

DESIGN & ACCESS STATEMENT

CLIENT: Dr D. Brooke
PROJECT: Marsh Flatts Farm
PROJECT NUMBER: A13-008
DOCUMENT NUMBER: 100
DOCUMENT SIZE: A3
DATE: 24/06/2013
ISSUE STATUS: Planning
REVISION: A

PREPARED BY:

Justin Smith Architects
Friar Gate Studios, Ford Street, Derby, DE1 1EE
Tel: 01332 258350
Email: mail@justinsmitharchitects.co.uk
Web: www.justinsmitharchitects.co.uk

1.0 INTRODUCTION

- 1.1 Justin Smith Architects
- 1.2 Project brief

2.0 SITE

- 2.1 Site Photographs
- 2.2 Introduction to existing site

3.0 CONTEXT

- 3.1 Physical
- 3.2 Social
- 3.3 Economic
- 3.4 Planning Policy

4.0 DESIGN

- 4.1 Use
- 4.2 Amount
- 4.3 Layout
- 4.4 Scale
- 4.5 Landscaping
- 4.6 Appearance
- 4.7 Design Inspiration / Precedents
- 4.8 Visualisation of rear perspective
- 4.9 Visualisation of front perspective
- 4.10 Visualisation from courtyard

5.0 CONCLUSIONS

- 5.1 Summary

Justin Smith Architects have been instructed to submit a planning application for a new dwelling at Marsh Flatts Farm, Chellaston, Derby.

The house has been designed to take account of the natural characteristics of the site and surrounding area. Particular attention has been paid to the sustainability of the new dwelling.

REPORT STRUCTURE

This Design and Access Statement is structured as follows:

- Section 1 Provides an introduction to the project and the project Architects;
- Section 2 Provides a description of the site and its context
- Section 3 sets out the context of the application and the relevant relevant local and national planning policies.
- Section 4 sets out the details of the house design, materials and architectural precedents.
- Section 5 sets out a summary and conclusions.

This Design and Access Statement has been prepared by Justin Smith Architects.

1.0 INTRODUCTION

1.1 Justin Smith Architects



Who are we?

Justin Smith Architects is a dynamic architectural practice that specialises in designing and delivering stunning projects. "We place great importance in developing and maintaining a positive rapport with our clients."

We exercise a consistent balance of artistic flair and technical quality to achieve unrivalled results. Our experience in a variety of sectors has provided us with the project management skills and professional contacts to guide projects comfortably from inception to completion, ensuring the finished project meets every expectation.



1.0 INTRODUCTION

1.2 Project Brief

The client purchased the plot in January 2013 and has been working closely with us since then to make sure the proposed scheme has been considered fully and their requirements are being met, whilst also ensuring the resulting scheme is sympathetic and harmonious with the landscape.

The design brief, from the Client and from a good understanding of the site issues, is as follows:

1. To create a spacious family home.
2. To create an excellent living environment with lots of natural light.
3. To maximise the views from the site.
4. To have a connection between living spaces and the surrounding garden.
5. To be certified Passivhaus and thus have excellent sustainability credentials.
6. To use a small palette of high quality materials and finishes.
7. To produce a contextual house design.
8. To be a contemporary interpretation of a traditional rural building and avoid pastiche.



View towards plot from access road.

2.0 SITE

2.1 Site Photographs



Previous farmhouse (demolished)



View from plot looking west



View towards Aston Lane



Outbuildings in poor state



View of the site from Chellaston Ln



View from boundary to Aston Lane



Aerial view



South wall of outbuildings



North wall of outbuildings



2.0 SITE

2.2 Introduction to Existing Site

The application site is located on the outskirts of Chellaston and within the Aston on Trent parish. The site location and site boundary can be seen in the images to the right.

The site does lie within the Nottingham - Derby Green Belt but due to the nature of the application, this will not be a determining factor.

The application site is occupied by a range of redundant agricultural outbuildings that are in very poor condition. They have no roofs and just a few of the original walls remain.

The application site is bordered by hedging as shown on the aerial photograph on the previous page.

Pedestrian and vehicular access is from a single point on Chellaston Lane, and the plot is accessed via a small track through the adjacent field.

The application site is not located within a conservation area. The nearest conservation area is to the south east of the site in the neighboring village of Aston on Trent.



Site location



3.0 CONTEXT

3.1 Physical

Chellaston Lane is a narrow country lane which is accessed from Aston Lane from the west or Weston Road from the east.

The application site is fairly remote and sits outside the built framework of Chellaston and as such has with no immediate neighboring buildings. When accessing the site via the A6, the approach takes you along Snelsmoor Lane. The dwellings along Snelsmoor Lane are all modern developer style housing and traditional in character. If the site is accessed from the south via the A50, the approach takes in Swarkestone Road and the High Street which consists of a much more varied mix of older traditional buildings and modern traditional housing. Photos of the context around the site can be seen to the right.

3.2 Social

The new dwelling has been designed to be sympathetic to the local context and reflect the rural location whilst providing a high quality contemporary piece of architecture. In accordance with the local authority design guidance for residential development, there should be no adverse effect on any nearby residents.

3.3 Economic

The proposal is for a family property and this demographic group will contribute over a long period to the local economy. A new dwelling will provide construction jobs locally. Long term contributions to local shops and amenities will be provided by the future dwelling occupiers.



Housing along Snelsmoor Lane



Housing along High Street

3.0 CONTEXT

3.4 Planning Policy - National Level

Our proposal has been designed in accordance with national and local level planning policy guidelines. The main policies are as follows:

National level

At the national level, the most pertinent areas of policy requirements in relation to the proposal are now contained in the National Planning Policy Framework (NPPF), which was published by the Department for Communities and Local Government on 27th March 2012. PPS1 (Delivering Sustainable Development), PPS3 (Housing), PPS5 (Planning for the Historic Environment) and PPG13 (Transport) were relevant to this application but were cancelled upon the publishing of the NPPF. Although these policy documents have been cancelled it is considered that, as many of the policies in the NPPF reflect policies that were contained in them, reference should still be made to them so as to show how themes within the policy documents have been carried on into the NPPF and that the proposed dwelling accords with both the old and the new policies.

Local level

HOUSING POLICY 8 : HOUSING DEVELOPMENT IN THE COUNTRYSIDE

3.63 A. OUTSIDE SETTLEMENTS NEW HOUSING DEVELOPMENT WILL BE PERMITTED PROVIDED THAT:-

- (i) IT IS NECESSARY TO THE OPERATION OF AN ESTABLISHED, VIABLE, LONG TERM RURAL BASED ACTIVITY;
- (ii) IT CAN BE DEMONSTRATED THAT A COUNTRYSIDE LOCATION IS NECESSARY TO THE EFFICIENCY OF THE ACTIVITY;
- (iii) THE SITE IS WELL RELATED TO EXISTING FARM BUILDINGS OR OTHER DWELLINGS; AND,
- (iv) THE DWELLING IS OF A SIZE COMMENSURATE WITH THE FUNCTIONAL REQUIREMENT OF THE ACTIVITY.

B. PLANNING PERMISSION WILL BE GRANTED FOR THE REPLACEMENT OF EXISTING DWELLINGS OUTSIDE SETTLEMENTS PROVIDED THAT:

- (i) THE FORM AND BULK OF THE NEW DWELLING DOES NOT SUBSTANTIALLY EXCEED THAT OF THE ORIGINAL;
- (ii) THE DESIGN AND MATERIALS ARE IN KEEPING WITH THE CHARACTER OF THE SURROUNDINGS.
- (iii) THE NEW DWELLING IS ON SUBSTANTIALLY THE SAME SITE AS THE OLD; AND,
- (iv) THERE IS NO INCREASE IN THE NUMBER OF DWELLING UNITS

4.0 DESIGN

4.1 Use

The proposal is for a single residential family dwelling. Garages are proposed within the rebuilt outbuildings along with utility and workshops space for recreational hobbies.

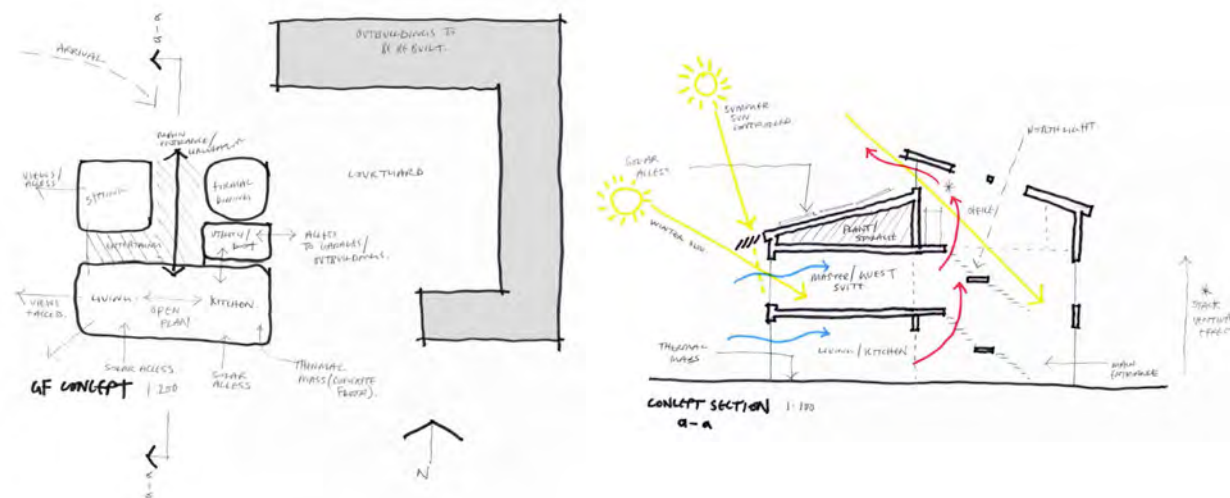
4.2 Amount

The existing plot at 7566sq.m is considerable in size of around 1.8 acre. The proposal is for a single residential dwelling which is comfortably sized for the plot in which it sits in. The new dwelling is sited in the same position as the previous farmhouse and is similar in its overall footprint. The dwelling has also been positioned in the same location as the dwelling that was granted planning permission on this site ref: 9/2011/0374.

4.3 Layout

The layout consists of a 2.5 storey dwelling which is compact in form. Sustainability has been a key driver in the design process and the layout and orientation of the building has been influenced by many environmental factors as can be seen in the process sketches to the right.

The target for the new dwelling is to become Passivhaus certified. We have been working closely with a Passivhaus consultant throughout the design process to ensure that the design is meeting the performance criteria set out by the Passivhaus Institute.



4.4 Scale

A 2.5 storey dwelling is proposed. The site location is such that there are no dwellings / buildings within the vicinity of the new dwelling which would be affected by the scale of the new dwelling. The scale of the new building is no greater than the previous farmhouse on the site or the new dwelling that secured planning approval ref: 9/2011/0374.

4.5 Landscape

To retain the rural character and agricultural essence of the site any new planting will be native and familiar with this rural location. Some of the hedgerows around the site are in poor condition so these will be maintained and some new hedge planting will be proposed to reinstate these attractive features.

4.0 DESIGN

4.6 Appearance

The proposed language and materiality of the new dwelling aims to be a contemporary interpretation of a traditional rural house; a balance between vernacular sentiments and modern lifestyles. It will use a small palette of high quality contextual materials including natural stone, cedar cladding and metal for the roof finish. The massing of the proposed scheme has been carefully designed to be sympathetic to the site and its surrounding context.

Inspiration has been drawn from the curved roof structure of the existing hay barn which has influenced the curved roof form of the new dwelling. There are other curved roof structures in and around Chellaston. Initial concept sketches show the design progression and options which we explored within the design process.

The natural stone used for the plinth and the ground floor walls has been inspired by the dry stone walling found in and around South Derbyshire. This ensures that the design remains contextual and sympathetic to its environment but allows reinterpretation of the use of the material in a contemporary way.

The outbuildings are to re-built as accurately as possible using the same materials in the reconstruction. We have surveyed what remains of the outbuildings and ensured that the footprint, eaves height, opening sizes, etc will remain the same. Existing openings are to be retained and any existing ventilation holes will also be incorporated into the re-construction. Some minor revisions are proposed to the north of the outbuildings to allow vehicular access. These can be seen on the submitted drawings.



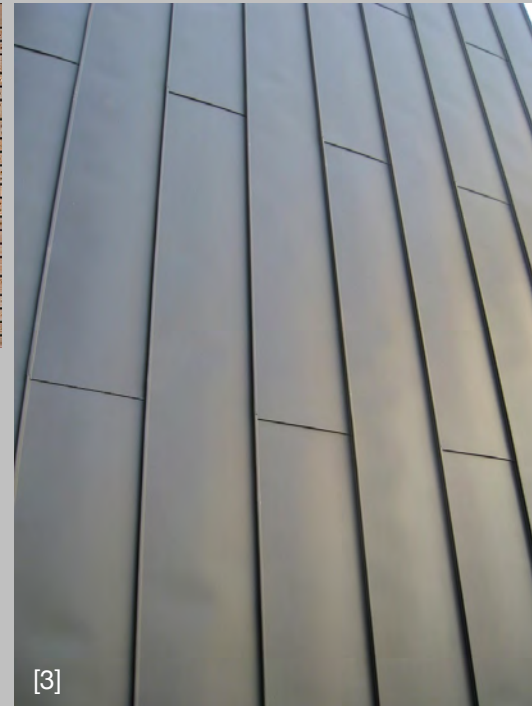
Agricultural building on High Street



Early concept model exploring curved roof

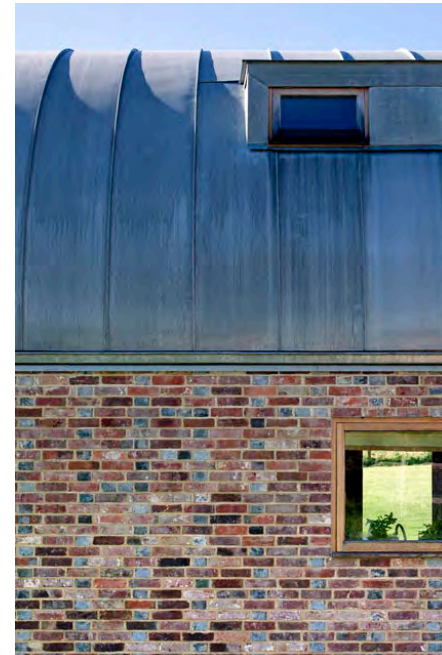
Materials Palette

1. Western red cedar cladding
2. Natural stone
3. Metal roof covering



4.0 DESIGN

4.7 Design Inspiration / Precedents



MARSH FLATTS FARM, CHELLASTON, DERBY
DESIGN AND ACCESS STATEMENT

- 4.0 DESIGN
- 4.8 Visualisation of rear perspective



Note: Visualisations do not show the brise soleil

- 4.0 DESIGN
- 4.9 Visualisation of front perspective



Note: Visualisations do not show the brise soleil

4.0 DESIGN

4.10 Visualisation from courtyard



Note: Visualisations do not show the brise soleil

5.0 CONCLUSIONS

5.1 Summary

This Design and Access Statement has shown that the applicant has assessed the site's full context, including physical, social and economic characteristics.

It is considered that the proposal would contribute positively to the visual amenities of the local context, would not cause any adverse impact on residential amenities through overlooking or overshadowing and would meet highways requirements. As such, the proposed development is in accordance with the advice contained within Local and National Planning Policy.

The resulting scheme represents and provides a high quality living environment both visually and environmentally. The individually designed house will positively enhance the local area whilst providing excellent, safe family living accommodation.

It is submitted that the proposed development complies with relevant planning policy and as such should be duly recommended for approval.