Design and Access Statement

Old Farmhouse, Fordingbridge, SP6 1LX

Retention and restoration of the Grade II listed Old Farmhouse, and the restoration, conversion and extension of an outbuilding to form two three-bedroom dwellings, and the erection of an L-shaped building comprising three three-bedroom dwellings in place of two outbuildings, utilising the existing access off Salisbury Road, with associated parking and hard and soft landscaping.

Fig 1: Existing aerial view of The Old Farmhouse

1.0 Introduction

This Design & Access Statement is submitted in support of a Planning Application in regard to the above proposals.

This statement is to be read in conjunction with the following drawings/supporting information:

- Drawing Pack - Prepared by PLC Architects 23.3484.000P4, 001P3, 002P3, 003P3, 004P3, 005P3, 006P3, 100P8, 101P5, 102P4, 103P3, 104P4, 105P3, 106P5, 107P5, 108P3, 109P3
- Planning Statement – Prepared by CPC Planning Consultants
- Design and Access Statement - Prepared by PLC Architects
- Heritage Statement - Prepared by Pegasus Group
- Transport Statement - Prepared by TPA
- Ecology Report - Prepared by Arun Ecology
- Phase 1 Land Contamination Assessment - Prepared by Geo-Logic

The application proposals have been designed to accord with the New Forest District Council Local Plan 2016-2036 (adopted July 2020), National Planning guidance and all relevant material considerations.

2.0 Planning History

No relevant planning history is available for the application site.

3.0 Site Analysis

Fig 2: Existing view facing South/West from Salisbury Road.

The application site 0.257(ha) and is situated in a small hamlet in Upper Burgate, located to the north of the town of Fordingbridge, Hampshire.

It is within the New Forest District.

The site is bounded by Salisbury Road (A338) to the east and Fryern Court Road to the north. The River Avon is to the east of the site.

To the north are two storey residential properties, characterised by an informal layout of buildings with a variety of traditional styles.

The application site comprises four buildings, as indicated on the existing site plan:

- Building 1 – The Old Farmhouse (Main residential dwelling)
- Building 2 – Outbuilding
- Building 3 – Outbuilding
- Building 4 – Outbuilding

These buildings are arranged in a regular courtyard layout.

Vehicular and pedestrian access is gained from the east via Salisbury Road. Located on the left hand side of the site entrance is the partially collapsed outh building with the main existing listed residential dwelling located to the right which is currently obscured from outside the site by the extensively overgrown vegitation on the main front boundary.

The site has one Grade II listed building, The Old Farmhouse (Entry No. 1181378). Additional Grade II listed buildings are within close proximity to the site, which are shown below in F12 - 14.

As can be seen from the following photos (Fig 2 – 10) the buildings and the site its self is in poor repair with a number of these having either partialy collapsed or at danger of doing so.

The site vegitation is also over grown and putting both the listed building (B1) and partily collapsed outbuilding (B4) at further risk of damage.

The two out-buildings (B2 & B3) located behind the listed building are low quality and their positioning and style negatively impacts on listed building located at the entrance. These comprise of a mix of brick / metal cladding / render walls with corugated metal roofs.

Building number two is located the closest of these to the listed building (witin 7m) the proximity of this and the overhrown nature of the site in general is a poor setting for this heritage asset.

The current courtyard hard standing arrangment comprises a mix of tarmac entrance drive and broken concrete slabs, again all in poor condition.

Fig 3 & 4: Existing views of the Old Farmhouse (Building 1)

Fig 5 & 6: Views of existing outbuilding (Building 2)

Fig 7 & 8: Views of the existing outbuilding (Building 3)

Fig 9 & 10: Views of the existing dilapidated outbuilding (Building 4)

Fig 11: Old Farmhouse,
Grade II Listed Entry No. 1181378

Fig 12: Bryants Cottage, Grade II Listed Entry No. 1350939

Fig 13: Farm Cottage,
Grade II Listed Entry No. 1301394

Fig:14 Rosemary Cottage, Grade II Listed
Entry No. 1301254

4.0 Use / Amount

The application seeks to retain and restore the Old Farmhouse as a residential dwelling.

The new L-shaped building would contain 3 No. Three bedroom dwellings, and the restoration, extension, and conversion of building 4 would form 2 No. Three bedroom dwellings.

The development would provide the following level of accommodation:

Unit No.	Area (sqm)	(sqft)	No. beds
Unit 1	152	1636.1	4b (6p)
Unit 2	102	1097.9	3b (5p)
Unit 3	126	1356.2	3b (5p)
Unit 4	103	1108.6	3b (5p)
Unit 5	75	807.2	3b (4p)
Unit 6	100	1076.3	3b (5p)

All proposed residential accommodation has been designed to comply with Nationally Described Space Standards and provide good levels of residential accommodation.

Appropriate levels of refuse and cycle storage per dwelling are included within the proposed design.

5.0 Scale & Mass

The locality is characterised primarily by two storey properties, with barn hipped roofs being a prominent local feature. Barn hipped roofs have been incorporated into the proposals, decreasing the overall mass of the new build element whilst tying in visually with the locality.

The proposed new L-shaped building (units 2, 3 & 4) would be in keeping with the surrounding locality at two storeys high, stepping down in scale to match the height of the Old Farmhouse (unit 1).

The stepped back single storey extension of building 4 (units 5 & 6) would be subservient to the two-storey element of the converted outbuilding.

The scheme proposes a suitable range of heights from single to two storeys, which will be of an appropriate scale when read in the context of the listed building.

The new build element of the development is located behind the listed building and as can be seen in Fig 15 below the impact on the street scene is minimal.

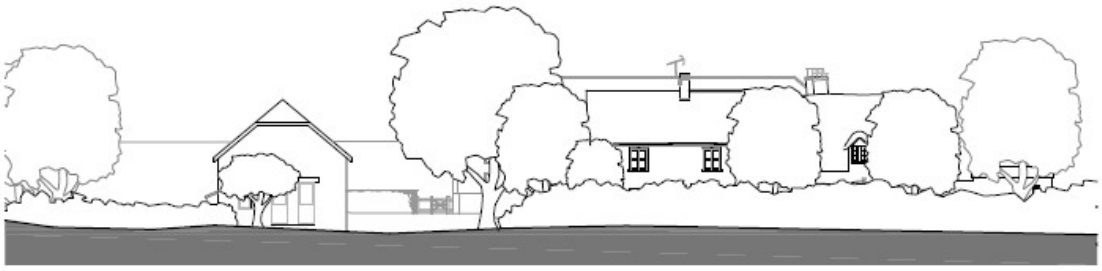

Fig 15: Proposed Context Elevation (Marches Road)

6.0 Design & Appearance

There are no external alterations proposed to the existing Grade II Listed Old Farmhouse.

The layout of the proposed new build dwellings (units 2, 3 & 4) and extension of building 4 (units 5 & 6) combined with traditional elements of barn design enables the proposed dwellings and retained properties to form an informal courtyard.

The positioning of the buildings takes a lead from the existing site layout whilst also looking to respect the listed buildings and allow better relationship and increased seperation (13.0m

away) and creation of a regular courtyard plan with linked buildings behind the existing farmhouse building, as would be found on most 19th Century farmsteads.

The courtyard is accessible via the existing entrance on Salisbury Road and the area formed between the existing and new buildings is to be used for residential parking and access to the dwellings.

The creation of the courtyard and placement of windows allows for

- Creating a secure and sheltered living environment
- Small neighbourly space
- Domestic scaled outdoor space
- Supervised children play area
- Natural surveillance
- Efficient economic use of space
- Softening of parking areas

The material palette consists of red brick to match the Old Farmhouse, horizontal stained black timber cladding, stained black timber windows and doors, stained black timber fascia's and bargeboards and black composite doors.

Slate roof tiles would also match the existing Old Farmhouse and immediate context.

Examples of materials

- Black stained boarding
- Facing Brickwork
- Black stained timber windows & doors
- Slate roof covering
- Conservation style roof windows

Fig 16 – 18 Examples of materials

The fenestration of the new build dwellings (units 2, 3 & 4) and extension and conversion of building 4 (units 5 & 6) have been designed with a contemporary take on the traditional form of farm outbuildings along with the placement of openings.

The selection of windows includes full height windows at ground floor (modern interpretation of barn doors) with smaller windows at first floor.

Conservation style roof windows have also been included at first floor of unit 2 which has reduced eaves and ridge to reflect the proximity to the Old Farmhouse.

The restoration and conversion of the retained existing outbuilding involves reinstatement / replacement of the collapsed roof, and rebuilding of collapsed walls.

There will be a two-storey extension connecting the existing building to the single storey extension, maximising the space for conversion, and allowing the rooms to meet the national space standards.

Visually, the two-storey extension with its horizontal timber cladding offers a contemporary way to integrate old and new.

Existing openings will be utilised where possible to create windows and doors.

As part of the proposals, the existing boundary treatment on the Northern and Eastern boundaries is to be maintained. The overgrown elements of ground cover in close proximity to the existing Grade II listed building are to be removed along with a small tree.

Boundary treatment between all the plots is proposed to be hedging and / or 900mm high post and rail fencing to give a more natural / organic feel to the development.

The existing tarmac entrance from the A338 is to be retained although the extent of .this has been greatly reduced to be only the first 9.0m into the site. The remainder of the courtyard will be finished with a self-binding gravel with a granite sett rumble strip being proposed at the junction between the tarmac and gravel.

Parking spaces will be delineated via the use of half round timber logs.

Fig 19: Proposed Elevations – New Build Dwellings (units 2, 3 & 4) (Not to scale)

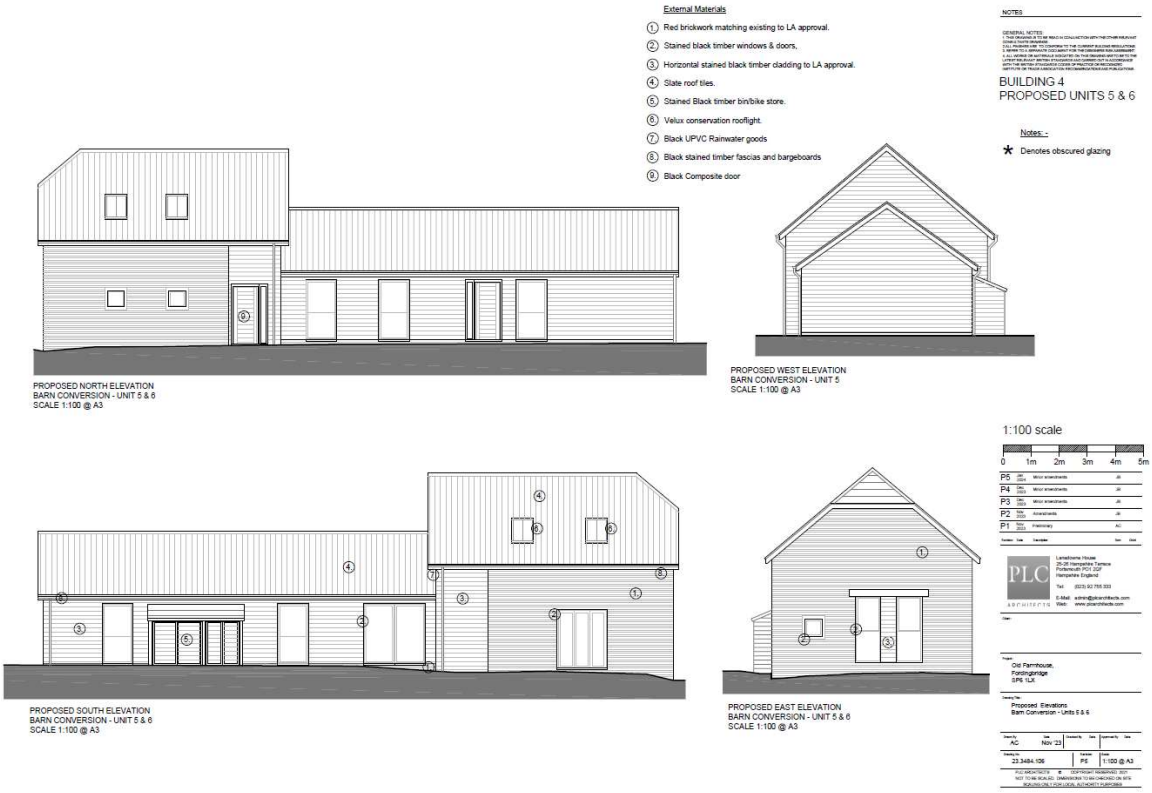

Fig 20: Proposed Elevations – Extension and conversion of Building 4 (units 5 & 6) (Not to scale)

7.0 Transport and Access

The residential units will use the existing vehicular access from Salisbury Road leading to the courtyard parking, which will include 12 No. parking spaces.

A bus stop is located 85m north of the site providing access on the northbound and southbound carriageway of Salisbury Road (A338).

This bus stop serves 8 bus routes which operate a half hourly bus service through Fordingbridge to Salisbury, with additional bus routes at the centre of Fordingbridge.

In addition to the above, a variety of school bus services are also available, serving the local area.

The Burgate School and Fordingbridge Nursery can be reached within a 15 minute walk, 940m and 640m respectively, via public footways. Fordingbridge Infant and Junior Schools Federation is approximately 21 minutes' walk to the south of the site.

Train stations closest to Fordingbridge are Salisbury (SP2 7DT), Dean (SP5 1JQ) and Ashurst New Forest (SO40 7AA).

All dwellings have access to secure cycle storage for the appropriate amount of people per dwelling, thus encouraging residents to choose alternative modes of transport. In additional to this secure short stay cycle spaces are also proposed

A number of villages can be reached from the proposed site within a short cycle ride using the footway located on the western side of the A338.

Local amenities are within a 30 min walk located in Fordingbridge, these include an abundance of employment and leisure opportunities for the residents of the proposed dwellings. Also included are local schools, day care facilities, recreational parks, post office, fire station, doctors' surgery and veterinary clinic. This is a sustainable site location for the future residence of the proposed dwellings.

Salisbury Road (A338) runs in a north-south direction, with a speed limit of 40 mph near the proposed site. To the north, this road passes through several villages, including Downton and Bodenham, on its way to Salisbury. To the south, it leads to Fordingbridge, which is just a four-minute drive away, and further connects to Ringwood, where it intersects with the A31. The A31 is the primary route in this area, heading southwest to Bournemouth and Poole on the south coast, and to Southampton, where it links up with the M27.

The above concludes that the site is ideally located for the use of private & public means of transport and well served with general amenities both locally and further afield.

Please refer to TPAs Transport Statement for further information.

8.0 Sustainability statement

The scheme seeks to mitigate negative environmental impacts through sustainable design and construction methods, resource efficiencies and provision for waste recycling. The new dwellings will be designed to meet or enhance the current Building Regulations standards.

The following measures are to be incorporated within the scheme where possible:

1) Water efficiency:

- Low flush toilets, flow regulated spray taps and shower heads
- Water efficient appliances
- Soakaways

2 i) Sustainable Construction measures proposed, include:

- Locally sourced materials where possible
- Use of recyclable and natural materials where possible
- Use of non-toxic materials and paints
- Use of low maintenance materials

2 ii) Energy efficiency measures include:

- High insulation values

- Draught proofed windows and doors/for maximum air tightness
- Double glazed windows with low – E glass
- Insulated hot water tanks and pipes
- Light sensors/movement sensors for outdoor or communal area
- Energy efficient white goods
- Provisions for Electric Vehicle infrastructure charging points.

2 iii) Sustainable heating systems/measures to include:

- Energy efficient condensing boilers
- Low energy light fittings
- Solar Water Heating

3) Layout and Design

- The design proposals are of low environmental impact
- All proposed construction materials are to be resilient
- All windows are to be openable to allow natural ventilation
- Low maintenance materials are proposed

9.0 Renewable and Low Carbon Statement

New Forest District Local Plan (2016-2036) seeks that new developments meet or exceed standards imposed by the Building Regulations, to help minimize impact of the development on the environment and to be adaptable to the future needs of occupiers. This statement outlines the consideration of the possible renewable and low carbon technologies that could be implemented within the proposed design scheme. These strategies would allow maximum renewable energy, lower carbon emissions throughout the development's life cycle and the reduction of greenhouse gases.

The site location is within walking distance of a wide variety of local amenities and job opportunities, meaning less need for vehicular modes of transport reducing CO2 emissions and carbon footprint.

The orientation of the proposed design is suitable for solar panels to be installed. The dual aspect nature of the development allows for passive ventilation and natural cooling.

The Old Farmhouse (unit 1) would be thermally upgraded with internal wall insulation and additional insulation in roof voids. The proposed new build dwellings (units 2, 3 & 4) and extension and conversion of building 4 (units 5 & 6) will benefit from the full height windows at ground floor, allowing a high level of natural light and minimising the need for artificial light and energy usage, while improving the resident's wellbeing.

The proposed development will be constructed in accordance with the standards for domestic properties in Part G of the Building Regulations. The higher water use efficiency standard in accordance with Part 36(2) (b) of the Building Regulations is currently a maximum use of 110 litres per person per day, the dwellings would achieve this usage if required. To achieve this, consideration will be given to ensure that efficient kitchen and bathroom fixtures, fittings and appliances are used to aid in further reduction in water usage. Soakaways could also be implemented within this design to aid in rainwater drainage, providing the land is suitable to install these provisions.

As part of the Building Regulations compliance process prior to the commencement of any development, SAP and EPC calculations will be undertaken. This will allow the possibility of appropriate energy efficient measures to take place during the construction on the buildings and maximise the energy efficiency where possible. During the construction phase of the scheme, it is intended that the materials specified will be thermally efficient to enhance the overall individual U values. This will include considering the air tightness of the building and use of heat recovery technology to limit the heating demand.

10.0 High Speed Broadband Statement

The development standards state the proposed designs must provide a high-speed broadband connection to the dwellings. Online searches have found that superfast broadband is available in the area. The applicant will be seeking to provide the necessary infrastructure on site to enable a fibre to the site connection to be provided to the new development. Each dwelling will be connected prior to occupation.

11.0 Conclusion

The proposal has been considered in regard to the New Forest District Council Local Plan 2016-2036 (adopted July 2020) and National Planning guidance.

The proposal seeks to form 6No. dwellings by retention and restoration of the Grade II Listed Old Farmhouse, and the restoration, conversion, and extension of an outbuilding to form two three-bedroom dwellings, and the erection of an L-shaped building comprising three three-bedroom dwellings in place of two outbuildings, utilising the existing access off Salisbury Road, with associated parking and hard and soft landscaping.

The site is in a sustainable area with transport provisions already in place to make local amenities and potential employment opportunities easily accessible for future occupiers. The appropriate amount of refuse and secure cycle storage spaces per dwelling will be provided.

Careful consideration of the design features that have been incorporated to construct a development that fits within the context of the neighbouring properties.

The future of the dwellings and occupiers have led the design process with renewable and low carbon opportunities available throughout all stages of the design, there will be means and provisions in place for the development to be energy efficient.

It is considered that the proposed development is a well-considered design with details and materials included to ensure it is appropriate to the locality. The proposed design uses the land efficiently and provides much needed restoration of the retained buildings.