New dwelling on land at Ash Hill Barn

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Proposed replacement of barn building with 1no new dwelling at:

Ash Hill Barn,
Bunny Lane,
Sherfield English,
SP6 3JS

Client: Mr Gillam
Planning Application
Aug 2023

0392-02-002

CONTENTS

1.0 INTRODUCTION

- 1.1 Credits & Drawing Schedule
- 1.2 Site Location
- 1.3 Site Description
- 1.4 Key Site Views
- 1.5 Key Site Views

2.0 SITE CONTEXT

- 2.1 Site Analysis

3.0 DEVELOPMENT

- 3.1 Planning Statement and History

4.0 PROPOSAL

- 4.1 Proposal Description
- 4.2 Proposal Description
- 4.3 Site Location
- 4.4 Existing plans
- 4.5 Existing elevations
- 4.6 Existing topo
- 4.7 Proposed site plan
- 4.8 Proposed landscape plan
- 4.9 Floor plans
- 4.10 Floor plans
- 4.11 Elevations
- 4.12 Elevations
- 4.13 Existing site section
- 4.14 Proposed site section
- 4.15 Proposed section

5.0 MATERIALS

- 5.1 Proposed

6.0 ACCESS

- 6.1 Overview & Accessibility
- 6.2 Refuse
- 6.3 Fire
- 6.4 Landscape

1.0 Introduction

1.1 Credits and drawing schedule

This Design & Access Statement is to be read in conjunction with:

All plans and elevations prepared by Birch Architects.

This document is intended to be a positive and helpful tool for Wiltshire Council and invested third parties and demonstrates how the design proposals have evolved, having regard to site opportunities and constraints. The proposal has taken into account national, regional and local planning guidance - additionally Class Q approval was achieved in 2022 to convert the barn into a new dwelling.

This Design & Access statement has been prepared by Birch Architects on the behalf of Mr Gillam to accompany a planning application for the replacement of the redundant agricultural building with a new dwelling. This document is intended to promote the development of a high quality residential scheme at Ash Hill Barn. The document will highlight the design considerations of the surrounding site and context.

Schedule:

The following drawings are included with the document:

0392-02-001 - Location plan @1:1250/1:500

0392-02-002 - Existing barn floor plans @1:100

0392-02-003 - Existing barn elevations @1:100

0392-02-004 - Topo @1:500

0392-02-005- Proposed site plan @ 1:500

0392-02-006- Proposed landscape plan @ 1:250

0392-02-007 - Proposed floor plan @1:100

0392-02-008 - Proposed floor plan @1:100

0392-02-009 - Proposed elevations @1:100

0392-02-010 - Proposed elevations @1:100

0392-02-011 - Existing site section @1:200

0392-02-012 - Proposed site section @1:200

0392-02-013 - Proposed sections @1:100

Design Team:

Architects: Birch architects - *info@bircharchitects.co.uk*

Planning Consultant - RAW planning - *kerry@rawplanning.co.uk*

Topographical survey: Andy Stretch ADS surveys. - *andy@ads-surveys.uk*

1.0 Introduction

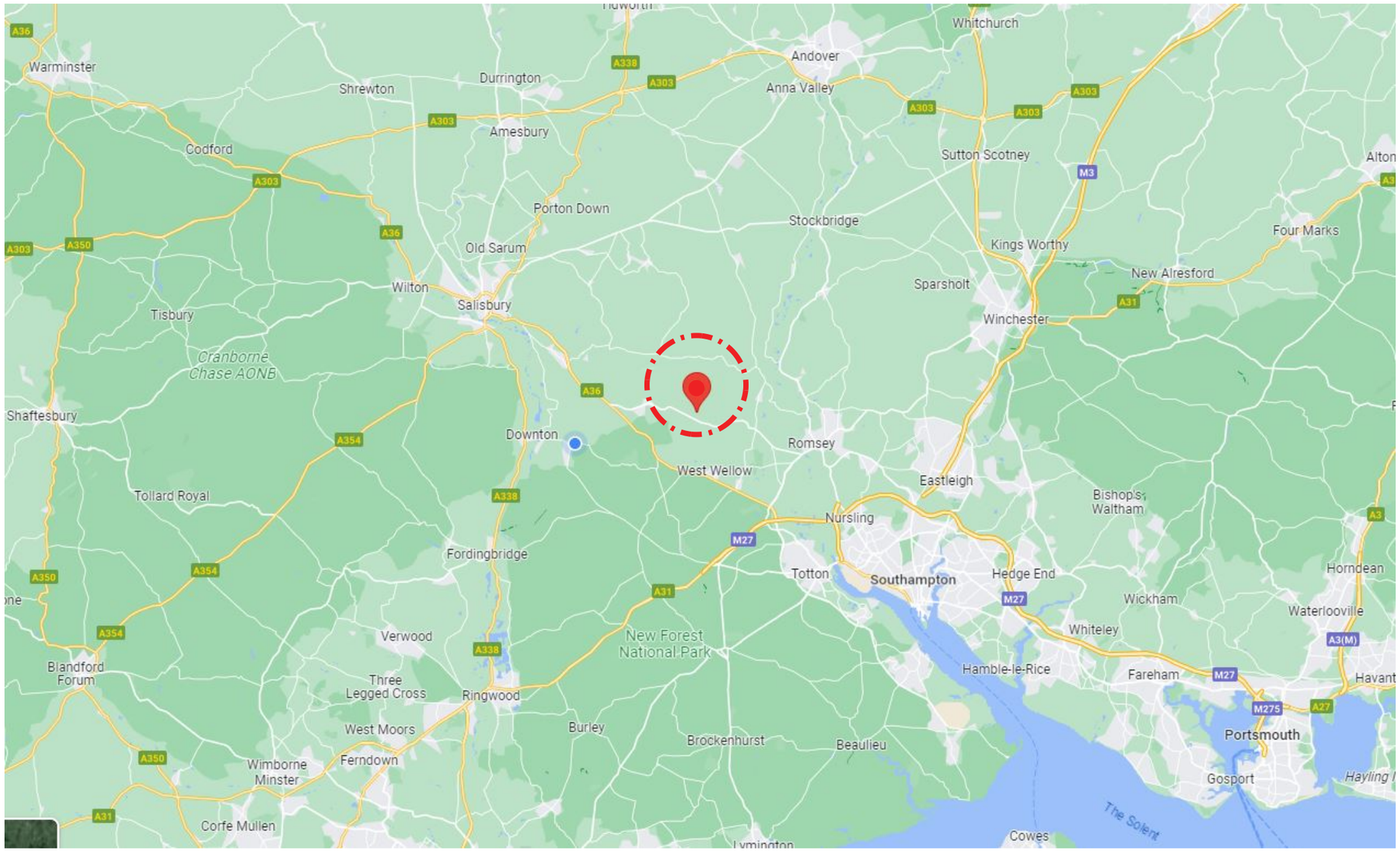
1.2 Site Location

SITE LOCATION:

Ash Hill Barn is a large plot with redundant barn buildings in the village of Sherfield English. It has houses either side of the plot, is near the town of Romsey and has good access to the A27 leading to the cities of Salisbury and the M27.

This document supports proposals to replace the existing barn building with a new high quality, sensitive,, environmentally sustainable home.

The site is in Wiltshire.



HIGH SPEED BROADBAND STATEMENT:

Super-fast Fibre is available at SP6 3JS
Martinique Broadband speed:

Your download speed
45.7 Mb
Your upload speed
19 Mb

Super fast fibre will be brought into each new dwelling

1.0 Introduction

1.3 Site Description

SITE DESCRIPTION

Ash Hill Barn is a plot of land with a redundant barn building.

The access is via a public track off Bunny Lane. There is an existing gate and access point between the site and the track which allows visibility in both directions. There is also gate access to a private track leading up to a second redundant barn at the rear of the site. There is an existing post and rail fence along the road boundary and to the boundary edge of the access track. The building is visible from the track by mature trees and bushes, and does not overlook the neighbouring dwellings either side. To the rear of the buildings there is a mixture of grass and existing trees to the boundary edge.

PROPOSAL OUTLINE:

There is an existing Class Q approval to convert the existing building on the site into a new detached dwelling.

This proposal is to replace the existing building with a new high quality, well insulated, energy efficient dwelling which will have a smaller built footprint than the existing barn. It will have generous amenity space and parking and create a great new home.

The ability to build new replacement structures will allow the client to build a better quality, more sustainable home that will offer more flexibility for homeowners changing needs and will reduce the impact on the environment and climate. The existing barn can be converted into a dwelling, as has been demonstrated with the previous application and structural report, but a new build process will achieve higher air tightness, greater insulation levels and lead to less waste on site. The footprint of the new building will be smaller than the existing, it will be set further back from the track and have less impact. The ridge line will be raised to improve the proportions and appearance as well as improving the weathering details.



1.0 Introduction

1.4 site images



KEY PLAN



VIEW 01



VIEW 02



VIEW 05



VIEW 03



VIEW 04

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1.0 Introduction

1.5 Site Images



VIEW 06



VIEW 07



VIEW 08



VIEW 09



VIEW 10



VIEW 11

2.0 Site Context

2.1 Site Analysis

Site Boundary line

Main traffic route

Sunpath

Building line on street

Entrance points from street

Existing Green Boundaries

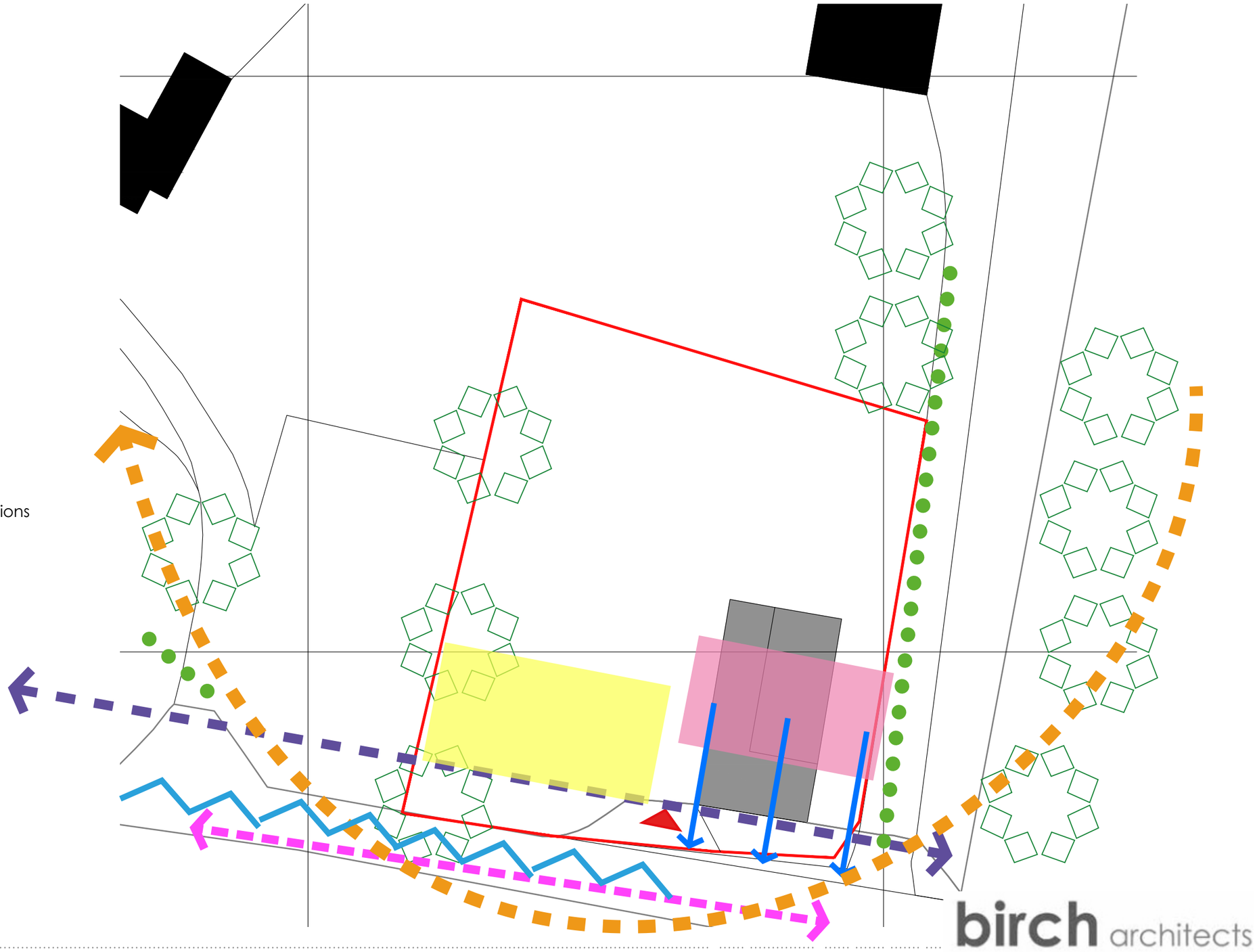
Existing tree screening

Pedestrian movement

Proposed new dwelling locations on footprint of existing barns

Proposed parking area

Views



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3.0 Development

3.1 Planning Statement and History

STATEMENT

- Please refer to planning statement by RAW planning

4.0 Proposal

4.1 Proposal Description

Proposal

This proposal is for the replacement of an existing agricultural buildings on the plot of Ash Hill barn with a new dwelling. The planning application is to change the use into three new high quality dwellings of reduced building footprint.

The dwelling will be accessed off the existing track using an existing gate entrance.

Design:

The proposed new dwelling will have a smaller building footprint than the existing barn. It will be rotated 90 degrees to the current barn and set further back into the plot to create more entrance space and improve the street scene. This will establish a clear 'public front' that engages with the track and a more 'private rear' to create amenity space that is not overlooked, with generous garden space. The building plan is 'L ' shaped to allow late afternoon and early evening sun and light into the patio space. The ridge height will be increased to improve the internal space and allow a first floor which will enjoy great views over the fields to the south. The ground, wall and roof will all achieve higher levels of insulation, weather and air tightness required for new homes. The walls will be clad with a mixture of local brickwork to form a plinth, off white render and horizontal natural timber, and clay tiles will soften the roof. The roof will have exposed rafter feet and the windows will be a light grey.

The design concept is to create a modest cottage from the front with dormers at first floor. The rear elevation will have a larger gable and more openings to create strong relationship with inside and outside space.

Externally there will be garden to the front and rear with a new mature hedge and post and rail fence creating privacy on the front to the entrance track and with the private side access track on the east. A post and rail fence will run around the boundary with local native hedgerow planting such as blackthorn and hawthorn.

Parking will be at the front on a gravel drive. Bins and bikes will be stored in a bespoke timber storage area near the entrance.

Solar PVs will be located on the West facing roof area along with new rooflights. The increased pitch will improve natural daylight and natural ventilation and the effectiveness of the PVs.

Internally at ground floor there is a separate living room and a kitchen dining family room - both these spaces open up to a rear North/ West facing patio. There is also a study and a utility room.

At first floor the roof space will be vaulted. The landing looks into the ground floor entrance with a double height void bringing in natural light and ventilation. Three bedrooms all look out to the front and the master suite is located to the rear with a Juliet balcony. The garden facing elevation opens onto a patio area and allows views over the fields, but avoids overlooking of neighbouring plots.

Design Principles:

The proposed dwelling has been developed in accordance with the following principles:

- To be in keeping with and respectful of surrounding properties.
- To preserve and enhance the character of Bunny Lane around Ash Hill house.
- To provide a high-quality residential development.
- To significantly improve the overall appearance of the existing site.
- To provide a scale of development appropriate to the locality, reflecting both scale and density found in the surrounding area.
- To introduce both sympathetic and modern design which respects the grain, scale and mass of the area and is respectful of the existing planning approval for the barn conversions.
- To preserve the visibility provided by the site onto the track whilst avoiding overlooking and maintaining privacy.

The constraints of the site are an important element that needs to be understood when considering development. As such a review of the site and its surroundings were undertaken to help to inform the design process. The constraints and opportunities are as follows:

Layout constraints:

- Existing building envelope size.
- Existing structures within site boundary that will be removed as part of the application.
- The principles of building regulations for new dwelling.
- Ensuring adequate amenity space for dwelling.
- Provision of adequate parking whilst maximising area able to be landscaped.

Layout opportunities:

- Potential to improve the roof angle for PV use, weathering and aesthetics.
- Enhancement of site and surroundings creating a low density site with a high quality well insulated and ventilated sustainable dwellings;
- Opportunity to provide a property that relates to the surrounding context;
- More effective land use whilst providing a new home to contribute to the housing demand;
- Views afforded from the site.
- Improvement on the original building and better use of the available space.

Aesthetics:

The dwelling has been designed with the local vernacular in mind, with inspiration taken from the area including: clay tile roof, light colour render, natural brick plinths, casement windows, and natural horizontal timber cladding.

Sustainability:

The proposed dwelling is located on a previously developed site and will result in more effective and sustainable land use. The new dwelling will also incorporate a number of features which will allow for a good environmental performance. These will include:

- Quality windows and doors with high U-Values.
- High performance heating system - using air source heat pumps and MVHR.
- High levels of insulation and air tightness achieved with a new build structure.

Landscape:

There are no landscape features which will be lost due to development. The proposal seeks to provide opportunity to further enhance the site through the use of hard and soft landscaping and bat boxes.

4.0 Proposal

4.2 Proposal Description

Flood:

The site is not located in a Flood Zone, nor will its development result in flooding elsewhere.

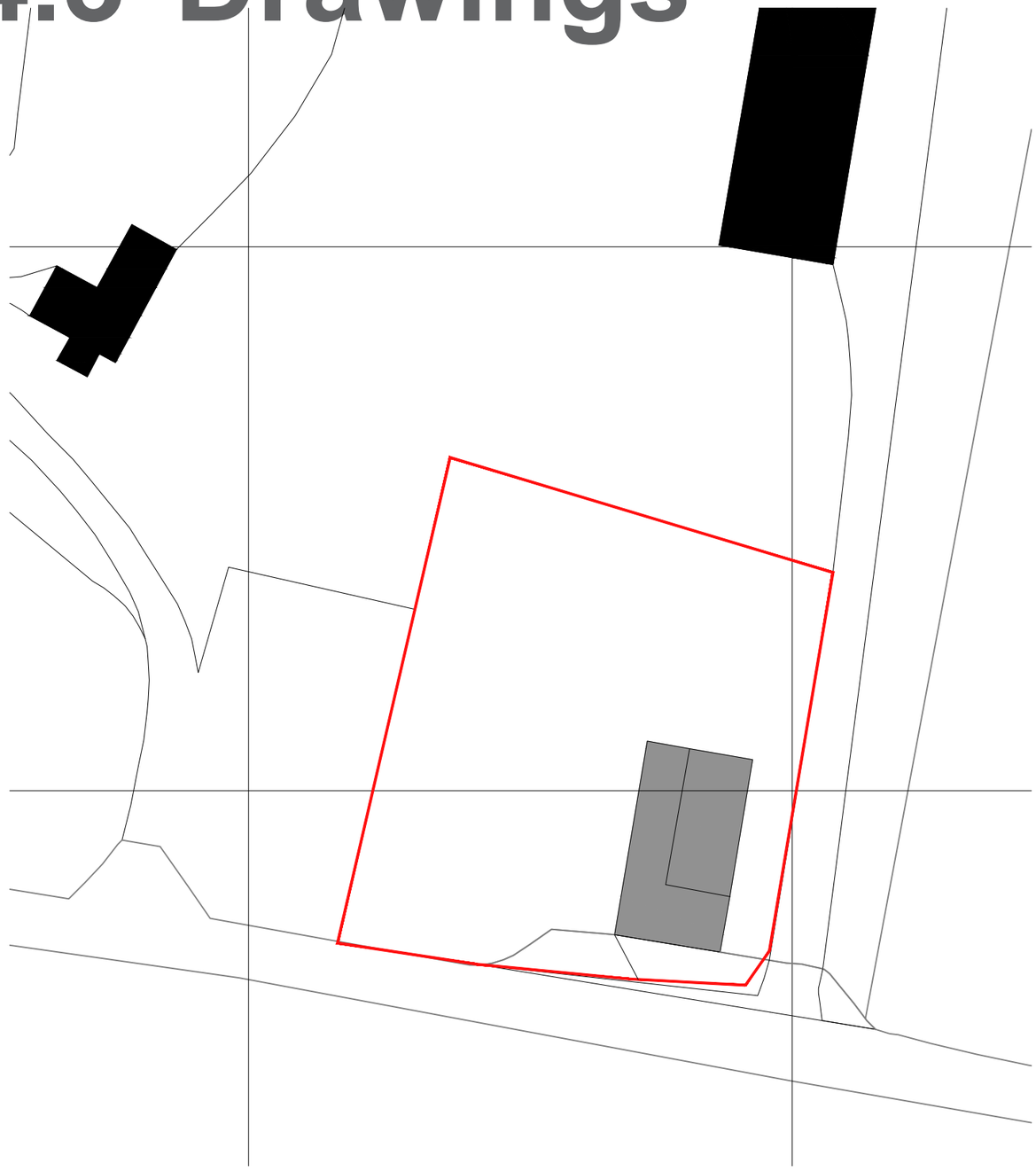
Access:

The track is suitable for bin access and fire tender. There is a bin and bike store located off the drive with a collection point at the main gate. Level access leads from the parking area to the main entrance and the utility door. The new bi-fold doors in the rear will open onto a level patio space. All internal doors are sized to allow for 'lifetime Homes' principles (door sizes of 838) and avoid level changes at ground floor. All windows to bedroom and habitable spaces are sized to act as means of escape in an emergency.

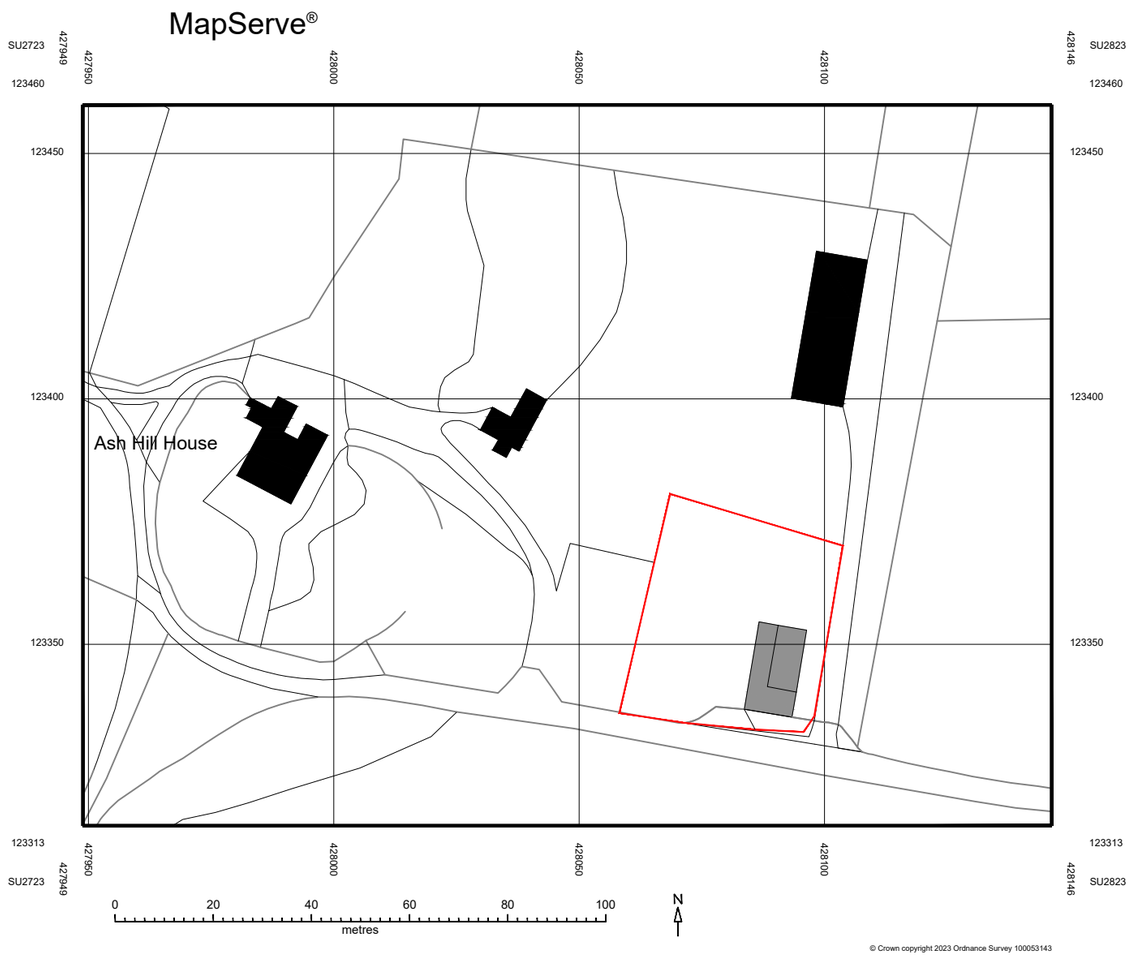
Conclusion:

As set out in this Design and Access statement, we believe the proposals provide high quality, well designed and sustainable accommodation, whilst seeking to enhance and add further to the character of the area. They do not cause any material harm or undue impact on the surroundings and will create great, sustainable family home.

4.3 Drawings



Existing Site plan 1:500



Site Location plan 1:1250

0 5 10 15 20 25

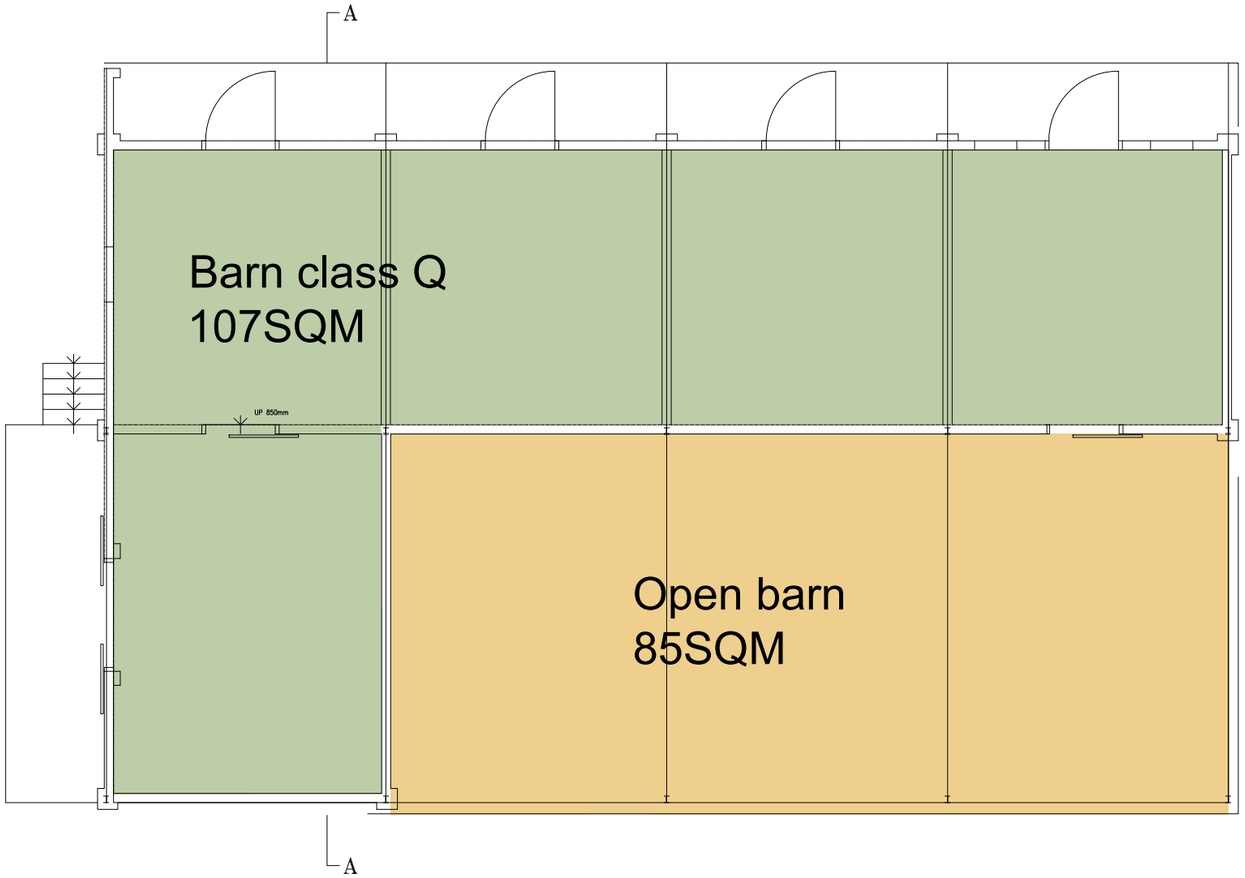
0 5 10 15 20 25 30 35 40 45 50 55 60

Rev -

Client: Mr D Gillam		**Planning**	
Project: Ash Hill Barn, Bunny Lane, Sherfield English, Romsey, SO51 6FU		Drawing No: **392-02-001**	Revision:
Title: Existing Site plan	Drawn: nb Check:	Scale: 1:500 & 1250 @a3	First Issue: Aug 2023

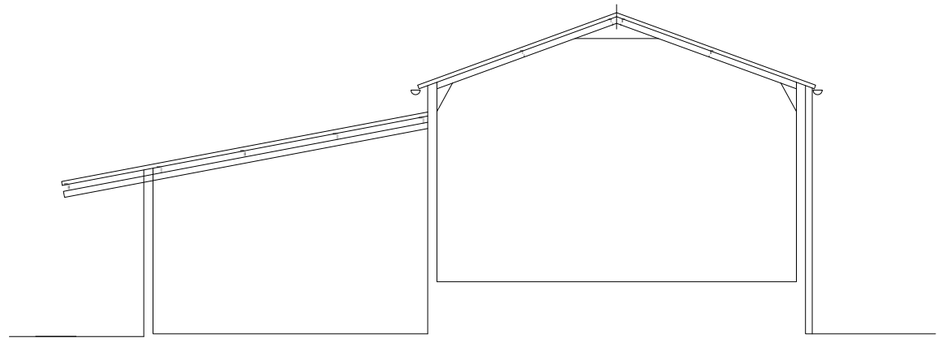
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4.3 Drawings



Barn 1
Ground Plan @ 1:100

total footprint area = 192sqm



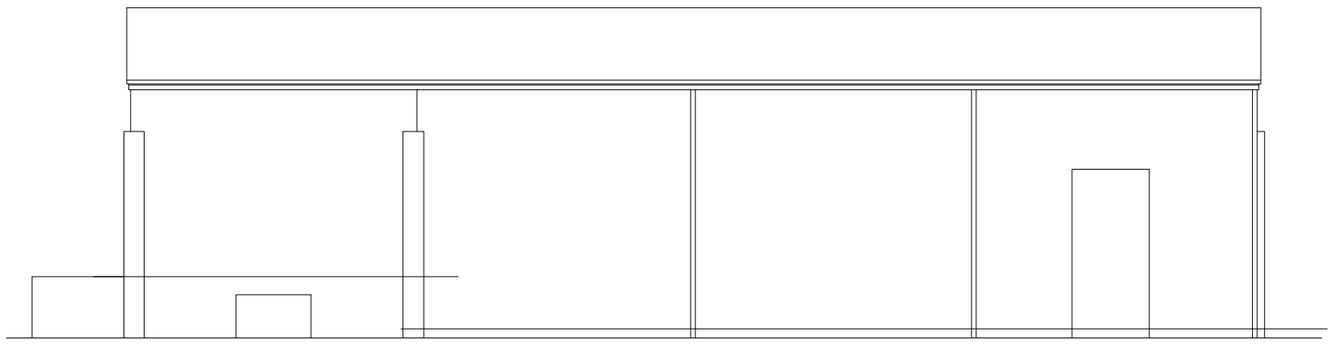
section A-A @ 1:100

1:100
0 1 2 3 4 5

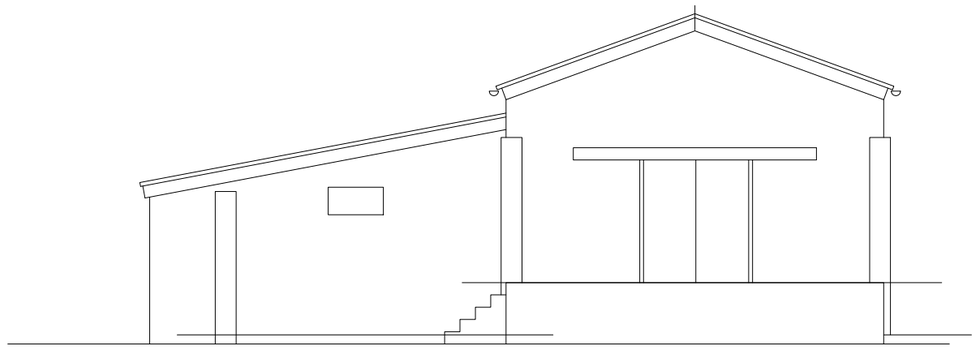
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Project: Ash Hill Barn, Bunny Lane, Sherfield English, Romsey, SO51 6FU		Drawing No: **392-02-002**	Revision:
Title: Existing Plan	Drawn: nb Check:	Scale: 1:100 @a3	First Issue: Aug 2023

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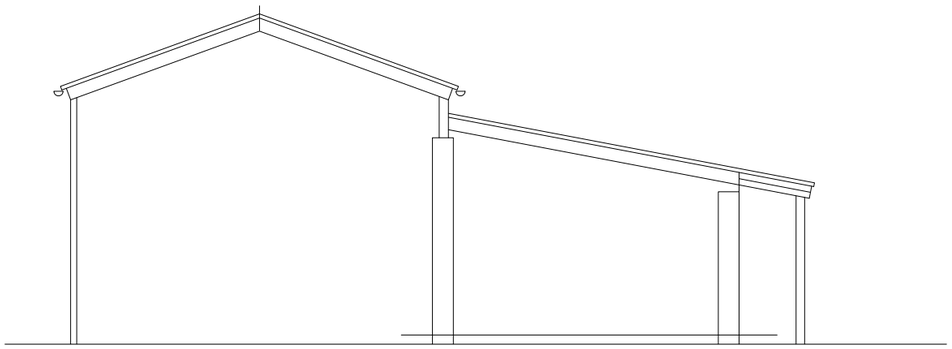
4.3 Drawings



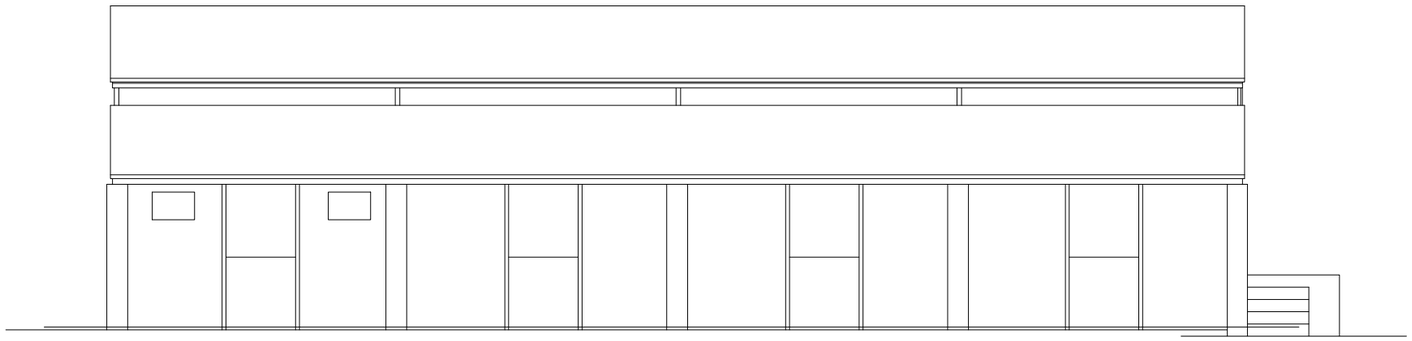
EAST



SOUTH



NORTH ELEVATION



WEST

Client: Mr D Gillam		**Planning**	
Project: Ash Hill Barn, Bunny Lane, Sherfield English, Romsey, SO51 6FU		Drawing No: **392-02-003**	Revision:
Title: Existing elevations	Drawn: nb Check:	Scale: 1:100 @a3	First Issue: Aug 2023

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0 1 2 3 4 5

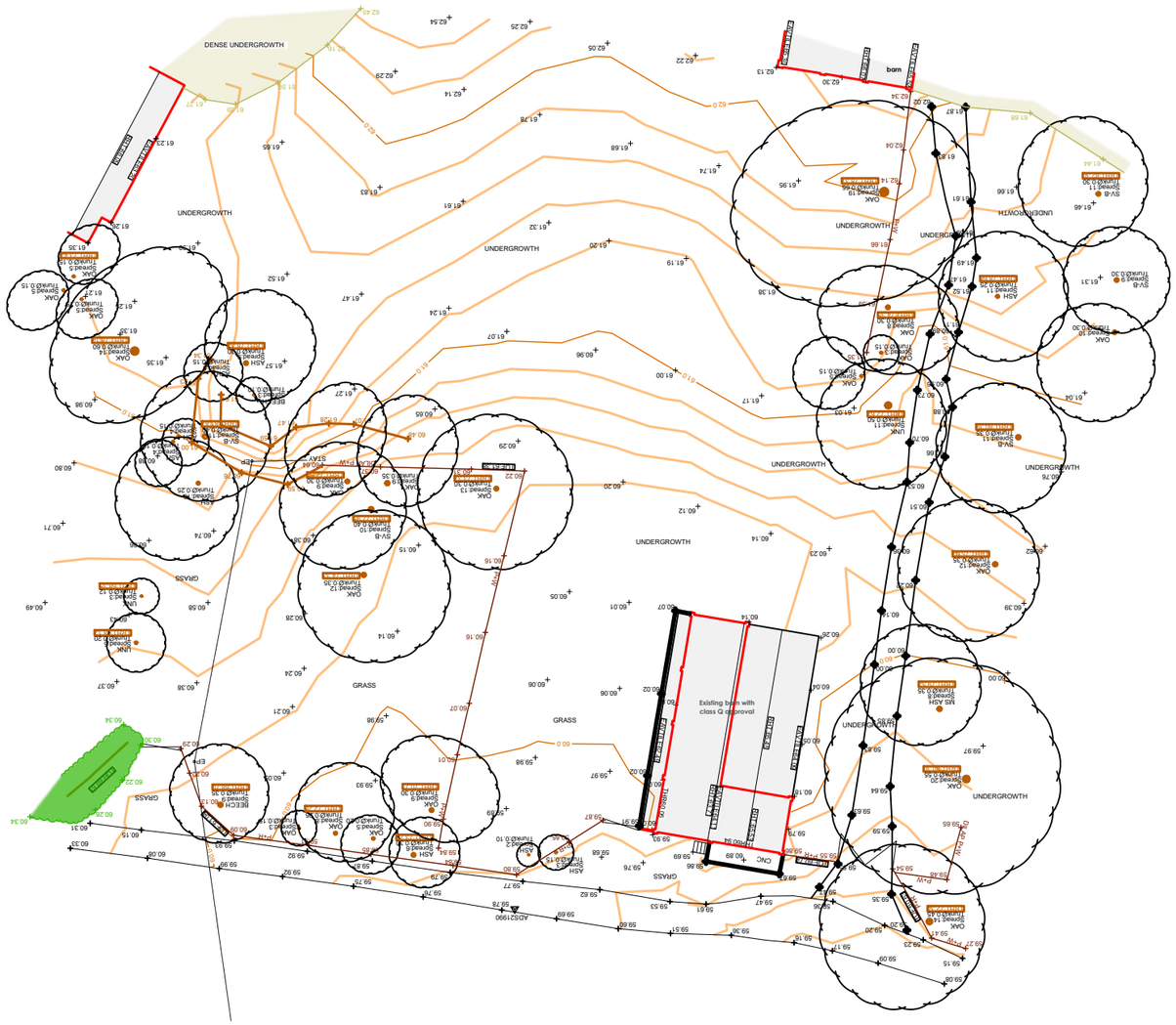
Existing Barn Elevations @ 1:100

4.3 Drawings

Topographical Plan
ADS Surveys Ltd office:

Andell House,
Highfield Lane,
Woodfalls,
Salisbury,
Wiltshire,
SP5 2NG

T: 07738462205



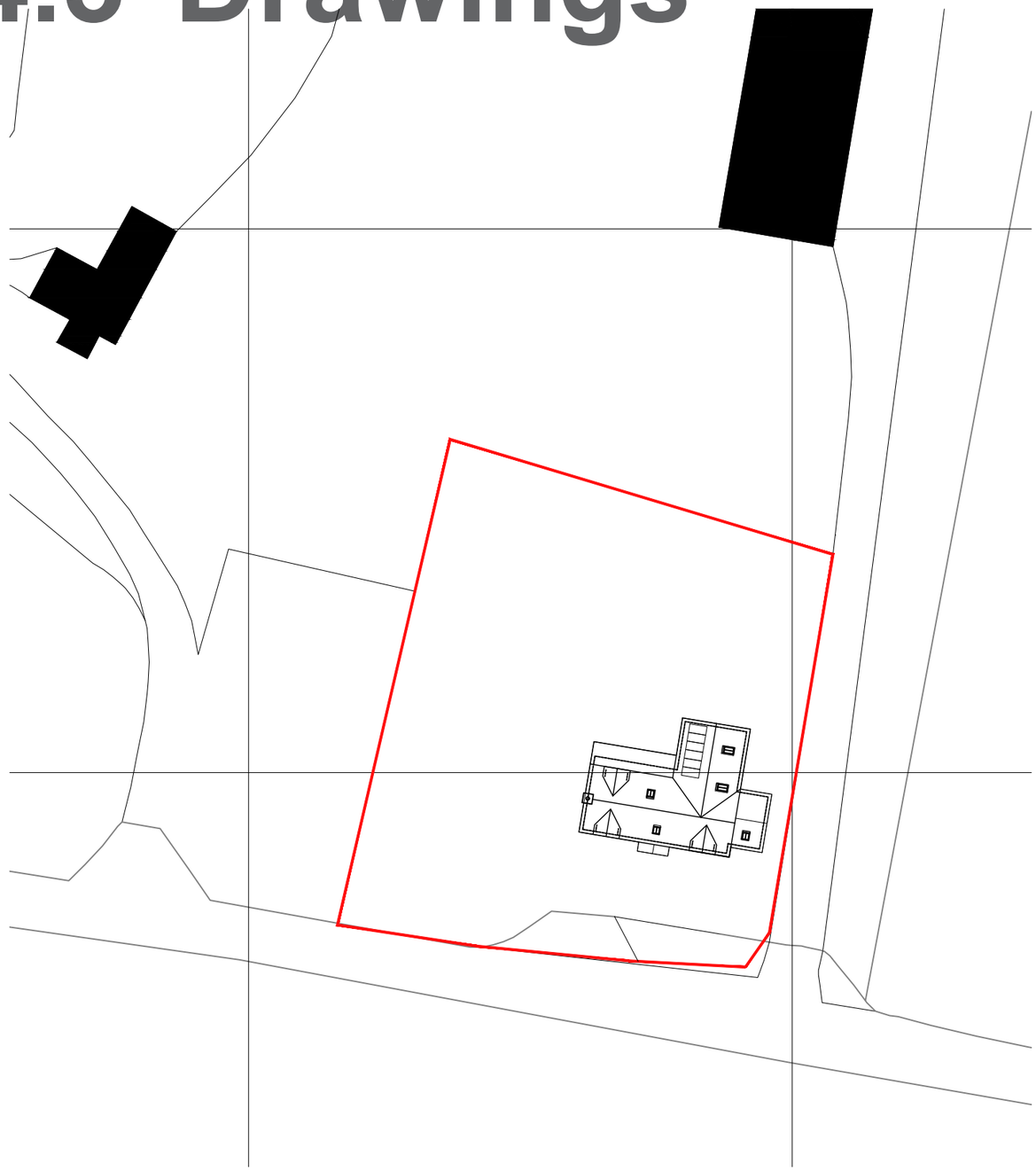
Existing Topo survey @ 1:500

0 5 10 15 20 25

Client: Mr D Gillam		**Planning**	
Project: Ash Hill Barn, Bunny Lane, Sherfield English, Romsey, SO51 6FU		Drawing No: **392-02-004**	Revision:
Title: Existing topo	Drawn: nb / Check:	Scale: 1:500 @a3	First Issue: Aug 2023

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4.3 Drawings



Proposed Site plan 1:500

Site area = 0.16 Hectares



Site Location plan 1:250

0 5 10 15 20 25

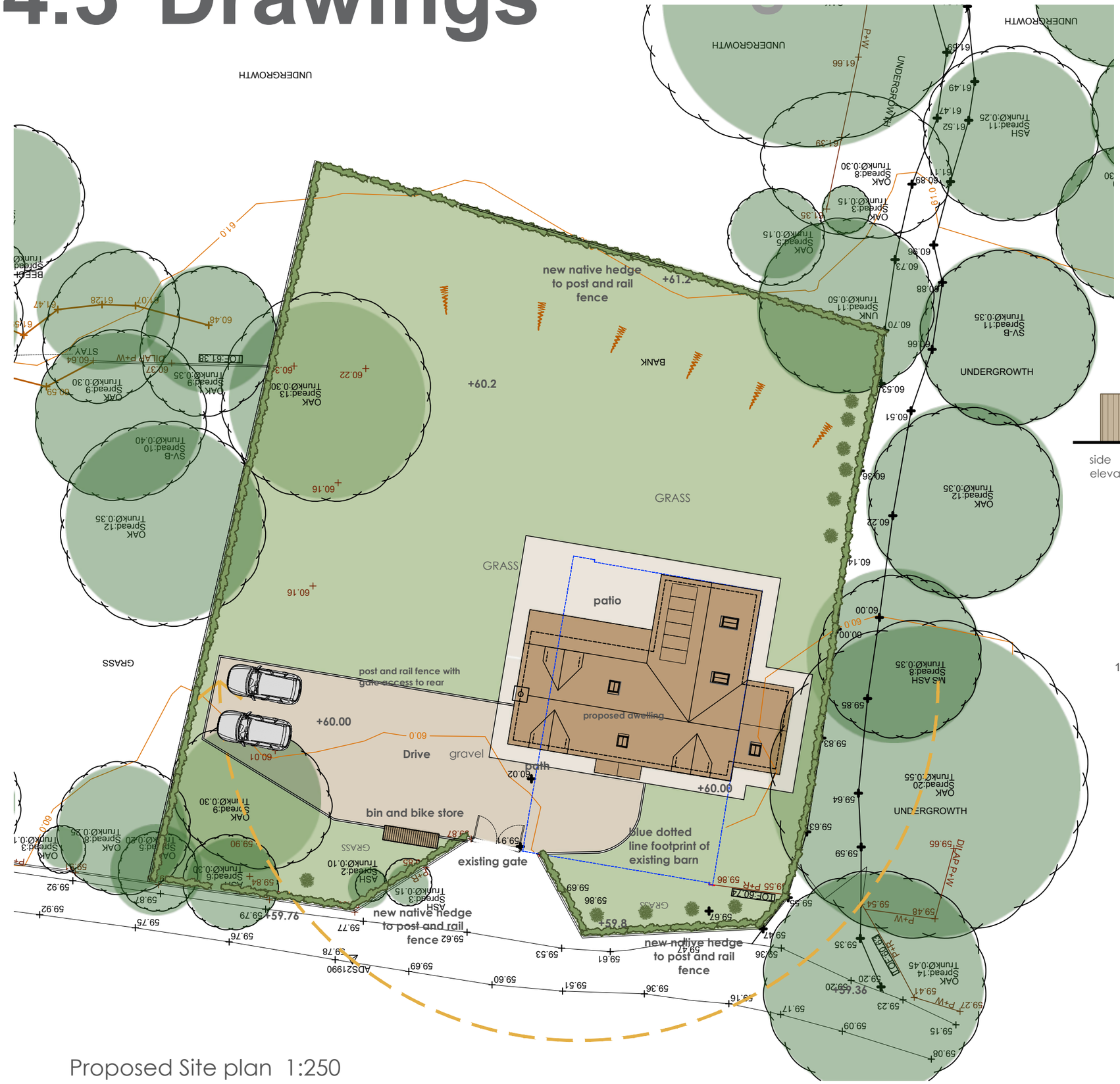
0 5 10 15 20 25 30 35 40 45 50 55 60

Rev -

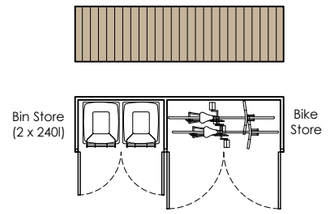
Client: Mr D Gillam		**Planning**	
Project: Ash Hill Barn, Bunny Lane, Sherfield English, Romsey, SO51 6FU		Drawing No: **392-02-005**	Revision:
Title: Proposed location plan	Drawn: nb Check:	Scale: 1:500 & 1250 @a3	First Issue: Aug 2023

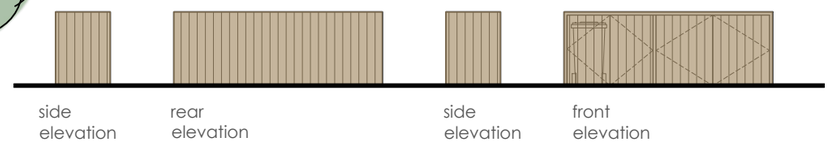
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4.3 Drawings



Proposed Site plan 1:250





Proposed bin and bike store @ 1:100

1:100 0 1 2 3 4 5

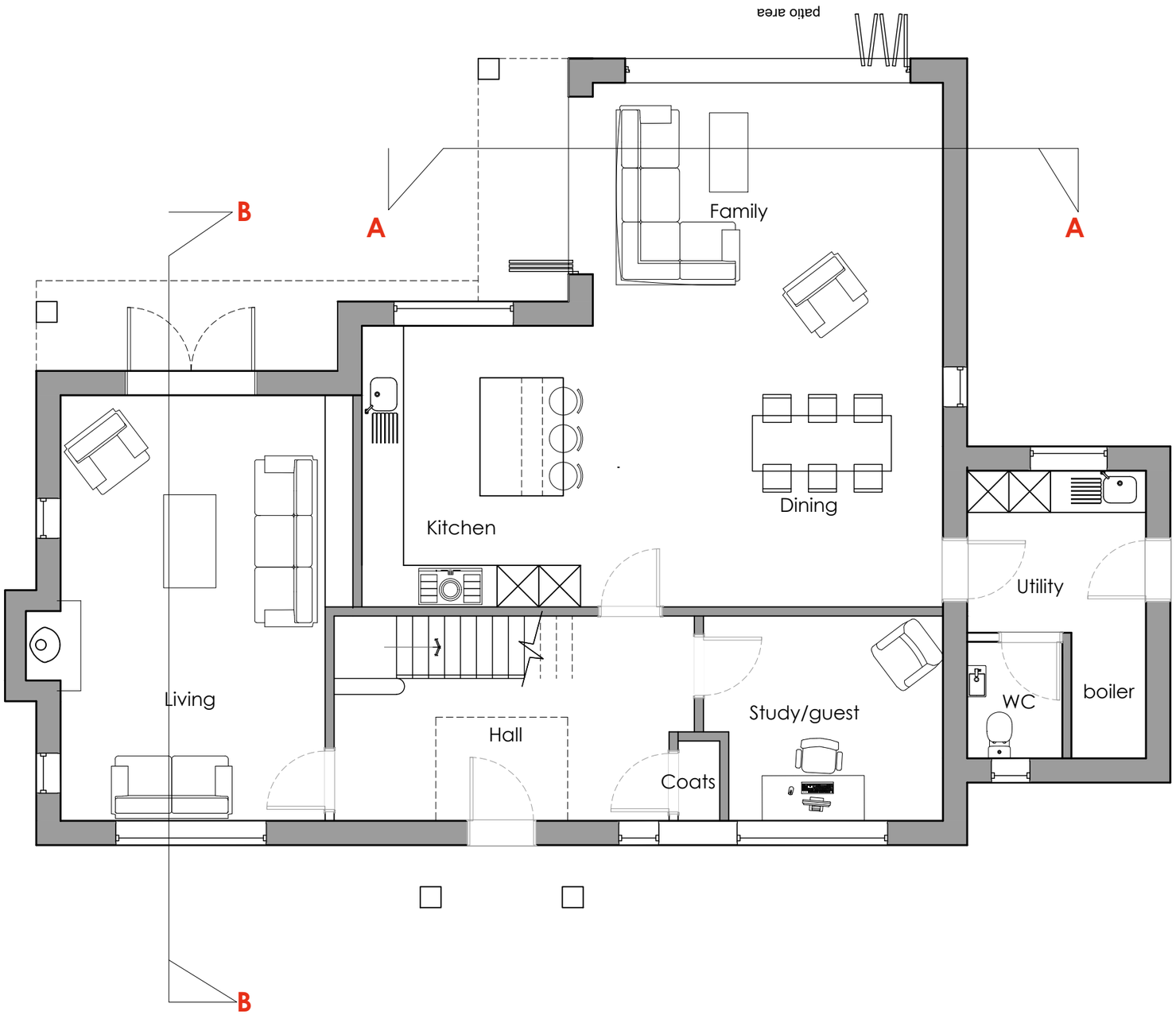
1:250 0 1 2 3 4 5 6 7 8 9 10 11 12

Rev -

Client: Mr D Gillam		**Planning**	
Project: Ash Hill Barn, Bunny Lane, Sherfield English, Romsey, SO51 6FU		Drawing No: **392-02-006**	Revision:
Title: Proposed Site plan	Drawn: nb / Check:	Scale: 1:250 @a3	First Issue: Aug 2023

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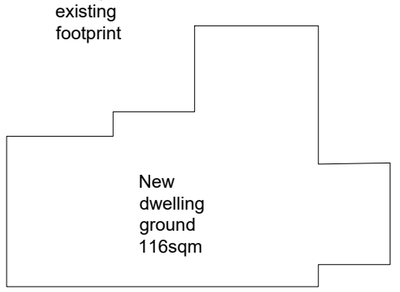
4.3 Drawings



Proposed Ground Plan @ 1:100



155sqm
existing
footprint



New dwelling :
4 bed, circa 214sqm floor area
Dormers to roof

Notes:

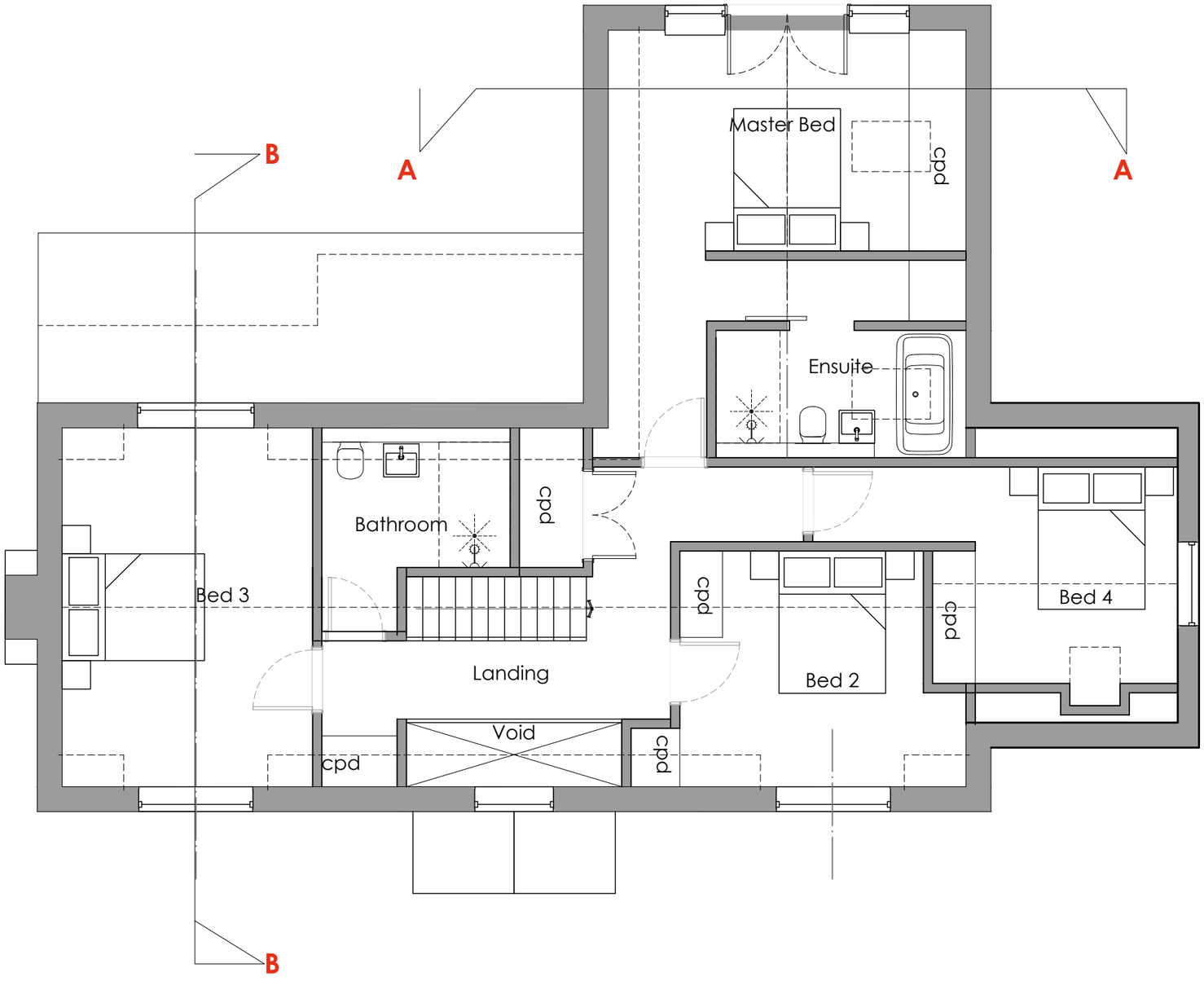
- Rear North and West facing garden.
- Use existing gate off road.
- Building footprint on site reduced from existing barn.
- PVs to West facing roof.
- Air source heat pump.
- All trees on site retained.
- New hedgerow and planting introduced

1:100 0 1 2 3 4 5

Client: Mr D Gillam		**Planning**	
Project: Ash Hill Barn, Bunny Lane, Sherfield English, Romsey, SO51 6FU		Drawing No: **392-02-007**	Revision:
Title: Proposed plans	Drawn: nb / Check:	Scale: 1:100 @a3	First Issue: Aug 2023

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4.3 Drawings



Proposed First Plan @ 1:100

1:100
0 1 2 3 4 5

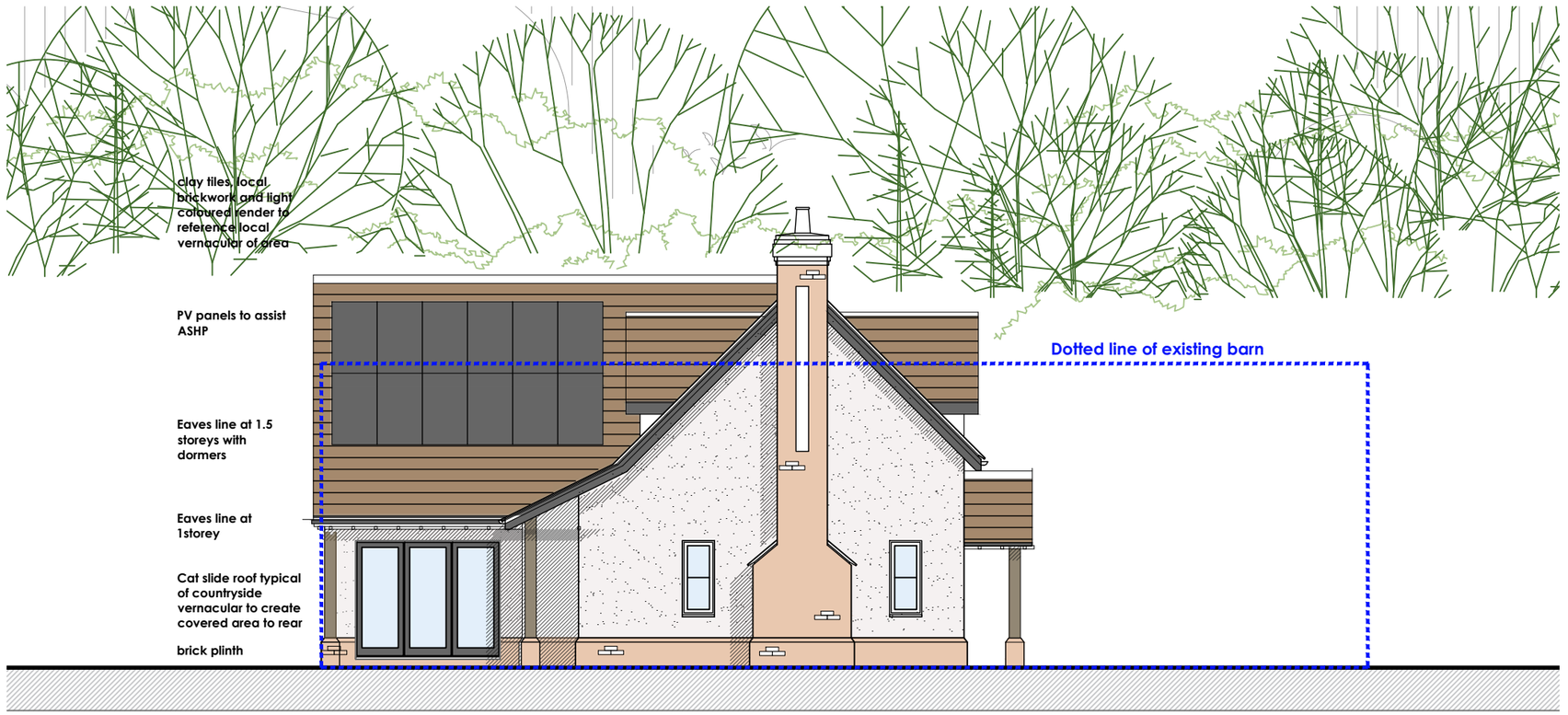
Client: Mr D Gillam		**Planning**	
Project: Ash Hill Barn, Bunny Lane, Sherfield English, Romsey, SO51 6FU		Drawing No: **392-02-008**	Revision:
Title: Proposed plans	Drawn: nb / Check:	Scale: 1:100 @a3	First Issue: Aug 2023

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4.3 Drawings



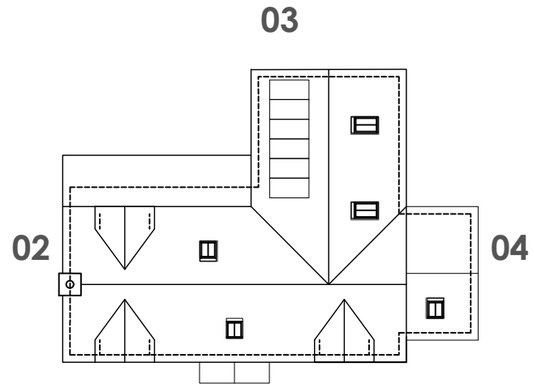
Proposed Front elevation 01 @ 1:100



Proposed Side elevation 02 @ 1:100

Material Key:

1. Roof - clay tiles.
2. windows - grey aluminium.
3. Rooflights.
4. Aluminium folding Doors grey.
5. Walls - local brick.
6. Walls - light render.
7. fascias and soffits - grey.
8. Utility door - grey aluminium.
9. Wood burner flue.
10. Exposed rafter feet.
11. Walls - Timber cladding.
12. Photo Voltaic panels.
13. Oak frame porch.



key plan

1:100 0 1 2 3 4 5

Client: Mr D Gillam		**Planning**	
Project: Ash Hill Barn, Bunny Lane, Sherfield English, Romsey, SO51 6FU		Drawing No: **392-02-009**	Revision:
Title: Proposed elevations	Drawn: nb / Check:	Scale: 1:100 @a3	First Issue: Aug 2023

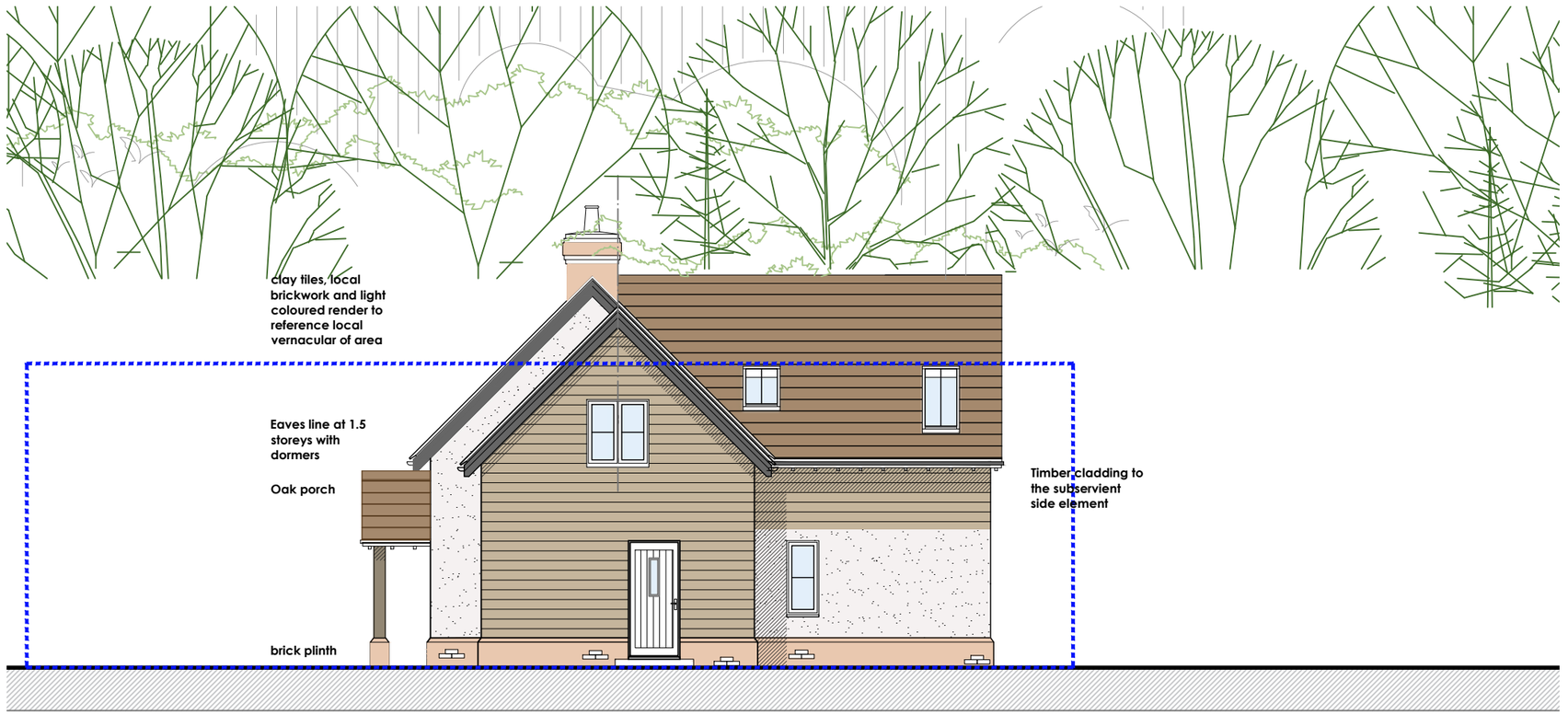
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4.3 Drawings

Proposed Rear elevation 03 @ 1:100

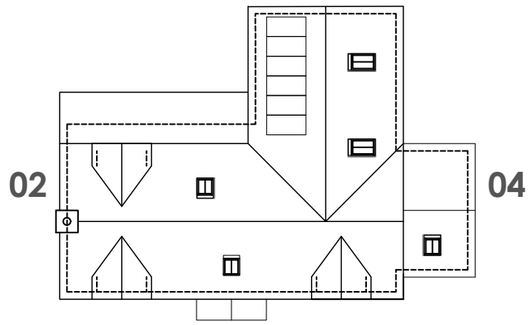


Proposed Side elevation 04 @ 1:100



Material Key:

1. Roof - clay tiles.
2. windows - grey aluminium.
3. Rooflights.
4. Aluminium folding Doors grey.
5. Walls - local brick.
6. Walls - light render.
7. fascias and soffits - grey.
8. Utility door - grey aluminium.
9. Wood burner flue.
10. Exposed rafter feet.
11. Walls - Timber cladding.
12. Photo Voltaic panels.
13. Oak frame porch.



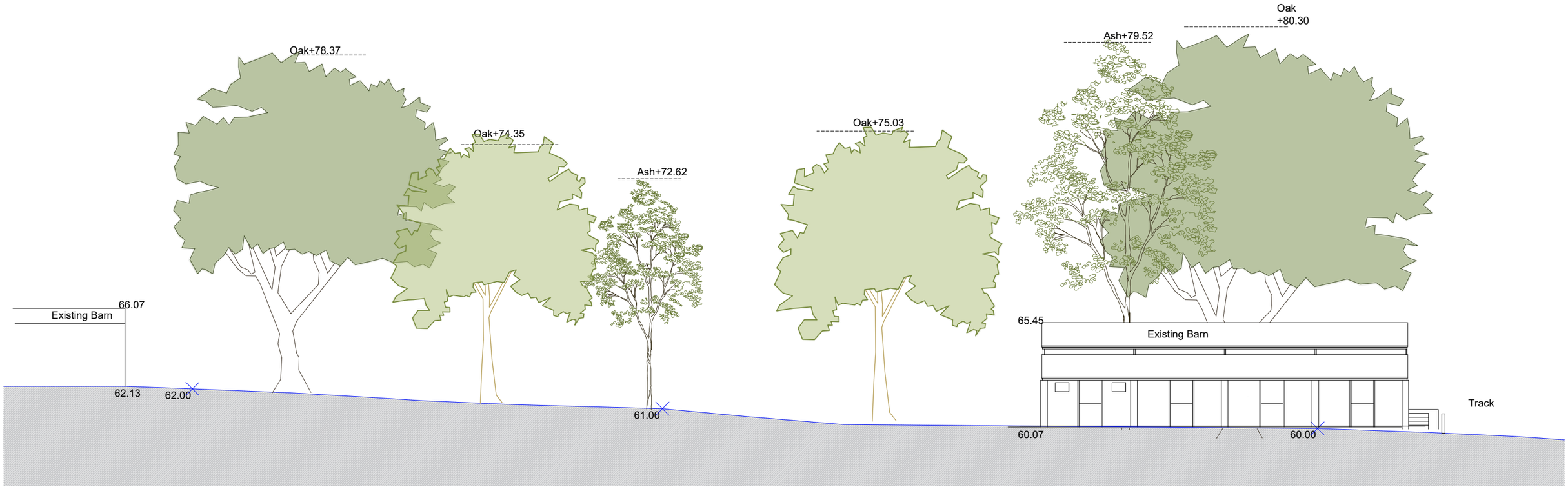
key plan

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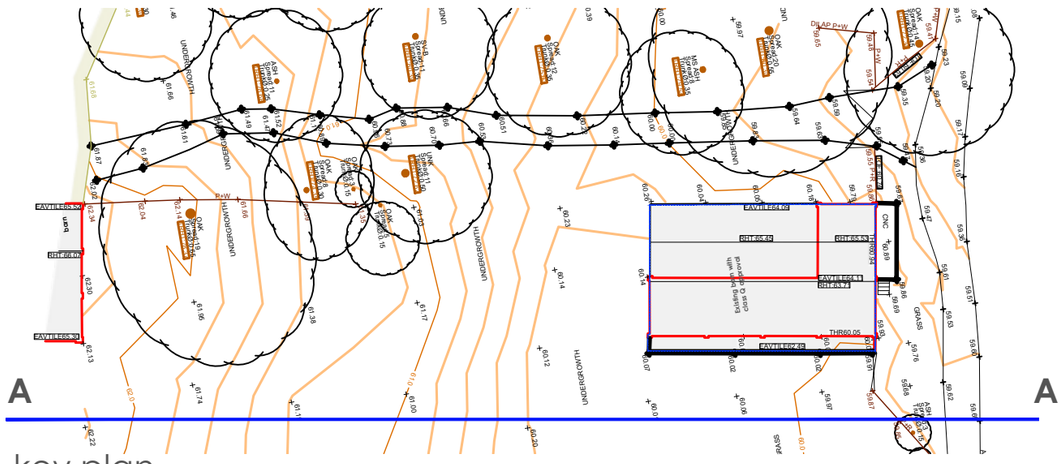
Client: Mr D Gillam		**Planning**	
Project: Ash Hill Barn, Bunny Lane, Sherfield English, Romsey, SO51 6FU		Drawing No: **392-02-009**	Revision:
Title: Proposed elevations	Drawn: nb / Check:	Scale: 1:100 @a3	First Issue: Aug 2023

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4.3 Drawings



Existing site section A-A @ 1:200



key plan

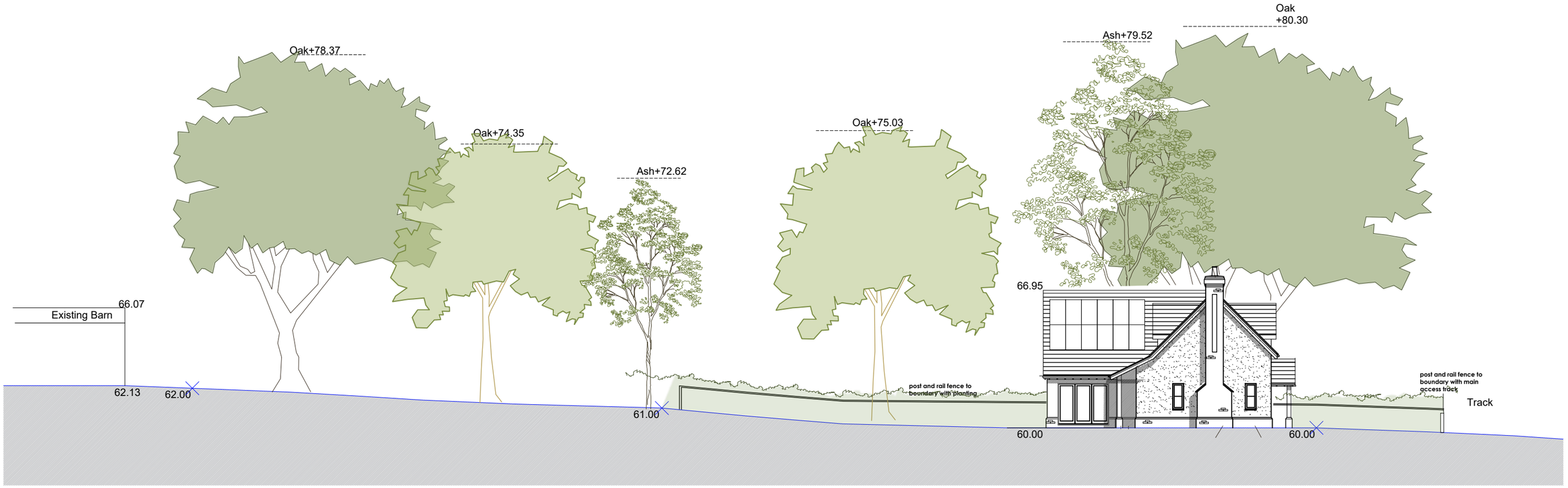
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Client: Mr D Gillam		**Planning**	
Project: Ash Hill Barn, Bunny Lane, Sherfield English, Romsey, SO51 6FU		Drawing No: **392-02-011**	Revision:
Title: Existing site section	Drawn: nb / Check:	Scale: 1:200 @a3	First Issue: Aug 2023

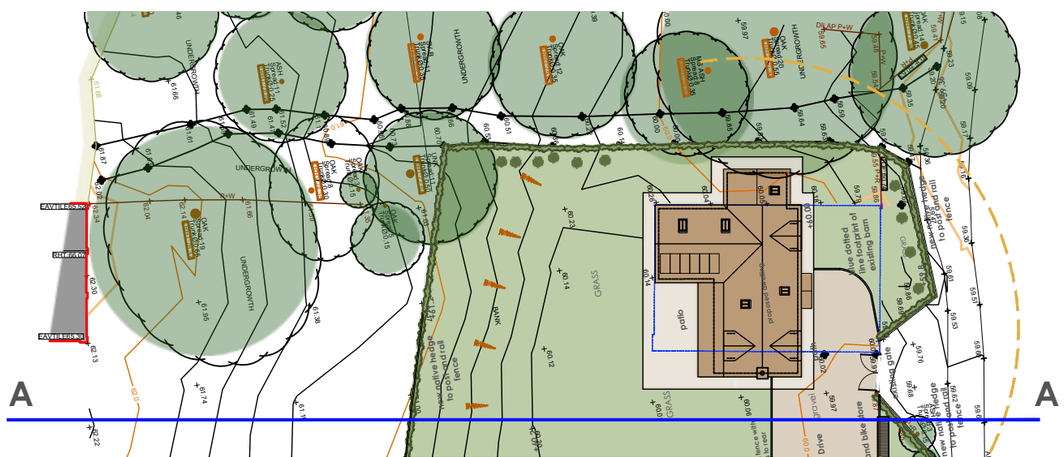
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4.3 Drawings



DATUM 55.00mAOD

Proposed site section A-A @ 1:200



key plan

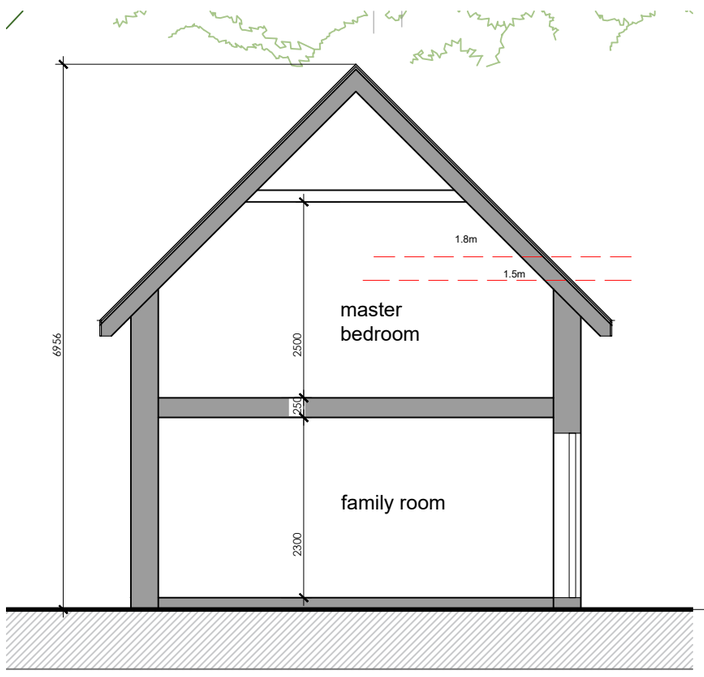
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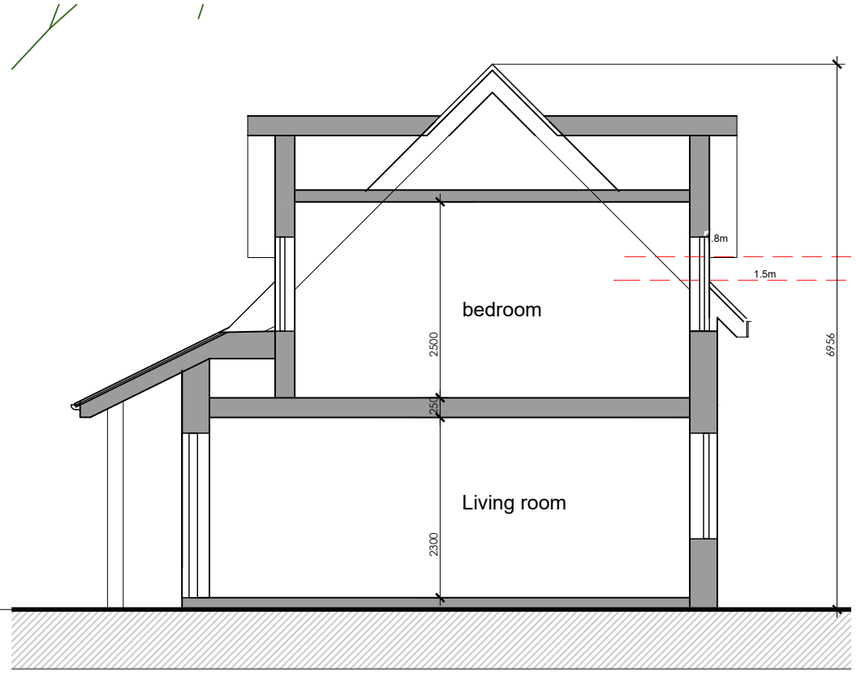
Client: Mr D Gillam		**Planning**	
Project: Ash Hill Barn, Bunny Lane, Sherfield English, Romsey, SO51 6FU		Drawing No: **392-02-012**	Revision:
Title: Proposed site section	Drawn: nb Check:	Scale: 1:200 @a3	First Issue: Aug 2023

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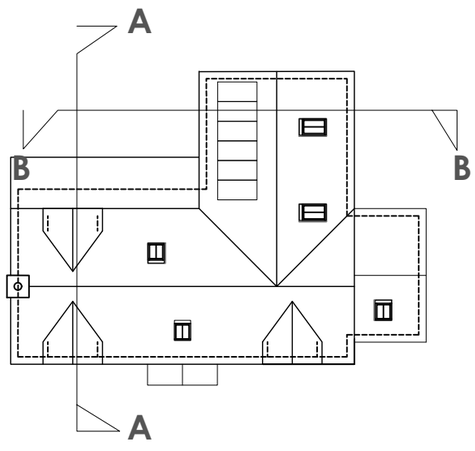
4.3 Drawings



section A-A @ 1:100



section B-B @ 1:100



key plan

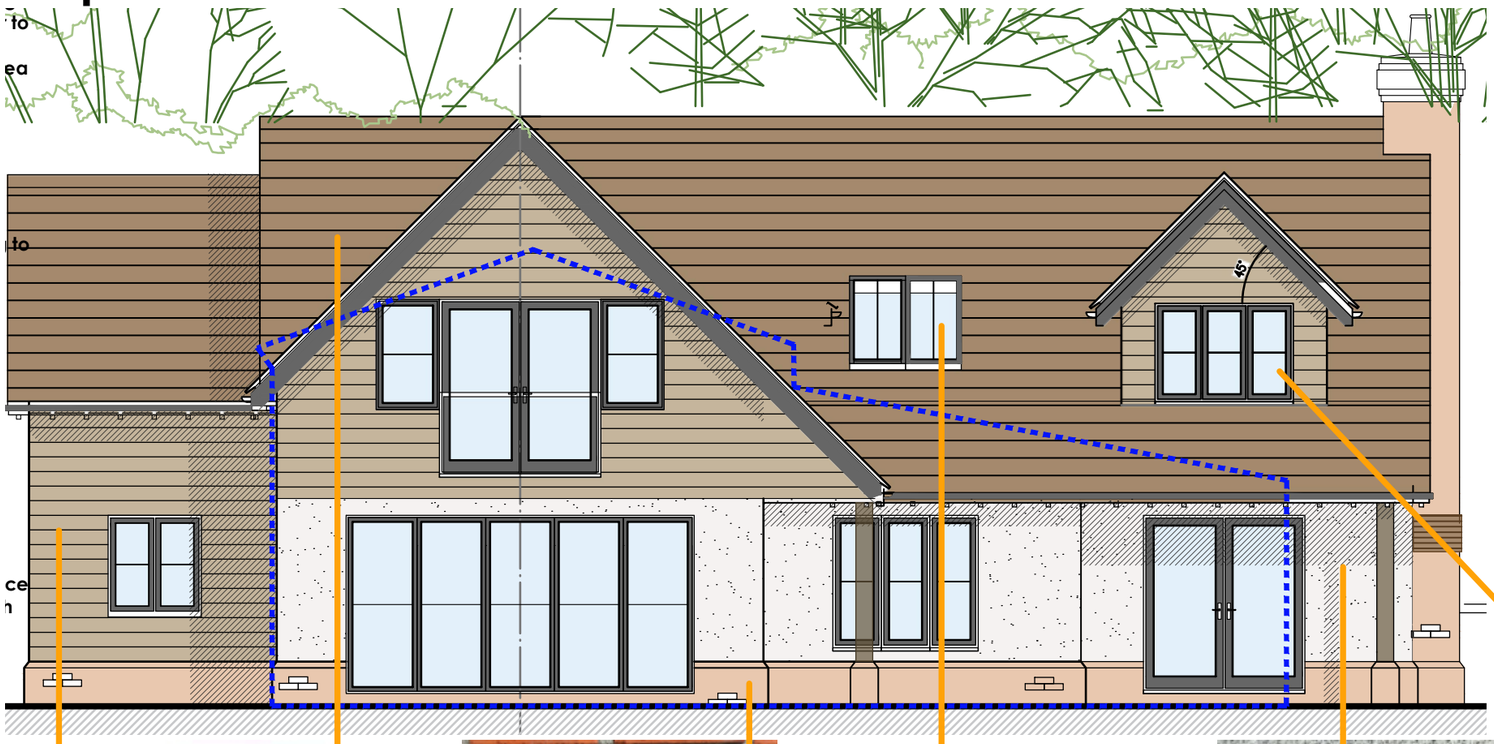
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Client: Mr D Gillam		**Planning**	
Project: Ash Hill Barn, Bunny Lane, Sherfield English, Romsey, SO51 6FU		Drawing No: **392-02-013**	Revision:
Title: Proposed sections	Drawn: nb / Check:	Scale: 1:100 @a3	First Issue: Aug 2023

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5.0 Materials

5.1 Proposed





Solar Photo voltaics on roof



Natural timber cladding



Clay tile roof



Brick plinth



Rooflights



Off white render



Light grey windows/doors

6.0 Access Strategy

6.1 Overview & Accessibility

VEHICULAR ACCESS

Vehicular access for the site is accessed from the existing track. There is an existing metal 5 bar gate providing access onto the track and new 5 bar gates will define the new entrance.

There are 3 parking spaces per plot.

BICYCLE ACCESS

Access for bicycles is provided along the vehicular access routes with individual storage areas provided on site in the enclosed secure garage areas.

- Vehicular
- Pedestrian & Bicycle
- Bicycle storage Area



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6.0 Access Strategy

6.2 Refuse

REFUSE

Refuse collection for all dwellings is from the roadside, with provisions for refuse storage provided on site in a dedicated storage area

Refuse Collection Access

Refuse Collection Point

Refuse Storage



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6.0 Access Strategy

6.3 Fire

FIRE

In the event of fire the new dwellings are easily accessible from the existing track.

Emergency Access

Turning area

PART B:
Fire tender access.

Track to be minimum 3.7m wide and capable of supporting min 12.5ton vehicle.
Min clearance height 3.7m

Gateway access to be min 3.1m clear.
Turning circle 20m dia.
All internal rooms with 45m of fire tender.



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6.0 Access Strategy

6.4 Landscape

Biodiversity Net Gain Enhancement

- Use native/wildlife-friendly shrubs and trees in the planting proposed around the dwelling
- Extend the hedge planting on boundary.
- Native hedge/shrub planting along the boundary of the plot to create privacy screen. To be maintained at a height of 1.8m.
- Existing grass to retain
- Seed at least a 1 metre wide area around the boundary of the garden space with Emorsgate EL1 - Flowering Lawn Mixture, to improve plant diversity and allow this grassland to grow long.
- New grass to front garden to replace tarmac/previous building area.
- Existing views into the site from the fields improved by design of new dwellings.
- Mature trees retained to screen the development from long distance views.
- Parking for the dwelling. Gravel finish with gravel board edging.
- New dwelling to replace existing building footprints. Building line set back from track
- Views along road unaffected by the proposals.
- The integrated bat boxes should be positioned 3-5m above ground level facing in a south/south-westerly direction with a clear flight path to and from the entrance and positioned away from artificial sources of light.



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