



Planning, Design and Access Statement

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| Proposal | Proposed New Dwelling (Pursuant to Paragraph 84(e)) with associated parking, garage, treatment plant and landscaping works. |
| Site | Round Oak Cottage Burford Tenbury Wells WR15 8HW |
| Client | Ms D Wakeman |
| Prepared By | McCartneys LLP Chartered Surveyors Planning Consultants & Project Managers 54 High Street Kington Herefordshire HR5 3BJ Mr G Jones BSc (Hons) MRICS |
| Date | January 2024 |

Introduction

- 1.1. This document sets of the proposal in respect of a new exception and bespoke dwelling close to Round Oak Cottage, Burford. It is intended to provide a concise overview and explanation to the development of the proposal.
- 1.2. With over 16 months of design development and input from a multi discipline team, the proposal has been rigorously reviewed to ensure that it represents ‘exceptional quality’ as specified in Paragraph 84 of the NPPF. Paragraph 84 of the National Planning Policy Framework, is related to isolated homes in the countryside, and requires that ‘the design is of exception quality, in that it:
 - *Is truly outstanding or innovative, reflecting the highest standards in architecture, and would raise standards of design more generally in rural areas: and*
 - *Would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.*
- 1.3. The principal components deriving the design proposal is a landscape-led scheme, which responds to the site character, significantly enhancing the landscape setting and ecological value of the site. Alongside this, there is a drive to provide a scheme which responds to the **clients’** specific needs, both now and in the future, in terms of flexibility and towards greater self-sufficiency in terms of energy use and production.

The Client

- 2.0 McCartneys Planning and Survey have been approached by our client to develop a scheme for an exception dwelling in a rural location near to Burford.
- 2.1 The client has lived in the adjacent property, Round Oak Cottage for a number of years, but is now looking for a more bespoke dwelling in line with their living requirements.
- 2.2 Round Oak Cottage is a typical detached rural dwelling formally two dwellings, later converted into 1, with a rear wing provided, and a range of outbuildings, which includes garaging. Round Oak Cottage due to its original construction, internal divisions, has limited accessibility and is not a lifetime home.
- 2.3 The client has spent a number of years improving the property and associated land, however there are limitations as to how much the existing fabric can be adapted.
- 2.4 The clients have fallen in love with the area during their time at Round Oak, and they are keen to retain there connection to the surrounding area for as long as possible. Hence their desire to create a bespoke dwelling that can suit their needs both now and in the future.
- 2.5 The clients have provided their own further statement in support of this application:

We are submitting these plans to build a bespoke dwelling on the paddock land area we own at Round Oak Cottage, Burford.

We have lived at this property for 12 years this year, and have loved every day of it. The move from Birmingham when Steve retired was a big step towards our rural retirement dream.

Both of us are really keen to remain living here but are aware our existing property and garden is too large to fully maintain. We acknowledge that our social and housing needs will change as the years go by and are keen to prepare our environment before the needs arise.

I am currently working part time as a Community Occupational Therapist and wish to continue professionally supporting the residents of the county.

Steve is actively fully involved in 4 Table Tennis groups and leagues, plus is a Youth Football referee every weekend. He also wishes to continue to support these activities as long as he can.

January 2024

Both of us offer physical help and support to our local neighbours and regular users of the area we live in, providing transport and watchfulness of activities.

We have family living in a nearby village that we currently support with childcare arrangements and pet duties. Their village social and community events are inclusive of us for we have attended and helped at many. The family will most certainly provide support to us as needed as we age.

The majority of our shopping, maintenance needs and entertainment are sourced locally therefore providing income to the hardworking and varied local businesses. We are loud advocates of supporting local.

Our building plans are based around locally sourced resources and involvement.

The design and position of the building would provide us with the most amazing views and appreciation of this wonderful county for as long as we are able to use our eyes. What else could we want in our twilight years.



Photo 1 - The Site looking towards the current dwellings of Round Oak Cottage, and Elm Cottage.

The Brief

3.0 The client's brief is to create a home which will allow them to cement their relationship with the local area, through both their personal connections, and the physical built form.

3.1 There were a number of key principles to be considered within the clients brief:

- Maximise the available views from the site to the rural landscape to the West, whilst being sensitive to views to the site from the North.
- Provide a 3 bedroomed dwelling, suitable for all of the family needs.
- Minimise the impact to the site and its immediate surroundings - particularly to Elm Cottage, though careful design and siting.
- Provide a building which blends into its surrounding, and makes use of the landscape, rather than being just built upon the site.
- Consideration of materials to help blend the dwelling into the surroundings.
- Consideration of sustainable systems to minimise the environmental impact of the scheme.
- Provided flexibility of layout for future needs.
- Provision of outbuilding for garaging, and storage.

3.2 This brief provided the bones of the design, this needs to be carefully considered alongside the positioning, site topography, and orientation on site to ensure that the design aspirations can be achieved.

3.3 Following the initial requirements, a topographical survey was undertaken on the site to allow for a spatial interaction review. This exercise identified the best location for the dwelling in relation to the access, views and impact from adjacent properties and views towards and from the site.

- 3.4 The conclusion of this initial exercise was that a dwelling would need to be positioned on the western side of the site, with suitable additional screening provided to soften any impact of the proposal. The dwelling needed to be also located on a lower site level, with limited first floor rooms, to further limit any potential impact.
- 3.5 Through the siting of the dwelling to the west, with the lower floor area, and the limited first floor area, this firstly reduced the built form, but also both the vertical and horizontal mass.



Photo 2 - View from adjacent council highway towards the site



Photo 3 - Side View of site showing slopes

The Site

- 4.0 The site is located around 1km north of Burford, and 5.6miles south east of Ludlow (14min drive)



Extract 1 - UKGRIDREFERNCE.CO.UK



Extract 2 - UKGRIDREFERNCE.CO.UK

- 4.1 The site is bounded by agricultural fields to the north and west, with a council highway to the east, and residential gardens of Elm Cottage, and Round Oak Cottage to the South. The parcel of land is currently a paddock to Round Oak Cottage Itself.



Photo 4 - Ariel Site View

4.2 Views from the adjacent council highway, and road network are limited by the site topography.



Photos 5 & 6 - Views from the council road network towards the site



Photo 7 - View from within the site south towards Elm Cottage (White) and Round Oak Cottage (Red brick)

- 4.3 The proposed site is currently used as a paddock for Round Oak Cottage, with its own dedicated access from the council highway to the east.
- 4.4 The site is currently bounded by a post and stockproof fences, with a native species hedgerow to the highway to the east and a beech hedge to the south.



Photo 8 - Current Site

- 4.5 The topography of the site rises up in a southern direction, providing impressive views north.

4.6 An initial landscape appraisal was undertaken at the start of the project to gain an understanding of any key constraints that would impact on the location of the proposed dwelling, as well as to allow for a review of potential opportunities for enhancement to the existing landscaping.

4.7 The process involved an initial desktop study, followed by a site visit, which provided the following conclusions:

- Retention on original hedgerow boundaries is required.
- The site is well located to form part of the linear development settlement pattern.
- Native tree and hedge planting would be in keeping with the landscape character.
- Framed views are a key characteristic of the character type.

Recommendations

- Building height should be carefully considered.
- Works should be undertaken with regard to building position to avoid conflict with adjacent properties.

4.8 Biome Ecology were commissioned to undertake a Phase 1 ecology survey of the site, to feed into both the landscape and architectural appraisal and to provided an understanding of any key ecology risks or features that would require any consideration during the design stages.

4.9 The initial surveyed highlighted a number of factors for consideration but did not identify any significant areas of risk or concern. The key conclusions of the report were:

- *There were no impacts on Bats, Badger, Other Mammals, or birds by the proposal.*
- *The site comprised a grassed field, which was largely mown and used as a garden area. A small vegetable patch was present in the southern corner. Around the periphery, which was defined by stockproof fencing and/or a Hawthorn *Crataegus monogyna* hedge, the grassland was less frequently mown and included thistles *Cirsium spp.*,*

*umbellifers Apiaceae spp., docks Rumex spp. and Ribwort Plantain
Plantago lanceolata*

4.10 The report summarised a number of methods to provide enhancement to the biodiversity of the site, including:

- Planting of native trees around the site periphery
- Management of grassland to increase sward diversity

5.0 – Site Context

5.1 Local Character Setting

The local street scene is fairly typical of a rural area, with

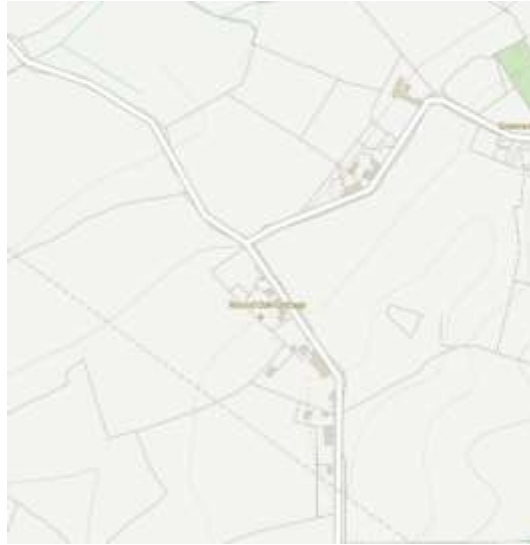
- Bound to both sides by hedgerows with mature trees.
- Linear pattern of dwellings set back from the council highway, but with limited snapshot of some elevations.
- More prominent agricultural buildings, or former agricultural buildings.



Selection of buildings in the local area

5.2 Heritage Context

There are no listed structures in the local vicinity of the proposed site.



5.3 Flood Risk

According to GOV.UK's Flood Map for Planning Development Advice Maps, there are no records of historic flooding on the site and the site is outside of any C2 or C3 Flood Zones.



5.4 Access

Access to the site is obtained via the County Highway - C6236

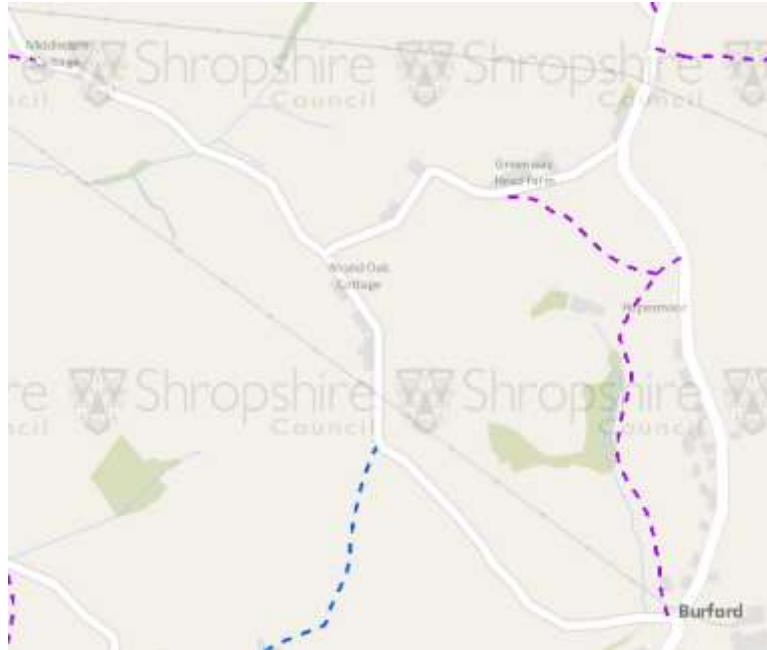
5.5 Services

The site is serviced with water and electricity. The proposal intends to incorporate passive measures so not to rely on grid supplies but

understands that it would not be appropriate to suggest a completely off-grid dwelling.

5.6 Public Rights of Way

There are no public rights of way within the vicinity of the application site which would be affected as a result of the proposed development.



5.7 Pre Application Consultation

A decision was made during the process not to submit a pre planning application, following other similar pre applications which purely provided responses based on the SAMDev and Core Strategy, providing no response based on NPPF Para 84 (e) . It was viewed that a formal pre app would provide no beneficial response.

6.0 – Sustainability & Lifetime Homes

6.1 The proposed dwelling at Round Oak Cottage has been designed to ensure it achieves a high level of sustainability and is built as a lifetime home.

6.2 The design of the dwelling, the site and the garage have all been detailed in order to meet the requirements of Lifetime Homes Standards, this includes the complying with the main 16 criteria.

The sixteen criteria are:

1. *Parking (width or widening capability)*
2. *Approach to dwelling from parking (distance, gradients and widths)*
3. *Approach to all entrances*
4. *Entrances*
5. *Communal stairs and lifts*
6. *Internal doorways and hallways*
7. *Circulation space*
8. *Entrance level living space*
9. *Potential for entrance level bed space*
10. *Entrance level WC and shower drainage*
11. *WC and bathroom walls*
12. *Stairs and potential through-floor lift in dwellings*
13. *Potential for fitting of hoists and bedroom / bathroom relationship*
14. *Bathrooms*
15. *Glazing and window handle*
16. *Location of service controls*

Through compliance with these steps, it takes the project beyond what is currently stipulated within the Building Regulations approved documents (further than M4(2)) and helps to ensure that the dwelling meets the needs of most households.

The project has also been designed based upon the Code for Sustainable Homes principles, with the dwelling designed to meet Code Level 5 or better, and push as far towards 6 as practical. The main areas for this are:

- Category 1 Energy and Carbon Dioxide Emissions*
- Category 2 Water*
- Category 3 Materials*
- Category 4 Surface Water Run-Off*
- Category 5 Waste*
- Category 6 Pollution*
- Category 7 Health and Wellbeing*
- Category 8 Management*
- Category 9 Ecology*

Whilst the Code for Sustainable Homes was withdrawn as a policy due to the advancing changes to Building Regulations, the principals

set out within are important to show the sustainability of the developments, together with future proofing, and responsibility of construction.

In terms of the main components of each requirement

Category 1 Energy and Carbon Dioxide Emissions

The SAP result is to achieve as close to Net Zero as possible, to include

- Air Source Heat Pump
- Solar Hot Water
- Photovoltaic Roof Panels
- Target U Values for all elements be well in excess of Building Regulations requirements.
- Target to be excess of 100% improvement of DER over TER.
- Aim to be classed as 'Zero Carbon Home'
- Dwelling to provide suitable drying space.
- 100% of internal lighting to be dedicated low energy.
- All white goods to have EU energy-efficiency labeling
- 4 Bay cycle storage to be provided within the garage.
- Dwelling to have ability to have a home office on the ground floor.

The aim within this category is to provide a dwelling which meets the Passive House standards, through good design, renewable technologies and environmental pursuits.

Category 2 Water

The internal water consumption to be reduced to a target of 80 litre per person per day.

Water butts to be provided externally, to be linked to downpipes, with a lid, located on a stand and have a tap for use within the gardens.

Category 3 Materials

Materials to be sourced from local sustainable locations.

All elements to come from companies with suitable environmental management system, and re-used, recycled and certified sources.

Category 4 Surface Water Run-Off

The new development is comply with all relevant SUDs requirements to ensure limited run off, with water storage and re-use were practical

Category 5 Waste

Area within dwelling to be provided for the storage of recyclable and non-recyclable waste.

Bin Store to be provided in the garage as detailed.

Home composting facilities to be provided.

Category 6 Pollution

All thermal and acoustic insulating materials such as in roofs, walls, floors, hot water cylinder, pipe insulation, etc., cold storage tanks (where provided) and external doors will have a GWP of less than 5, in both content and manufacture.

Category 7 Health and Wellbeing

All rooms to achieve minimum daylighting factor.

All habitable rooms to have a suitable view of the sky.

Dwelling to have suitable sized private garden.

Dwelling to comply with Lifetime Homes standard

Category 8 Management

Home user guide to be created to provide information of dwelling and site, including:

Part 1 – Operational Issues

- a. Environmental strategy/design and features
- b. Energy
- c. Water Use
- d. Recycling and Waste
- e. Sustainable DIY
- f. Emergency Information
- g. Links, References and Further Information

Part 2 - Site and surrounding

- a. Recycling and Waste
- b. Sustainable (Urban) Drainage Systems (SUDS)
- c. Public Transport
- d. Local amenities
- e. Responsible Purchasing
- f. Emergency information
- g. Links, References and Further Information.

Dwelling to meet the requirements of Secure by Design

Category 9 Ecology

To provide significant ecology benefits to the site through the use of additional planting, bird box's and green roofs.

7.0 – Summary

7.1 The proposed dwelling at Round Oak Cottage has been development and refined in direct response to the specific features and qualities of the site to provide a scheme which fit within its context whilst responding to the key criteria of Paragraph 84 (e)

7.2 The early analysis of the site and its surroundings, alongside dialogue, with key consultees has driven the development of the scheme to provide a clear understanding of the enhancements it presents to the existing landscaping and ecological features of the area.

7.3 The position of the proposal has been governed by the understanding of the existing topography, the existing landscape features, and an understanding of the visual built form which would be provided on this site.

7.4 The architectural development has been informed by these principles to present a scheme that, fulfils the clients brief and provides a key relationship between the internal and external spaces.

7.5 The form of the building responds to the setting to provide a building that has interest and uniqueness in nature, with the design based around blending into nature.

7.6 The scheme looks to address the four key areas of Paragraph 84(e) in the following ways:

Is truly outstanding or innovative, reflecting the highest standards in architecture:

- The development and enhancement of the landscape, the building form and relationship between these, have result in

a scheme which directly responds to the feature of the site and wider landscape.

- The relationship and integration between the internal and external spaces provides a key relationship between the existing land form and the proposal.
- The integration of passive and active sustainable technologies to enable the property to operate almost independently of external services such as oil, electricity, water and mains drainage.
- The proposal is based upon socially and environmentally sustainable design, which will incorporate a fabric first., locally sourced materials approach.

Help to raise standards of design more generally in rural area:

- The scheme demonstrates how a new built form can embrace and enhance the interaction of the wider landscape setting, whilst delivering a modern and site-specific architectural design that is responsive to its setting.
- The landscaping and built form have been developed collectively to meet the ongoing requirements of the client's brief.
- The form and orientation of the proposed dwelling has been carefully considered to respond to the typical layout of buildings in the area, whilst enabling the enjoyment of the occupiers within the site throughout the day.

Would significantly enhance its immediate setting:

- The early interaction with the consultees has directed the development of the scheme to be landscape led, incorporating and enhancing existing features.
- Existing assets such as hedgerows will be maintained and improved with additional planting to reinforce boundaries and define the landscape areas
- The existing site will be maintained throughout the proposal, with the driveway being carefully integrated into the development, through the softening of the landscaping.

- A number of habitats will be introduced, including species rich grassland, native species trees, which itself helps wildlife to flourish.
- The use of the green roof will help the building to blend into the landscape setting with minimal impact, when taking into context with the proposed landscape planting.

Be sensitive to the defining characteristics of the local area:

- The proposal responds to the buildings within the vicinity, and does not look to introduce a built form which is alien to the local and wider landscape setting.
- The proposal seeks to be built within the land and make use of the landscape through its design, rather than built on the land.
- The materiality has been inspired by the local rural buildings, and enhanced through the use of this material pallet and the green roof design.
- A relationship has been development between the landscape and the built form to ensure continuity.
- The positioning of the dwelling has carefully considered the adjacent properties, the local and wider views and ensure that the dwelling fits into its context.

We feel that the scheme meets the four key areas of NPPF Paragraph 84 (e) as outlined throughout this document and will result in an exceptional piece of architecture which will improve not only the lives of the client, but also assist in significantly enhance landscaping and ecological features, whilst also elevating the architectural design of the area.