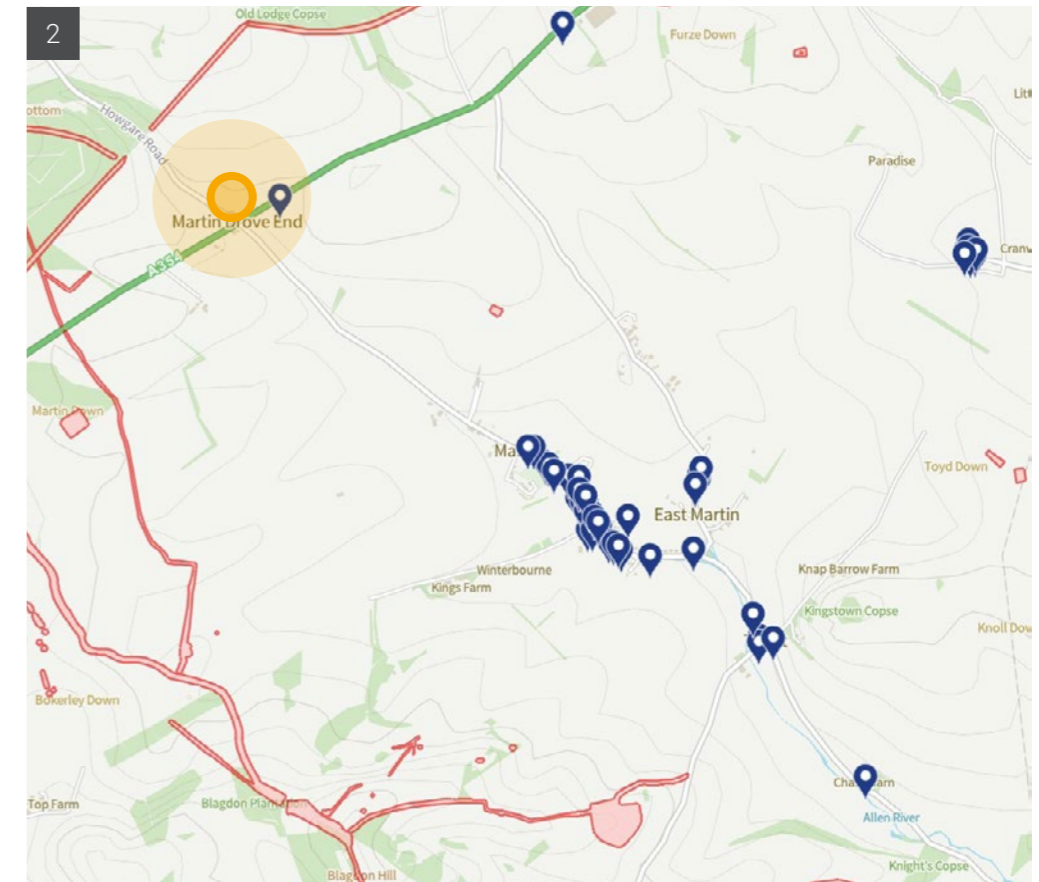
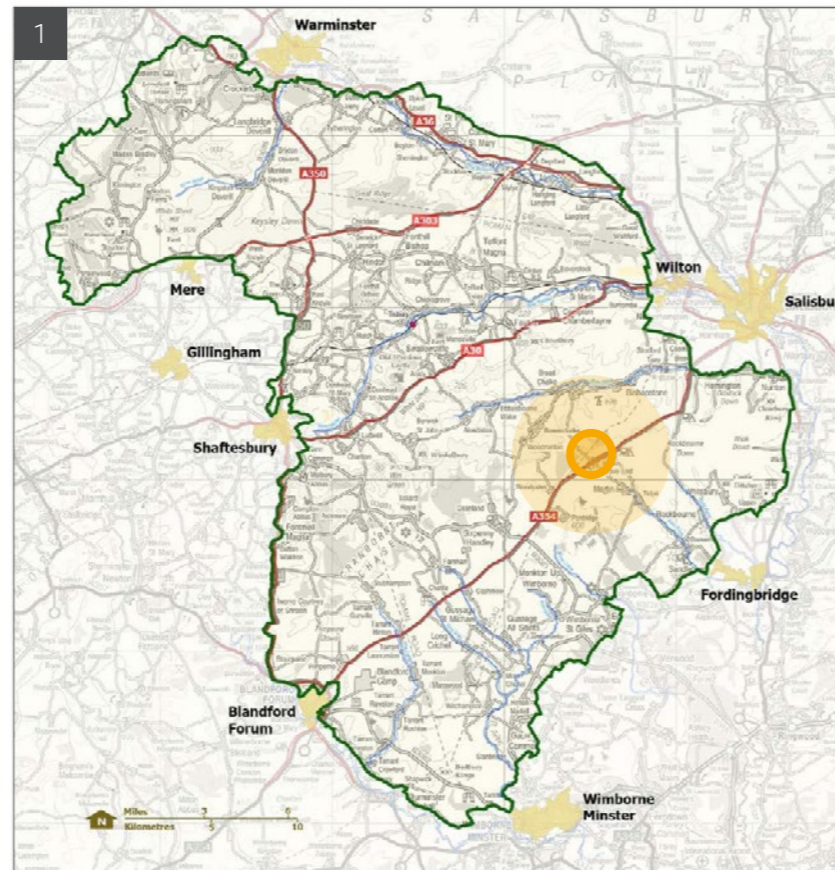
Approximately 2km south east of the application site lies the heart of the village of Martin. This is a village of a particularly high historic importance, with 33 listed heritage assets distributed throughout the village.

2.2.3 Existing Use

The application site defines two distinct areas. The first is the existing residential curtilage of the agricultural dwelling, adjacent the A354 highway. This area of the site is occupied by a dense, unmanaged copse of trees and vegetation, surrounding the agricultural dwelling, which is in a poor state of repair.

The second defined area is the proposed location for the new replacement dwelling. This area currently forms part of the larger agricultural fields of the applicant, and adjoins the existing field access onto Howgare Road.

Figure 1 - Cranborne Chase AONB Management Plan Map 01
 Figure 2 - Historic England Asset Map Extract
 Figure 3 - Cranborne Chase AONB Management Plan Map 11
 Figure 4 - Cranborne Chase AONB Management Plan Map 07



2.2.4 Existing Buildings

Within the application boundary the only building is that of the existing agricultural dwelling and associated domestic outbuilding storage. The building is largely concealed from views outside of the site, by mature trees and hedging. The dwelling comprises solid red brick walls, with metal framed windows underneath a gabled roof with a plain tile roof covering. It was designed with a strong gabled frontage, giving it a presence on the adjacent carriageway and public house on the opposite side of the road. The agricultural dwelling received planning approval in 1949 and whilst it served its function of the era, it has since been somewhat neglected and today is in a poor state of repair. The original siting of the agricultural dwelling was suitable at the time of its construction, however, during the elapsed period of time the A354 has subsequently been upgraded to a dual-carriageway. This has a detrimental effect on the suitability of this site for use as a dwelling.

Adjacent to the site on the north west, within the applicant's ownership but outside of the application site, there are two modern steel portal frame agricultural barns supporting the functions of the working farm.

2.2.5 Gardens, landscaping, and other open areas

The wider landscape and AONB have been comprehensively considered in the accompanying Landscape and Visual Impact Assessment (LVIA) document.

The residential amenity of the existing agricultural dwelling has clearly been left unmanaged for a number of years. There is a lack of a defined and maintained area and this, in combination with the surrounding mature trees is more akin to a copse of trees, rather than a managed residential amenity space.

2.2.6 Views to and from the site and overlooking

The dense foliage successfully screens the existing agricultural dwelling from local and wider view points, with only minor views being possible, which are typically more prevalent in the winter months, due to the deciduous nature of the surrounding vegetation.

Again, given the sensitive location of the site, views have been comprehensively considered within the accompanying LVIA document.

Figure 1 - Aerial view of site from south east
Figure 2 - Existing Dwelling
Figure 3 - Existing Dwelling



2.3 Site Photos

The site photos presented demonstrate the relationship of the site with its surrounding context. The dip in the landform across the site is evident in image 2, which is taken from the centre of the proposed location for the replacement dwelling, looking south west.

Photos 3 and 4 present the wider angle views to the south and north respectively, from above the proposed site. These are useful in identifying the potential areas from where the proposed dwelling would be viewed. The photos have been taken from higher up the site, to gain an understanding of the return views, investigating the potential ridgeline position of the proposal.

Photos 5 and 6 have therefore explored the potential return views from within the local vicinity of the site, to gain greater understanding of where the proposal may be viewed from.

It was apparent that in the local to intermediate vicinity of the site, the natural topography, combined with existing hedgerows and trees provided successful screening of the proposed location for the replacement dwelling.

The immediate and wider views of the proposed site have been fully considered within the supporting LVIA document. Interrogation of these views has demonstrated that the proposal has minor impact upon local views (circa 0.5 - 1km), with the exception of views from Howgare Road, immediately addressing the proposed site. However, as the viewpoints move further from the site, (circa 1 - 4km) the impact on the wider landscape has been considered to have largely negligible, to no impact, upon the wider landscape setting.



Figure 1 - Photo location key
 Figure 2 - South west view from proposed site
 Figure 3 - South east view from proposed site
 Figure 4 - North west view from north of proposed site
 Figure 5 - View to site from north west
 Figure 6 - View to site from west

2.4 Constraints & Opportunities

This diagram represents the sites constraints and opportunities which have been important factors and considerations during design development.










Constraints:

- Proximity of A354 to existing dwelling
- Refurbishing / rebuilding in the existing location would require extensive and obtrusive works to the ecological value within the mature copse of trees.
- Sensitive site location, within AONB, consideration required to ridgeline heights.
- The existing dwelling is largely isolated from the land holding, making the practicality of managing the land difficult.

Opportunities:

- Proposed location lies within a natural dip in the wider landform, which is in itself at the low point between to ridge lines.
- Safer vehicle interaction, with access being located further from A354, rather than on the junction, as existing.
- Reinstate and enhance field boundary lines, providing an ecological corridor with the existing hedge to the south.
- Relocating the dwelling, will allow the existing dwelling to be retained, purely as an ecological zone. Limiting damage to the mature copse of trees and biodiversity.
- A more centralised and integrated location for the applicant to observe and manage their landholding from.

KEY

-  Application Boundary
-  Site Access
-  Potential Noise Issues
-  Key Views From Site
-  Vehicular Links
-  Bus Links
-  Established Planting & Screening
-  Natural Landform
-  + XX.XXm Approx OS Datum Levels

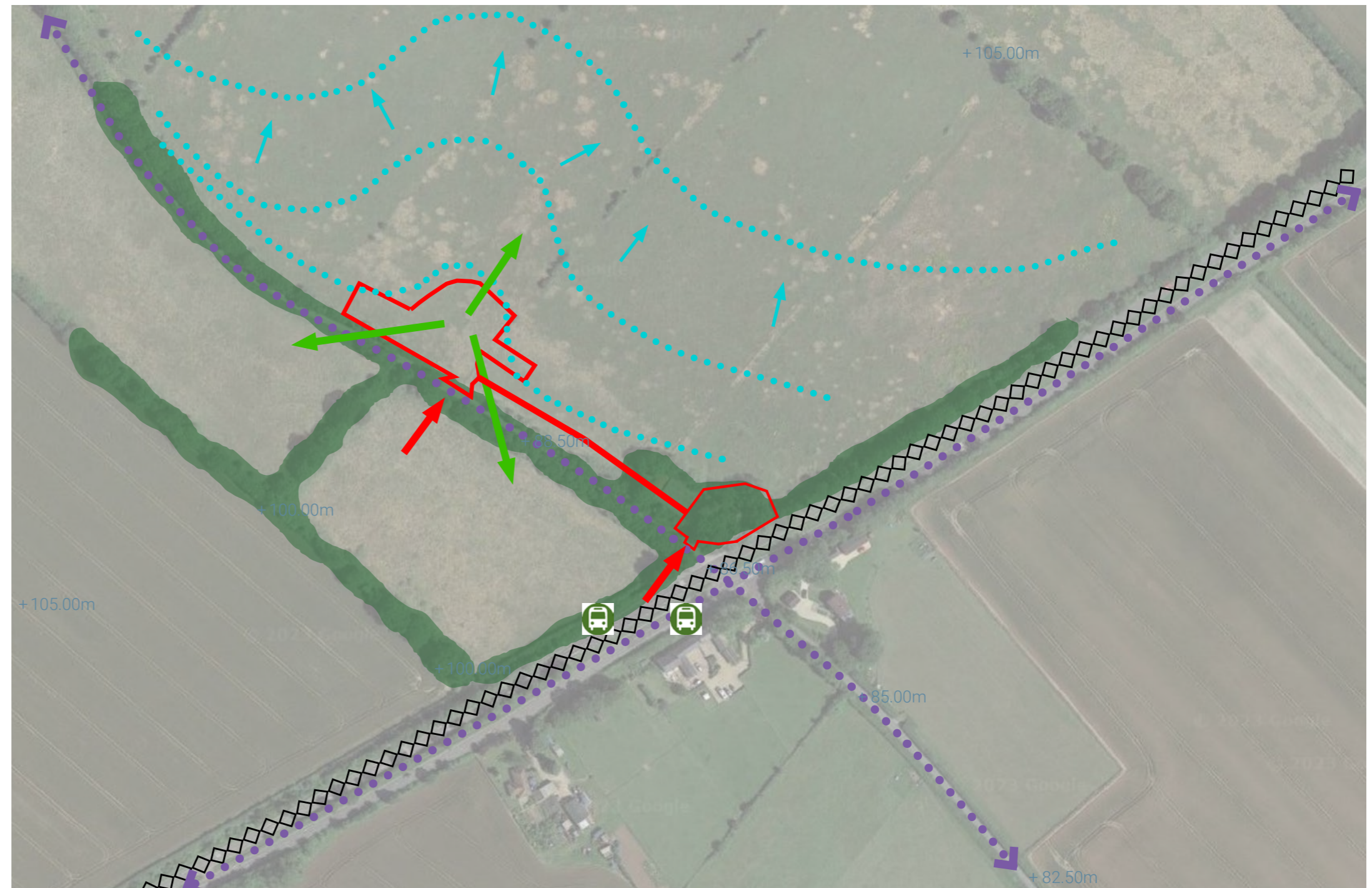


Figure 1 - Constraints and Opportunities diagram

2.5 Local Precedents

As the village of Martin has been identified to hold a strong collection of approx. 33 heritage assets, the village was appraised to identify the key architectural features.

It was noted that the village comprised of a hierarchical collection of buildings, as one would expect given the rural nature of the village. This has formed naturally around the larger land holdings, the grade II* C17 manor house in particular possesses the largest presence in the heart of the village. This manor house is supported by several larger farmhouse dwellings, which in turn are supported by a collection of cottage style dwellings, which have typically developed around a spine road to the village, running north west to south east.

The manor house underwent alterations throughout C18 and C20, and comprises rubble flint and stone which is mostly rendered with dressed stone / clay brick / flint detailing, underneath a plain tile roof covering.

The farmhouses were typically constructed circa C18 on the northern side of the village and are predominantly of a Georgian architectural style. Featuring timber sash windows within red clay brick elevations, underneath slate roof coverings. Reference to local materiality has been echoed through varied use of flint brick in the architectural details, such as horizontal banding.

The cottage dwellings provide a less formal, and more diverse expression of architectural styles. These are mostly of the same era as the manor house and farmhouses and are located more centrally within the heart of the village. The formation of the local vernacular style is embedded within the variety of architectural forms, which have been developed from a consistent material palette, comprising a mix of red brick, painted brick, flint, timber casement windows, underneath mainly thatched roofs.



Figure 1 - Manor House, Martin
Figure 2 - Read's Farmhouse, Martin
Figure 3 - Pilgrim's Cottage, Martin
Figure 4 - Lavender Cottage, Martin

Chapter 3.0 | Design Process & Evolution

3.1 Design Process

The applicant approached BoonBrown, with a well formed expectation of what they wished to achieve through this application.

The site location was fundamental and they had given careful consideration to the potential location for the replacement dwelling. After reviewing the feasibility of the client's chosen site, it was apparent that the proposed site was further than typically would be accepted, however, the location was entirely logical.

The client aspired to have a functional working farmhouse in the location shown in the adjacent indicative site plan. Architecturally, they wished for the dwelling to read as a vernacular barn conversion, which would provide suitable residential accommodation, but primarily, the ability to manage the surrounding farm.

Feedback was received from the client and they agreed with the general arrangement of the site layout, utilising the dwelling and associated garage to frame the rural entrance to the proposal. It was apparent that the indicative scheme did not provide a strong enough barn aesthetic to meet their aspirations.

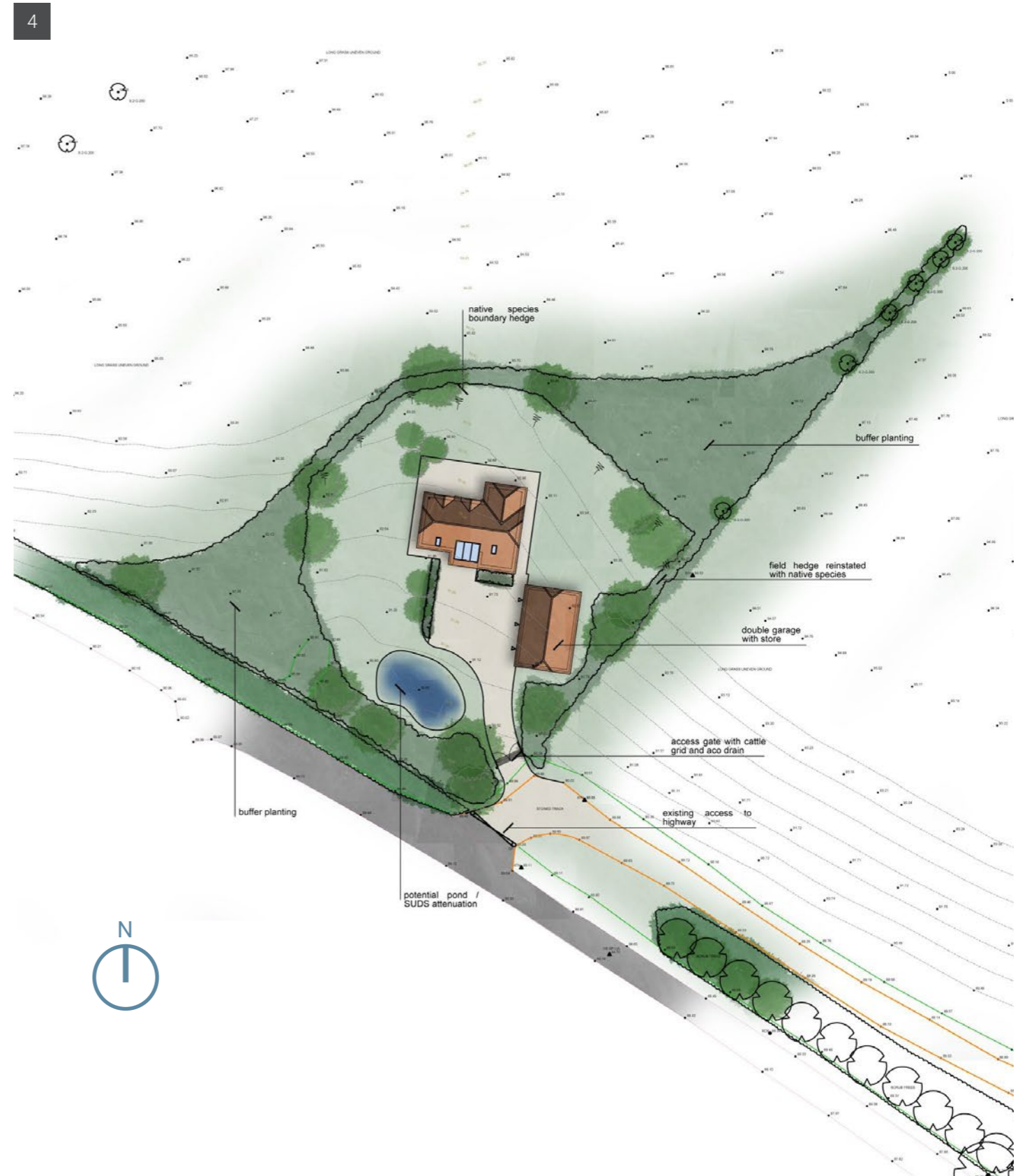


Figure 1 - Indicative front elevation
 Figure 2 - Indicative first floor plan
 Figure 3 - Indicative ground floor plan
 Figure 4 - Indicative Site Layout

Chapter 3.0 | Design Process & Evolution

3.2 Pre-application Submission & Feedback

The scheme was developed and revisited to provide a stronger iteration of a converted barn. This drew on inspiration from a threshing barn, providing a central large opening and reducing windows on the first floor to reflect ventilation slots.

The site layout was also developed, in the location of the garage, to provide which better defined the entrance and its relationship with the attenuation / ecological pond (at this point in time it was unclear whether the pond would be required to assist with rainwater run off, or whether it could be included for ecological purposes).

This scheme was submitted to the Local Authority through a pre-app in January 2023 and a response was received from Ms Baxter on 25th January 2023.

The pre-app response identified several areas of consideration, as summarised below:

- An increase in floor space above 30% would not usually be acceptable.
- The importance of consideration to the protection of the Dark Night Sky Reserve was highlighted.
- Future consideration in terms of the dwelling and residential landscape design, including the sloped nature of the site and choice to replicate a barn style dwelling.
- Details of the future use of the existing dwelling location would be required, it was also indicated that the dwelling would need to be demolished for a replacement dwelling to be acceptable.
- A noise survey was requested, to assess the impact of the A354 on the existing and proposed locations of the farmhouse.
- An ecological appraisal was also requested, to assess the site.
- The inclusion of renewable technology was suggested.



Figure 1 - Front Elevation
 Figure 2 - First Floor Plan
 Figure 3 - Ground Floor Plan
 Figure 4 - Site Plan

3.3 Scheme Refinement

Following receipt of the Pre-App comments, we worked with the client to test various elements as suggested.

The overall layout of the proposal was tested, to reduced the large central glazed element, with the direct intent of safeguarding the dark night skies. It was however felt, that this diluted the architectural intent and overly domesticated the proposal.

During the completion of the accompanying LVIA document, the ridge level of the proposal was established, whereby the impact of the proposal on the wider landscape would be mitigated. This allowed the surrounding residential amenity to be developed more accurately, allowing the internal spaces to directly relate to the surrounding gardens whilst also respecting the wider consideration of the AONB.

The results of the LVIA document reassured the proposed location for the replacement dwelling. This allowed for greater consideration to be given to the existing dwelling, and question how the future of this structure should be approached. The site, as previously noted has the potential to provide various habitats boosting the local biodiversity. To either renovate, or rebuild a dwelling on this site would therefore likely necessitate the removal of several mature trees from an established copse, which would impact on the wider views within the AONB and disrupt the existing ecosystem. It was therefore apparent, that removing the occupancy rights of the existing dwelling, but retaining the structure for ecological purposes would be the most sensitive solution.

Various options were reviewed in order to provide a successful massing to the proposed dwelling, creating interest to the proposal, whilst fundamentally operating as a functional working farmhouse. It was raised during the Pre-App that an increase in floor area of 30% would not usually be acceptable. The design was interrogated to reduce the increase down to this level, however, this was not achievable whilst still providing a dwelling with facilities required for the working farm. The resultant design therefore seeks approval for an increase of 43%. The design is still considered to be reasonably modest, simply seeking accommodation befitting the demands of a working agricultural farmhouse.

Figure 1 - First Floor Development

Figure 2 - Ground Floor Development

Figure 3 - Elevation Development

Figure 4 - First Floor Development

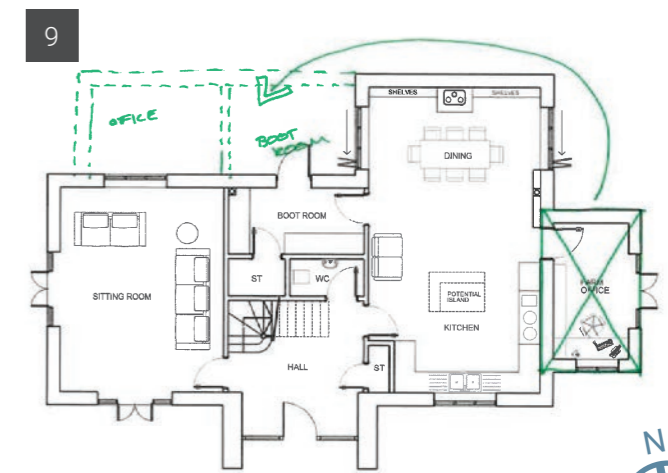
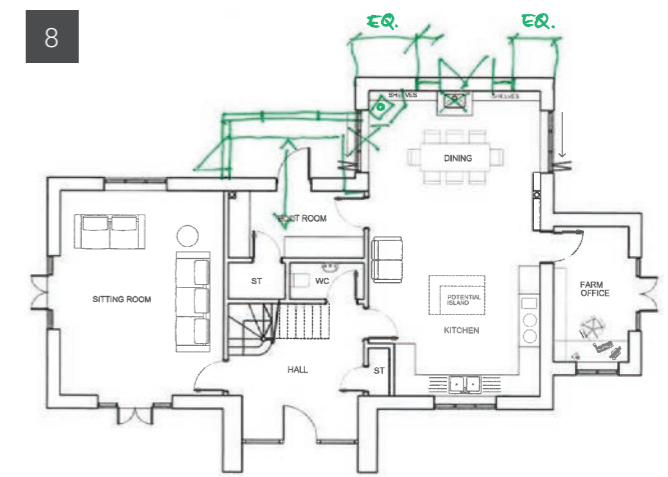
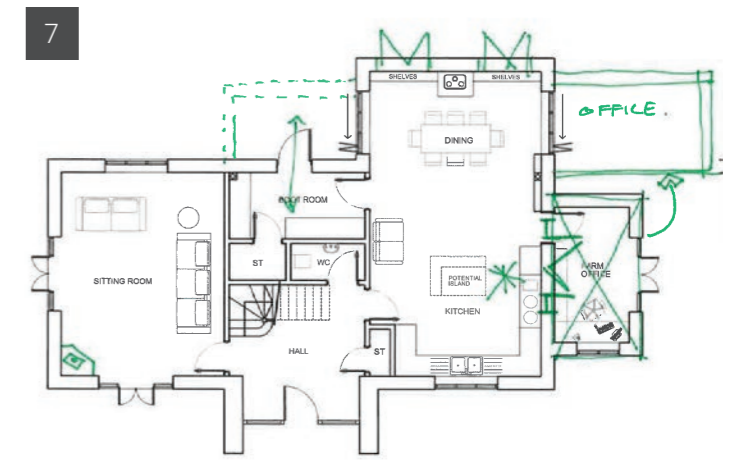
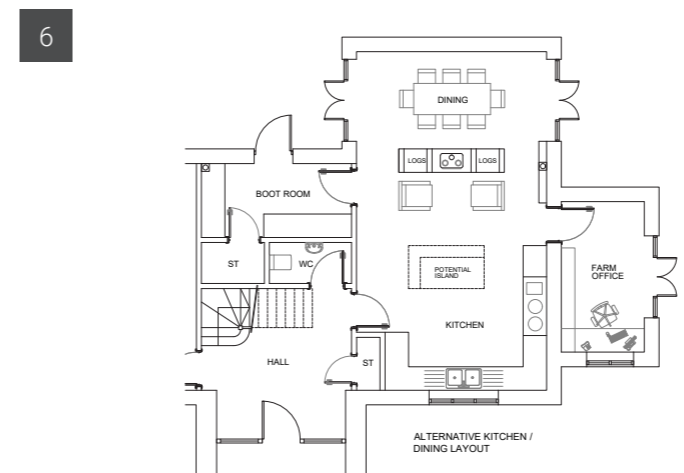
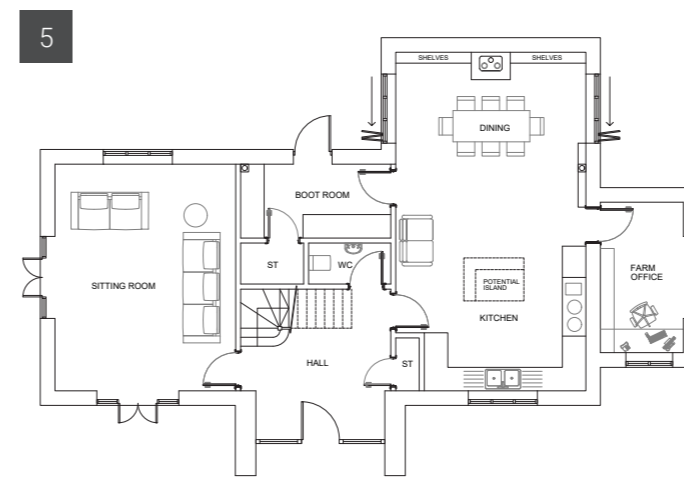
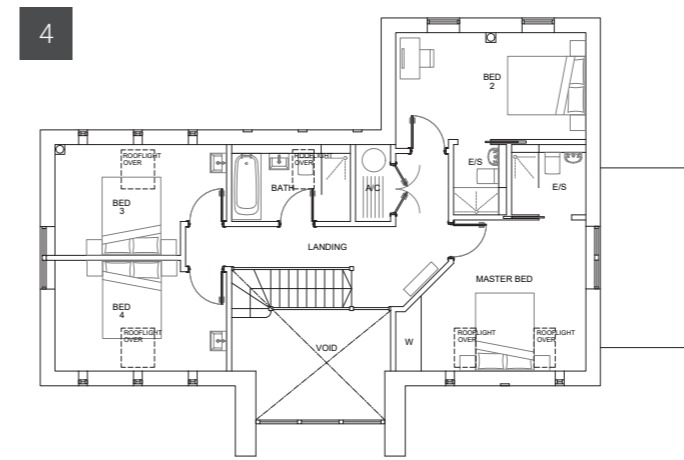
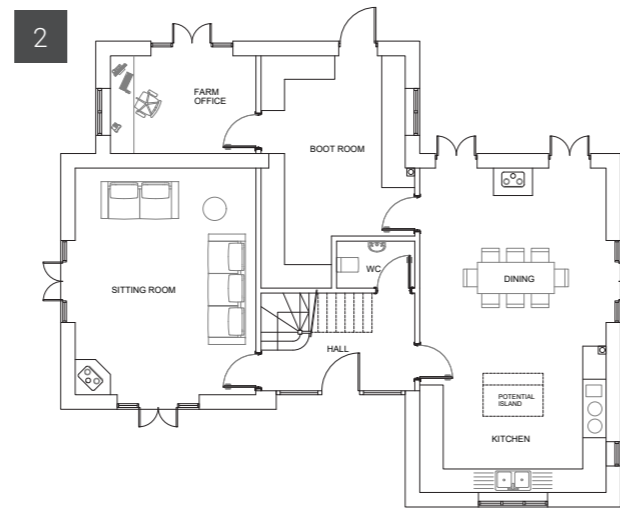
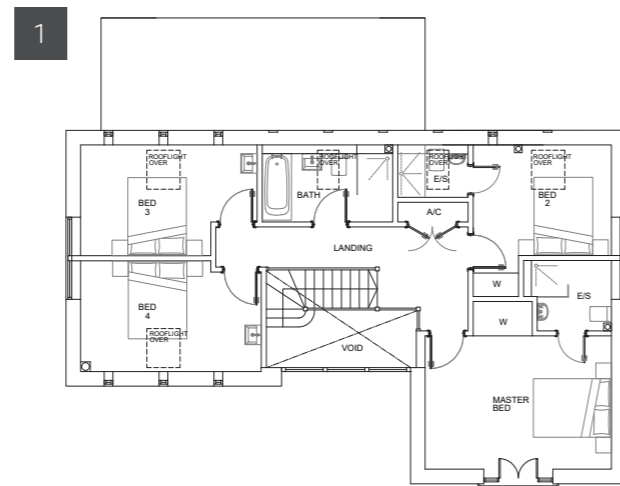
Figure 5 - Ground Floor Development

Figure 6 - Alternative Ground Floor Development

Figure 7 - Alternative Ground Floor Development

Figure 8 - Alternative Ground Floor Development

Figure 9 - Alternative Ground Floor Development



4.1 Use

As previously discussed, the application site consists of two elements. The location of the existing agricultural dwelling and the location of the proposed replacement agricultural dwelling. The two areas can be seen on the adjacent site plan, with the existing dwelling being located to the east, adjacent to the A354 highway, and the proposed location to the west, sharing the existing agricultural access.

The existing agricultural dwelling occupies an unmanaged and unmaintained plot, within a mature copse of trees. Given the length of time the plot has been unmanaged the plot is anticipated to provide strong support to biodiversity and the local ecology.

The proposed site, is further to the east. This has been chosen due to the natural topography, which is recessed into the wider landform. The site currently comprises agricultural land, and forms a small portion of the applicants wider land holding of circa 40ha.

4.2 Overall Site Layout

As suggested during the Pre-App process, the design includes sustainable aspirations, through the use of Photovoltaic Panels and a ground source heat pump heating system. The design has been carefully considered to mitigate impact on wider views within the AONB, it was felt that it would not be appropriate to include the panels on the roof of the proposed dwelling. Whilst this would be the typical solution, as the client owns the surrounding field, it was evident that relocating these panels to ground level would best limit their potential impact upon the AONB. Should they be located at roof level, the resulting glare would increase any visibility of the proposal within the wider landscape.

The proposed site seeks to re-establish the historic field line, through the use of native planting to both soften the proposal to the immediate surrounding context, but also provide a habitat and ecological corridor to enhance the ecology.

The proposed location provides the client with the best visual link to their surrounding land holding, with easy access to the existing agricultural store buildings. These share the same existing site access point, providing safer vehicle movements than the access to the existing dwellings. The existing access to the existing dwelling would accordingly be removed, and replaced with native planting, to allow this site to continue to support the local ecosystem with minimal intervention.

Figure 1 - Site layout plan

Figure 2 - West Elevation

Figure 3 - North Elevation



4.3 Highways Design

4.3.1 General Access

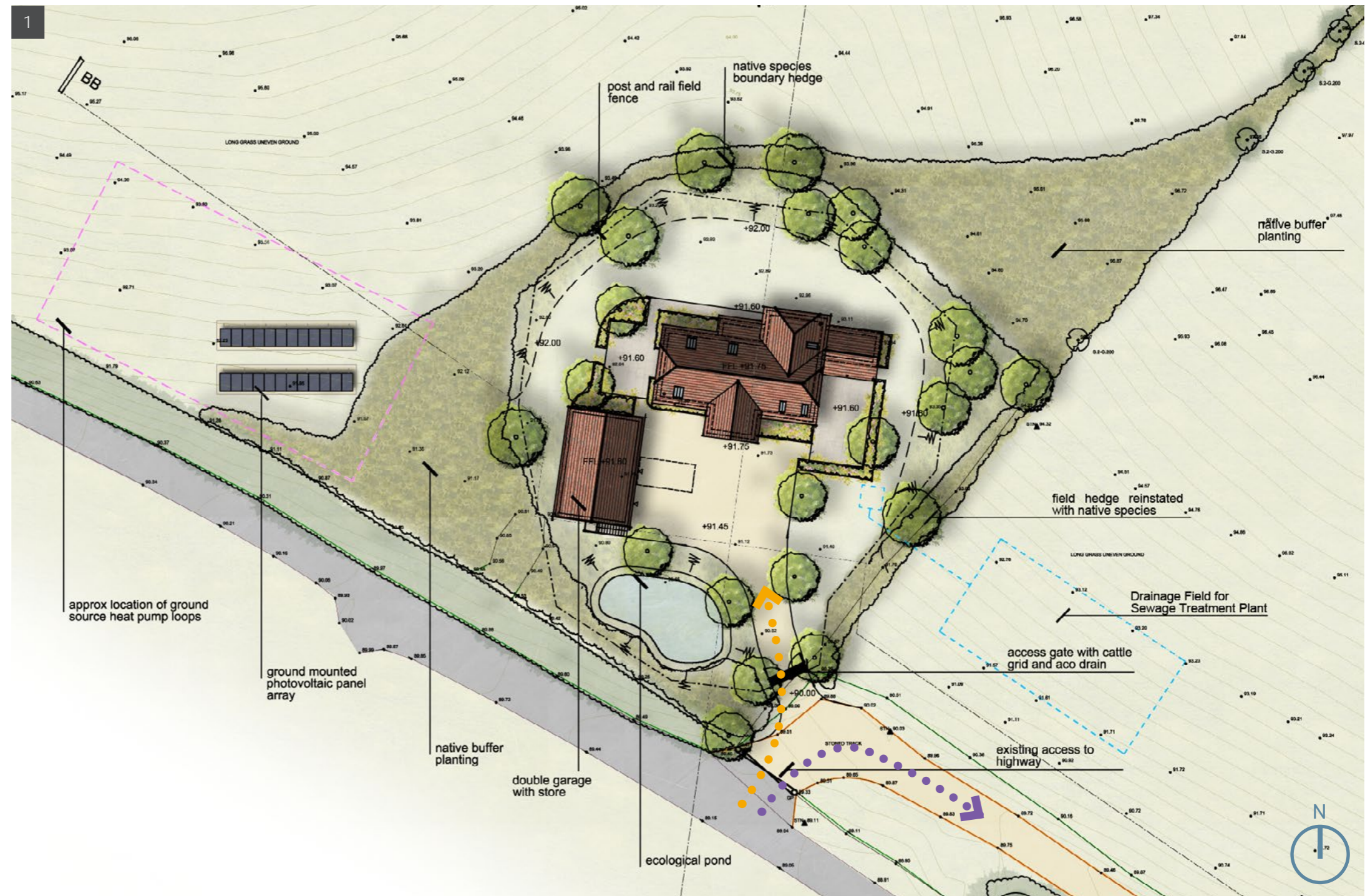
The site access is via an existing agricultural field gate, as indicated on the adjacent site layout. The proposal seeks to utilise this access, with residential vehicle movements moving to the east toward the farmhouse, and agricultural movements moving west toward the existing agricultural buildings. A further set of field gates, and cattle grid, are proposed on the entrance to the site of the proposed farmhouse, providing access to parking for 4no cars on site.

4.3.2 Fire Access

The site access width to the main highway measures 6m wide, to facilitate the movements of the agricultural vehicles. This provides adequate width for a fire tender to service the site in the event of an emergency. The farmhouse gates to the driveway measure 3.5m wide, to again allow the fire tender to fully access the site. There would not be adequate space to turn the tender on the driveway / parking area, however the distance to reverse is considered reasonable at a distance of 20m, using the existing agricultural access track as a turning head.

4.3.3 Refuse Access

It is intended that the refuse collections will take place from the access of Howgare Road, necessitating the client to manage the movements of the refuse/recycling bins from the storage within the proposed garage on collection days.



-➤ Proposed Residential Vehicle Movements
-➤ Proposed Agricultural Vehicle Movements

Figure 1 - Site layout plan extract

4.4 Building Layout

The floor plans have been developed and tested from the original concept of a threshing barn, with a large central core. This has informed the design process and is a feature which has been retained on this planning submission. The resultant spaces are therefore accessed through this central, double height hallway, acting as a spine to the proposal. The key consideration was providing spaces which interact with the surrounding landscape, whilst mitigating risk to the wider AONB.

The proposed garage and tack store building has been proposed as a subservient mass, which frames the driveway.

4.5 Amenity Provision

The residential amenity of the proposal has been limited to match the previous residential amenity space of the existing dwelling. This is through the use of varied grass planting, providing a balance of traditional lawn, with pollinator friendly lawns which wrap around the proposal and embed it into the wider landscape.

Two terrace areas are provided, which follow the function of the internal layout. To the east a terrace has been proposed off the kitchen and dining areas, proving opportunity for external dining, sheltered by the built form, which in turn will start to provide an element of shading for hotter evenings. On the far, west side of the building, a further terrace has been proposed accessed from the sitting room as a more informal family space to connect the garden with family living.

The activities of these spaces, in combination with their orientation have been directly influenced by the cardinal points to facilitate a meaningful connection between the dwelling and residential amenity provisions.

4.6 Safety & Security

The site as a whole is accessed via a secure field gate, and the farmhouse is accessed by a further gate to the driveway. Upon arrival, the orientation of the built form directly overlooks this access point, allowing the occupiers to monitor movements in and out of the proposed site. The first floor windows in the gable ends of the proposal, will provide the client with a strong outlook over her landholding and agricultural buildings, without impacting upon the wider setting of the AONB.

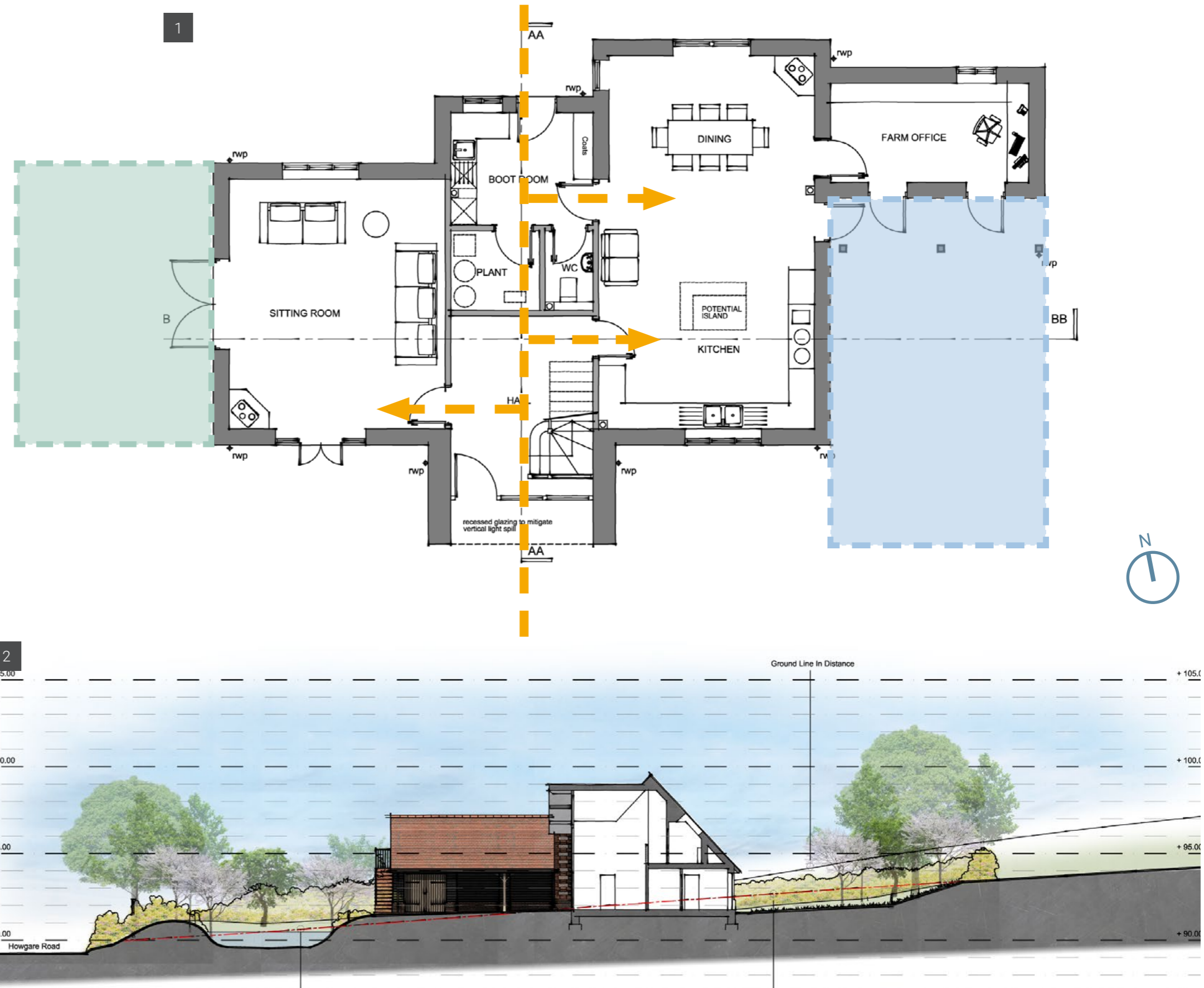


Figure 1 - Ground Floor plan
Figure 2 - Site Section

4.7 Drainage Strategy

The drainage strategy for this application has been informed with input from GAP Ltd, as detailed within their report accompanying this application. The overall strategy can be seen in the adjacent image, with the key principles being detailed below.

4.7.1 Surface water drainage strategy

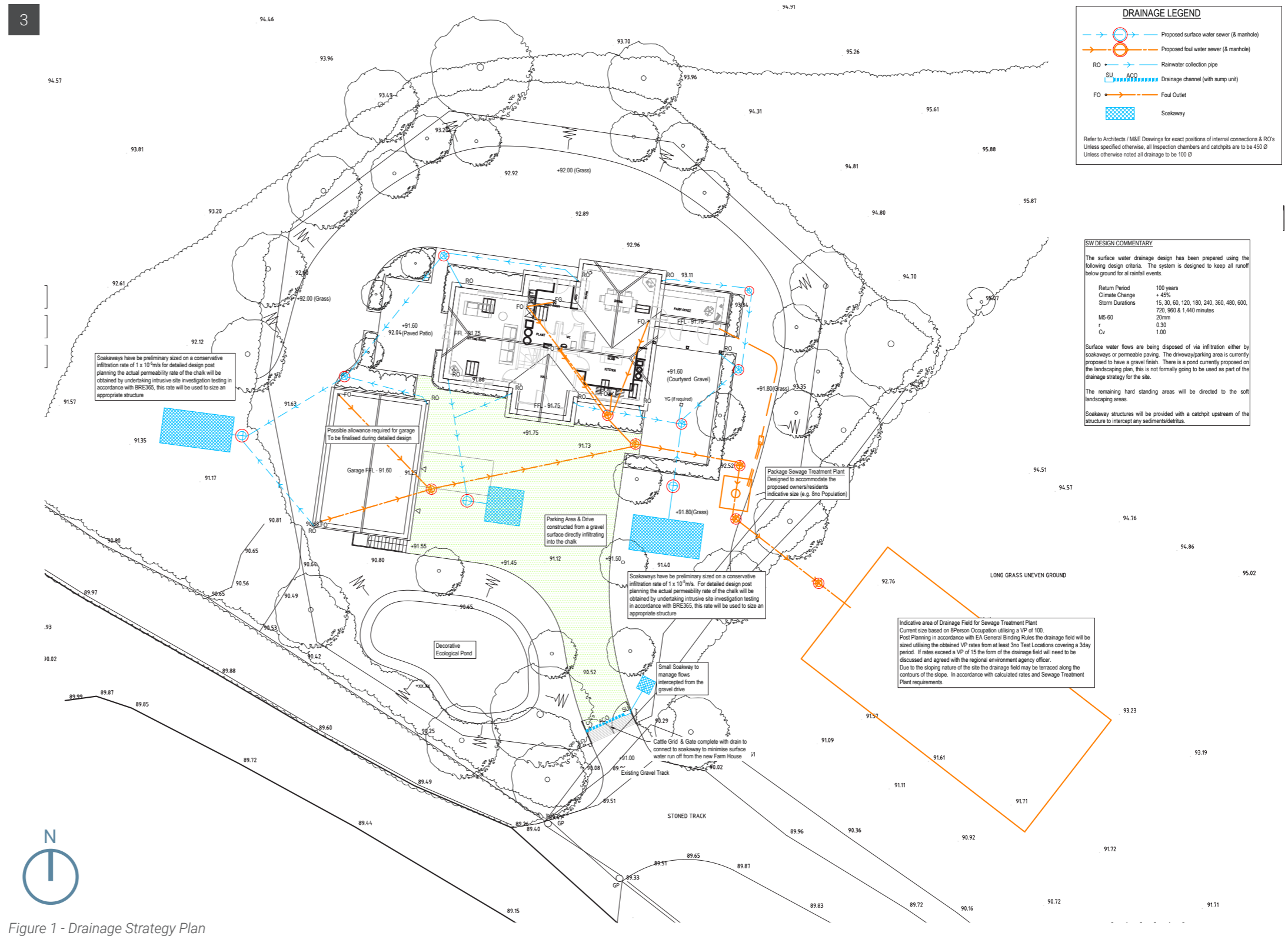
The proposal area comprises of agricultural fields and as such, there are currently no formal drainage provisions on site. The site lies within flood zone 1 and is not considered to be at an adverse risk from flooding. The natural land form directs surface water to a drainage ditch along Howgare road and the proposal site will therefore potentially intercept overland flows of water in significant rainfall events. This will be reviewed in more detail during the technical design, with the intent to provide a buffer drainage ditch within the buffer planting zone on the perimeter of the proposed site, if necessary.

The drainage strategy has been designed to a 1:100 year flood event, utilising permeable ground treatments, such as gravel, with hard standing areas being serviced by attenuation tanks to control the discharge of water into the Seaford Chalk ground formation.

4.7.2 Foul drainage strategy

A Wessex Water enquiry was undertaken and it was evident that there are no available adopted sewers within any proximity of the site. This is again largely due to the rural location of the site and it was acknowledged that most properties in this location will utilise private foul drainage systems.

The report highlights that the underlying Seaford Chalk has a very good capacity for infiltration. The proposal seeks to utilise this for the controlled release of the treated foul water, once processed by the private package treatment plant. This drainage field is proposed to be located to the south west of the proposed agricultural dwelling. The foul system capacity has been over engineered to future proof the agricultural dwelling for future generations, providing capacity for 8 occupants.



4.8 Dark Night Skies

4.7.1 Rooflights

To reflect the agricultural feel of the proposal, a lowered eaves line is proposed. This assists in reducing the scale of the proposal, however, makes providing adequate daylight to the first floor challenging. The habitable rooms have been designed to utilise the higher eaves line present on the gable ends of the dwelling, limiting the number of single, domestic windows on the front and rear elevations. Rooflights are therefore necessary to provide adequate daylight to the bathroom facilities within the dwelling.

It is acknowledged that rooflights pose the greatest risk to the protected dark night skies. Therefore, research was undertaken on available mitigation strategies, to preserve the dark night sky reserve.

The proposed rooflights will therefore be fitted with integral blinds, to allow the occupier to benefit from natural daylight, reducing reliance on artificial lighting whilst also safeguarding the tranquillity of the dark night sky reserve.



4.7.2 Glazed Screens

As above, the glazing has largely been limited to singular screens in the gable ends of the proposal. This is conducive with the barn inspired architectural form, but also provides adequate daylight to the first floor habitable rooms without requiring numerous smaller windows, which would detract from the architectural intent. Whilst the glazing is therefore restricted to larger openings, rather than distributed over several smaller openings, the overall total amount of glazing has been retained at a modest level of ~22% of the GIA.

The south facing screen is the largest on the proposal, and therefore poses the greatest risk to the dark night skies. Architecturally this screen has been recessed within the gable projection, allowing the exceeding roof canopy above to provide a shielding effect, limiting the vertical illumination of the night sky.

This glazing will further likely be solar controlled glass, to limit potential overheating and summer solar gain. This glass, such as *VIRACON Optigray* is tinted to reduce summer solar gain and control external light transmittance.



4.7.2 External Lighting

The importance of selecting appropriate lighting is acknowledged, minimising unnecessary light pollution and utilising directional LED downlighters where practical. The external lighting proposal will be fully detailed during the technical design, and will observe these requirements.

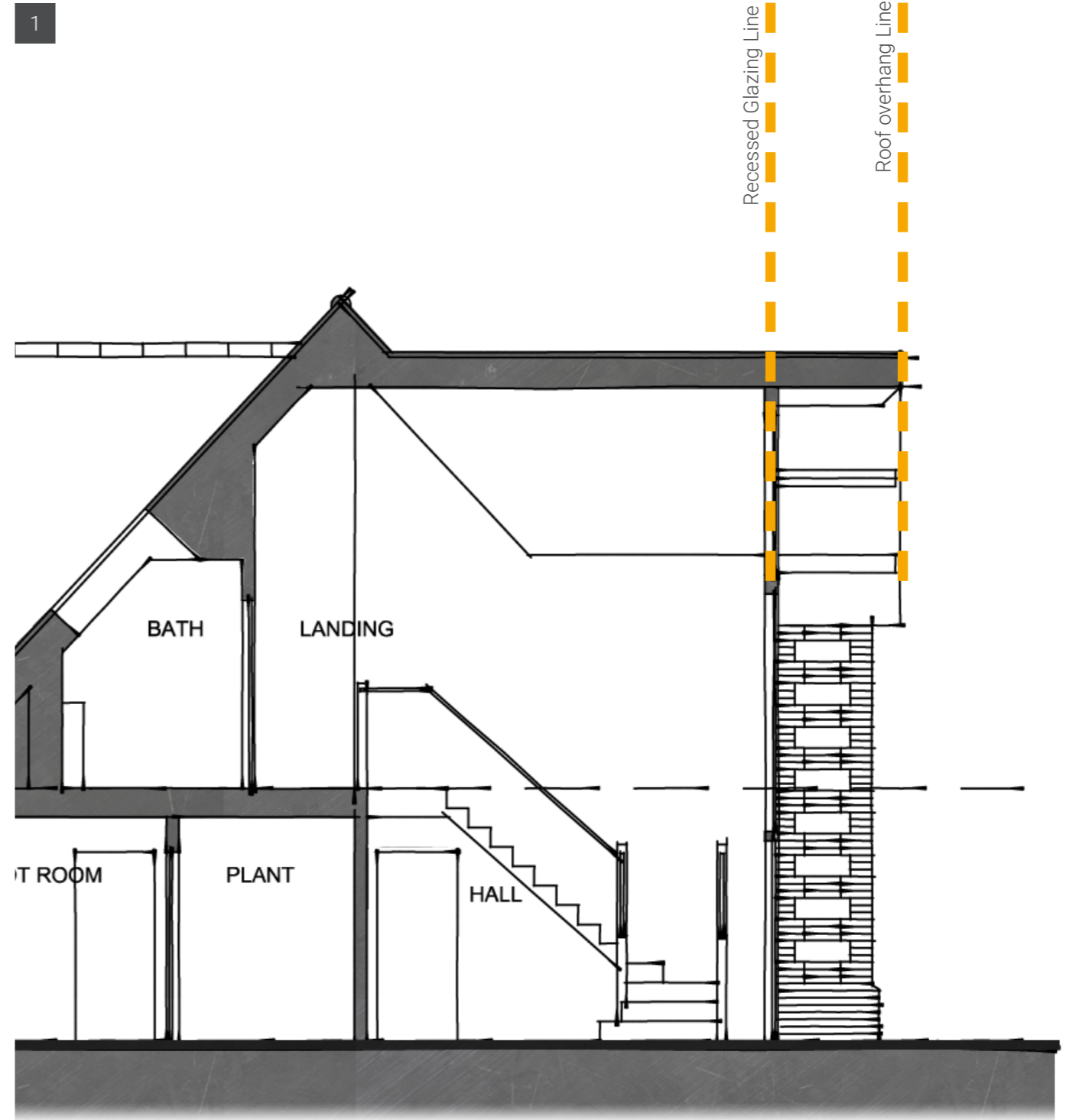


Figure 1 - Typical example of integral rooflight blinds
 Figure 2 - Typical example of light emittance control glass
 Figure 3 - Typical LED downlighters
 Figure 4 - Front elevation glazed screen - recessed glazing

5.1 Site Area

The total site area identified within the red line equates to 0.43ha. This area includes the existing residential curtilage, and the proposed location of the replacement agricultural dwelling.

The existing residential curtilage measures 0.13ha. The proposed residential curtilage has been designed to match the existing area and measures 0.13ha.

5.2 Accommodation Schedule

The development seeks approval for a replacement farmhouse, providing a range of accommodation which is a combination of agricultural and residential use.

The residential accommodation features 4 bedrooms, sitting room, kitchen / dining room, bathroom facilities, plant room, a secure garage and open sided car port.

The agricultural accommodation features a farm office, boot room, implement store and tack room.

5.3 Refuse Storage

Refuse and recycling storage has been allowed for within the open sided car port.

5.4 Cycle Storage

4no. secure cycle stores have been allowed for within the lockable garage, as requested during the Pre-App enquiry.

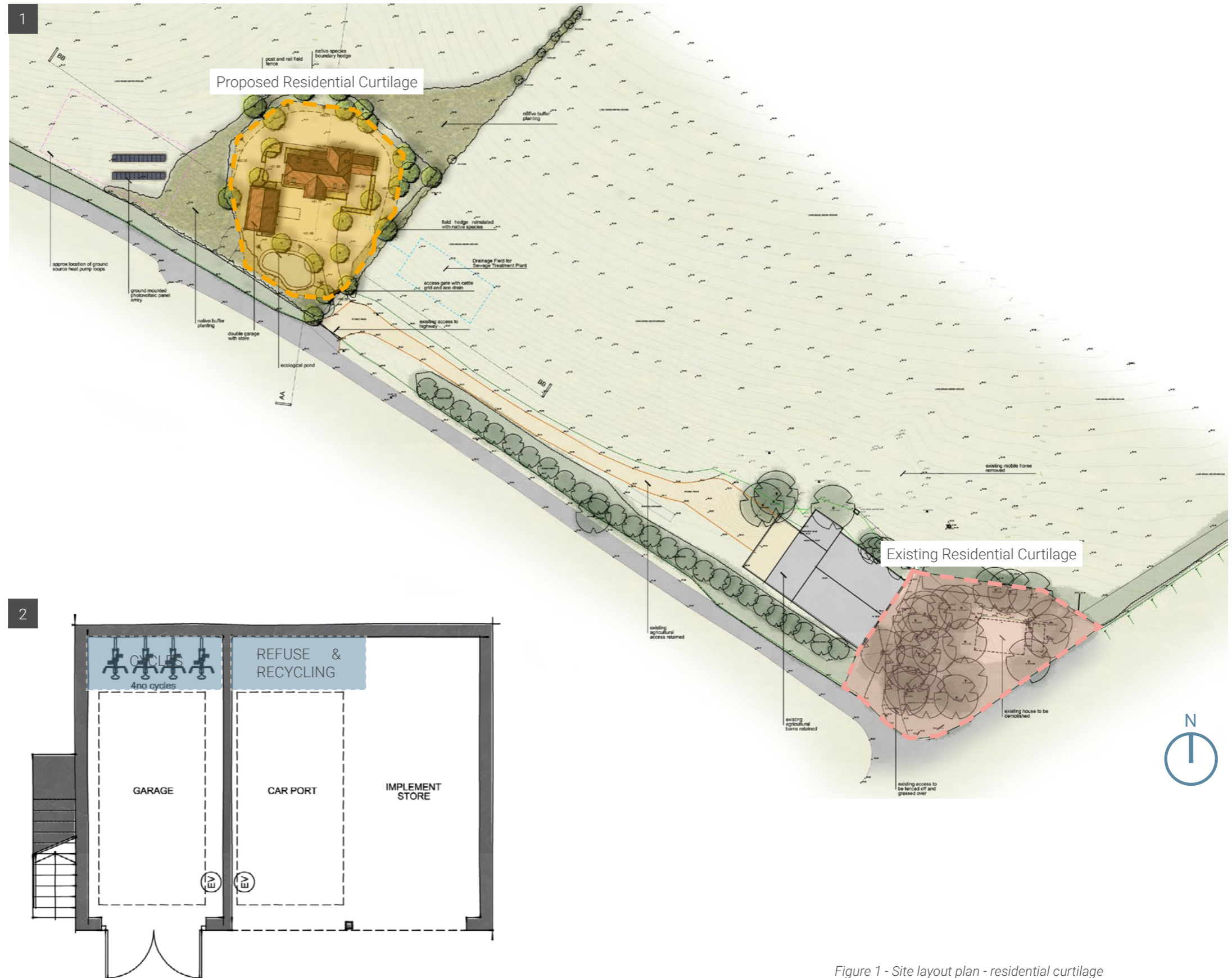


Figure 1 - Site layout plan - residential curtilage
Figure 2 - Garage floor plan - cycle and refuse storage

6.1 Contextual Influences

As previously discussed, the site lies within an AONB, on the periphery of the village of Martin, which boasts a strong collection of heritage assets. The village has grown from a rural farming background, which expanded rapidly during C17 - C18th. The resultant architectural language, provides a clear hierarchy and relationship between larger landholding manor houses, to farmhouses and cottage dwellings.

This proposal seeks to respect this natural growth, with farmhouses being placed in the most logical position to suit the needs of the dwelling.

The farmhouses in the immediate locality of the site were typically of a Georgian architectural style, as befitting the era in which they were constructed. It is not deemed appropriate to simply follow this style in the modern day, replicating what would have been done earlier in time. Rather, the dwelling has been designed as a modern barn, which reflects the vernacular style, drawing on traditional features and the local material palette.

6.2 Scale & Massing

6.2.1 Scale

The replacement dwelling has given due consideration to the surrounding landscape. In particular, key viewpoints have been tested through the accompanying LVIA to ensure the proposal does not cause harm to the AONB in which it is located. This process has demonstrated that the ridgeline of the proposal would have a negligible effect on the wider views towards the site, suggesting that the scale of the proposal is appropriate to the site context.

6.2.2 Massing

The proposal does not include many elements and in this regard could be considered to be fairly simple in that, it fundamentally comprises the proposed agricultural dwelling and garage. Massing has still been considered in the design process, to assist the visual aesthetics. The main dwelling features a core element, which supports a front gable with a lowered roof line in a traditional manner, along with a lowered rear gable projection. Below this, two single storey 'extensions' are proposed, one drawing on inspiration as a simple gabled stable like structure, and the other below a cat-slide roof. These elements have been designed to provide an essence of natural progression over a period of time to the dwelling, rather than as a single solid mass. The garage has been deliberately separated from the dwelling, but retained in close proximity.



Figure 1 - Lime Trees, Martin
Figure 2 - Dennetts Farmhouse, Martin
Figure 3 - Approximate Ridgeline of proposal (LVIA VP3)

6.3 Materiality

6.3.1 Materiality

The material palette has derived from the local context of the site, using materials which are locally source-able. The buildings historically would have been built with local materials, largely to the extent of available materials found on site. This proposal therefore reflects this, and the design ethos is centred around creating a context driven approach which respects the local context and wider AONB.

The walls are proposed largely as black timber cladding over a brick and flint plinth, respecting architectural examples present in the village of Martin.

To add to the journey in the evolution of the proposal, the single storey 'extension' elements have been designed as red brick, to break down the overall scale of the proposal. Utilising brick against the backdrop of the kitchen terrace, will also allow the bricks to act as a thermal mass in the summer, retaining heat and providing a comfortable external environment for use during summer evenings.

The proposed garage has been designed in the same architectural style, but in a subservient manner to the farmhouse, reflective of its use, whilst providing continuity in the built form and architectural language.

The roof covering has been proposed as plain tiles, this is to soften the appearance of the roof, particularly from wider aspect views within the AONB. Whilst impact on these views has been mitigated through the ridge height, any potential glimpse views will be softened with the use of this roof covering, blending the proposal into the surrounding landscape. Further to visual mitigation, the soft patina of the roof tiles, echoes the qualities of the red brick used in the plinth, tying the elevation together and juxtaposing the starkness of the black timber cladding.

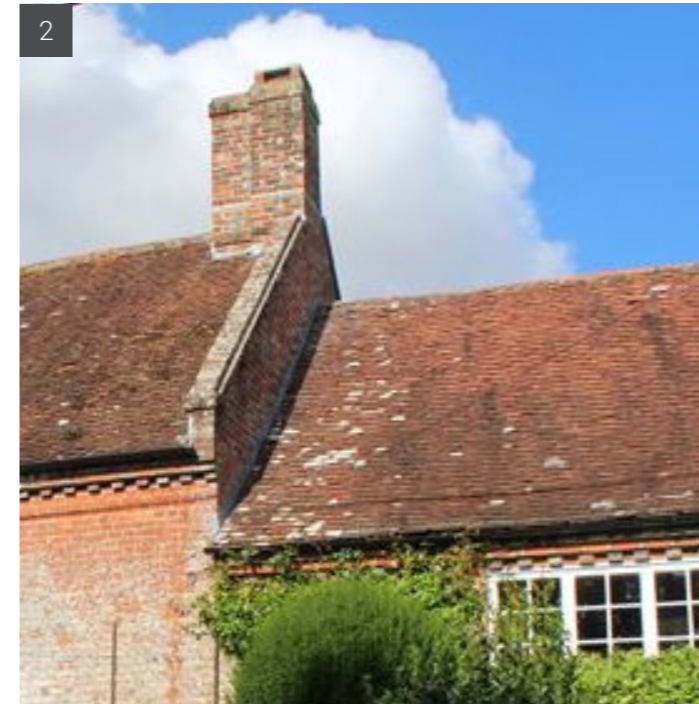


Figure 1 - Rose Cottage, Martin - Flint Brick Example
Figure 2 - Garrets Farmhouse, Martin - Plain Clay Tile Example
Figure 3 - Dennetts Farmhouse, Martin - Cladding Example
Figure 4 - Approximate ridgeline of proposal (LVIA VP13)

7.1 Landscape Overview

The site is located within the Open Chalk Southern Downland Belt, but also lies on the periphery of the Cranborne Chase Wooded Chalk Downland, as identified in the AONB landscape maps. The site itself has been identified as improved grassland, with pockets of calcareous grassland being prevalent in the wider landscape setting.

7.2 Landscaping Design

7.2.1 Planting

The landscape design proposed the natural use of native species planting, appropriate to the local landscape character. These have been proposed in a radial nature, away from the proposed agricultural dwelling. Including a flowering lawn, leading to calcareous grassland which abuts the native species buffer planting. This provides a landscape proposal which embraces the landscape character whilst providing screening to the proposal, mitigating impact to the views in the AONB.

7.2.2 Ecology

The opportunity was taken to introduce an ecological pond, linked into the native species buffer planting. This enhances the residential amenity value of the land, but also promotes enhanced biodiversity which will feed into the continuous ecological corridor surrounding the periphery of the site.

7.3 Tree planting

Proposed trees have been carefully selected to provide variety to the proposal, these include native species to the extremities of the site, to embed the proposal within the landscape including evergreens, to provide meaningful year round screening, and flowering species for ecological value and visual interest.

There are no TPO's present on the proposed site and in relocating the location of the proposed dwelling, additional tree planting is possible, without the need to remove any existing trees.

7.4 Landscape Visual Impact Assessment [LVIA]

Viewpoints of the proposed application site have been fully considered within the accompanying LVIA document, which identifies the key viewpoints and provides a detailed assessment which the proposal would likely have on each viewpoint within the AONB.



Figure 1 - Landscape plan



Figure 2 - Flowering Grass Mix



Figure 3 - Calcareous Grass Mix



Figure 3 - Focal Trees



Figure 4 - Native Species Hedge Planting

Chapter 8.0 | Conclusion

8.1 Development Summary

This application seeks approval for a replacement agricultural dwelling at Sundown Farm, Martin Drove End to provide a functional farmhouse which meets the modern demands of a working farm.

The proposed location for the new dwelling has been tested and verified to ensure that the wider context of the AONB has been fully considered.

The size of the proposal is larger than the Local Authority suggest they would usually accept, at a 43% increase. However, it is considered that the design has been carefully articulated to mitigate impact on the wider AONB area. The accommodation provided is modest in comparison to other farmhouse examples and entirely appropriate to meet the demands of a modern working farm.

The design itself has been directly influenced by the local vernacular style, taking inspiration from the material palette and respecting the historic formation of built development in the locality of the application site. Further consideration has been implemented to protect and preserve the tranquillity of the Dark Sky Reserve, in which the application site lies. Whilst also seeking the implementation of sustainable energy provision including ground source heating and photovoltaic panels, to limit the reliance on fossil fuels. These again have been designed to mitigate risk to the AONB.

The resultant design causes negligible impact within the landscape, as identified within the accompanying LVIA. In relocating the location of the dwelling, the existing dwelling can be left, undisturbed. The clients preference is that the existing dwelling is retained, with its occupancy rights removed, so that it is solely retained for ecological benefits. However, at the request of the Local Authority, the existing dwelling has been indicated to be demolished, with the the proposal for the residual residential site being reserved for ecological purposes to promote biodiversity.

To renovate or replace the existing dwelling would likely necessitate clearance of the existing copse of trees to facilitate the works, which would further disrupt the ecosystem and biodiversity which has had the opportunity to flourish. Accordingly, relocating the agricultural dwelling is felt to be the most sensitive approach in terms of ecology and landscape impact.

The proposal presented in this application has been fully considered to provide a dwelling which is informed, practical, sensitive to its surrounding context and architecturally exciting and we appreciate your consideration of this application.

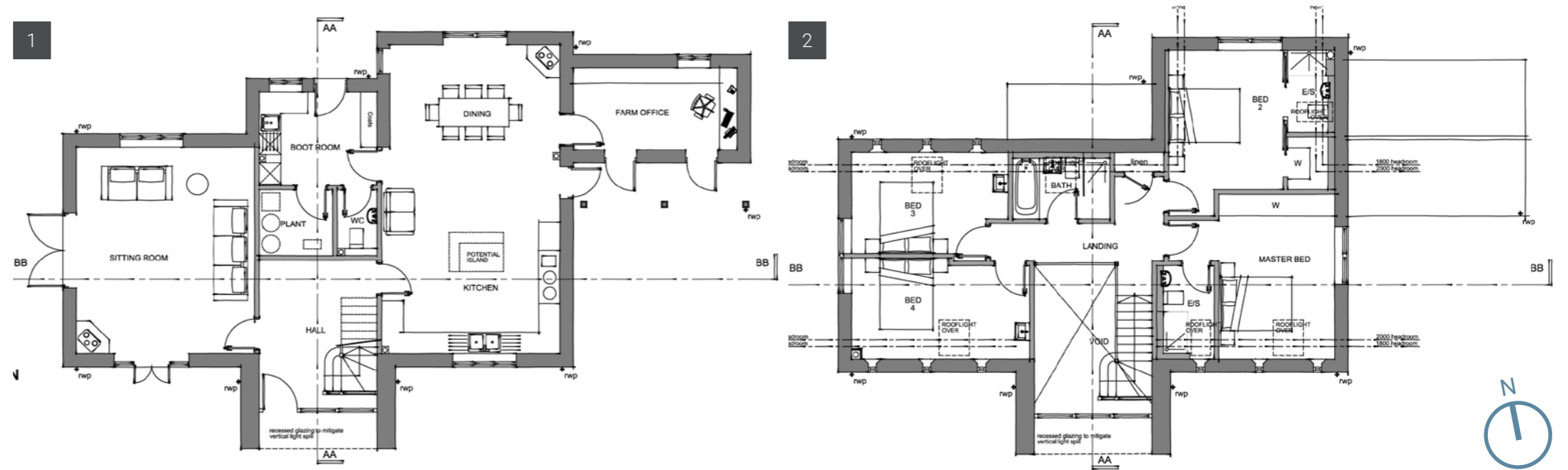


Figure 1 - Ground Floor Plan
Figure 2 - First Floor Plan
Figure 3 - South Elevation



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