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# DESIGN AND ACCESS STATEMENT

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|---|---|
| **PROJECT:** | **POLES FARM, SWALLOWCLIFFE – NEW DWELLING** |
| **CLIENT:** | **CARYN MANDABACH & KEN BOLAN** |
| **ARCHITECT:** | **WESTERN DESIGN LTD** |
| **DATE:** | **Sept 2023** |
| **REF:** | **015b-MH-WC** |

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## 1.0 Introduction

Please find enclosed our Planning Application documents for the following works at;
Poles Farm, Swallowcliffe, Salisbury, Wiltshire, SP3 5NX.

**Description of Proposals**

Demolition of existing barns, Construction of new dwelling house, detached garages/car ports and alterations to the highway to create a build-out at site access and new hard and soft landscaping.

## 2.0 Application Documents

**Supporting Documents**
This D&A – 015b-MH-WC
Heritage Statement – 019a-MH-WC
Wiltshire Building Record Document
Arboricultural Impact and Mitigation Statement (Wadey Trees)
Ecology Assessment (Peach Ecology)
Flood Risk Assessment (FPS Environmental)
CIL Form

**Survey Plans**
NH10B – New House Site Location Plan and Block Plan
NH11A – New House Existing Site Plan
NH12 – Barn (10) Existing Plans and Elevations
NH13 – Milking Shed (5) and Implement Shed (8) Existing Plans and Elevations

**General Arrangement**
NH14D – New House Proposed Site Plan
NH15B – New House Proposed Floor Plans
NH16B – New House Proposed Elevations
NH17 - Proposed Plans and Elevations new Garage and Carports
NH18B- Existing and Proposed Street Scenes and proposed site section AA.
NH19A – New House 3D Views
NH21A – New House Proposed Materials (in colour)
NH22A – New House Proposed Sections
NH23 – New House Calculated Floor Areas (CIL)

# 3.0 Site Description

## 3.1 Location and Context

3.1.2 The site is located in Swallowcliffe, a small village in the south of Wiltshire, located to the north of the A30 some 8.4 miles from Shaftesbury to the west and 15miles from Salisbury to the east.

3.1.3 The application site is located on the north side of the High Steet amongst other dwellings in a semi-rural location with open fields to the south west.

3.1.4 The Site is located in the village Conservation area.

3.1.5 The site is located within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB).

3.1.6 Poles Farmhouse to the west of the application site is Grade II Listed along with associated outbuildings and further agricultural barns that are of pre 1948 construction.




Fig 1 Site Location Plan

3.1.7 The site of the proposed new dwelling is formed by the subdivision the Pole's Farm, the demolition of barn 5, the replacement of barn 10 with a new dwelling and the replacement of barn 8 with a garage and carport.

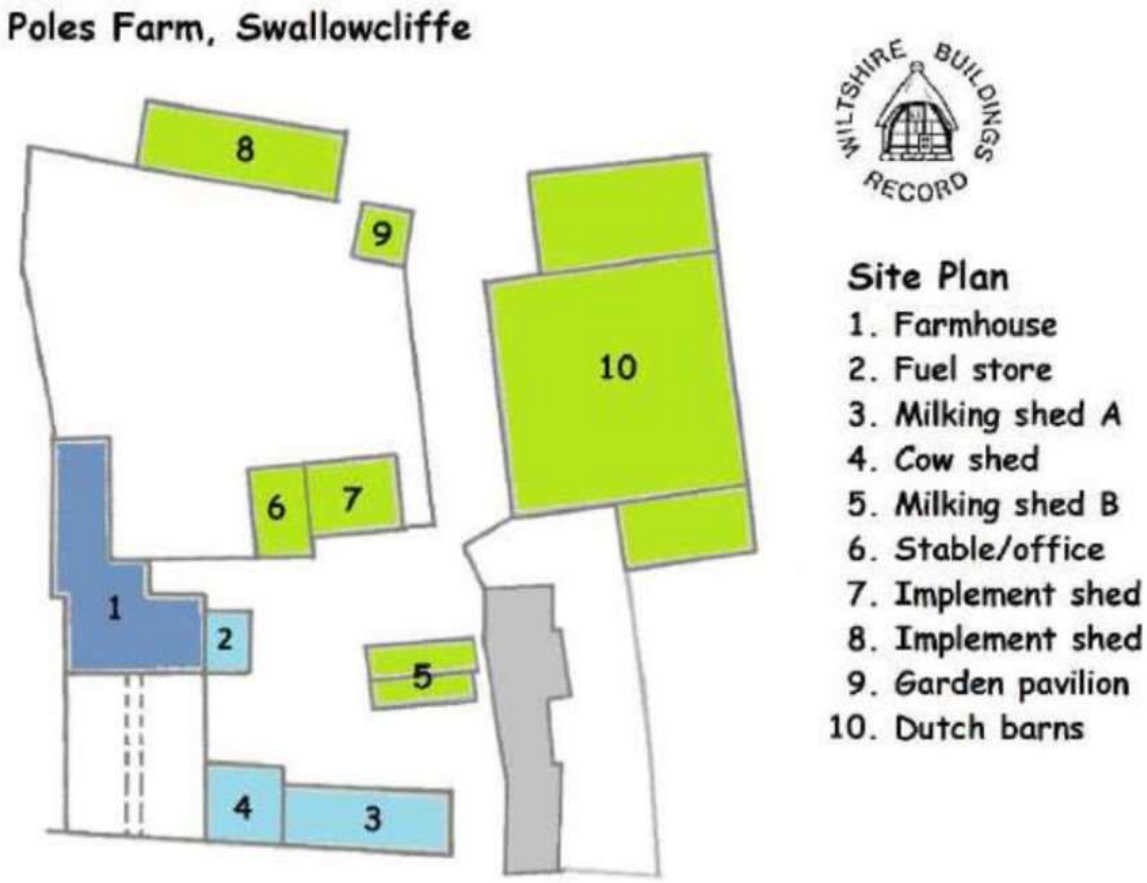



Fig 2

3.1.8 Neighbouring properties are largely residential with Poles Farm consisting of a Farmhouse cottage to the north west and other former agricultural barns and outbuildings to the south east.

3.1.9 **Utilities**
Existing services on or nearby the application site include water, foul drainage and electricity.

3.1.10 **Site Area**
The site area is approximately 0.25 hectares or 2580m2.

3.1.11 **Site Photos**
See Appendix A

3.1.12 **Heritage Statement**
Please see the submitted Heritage Statement and Wiltshire Building Record document for more detail.

## 4.0 Planning History

4.1 There appears to be no recent planning history.

4.2 A pre-application consultation ENQ/2021/04662 was submitted to consider works to the farmhouse outbuilding and the replacement of barn 10 with a new dwelling, circa 22.12.21 with comments from the conservation officer issued following a site visit on 02.02.22 and formal comments issued by the LA on 11.02.22.

The LA comments confirmed the principle of alterations to the farmhouse outbuildings and that a replacement dwelling was largely acceptable subject to the submission of further detail.

4.3 A further pre-application consultation ENQ/2022/01753 was submitted to consider proposals for the Farmhouse and associated outbuildings 2, 3, 4, 5, 6, 7, 9 with comments received complete on 20.12.22.

4.4 More recently, pre-application consultation ENQ/2023/00292 was submitted to consider replacing barn 10 with a new dwelling. The general response from planning and conservation officers was positive and asked we make a few changes to the rear (north east) elevation as well as clarification on materiality and a preference of highways treatment was suggested for the entrance of the site.

4.5 In response to the pre-application comments about scaling back the level of glazing on the east (rear) elevation, we have made several changes to our drawings. We have altered and clarified the solid areas, areas of glazing and the areas with vertical louvres in front, which effectively give a solid wall appearance when viewed from the side. The glazing at first floor level is mostly solid or covered by vertical louvres, acting as balustrading to Juliet balconies. Louvres also cover the bathroom window. This reduction and masking of glazing helps to minimise any amenity impacts on surrounding properties.

4.6 A previously shown first-floor balcony has been removed from the design in response to the planning officer's concern about the impact on the amenity of the area.

**4.7 Neighbour Consultation**

Following the pre-application response to ENQ/2023/00292 the clients agent Nick Mullins consulted the four immediate neighbours, asking what they thought of the design and if there were any elements of the proposals they were concerned about. Some points raised have subsequently been taken into account within the current proposal.

**Vine Cottage**
Drawings were issued that illustrate the proposals no further comments were made.

**Martin House**
The proposals were shown to the neighbour who's response was positive, offering congratulations on the design and further suggestions that the plain tile roof would be appropriate along with new Victorian style brickwork.

**Alfords**
Drawings were issued that illustrate the proposals.

**Ponds Cottage**
Drawings were issued to the neighbour who, made some points about the level of screening on the north-east boundary, to clarify impact on prospect views from their property and clarify measurements between the proposal and their property.

## 5.0 Relevant Planning Policy

5.1 S16/66/72 of the Planning (Listed Building and Conservation Areas) Act 1990

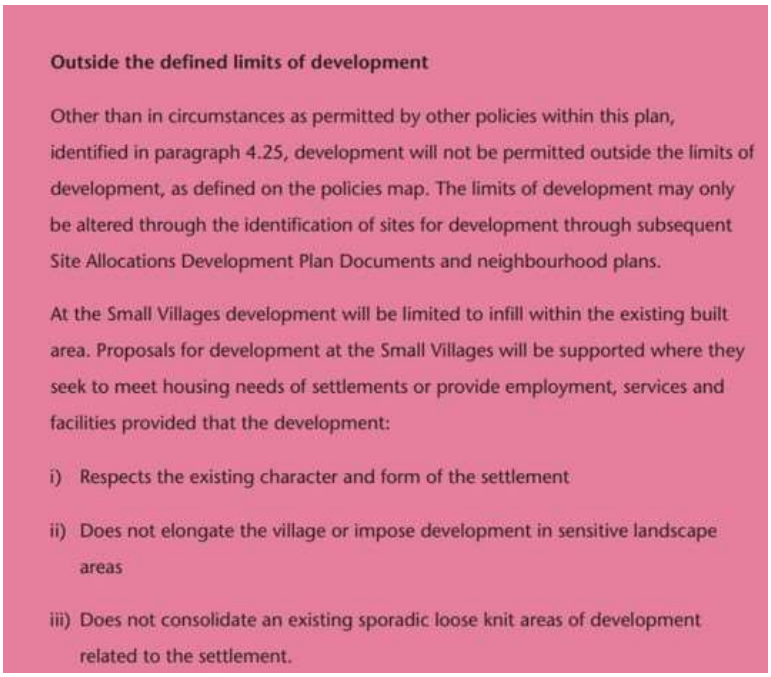
5.2 **Wiltshire Core Strategy**
Core Policy 1 Settlement Strategy
Core Policy 2 Delivery Strategy
Core Policy 27 Tisbury Community Area
Core Policy 51 Landscaping
Core Policy 57 Ensuring high quality design and place shaping
Core Policy 58 Ensuring the conservation of the historic environment

Core Policy 61 Transport and New Development
Core Policy 69 Protection of the River Avon SAC

5.3 **National Planning Policy Framework**
Section 2 Achieving Sustainable Development
Section 12 Achieving Well Designed Places
Section 15 Conserving and enhancing the natural environment
Section 16 Conserving and enhancing the historic environment

5.4 **Wiltshire Local Transport Plan 2015-2026:**
Car Parking Strategy

5.5 **Infill Policy**



**Outside the defined limits of development**

Other than in circumstances as permitted by other policies within this plan, identified in paragraph 4.25, development will not be permitted outside the limits of development, as defined on the policies map. The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans.

At the Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:

i) Respects the existing character and form of the settlement

ii) Does not elongate the village or impose development in sensitive landscape areas

iii) Does not consolidate an existing sporadic loose knit areas of development related to the settlement.

Fig 3

5.6 Advice given in ENQ/2023/00292 advised that the proposal would satisfy criteria ii and iii above.

5.7 We also suggest that criteria i is also satisfied for reasons given below.

## 6.0 Proposals

6.1 **Barn 5** post 1948 building is to be demolished so that a more direct access route can be formed to the rear.

6.2 **Barn 8** cart shed post 1948 building to be demolished and replaced with a new garage carports and log store.

6.3 **Barn 10** post 1948 building to be replaced with a new dwelling house.

6.4 **Proposed New Dwelling House**

The main concept for the new 4 bed dwelling is that it should have low key presence in views from the highway.

The existing barn is built right up against the rear boundary of Rose Bank Cottage.

The footprint of the new dwelling has been pushed to the north east a little so that the new dwelling is further away from the Listed Farmhouse, the rear boundary Rose Bank Cottage and the Highway.

The massing and materials of the new dwelling is designed to resemble the simple forms of traditional vernacular styled barns with few obvious residential features when seen from the highway.

A walled courtyard garden is created to the south of the new dwelling, with ground floor windows and openings looking onto this courtyard whilst being largely hidden from view by the surrounding boundary treatments.

The site slopes to the north east away from the highway so that a new dwelling built on the site of barn 10 is naturally lower down the hill with a reduced mass when seen from the highway.

The new dwelling is 'C' shaped in plan, a single storey wing to the south sails over the access to form a covered archway into the site for vehicular and pedestrian access further obscuring any obvious residential use, with a storey and a half range in the centre and a two-storey range at the rear. The ridge height of the highest part of the new dwelling is approximately 1.8m lower that the listed farmhouse maintaining a subservience to this building.

Walking through the archway the main access is in the belly of the 'C' via large barn doors giving access into a storey and a half wing, with a further two storey high wing to the rear facing onto the garden area. This entrance hall would be a vaulted space with trusses running overhead, a stair to the rear giving access to a bridge that passes through the trusses to the first floor accommodation to each side of the central hall.

The rear north elevation facing the garden features stone-returns on each side with a more open and glazed face between allowing the dwelling views into a tree lined garden area beyond.

The façade features timber or steel vertical columns with a similar fascia to the floor zone with glazed or timber infilled panels between. There is a Juliet balcony from the master bedroom to interact with the landscaping at the rear. This Juliet balcony has been reduced from a full 8.6sqm balcony submitted at pre-app which was advised to be removed.

Facing materials include largely Greensand stone with some brick, including wall bases and plinths with larch timber cladding over and under a pan tile or plain clay tile roof.

Traditional lime mortar would be used for stonework.

Existing red brick flooring within barn 10 may be re-used in the replacement building and or its hard landscaping.

6.5 **New Garage Carports and Log Store**

The new garage replaces an existing larger former cart shed building 8.

The new garage is traditional in style.

The new building is stepped away from an existing greensand stone boundary wall to the farmhouse.

The position of the garage and parking helps to remove the presence of vehicles when looking into the site from the highway. The building helps to provide an element of screening between the

Poles Farmhouse's rear garden and the garden of the new dwelling in a similar way to the existing building.

Facing materials would include a stone and or brick plinth with timber framed and clad walls over and under a slate roof with hidden solar thermal panels. This slate roof will be a thermal slate roof which does not change the appearance of the slate. This is done by having the thermal system underneath the slates rather than on top of or within the slates. This results in a traditional looking slate roof with the benefits of a solar roof. Please see the photo below for more info on this roofing system:

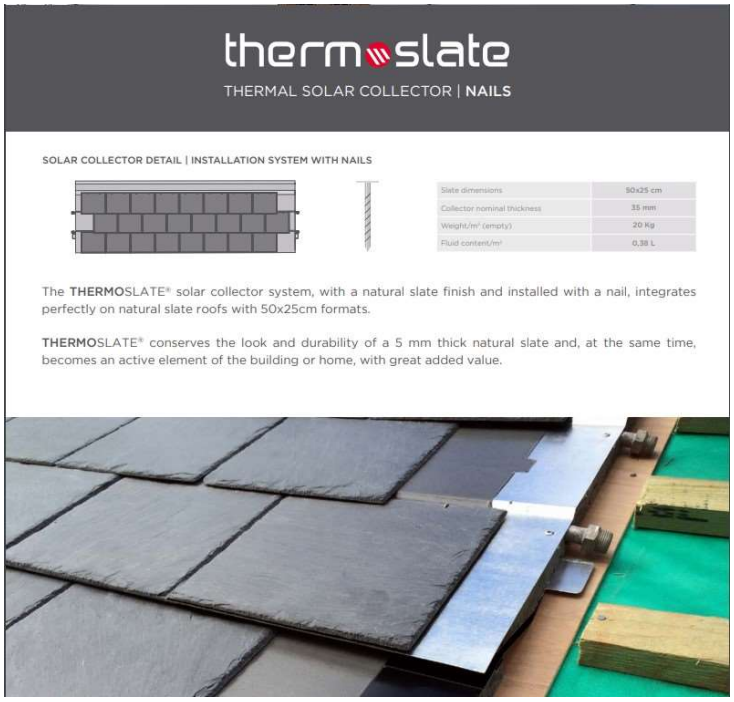


Fig 4 'Thermoslate' system

Traditional lime mortar would be used for stone/brick work.

## 6.6 Massing Study

The volume of the existing barn is approximately 1990m2 whilst the volume of the new dwelling is approximately 1427m2 offering a significant reduction of built form on site.

The volume of the existing implement shed to be replaced is approximately 268m2 whilst the volume of the new garage is approximately 194m2 also offering a significant reduction of built form on site.


Fig 5 – Overview of application site showing the proposal with the existing barn in red



Fig 6 – View from cottage garden (west) showing the proposal with the existing barn in red

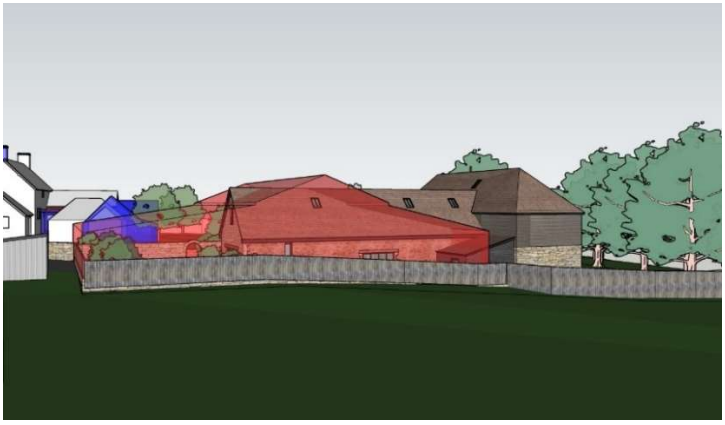


Fig 7 – View from neighbouring garden (east) showing the proposal with the existing barn in red

More views of the proposal can be seen on drawing NH19A.

The section drawing below shows the distance from north-east boundary to the opposite neighbour at Pond Close. The new dwelling is set back from the north-east boundary by 25m and there is over 80m between the edge of the new dwelling and the dwelling at Pond Close.

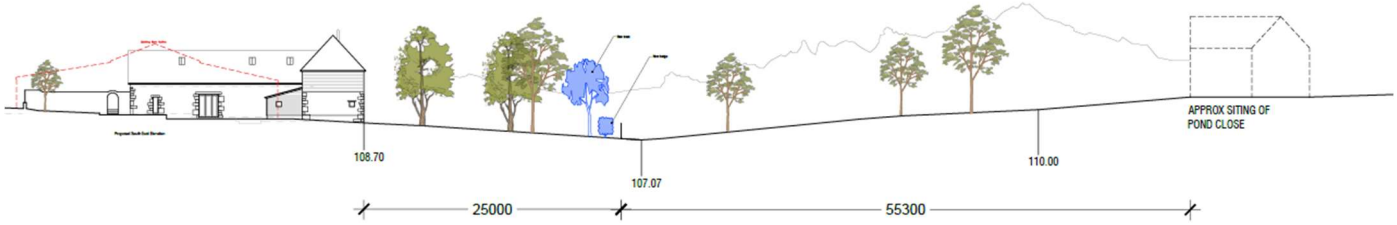



Fig 8 – South-East section showing boundary with Pond Close and new hedge and tree screening.

6.7 **Access**

Proposed Site Plan drawing NH14D shows building 5 is to be demolished to allow an access. A more direct access track is to be created to the rear of the site.

With reference to the Pre-Application Enquiry ENQ/2023/00292 we understand that this arrangement was acceptable.

We submitted two options for the new access off the main highway to which the pre-app response to enquiry ENQ/2023/00292 stated that just the two bollards, one either side of the access was sufficient for this application site.

The site plan shows parking spaces in carports and two parking spaces on the driveway.

A further parking space is available in the garage though this may be used as a garden store.

6.8 **Bins and Cycle Stores**

Cycles can be stored in the rear of the garage.

Bins can be stored out of site in the covered archway as indicated on the plans, on bin day the residents would take the bins out to the highway.

## 7.0 Other Matters

7.1 **Ecology**
Please see the submitted Ecological Assessment.

7.2 **Arboriculture**

Please see the submitted Arboricultural Impact and Mitigation Statement (Wadey Trees).

7.3 **Hard and soft Landscaping**
Details of new hard and soft landscaping are indicated on proposed site plan drawing NH14C.

New hedging has been introduced at the existing boundaries of the site. Coupled with the proposed screen of trees, this enhances the level of screening with the immediate neighbour at Pond Close to the north-east (refer to figure 8).

The photo of the north-east boundary below shows the dense, existing arrangement of trees and bushes which would be retained and enhanced with additional planting, as shown on drawing NH14D, to provide further screening with the neighbour.



Fig 9 – View of north-east boundary showing the existing dense planting on the boundary.

An existing greensand stone wall extending from the outbuilding to the north west of Rose Bank Cottage will be extended to close off an old access to the adjacent property whilst a new low stone

wall and or brick wall with a close boarded fence over will replace the south west and south east elevations of barn 10. The new dwelling can be glimpsed over the above boundary from the highway.

A new terrace is indicated to the north east of the dwelling.

Traditional lime mortar would be used for stone/brick work.

If additional information on the hard and soft landscaping is required, we request that this item is made conditional to any approval.

7.4 **AONB**

The site is within the Cranborne Chase & West Wiltshire Downs AONB

The proposals incorporate sustainable heating systems with high levels of insulation and the use of other sustainable materials to reduce the carbon footprint of the new development.

A concern of the AONB relates to new development having the potential to increase light pollution.

The new development replaces existing openside buildings which have the potential to be lit when in use.

The site is located with the built-up form of the existing village and set back from the highway behind other development so the effect of new development with regard to light pollution is somewhat reduced.

Windows in the south east, north west and north west are generally modest in scale, though a larger glazed screen is located in small courtyard which forms the main entrance into the dwelling, internally blinds or curtains would be installed to naturally reduce light-spill.

The north east elevation features a larger glazed screen at ground floor level where the principal rooms face into the garden. At ground floor level the glazing is partially masked by two sections of louvred screens, whilst internally blinds can be fitted to reduce light-spill. At first floor level, further loured panels are used to mark areas of glazing that serve as bedroom windows. Internally blinds or curtains would be installed to naturally reduce light-spill.

5 No small conservation style rooflights are proposed, however these would be fitted with black out blinds to naturally reduce light spill.

With regard to new external lighting any new lighting would adhere to the AONB's Good Practice Note: Good External Lighting Number 7B(i) so that external lighting is dark sky compliant.

7.5 **Noise Impacts**

No noise resulting from the proposed development would be likely to adversely impact on others due to the existing use of the site and degree of physical separation between the building and any neighbouring dwellings.

7.6 **Contamination Risks**

A visual inspection of the site has not revealed any potential concerns in relation to the contamination on site. There was no evidence of the presence of agricultural fuels and oils, or other noxious agricultural waste products.

The site has ample space to ensure adequate provisions for private sewage treatment and disposal facilities for the dwellings proposed.

7.7 **Nutrient Neutrality and Foul Drainage**

The site is within the River Avon catchment area.

With reference to ENQ/2021/04662 we understand the following;

*This development (increase in x1 residential dwelling) falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. The Council has agreed through a Memorandum of Understanding with Natural England and others that measures will be put in place to ensure all developments permitted between March 2018 and March 2026 are phosphorus neutral in perpetuity. To this end it is currently implementing a phosphorous mitigation strategy to offset all planned residential development, both sewered and non sewered, permitted during this period.*

*In respect of the received comments around the River Avon SAC and phosphate neutrality for the proposed new dwellinghouse, officers consider that this proposal falls within the agreed Memorandum of Understanding with Natural England as 'planned' development and therefore, there is no requirement to provide details of wastewater treatment as the proposal falls under the Council's appropriate assessment and mitigation strategy. Notwithstanding this and whilst it is noted that no comments have been sought from the Council's Drainage Team on this element of the pre-application enquiry, any forthcoming application for the new dwellinghouse should include drainage/water connection details.*

As there is no mains drainage in the village, it is proposed that the new dwelling will be served by a new sewage treatment plant with an outfall to the stream as indicated on site plan drawing NH14C.

The new dwelling has potential for 4-5 No bedrooms, the discharge is estimated at 0.9cu.m/day or 1.05cu/day respectively, in both cases this would be below the limit of 2cu.m/day.

With reference to the General Binding rules for a discharge the proposed site is not within any of the listed protection zones.

*General binding rules: small sewage discharge to the ground - GOV.UK (www.gov.uk)*

In this way the proposals appear to comply with the general binding rules for a new discharge, subject to the final sewage treatment plants installation being compliant with the Building Regulations and when so no special permit would be required to discharge.

7.8 **Flood Risk**

Please see the submitted Flood Risk Assessment which confirms that the site of the new dwelling is at little risk of flooding.

7.9 **External Lighting**

Should any more detail be required we request that this item is made conditional to any approval.

## 8.0 Sustainability

8.1 **Existing Barn 10 -** It is the intention that the existing barn will be dismantled for re-assembly on another farm, so that the existing structure will be re-used elsewhere which is highly sustainable.

8.2 **Energy Efficiency**
Primary heating will be provided by an air source heat pump.

The slate roof of the new garage/carport is indicated as containing a solar thermal array which can be hidden behind the roof slates (see figure 4).

Additional space heating will be provided by a wood burner in the open plan living area.

There is potential for Mechanical ventilation and heat recovery MVHR systems to be installed with heat recovery on extract fans to obtain higher thermal efficiency and increased SAP ratings.

There is potential for waste water heat recovery systems to be installed to obtain higher thermal efficiency and SAP ratings.

All light fittings will be suitable for low energy lamps.

8.3 **Materials**
Locally sourced and traditional materials will be used wherever possible.
Local Greensand stone for walls and small amounts of Chicksgrove stone for sills and other details may be used.
Locally sourced and harvested Larch timber cladding may also be used.

8.4 **Labour**
Local labour will be used where possible in order to reduce travelling costs.

8.5 **Insulation**
There will be a high level of insulation, meeting or exceeding the requirements of building regulations requirements Part L1.

8.6 **Passive Solar Design**
Areas of glazing will allow sunlight to enter the building, on the ground floor masonry walls and concrete floors will provide a thermal mass to the main living areas, enabling the house to absorb heat during the day and release it slowly at night. This also aids cooling in the summer.

8.7 **Avoidance of Overshadowing**
Buildings are spaced on the site to prevent overshadowing.

8.8 **Window Sizing and Positions**
Where possible the north elevations of the houses are provided with smaller windows. The south and south-west elevations are provided with large windows to increase the solar heat gain.

8.9 **Natural Lighting**
All rooms where possible have windows or rooflights providing natural daylight.

8.10 **Natural Ventilation**
All windows are openable for rapid ventilation, all windows also feature trickle vents to provide background ventilation.

8.11 **Landscaping**
The excavated materials from the road and foundations construction will, where possible, not be taken off site in order to save on the need for unnecessary transport and landfill costs.

Native planting will enhance the site and ecology potential.

8.12 **Embodied Energy**
Materials used in the construction will have low embodied energy and be recyclable.

8.13 **Water Efficiency**
The dwelling will be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage).

8.14 **Rain Water**
Water butts and or rainwater harvesting units will be provided to capture roof run off to water gardens.

8.15 **Electric Cars** – An electric car charging point is indicated in the new garage.

8.16 **Sustainable Drainage Systems and Rain Water**
All surface water from hard landscaped areas will be directed into soakaways on site to minimise the impact of surface water run-off.

New hard surfacing paving and driveways will be permeable.

Rainwater butts will be used to collect rainwater for use in the garden.

8.17 **Whether Sustainable Development**

8.18 **Economic**
Temporary jobs would be created during the construction of the houses.

New residents would contribute to the existing local economy.

The scheme could be delivered well within the next 5 years.

8.19 **Social**

The site is within walking distance of the Royal Oak Pub, St Peters Church and the Village Hall.

The site is within walking distance of a bus stop located near St Peters Church.

The new development would make a positive contribution to local character and distinctiveness, providing a high-quality exemplar residential scheme.

Swallowcliffe is an-established village with various social facilities, new residents have the opportunity to contribute to the existing community life, helping to engage in and to maintain the vitality of the village.

CIL contributions may be made.

The new development contributes to providing a high-quality built environment.

8.20 **Environmental**
The scheme includes opportunities for native species new and replacement planting.

The existing Ecology on site will be protected and or enhanced.

The following Ecological habitat enhancements will be made so as to improve biodiversity;

- New Native Species Planting, including New Trees and hedgerow.
- The proposals will cause no harm to existing protected species and habitats.
- New BAT boxes on suitable existing trees or buildings.
- New Bird nesting boxes located on the buildings.
- New Fruit Trees

- The new dwellings will exploit the latest renewable energy sources to mitigate climate change and move towards a low carbon economy.

**Appendix A – Site Photos**

See Fig 2 for Building Key


P1 - Farmhouse 1 and 2


P2 - Barns 3 and 4


P3 - Barn 5 ne elev.


P4 - Barn 5 sw elev


P5 - Office and Car Port 6 and 7


P6 - Cart Shed 8


P7 - Barn 8 from the farmhouse garden.


P8 - Barn 8 north elevation.


P9 - Barn 8, Summerhouse and Barn 10 to rear.


P10 - Building 9 Summerhouse


P11 - Barn 10 north west corner


P12 - Barn 10 west elev. from The farmhouse garden





P13 - Barn 10, southern corner

P14 - Barn 10 west elev. From The farmhouse garden



P15 – View from Highway towards barn 10



P16 - Shergolds Cottage



P17 - Shergolds Cottage



P18 - Alfords



P19 - Rose Bank Cottage



P20 - Vine Cottage