



1st November 2023

Design and Access Statement
The Old Stables
Box Hedge Farm, Box Hedge Farm Lane, Coalpit Heath, BS36 2UW

1. Introduction

This Design and Access statement has been prepared as part of the Full Planning Application (PP-12491217) for the proposed new dwelling house to replace the existing Old Stables at the above address.

The statement has been prepared in accordance with the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 and will explain the design principles and concepts that have been applied to the following aspects of the proposed development.

- Site context, surroundings, and Public footpath
- Amount of the proposed development
- The layout
- Scale
- Landscaping
- Appearance
- Access
- Sustainability and drainage
- Waste management
- Ecological Appraisal and Bat Survey

2. Background to the Planning Application

Box Hedge Farm has been in the applicant's family for over 50 years. In the period leading up to the Covid 19 pandemic the farm was the former base for Box Hedge Farm Events a business providing accommodation and events for Hen and Stag parties. The pandemic effectively rendered this business unviable, and it closed.

The applicants mother Marilyn Downes still lives in the family farmhouse at Box Hedge Farm as she has done for many years. Her health is deteriorating, and she increasingly needs care and help from her family.

Planning Approval for the refurbishment and conversion of four of the existing farm buildings into seven high quality dwellings was granted by South Gloucestershire Council in 2020. The conversion project is now complete.

One of the buildings at Box Hedge Farm, the Old Stables, remains unconverted. The applicants, Mr & Mrs Hendy, wish to replace this building to create a new family home that will enable them to provide care to Marilyn and continue to enjoy Box Hedge Farm.



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To that end a pre-application advice request (PRE22/0791) for the replacement of The Old Stables was submitted in December 2022. Response to this advice request was received 9th of March 2023.

3. Pre-application advice request response – summary

The key elements of the advice received in March 2023 are as follows:

In summary, a replacement dwelling is acceptable in principle. However, the specific concern in this case is that the replacement dwelling is materially bigger than the one it replaces and so there is a conflict with Green Belt policy.

Moreover, there is some conflict with PSP40 which requires replacement dwellings in the open countryside to be of a similar size and scale to the one they replace. This would need to be addressed in any full application going forward.

The proposed building would be in the same use as the building it replaces. It is however noted that the proposed dwelling would be two storey and so this would represent a materially larger building in visual terms.

Notwithstanding the comments above in relation to the proposal being materially larger than the one it replaces, officers do not have any particular concerns regarding the location and scale of the dwelling from a design point of view. The new dwelling would be located with a good relationship to the other dwellings approved as part of the redevelopment of the wider site, and the dwelling would clearly read as a logical extension to the rest of the site.

Materials would be an important consideration at the next stage. Larch cladding and clay tiles could work well, possibly combined with a locally distinctive natural stone or brick.

4. Proposal

Demolition of the existing Old Stables building. The existing house is a single storey two bed dwelling. The building is a converted timber framed stables with poor levels of insulation and provision of natural daylight.

Construction of a highly insulated low energy replacement four bed residential dwelling. The proposed house will consist of a Ground Floor level on a very similar footprint to the Old Stables with a Lower Ground Floor to provide additional accommodation.

5. Site context, surroundings, and Public Footpath

Please see attached: GRJ DPW Plans Old Stables Box Hedge Farm BS36 2UW Replacement dwelling Site Block Arrangement.

The Old Stables is part of Box Hedge Farm though it does lie within its own defined curtilage adjacent to that of the farm. Box Hedge Farm is comprised of several different parcels of land / curtilages that go to make up the whole.



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Four of the buildings at Box Hedge Farm recently went through refurbishment and conversion to seven new dwellings. This conversion was carried out under Planning Approval P20/14987/F. The project is complete and the resultant buildings whilst differing in size and shape exhibit a clear set of common styles and designs. Larch cladding, local natural stone, clay tiles, anthracite grey window frames, timber effect composite entrance doors are all in evidence throughout the development.

The proposed new Old Stables House lies within an identifiable proximity to the newly converted buildings and forms part of the overall surrounding. The existing Old Stables building portrays none of the clear style now evidenced throughout the rest of the development and is stylistically at odds with its neighbours.

Public Footpath

Please see attached: GRJ DPW Plans Old Stables Box Hedge Farm BS36 2UW Public Footpath LWE 30 10 Existing and Proposed November 2023

Public footpath (LWE/39/10) runs East to West skirting along the top of the curtilage of both the Box Hedge Farm development site and that of the Old Stables. In January 2022 approval was granted to divert the footpath along the southern boundary of the Box Hedge Farm development to the Southwest corner of the site before then running South to North. On the South – North track the path bisects the Old Stables and Box Hedge farm curtilages before regaining its original route and running East to West along the Old Stables northern boundary. On this route the path passes directly across the East (front) and Northern elevations of the Old Stables.

Permission has now been sought and gained in principle to re-route the path from the Southwest corner of the Box Hedge Farm development in a Westerly direction following the line to the south of an existing hedgerow. In this revised location the path will no longer pass near the proposed Old Stables replacement house. Furthermore, the proposed new house will not be visible from any public points of view to the Southwest.

Please see attached: GRJ DPW Plans Old Stables Box Hedge Farm BS36 2UW Public Footpath LWE 30 10 Existing and Proposed November 2023

6. Amount of the proposed development

The existing Old Stables building is a single residential dwelling house. The proposed replacement building is also a single residential dwelling. There are no plans to increase the number of residential units.

The existing Old Stables is an L-shaped building with a ground level footprint of 138 m². The proposed replacement is also an L-shaped building that has a footprint of 144 m².

7. The layout

Due to the topography of the site in this area The Old Stables benefits from views to the South-West across sloping private farmland towards woodland over 100 metres away that is part of Box



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Hedge Farm. The replacement house will be sited in almost exactly the same spot to make the best use of the available outlook.

The proposed replacement sits within the existing curtilage. Whilst the proposed building will be moved within the curtilage by a small amount its fundamental aspect remains the same as the building it replaces. The footprint of the proposed building overlaps that of the existing Old Stables by more than 80%.

8. Scale

Based upon the pre-application advice received careful consideration has been given to the design of the proposed new building and its visual impact in terms of mass. The converted buildings within the Box Hedge Farm development have all been based upon the original farm buildings whilst minimising any disproportionate additions. The approach to the Ground Floor level of the proposed Old Stables replacement has been the same.

All the residential conversions at Box Hedge Farm have dual pitched rooves with vertical gables. The ridge heights above ground level of the buildings are as follows:

Unit 1	7.0 metres
Unit 2	6.3 metres
Unit 3	4.1 metres
Unit 4	5.0 metres
Unit 5, 6, 7	5.2 metres

With a planned ridge height of 4.35m the proposed replacement for the Old Stables is a lower building than six of its seven neighbours. Moreover, due to the topography of the site the new building is also situated at a lower level than the other houses.

The pitch of the roof of the proposed building at 30 degrees is a higher angle than that of the existing Old Stables with its 12 – 16 degrees corrugated sheeted rooves. This increase in pitch means that it is closer in design to its nearby neighbours at Box Hedge Farm and also allows for the use of traditional clay roof ties which the existing shallow pitch does not permit.

The Box Hedge Farm development have recently submitted an application (P23/03026/RVC) to vary condition 3 of the original Planning Approval P20/14987/F. This application will see a previously approved recycling / maintenance equipment store re-located to the Northwestern corner of the Box Farm curtilage. In this location the re-located building will be just under 5 metres from the proposed Old Stables replacement house further shielding the new building from view and reducing its impact.

The re-sited building will also provide a dedicated location for the recycling, bins and bike storage for the Old Stables.

9. Landscaping



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The Old Stables benefits from a compact curtilage with the house located in the Northeast corner of the plot. The balance of the site lies to the Southwest of the house (existing and proposed) this area will be used as a domestic residential garden. There are no mature trees or hedges located within the curtilage itself. The South and West boundaries will be planted with a natural species hedgerow to provide a marked but soft delineation.

The curtilage of the Old Stables sits in the Northwest corner of a paddock field that slopes down towards mature woodlands within Box Hedge Farm. As part of the continued re-wilding of the farm this paddock will become a natural flower meadow. Towards the Southwest corner of the meadow a pond will be excavated, this will be allowed to develop naturally providing habitat benefits for wildlife.

10. Appearance.

Please see attached: Design and Access Statement Appendix Photographs and Perspective Drawings.

The approach used for the new building has been to mimic to a large extent the style and design of the recently refurbished and converted buildings at Box Hedge Farm. In effect bringing the Old Stables back into the Box Hedge Farm community of buildings. The design ethos employed with those buildings was to retain and restore the rural character of the formerly agricultural buildings.

The Ground Floor level of the new building has been deliberately styled to resemble a simple converted agricultural building. On the East and North elevations there are few windows, and these have a narrow tall full-height portrait aspect. The West and South elevations within the crook of the 'L' of the building have more expansive glazing to maximise daylight within the building and enjoyment of the south-west far reaching views.

The Lower Ground Floor level has glazing on the South and West elevations within the 'L' of the building opening out onto the recessed courtyard garden. The Lower Ground Floor and its attendant courtyard garden have been specifically designed to be largely concealed from view. The courtyard area is wholly shielded from external view.

The Ground Floor elevations are all finished with Larch cladding while the Lower Ground Floor elevations employ local natural stone. Both materials are in evidence throughout the converted buildings on the farm. The roof is tiled with clay tiles to match the other nearby buildings. The Lower Ground Floor courtyard retaining structure will be formed using a gabion basket system. Plants will be inserted into the elevations of the walls within the courtyard and climbers along the foot of the wall. Over time these plants will cloak the structure.

At Ground Level the proposed new building will look to all intents and purposes like a converted single storey agricultural building with a small number of apertures (door and windows) in the few visible public-facing elevations. The proposed new building will blend well with the other recently converted homes at Box Hedge Farm and will be a much more attractive proposition than the existing dwelling.



11. Access.

The Old Stables is located at the Northwest corner of the Box Hedge Farm development site. As part of the development a new roadway has been installed within the site to service the seven new houses. This new roadway also provides access to the Old Stables.

Old Stables dedicated carparking for three cars will be provided to the West of the site access road closest to the new house.

12. Sustainability and drainage

The conversion and refurbishment will be of a high standard using sustainable, locally sourced materials where possible.

Sustainable construction methods being considered are:

Employment of high levels of passive insulation within the construction of the new building to minimise energy costs.

Energy efficient light fittings to building regulation requirements.

Zoned heating controls.

Air source heat pumps to all buildings

Minimum A rating white goods – where provided.

Low flow taps and shower.

Source sustainable construction materials where practicable.

Permeable paving.

Drainage

The Box Hedge Farm development is serviced by a new sewage treatment plant specified for the entire site that discharges clean wastewater to a drainage field. The new house that replaces the Old Stables will be connected to this system.

Surface water will be drained through the wild flower meadow that lies below the Old Stables.

13. Waste Management

The applicants will mitigate the impact of construction on the environment through the use of environmental management plans during construction and will;

Set targets for minimising construction waste.

Monitor construction waste arising.

Segregate waste for recycling.

The applicants will strive to balance environmental, social and economic issues with a view to contributing to a more sustainable future.

Recycling for the development will be located by the visitor parking to the north of the application site as indicated within application: P23/03026/RVC.

14. Ecological appraisal and Bat Survey



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As part of the application for the Box Hedge Farm redevelopment an Ecological Appraisal and Supplementary Bat Survey were carried out by Clarke Webb Ecology Limited. Both reports accompany this Planning Application.

15. Conclusion

The replacement building proposed within this application has been specifically designed to meet the following key criteria.

Provide a building that is in accord with the Green Belt policies.

Recognises and responds positively to the pre-application advice received.

A building that wholly accords with the nearby properties at Box Hedge Farm.

Improves upon the building that it replaces.

Highly insulated low-energy sustainable building design.

Embedded in the landscape.

Completes the community of buildings at Box Hedge Farm,

Provides an attractive family home for the applicants to remain in-situ.

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