

DESIGN AND ACCESS STATEMENT

Installation of additional 1 x air source heat pump and associated plant timber outbuilding to the south of Barn 2 at Ley Farm - At the time of submitting our original planning application (20/2890/FUL) we were advised to install electric heating for Unit 1 in Barn 2. We have since been informed that this was the wrong advice and would make the new dwelling unsustainably expensive to heat with a large carbon footprint. To move to a viable form of heating Unit 1, we would like to add an additional air source heat pump to the southern end of Barn 2, sitting alongside one of the 2 x air source heat pumps already approved under 22/0977/FUL and 22/0978/LBC. The Air Source Heat Pump will be a LG 5kW R32 Monobloc Single Phase Gen 2.

To contain the associated plant equipment for the heating and hot water system, we also require a small timber outbuilding at the southern end of Barn 2 which will be alongside the air source heat pumps, tucked into the corner with the adjacent boundary stone wall. The roof for the outbuilding will be made from the same clay tiles used on the adjacent roof of Barn 2, and this will be the only part of the building visible as it will also be hidden behind screens. The outbuilding will have shiplap timber cladding with a monopitch roof with clay tiles to match Barn 2. The outbuilding for Unit 1 has been designed to tuck in behind the air source heat pump and will also be behind the screens mentioned below. The drawing named '1492009_L(20)_01_J - Proposed Barns 1 & 2.pdf' shows the location of the new outbuilding. The drawing named '1492009_SK_101 B.pdf' notes the construction details and dimensions of the new outbuilding.

The Air Source Heat Pump will be screened using locally sourced wooden planters with trellis backing where climbing plants will create a natural screen. The wooden planters will be made by Steve Allen Woodwork and Landscaping. I have attached a set of photos to this application of planters Steve has made in the past which show how our screens will look. These files are named 'Individual Planter Example.jpeg', 'Row of Planters Example.jpg' and 'Corner Planter Example.jpg'. Drawing '1492009_L(20)_01_J - Proposed Barns 1 & 2.pdf' shows the proposed locations for the screens.

Change material of glazed front doors for new 3 no. dwellings approved under 22/2014/VAR and 22/2015/VAR to be timber stable style front doors – During the process of discharging the conditions for 22/2014/VAR and 22/2015/VAR we realised that our planning application specified glazed front doors for the new 3 no. dwellings. Our preference is for a more traditional agricultural looking set of front doors which will be more appropriate to the setting and the buildings. This application is to request a change for permission for timber stable style doors, including the specific details of the doors to be used. All three doors will be made of solid timber and in a traditional stable door style more in keeping with the agricultural setting. All details and design of the timber doors can be found at https://doors-of-distinction.co.uk/shop/external_doors/hardwood_external_doors/ext-stsmug1-hw . The doors will be finished in colour RAL 6021 to match the approved colour of the window frames for all 3 new dwellings. The locations of the front doors are shown in drawings 'L(20)11 B - Proposed Elevations Barns 1 & 2.pdf' and 'L(20)10 B - Proposed Elevations Barns 1 & 2.pdf'.