



Rookery Farm, Monk Sherborne

September 2023

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1. Introduction

This Design and Access statement has been prepared by Pro Vision on behalf of The Manydown Company to explain the design and access considerations for the development at Rookery Farm, Monk Sherborne.

This full planning application seeks permission for the erection of 3 new homes on a site which currently is used for agricultural storage.

The proposals seek to create a high-quality development, offering attractive, energy efficient and sensitively designed properties that enhance the character of the local area and improve remove unattractive agricultural buildings from the setting of the adjacent listed building (Rookery Farmhouse).

The purpose of this statement is to detail the context within which the proposal has been developed and should be assessed. It describes the physical characteristics of the site and its wider surroundings. It also describes and explains the concepts and principles that have informed the design as it currently stands.



Aerial Image of Site © Google 2023

2. Context

LOCATION

The site is located in the south of Monk Sherborne, Hampshire. The site is approximately 1.1 miles from the A339 to the south and 5.8 miles from junction 6 of the M3 to the south east.

SURROUNDING CONTEXT

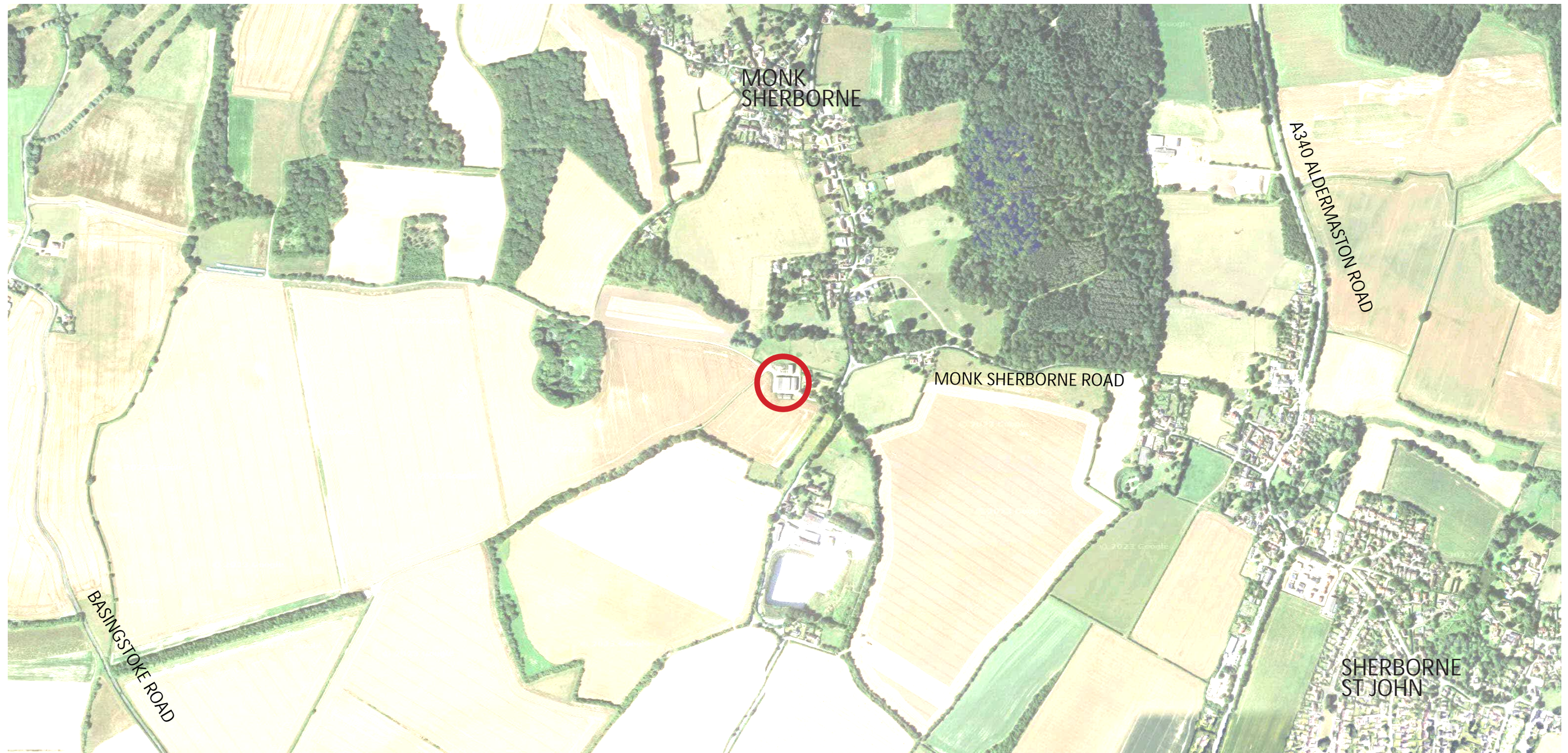
The site sits at the southern end of the village of Monks Shernborne with access directly onto the main road that runs through the village (Salters Heath Road / Kiln Lane / Ramsdell Road).

To the north of the site are grazing fields and beyond this a bank of mature trees. To the east of the site is a

Grade II listed building (Rookery Farmhouse) and beyond a bank of trees is the access road (Ship Lane).

To the south and west of the site are existing arable fields.

An existing public right of way runs through the site along the access road around the south east edge of the site and up to the north west of the site.



Aerial Image of Site © Google 2023



View looking west of existing agricultural buildings.



View looking north west of existing agricultural buildings



View looking east at existing agricultural buildings with Rookery Farmhouse in the background

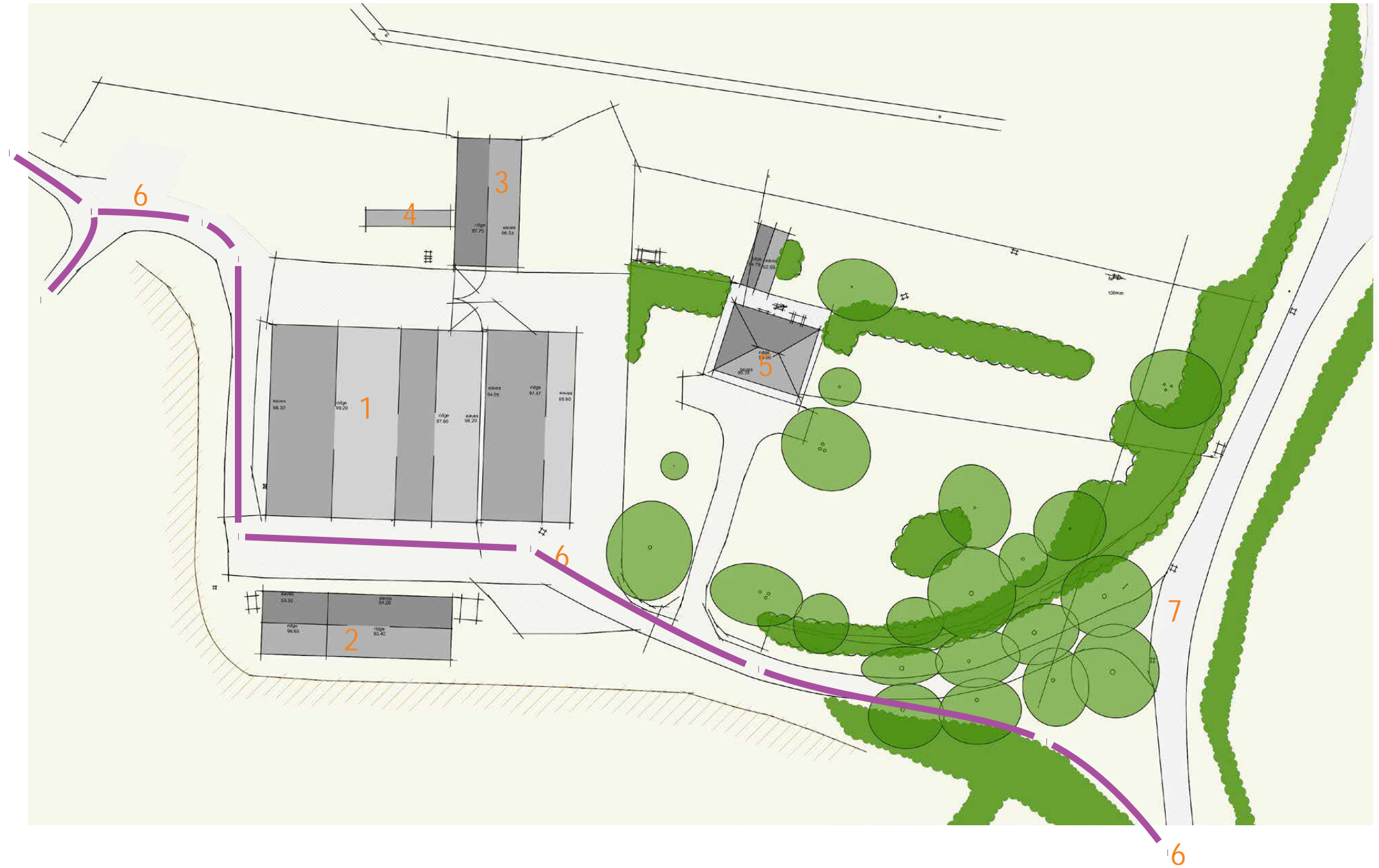


View looking south west of existing agricultural buildings

SITE CONTEXT

The site is around 0.49 ha in size including the access to the public highway. It comprises a number of mostly underutilised agricultural buildings. The ground is a mixture of concrete, gravel and grass. The existing site is comprised as follows:

1. Portal framed agricultural barns with corrugated cladding.
2. Open fronted portal framed barns with corrugated cladding.
3. Portal framed agricultural barns with corrugated cladding.
4. Metal shipping container
5. Existing Grade II listed dwelling (Rookery Farmhouse)
6. Approximate line of existing public right of way through the site
7. Existing vehicular access off public highway (Ship Lane)



3. Constraints & Opportunities

The process for the design of the site began with an analysis of the existing context set out above and then an analysis of the: site issue; constraints to development and; opportunities that the site afforded.

SITE ISSUES

- The existing site is accessed off a reasonably narrow lane and via a narrow driveway that is more difficult for larger HGVs
- The existing agricultural buildings are under utilised
- The site is immediately adjacent to a Grade II listed house and the existing unattractive buildings negatively impact upon the setting of the house.

DEVELOPMENT CONSTRAINTS

- Existing Public Right of Way that runs through the site
- The setting of the site within the countryside and its impact on the landscape and the adjacent listed building and the Grade I listed Church of All Saints to the south of the site.

SITE OPPORTUNITIES

- Scope to significantly improve the setting of the listed building by proposing attractive sensitively designed dwellings
- Potential to create patterns of uses that complement rather than conflicting with adjoining land uses.
- Scope to create purpose built carefully designed sustainable dwellings.
- Scope to reduce the visual impact on the landscape of the existing unattractive agricultural barns
- Scope to improve overall energy efficiency through careful building alignment, design and use of renewable technologies.
- Potential to provide Biodiversity Net Gain enhancements for the site and surrounds
- Scope to provide valuable housing to address the identified housing shortfall in the district



Rookery Farmhouse

Existing unattractive agricultural buildings

4. Design Evolution

The design process began by considering the site context, the constraints and opportunities, the planning history on the site and the pre-application advice received from the Local Planning Authority.

A pre-application submission in relation to this application was submitted in June 2021. The pre-application scheme included a proposal for 4 units.

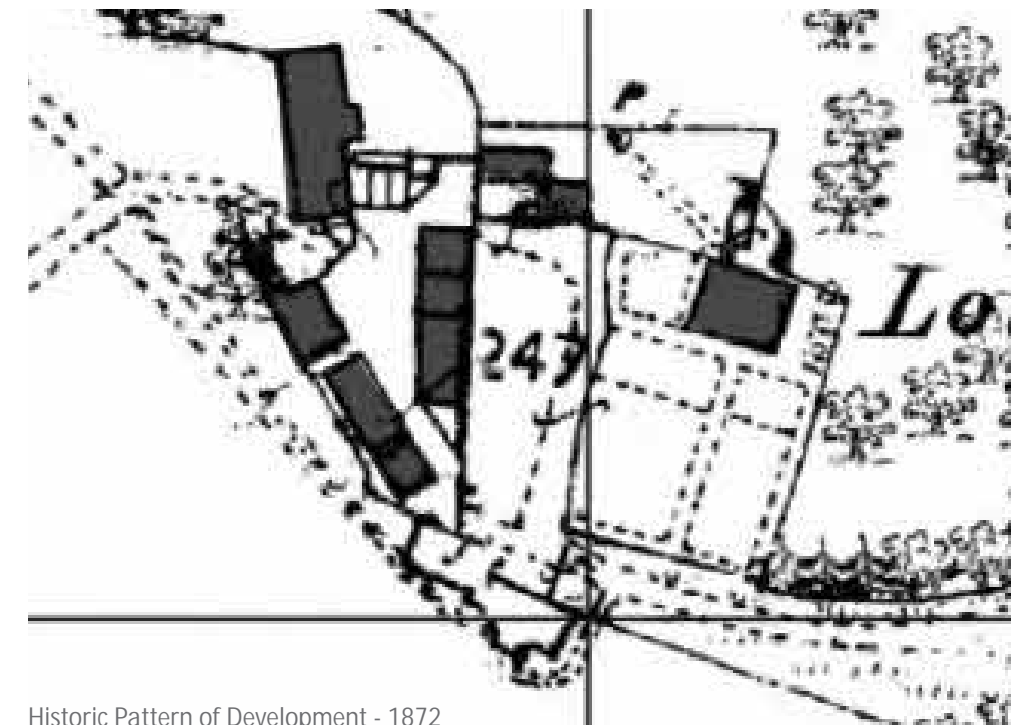
Those proposals sought to reflect the historic character of the farmstead. Originally the site had a run of farm buildings along the south west edge that created a courtyard in the north east of the site and formed a frontage looking out to the south west. The pre-application scheme therefore sought to reflect that historic pattern of development,

However the view of the Local Authority was that this presented a scheme that was unsympathetic to the character of the area.

The scheme and site were re-appraised in light of this view and an alternative form of development was considered which is where the current scheme has developed from. This sought to create more of a traditional farmstead courtyard that sat in the north east of the site. Whilst this does not as accurately reflect the historic makeup of the site, it creates a style of development that is reflective of its type and sympathetic to the site, surroundings and adjacent listed building. This also still enables the dwellings to have views out to the south west whilst ensuring domestic paraphernalia can be screened to the north east of the development.



Pre-Application - Illustrative Layout



Historic Pattern of Development - 1872



Pre-Application - Illustrative Visualisation

5. Design Principles

DESIGN PRINCIPLES

The scheme has been developed based on a set of principles that seek to:

- Enhance the character of the site
- Improve the setting of the listed building (Rookery Farmhouse)
- Create a pattern of development that fits in with the rural nature of the site and its location adjacent to the farmhouse
- Use a traditional form of design that picks up on local characteristics and details
- Use a limited material palette that respects and is cohesive with the local character and is suitable for buildings of this type
- Create attractively designed, comfortable and efficient dwellings that will have a reduced reliance on fossil fuels through sustainable building principles.



USE & AMOUNT

This application seeks full planning permission to redevelop the existing farmyard which currently comprises large underutilised agricultural buildings with three new well-designed homes.

DENSITY

The site is 0.49ha in size and has 3 units proposed. This therefore gives us a density of 6.1dph. This is appropriate for this rural setting and is consistent with the pattern of surrounding residential development.

LAYOUT

The layout of the scheme has been carefully considered following consultation with the Local Planning Authority through the Pre-Application process. The layout responds to the applicant's desires and requirements whilst also respecting the landscape and character of the site.

The dwellings seek to reference the idea of the site forming part of a traditional farmstead, which would sit alongside the existing farmhouse- the Grade II listed Rookery Farmhouse.

The units, which are conceived as having traditionally have been barns and farmworker cottages, wrap around and address a central courtyard. One of the concerns was to avoid rear gardens facing out to the south and west with the prospect of domestic paraphernalia being visible from the wider landscape, therefore the courtyard faces south west and the rear gardens are on the north and east sides of the site.

Significant landscaping belts surround the site on all sides in order to provide protection, privacy and limit the perception of any adverse impacts on the landscape.

The existing public right of way through the site has been retained and runs around the south west corner of the site.



FLOODING & DRAINAGE

Flood risk to the site has been assessed and the development site lies within land classified as flood zone 1, which is considered at a low risk of flooding. The site is therefore appropriate for a development of this nature. Having assessed the other forms of flood risk to and from the development site, there are some pockets of the site at a low risk of surface water flood however this can be adequately mitigated through the proposed drainage design.

HIGHWAYS

A highways assessment has been undertaken on the site looking at the impact of the new development. Vehicular access to the site will be the existing access off Ship Lane. This access is also currently used by Rookery Farmhouse.

There is currently no dedicated pedestrian access into the site, or to Rookery Farmhouse and there are no pavements on Ship Lane. Therefore no pavements or dedicated pedestrian access is proposed within the site. There is however a public right of way running through the site which is maintained as part of the proposals

PARKING

The scheme demonstrates an appropriate amount of parking is achieved that complies with adopted standards. Most of the parking is in the form of independently accessible spaces in order to ensure their usability. Garaging is also provided to all dwellings.

PRIVATE AMENITY SPACE

The scheme demonstrates an appropriate amount of private amenity space is provided for all dwellings in accordance with the Council's adopted policies.

REFUSE

The existing refuse arrangements for Rookery Farmhouse involve kerbside collection from Ship Lane. This arrangement will be continued for the new dwellings, with the bins being dragged to the public highway.

CYCLES

Cycle provision has been provided in accordance with the Local Authority's standards. Cycles will be stored within the garages.

ELECTRIC VEHICLE CHARGING

Electric vehicles are a key factor in helping reduce CO₂ emissions in the UK. It is intended that there will be charging points for the units provided on-site.

CRIME PREVENTION

The scheme is set out in a way that enables good overlooking of all the relevant public and private spaces in order to help prevent criminal activity and ensure the users feel safe and secure.

The parking areas are overlooked by units to reduce the risk of anti-social behaviour.

The public right of way is separated from the site by a brick wall and gates to ensure that passing walkers do not travel through the residential courtyard, ensuring privacy and security for the dwellings.

EXTERNAL LIGHTING

Some external lighting will be provided to the entrance to the dwellings to ensure users can safely access the units and their cars. This lighting will be time controlled and designed to ensure that excess light spill will be avoided and in order to ensure no adverse impact on bats or other protected species. It will also be hooded and with low lux levels in order to avoid any harmful impact on the dark sky.

This type of lighting can help reduce crime and the fear of crime and can therefore help encourage increased pedestrian activity within and around the site.

External lighting will therefore be designed in accordance with guidance set out by the Institute of Lighting Engineers to reduce the detrimental effects of night-time light pollution.

ENERGY STRATEGY

The units are designed using a fabric-first approach, whereby the fabric and thermal efficiency of the building envelope is the first consideration when looking at improving the sustainability of the development.

Wherever possible construction materials will be procured locally. Preference will also be given to procuring materials from manufacturers and suppliers who are accredited with an EMS including BS EN ISO 14001 or a similar standard.

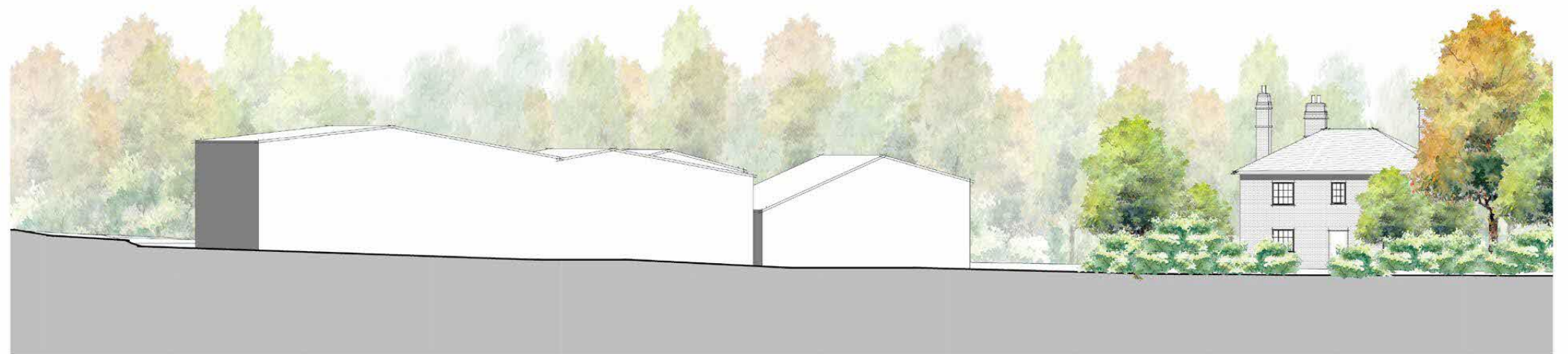


SCALE

The proposed dwellings are up to two storeys in height. Whilst sitting slightly higher in the landscape due to being at a higher ground level, they have a lower ridge height than the adjacent Rookery Farmhouse. The dwellings vary in scale creating interest in their design and along their facades and allowing for views of the landscape beyond.

PLANTING

The site is enclosed by proposed trees and vegetation planting, screening it visually from the surrounding landscape, whilst seeking to avoid an overly domesticated appearance. Areas of enhanced planting to the south west around the existing public right of way will seek to increase the biodiversity of the site, providing additional habitat for species.



Existing Site Section
1:200



Proposed Site Section
1:200

6. Design and Appearance

DESIGN PRINCIPLES

The design of the units seeks to reference and reflect the rural location and the agricultural use of the site.

The scheme is designed as a farmstead collection of buildings around a central courtyard. These therefore reflect a traditional rural character in their layout that is similarly reflected in the design and detailing of the dwelling themselves.

H1 'The Barn' is a large two storey dwelling. The main section is designed in the style of a converted threshing barn or similar, with a large double height entrance gable leading into the main living space. Much of the internal space is double height with only part of it having first floor living accommodation.

To the west of this element is a single storey utility and garage block. This seeks to represent a stable block, which is deferential to the main barn.

Connecting between these blocks is a single storey elements with glazed walls. This seeks to represent a more modern connection that ties that barn and stable element together.

H2 and H3 'The Cottages' are two storey cottage style dwellings that are conceived of as farmworker dwellings. These are smaller and less dominant than both Rookery Farmhouse and The Barn. The dwellings use traditional detailing seen in the area that presents a carefully considered rural style of unit. The Cottages include curved rubbed brick arches, corbelled string courses, tile hanging, weatherboarding and traditional timber framed porches.

The result is a cohesive blend of traditional detailing, modern living spaces, but sensitive and considered designed elements that respect and reflect the rural character of the site, enhances the setting of the listed building and creates attractively designed dwellings to replace the unattractive existing agricultural units on site.



MATERIALS

The materials used in the scheme will be a simple palette that reflects those used in the local area as well as ones that are appropriate for farmstead style units. This would therefore include:

- Red/Orange Brick
- Dark Stained Timber Weatherboarding
- Timber window frames
- Aluminium framed curtain walling
- Aluminium rainwater goods
- Plain clay rooftiles and tile hanging
- Oak porches and detailing







7. Conclusion

This full planning application seeks permission for the erection of 3 new rural style dwelling replacing unattractive modern agricultural barns on the Rookery Farm site in Monk Sherborne.

The proposals will deliver a wide range of benefits including:

- **SETTING**- Removing the unattractive agricultural buildings that harm the setting of the adjacent listed Rookery Farmhouse.
- **LAND USE**- Making more efficient use of land which already has buildings and hardstanding on, minimising impact on the countryside,trees and ecology
- **SUSTAINABILITY**- Sustainable units making good use of low and zero carbon technologies to help the limit the effects of climate change
- **LANDSCAPE**- Removing much of the existing hardstanding and proposing carefully considering the new landscaping
- **BIODIVERSITY**- Achieving biodiversity net gain and providing new habitats for species
- **HOUSING**- Providing valuable housing to help address the identified housing shortfall in the district



Design & Access Statement September 2023

Project No. 50997

Prepared on behalf of The Manydown Company



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