DESIGN AND ACCESS STATEMENT FOR: 3414
PROPOSED REPLACEMENT DWELLING OF PRIOR APPROVAL CLASS Q BARN CONVERSION.

Project: **Proposed Replacement Dwelling of Prior Approval Consented Class Q Barn Conversion.**

Location: **Grain Drying/Hay Barns, Great Durnford, Amesbury Down, Wiltshire, SP4 6AZ**

Applicant: **R W Edwards and Son**

Architects: **The Relph Ross Partnership Ltd**
35A Brown Street
Salisbury
Wiltshire. SP1 2AS

DESIGN AND ACCESS STATEMENT

Introduction:

This Design and Access Statement has been prepared by The Relph Ross Partnership Ltd on behalf of R W Edwards and Son in support of an application for a Replacement Dwelling of the Consented Class Q Prior Approval Ref: PL/2022/08110 of former grain drying/hay barn(s) at Great Durnford, Amesbury Down, Wiltshire SP4 6AZ to C3 residential use.

The grain drying and hay barn to the W are to be dismantled/removed.

This Statement must be read in conjunction with the following documentation:

- The Relph Ross Partnership drawings numbered:
  22/3414/LOC 1 K Location Plan
  22/3414/200 G Proposed Site/Roof Plan
  22/3414/201 E Proposed Floor Plans
  22/3414/202 E Proposed Elevations
  22/3414/SU 01 B Survey As Existing

- Planning Statement prepared by Atlas Planning Group

The Site:

The Site lies to the W of the narrow lane linking the small village of Great Durnford with the Market Town of Amesbury. The front of the proposed replacement dwelling is set 48m back from the lane.

The existing site access in the S corner of the site and is to be retained/reused. Sightlines of 2.4m x 43m are required/achievable and based on a ATC exercise which demonstrated low traffic speeds in the vicinity of the site access.

A mature tree belt runs along the SW boundary of the site with open fields to the NW/N/E and the lane to the SE . The tree belt screens the site and building from views from the S/SW (see also LVIA by ACLA Ltd).

A public bridleway (Ref: DURN2) lies on the far side of the tree belt and approx. 24m from the site boundary.

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The Drying Barn (To be dismantled/ removed)

Photographs as existing



E elevation



Internal



NW corner

Design Concept/ Proposals:

The design concept/approach adopted for the design of the replacement dwelling was that of a traditional Farmhouse in the countryside.

The form and materials used in the design are typical of those found in the area/vicinity of the site and the intention is that the replacement dwelling should fit seamlessly into the landscape of the area (see also LVIA by ACLA Ltd).

Accommodation:

Ground Floor
Main entrance door, framed/sheltered by a traditional Oak framed pitched roof porch leading to,

Entrance Hall with space for coat hanging, and access to the ground floor WC and main stair, leading to:

Well-proportioned dual aspect Living Room incorporating a room sealed wood burning stove set in chimney recess/breast positioned opposite the room door.

The dual aspect makes the most of natural light and views over the gravelled drive to the front and garden to the rear.

Patio doors lead to the NW facing paved Terrace and the garden.

Kitchen/Breakfast/Playroom are also accessed from Hall and are sized/ proportioned to meet the needs of modern 'hub' family living with a good Kitchen/Island, Dining area with access to the Playroom.

The Playroom allows supervision of young children when cooking/dining etc. and access to the under stair storage cupboard.

External doors provide direct access to a covered external area giving shelter from the weather/sun and linked to the main terrace area.

A door and glazed screen lead to the Utility Room which is sized to suit country living needs with space for outside coats, boots, dog(s) flower sink/utilities, 'Sheila Maid' clothes dryer and external door to path/garden. Conservation rooflights provide for additional/zenithal natural light.

Stair to FF.

Accommodation (cont.).

First Floor

Landing

Stair lands at the centre of the FF making for an efficient use of space.

The stair and landing have been designed to accommodate an additional flight of stairs leading to the loft for possible future accommodation (Foundation for Lifetime Homes concept – 'make life as easy as possible for as long as possible').

From landing:

Family Bathroom

A good size family Bathroom with room for future shower if required

Airing Cupboard

Sized to accept Mixergy, energy efficient, ASHP compatible HW cylinder (future proof).

Bedroom 1 and E/S with sufficient space for clothes hanging and windows providing views over the garden and wider landscape and access to an En-Suite shower/bathroom.

Bedroom 2

Double bedroom with window overlooking front drive and space for clothes hanging/wardrobe.

Bedroom 3

Double bedroom with window overlooking rear garden and space for clothes hanging/wardrobe.

Bedroom 4

Sm,allest bedroom with potential for accommodating a double bed and with clothes hanging/wardrobe.

NB:
ALL bedrooms meet the space guidance provided within the Technical Housing Standards – Nationally Described Space Standard published by the UK Government (not mandatory but sensible minimums)

Materials

External Walls

We propose that the external walls be constructed using a clay facing brick incorporating horizontal flint panels to the principle elevations. A flush joint and buff coloured mortar would also be intended.

Windows/Ext. Doors

We propose that traditionally detailed (no storm laps) double glazed painted timber windows and doors be used. These typically would come pre-finished and have a 10 year guarantee.

Roofing

Natural slate roof tiles are proposed with dry or mortared ridge and verge tiles discharging into,

Galvanised and/or painted rainwater goods connected to sectional soakaways.

Construction

The replacement dwelling would be constructed to the post 15 June 2022 Building Regulation requirements ensuring high levels of thermal insulation and building performance (floors/walls/roofs).

Sealed construction techniques will be adopted throughout to minimise air leakage and improve energy efficiency.

'Attic Trusses' would be used for the construction of the roof making future use of this space an affordable option to create additional accommodation if needed in the future (Foundation for Lifetime Homes concept – 'make life as easy as possible for as long as possible').

Conclusion:

It is our view/conclusion that the proposed replacement dwelling is well/carefully designed and ideally sized/suited to be a modern Family Home.

Once completed the new dwelling will be:

- Fit for purpose (replacement dwelling built to high/modern standards)
- Be an effective replacement of the Class Q Prior Approval conversion of the former grain drying barn (Plng Ref: PL/2022/08110)
- Well placed with good transport links to local and wider facilities
- Making good use of a brown field site
- An attractive addition to the local architecture and wider landscape

Native/indigenous hedge row planting will be planted to the garden boundaries and additional/new tree planting to ensure a Biodiversity Nett Gain (BNG) at completion (see also ACAL Ltd LVIA/Landscape proposals).

The form, detailing and appearance of the proposed replacement dwelling within this Special Landscape Area is enhanced by the proposals.

We would therefore encourage the Council and its Officers to support these proposals.

Designers/ Authors:

The Relph Ross Partnership Ltd June 2023