

Goolden - designs LLP

62 Vestry Road | Street | Somerset | BA16 0HX
T: 01458 840668 | E: office@gooldendesigns.co.uk
www.gooldendesigns.co.uk

Design & Access Statement

Clients: Mr O Hurd

Location: Mill Farm Lodge, Hill Deverill, Warminster, BA12 7EF

Project: Removal of existing temporary agricultural dwelling, proposed new agricultural workers dwelling (permanent)

Drawings accompanying this proposal:-

- 1146:DP:OG:01 shows the existing site layout / block plan
- 1146:DP:OG:08 showing the proposed floor layout plan, site layout, elevations, material finishes, landscaping and site section
- 1146:DP:OG:09 shows the existing and proposed site location and block plan



1.0 Site Location & Context:

1.1 The application site address is Mill Farm Lodge, Hill Deverill, Warminster, BA12 7EF

1.2 The application is made for and on behalf of my client, Mr O Hurd who resides in the existing property with his partner and young children.

The site area forms part of Agricultural land forming part of Mill Farm located opposite as indicated. The existing temporary agricultural dwelling is a detached mobile home, put in place in 2020, the site area has a gravelled hardstanding area, patio steps at the rear and the remainder of the site area is laid to lawn. The site has existing driveway formed and the roadside boundary is lined with natural hedgerow.

On the 20th March 2020 permission was granted for temporary siting of an agricultural workers dwelling, construction of new access and associated works.
This permission ran for 5 years only.

1.3 The site area is as fenced out is 1426 Sq Metres but the area around the dwelling as existing is 552 SqM

2.0 Site & Context

2.1 The site is located to the West of the roadway of B3095, set within the village of Hill Deverill, opposite is a small cluster of terraced dwellings starting with No 12, and to the North boundary is No 15 a large detached dwelling.

Mill Farm which owns the land to which the site area is located and the field to the west and alongside to the South the main Farm House – Mill Farm is where Mr P Hurd lives located South East of the site area but overall the main collection of farm buildings are literally a few meters away from the site area to the East as indicated so the site is directly linked to the farm business.

The site is within Hill Deverill a small village close to the junction of B3095 with the main A350 to Warminster. The site area is within Wiltshire District Council and also lies within the Cranborne Chase AONB which is an internal Night Sky Reserve.

From the edge of the site area there is pavement access to walk up to the main A350 roadway to access a small convenience store within the petrol station together with a public house and other village facilities within the neighbouring village of Longbridge Deverill

2.2 The Site area of 552 SqM has a detached temporary two bedroom dwelling on the plot, this is single storey set on a natural stone base, rendered effect panels, tiled roof and upvc double glazed windows & doors in anthracite, a relatively level single plot of land, boundaries are a mixture of close boarded timber fence to the south, open post & rail fence to the west and hedgerow / post & rail fence to the remaining boundaries. Alongside the dwelling is gravelled hardstanding for vehicle parking.

The dwelling is of two bedrooms, entrance hallway doubling as utility space, open plan kitchen / dining and living room.

The dwelling has made minimal impact upon the site, small rear raised patio area and they have kept all the private areas at the rear of the home so they can look over their farm land and AONB.

The property is single storey and kept low so as not to impact the mains electrical cable running overhead which services Mill Farm opposite.

2.3 I show below an existing ariel view of the site area and existing property.



The area shown in blue is the proposal site area
The highlighted yellow markers are land & dwelling forming Mill Farm

3.0 Amount, Access & Property Layout

3.1 The Proposals Site Layout:

Drawing 1146:DP:OG:08 shows the proposed floor layout plan for the dwelling positioned on the site area with the site layout, vehicle parking and amenity space shown.

The dwelling is single storey detached dwelling with combined kitchen / dining room and lounge all located at the rear of the property. There are two double bedrooms and two single bedrooms providing a single bedroom each for the two children, guest suit and master bedroom. There is a family bathroom and ensuite shower for the master bedroom, separate WC facility located by the entrance lobby. There is also a utility room together with a boot room essential components for farm workers.

As per the mobile home the focus for the dwelling is over the rear taking in the views to the West, with amenity space surrounding the property itself.

The property is designed around the exacting needs of our clients with vehicle parking in front of the property and low maintenance garden, the existing highway access will remain for the new dwelling.

The existing dwelling and indeed the proposed new dwelling sits tight over the left hand side of the site area and my client likes to maintain the remaining area as grassland so this looks part of the adjoining grassland to the west

3.2 The overall position of the dwelling has been moved further back into the site of the existing position, as previously mentioned forming a parking area in front of the dwelling and following the built line position of No 15 directly to the North. The dwelling has a shallow pitch roof allowing for the mains overhead cables.

3.3 External Areas:

- Space for the waste bin and recycling containers as indicated
- Pathways leading around the dwelling to the garden with planted shrubs and borders.
- Vehicle parking / turning area is of permeable paviers and resultant area as gravelled hardstanding for access.
- Position indicated for clothes line
- Air source heat pump
- PV panels also shown to the rear westly elevation
- Bee Bricks, Bird Boxes and Bat Boxes indicated to the elevations
- Electric vehicle charger point
- Planted areas located around the dwelling

3.4 Vehicle Parking & Turning

The existing site area is used for both cars and tractors, they are able to turn onsite, the new position for the dwelling will allow all the vehicles to pull in off the roadway, turn left and park facing the roadway with adequate space to reverse back to ensure vehicles leave the site in a forward gear.

There is free draining gravel shown to some of the parking area and permeable paviers for accessible use to the main front door. At the rear there is a patio area with space for outdoor seating and BBQ as required

The position of the existing highway access has good visibility in both directions. All the hedgerows are still establishing themselves and the new dwelling will not disturb this in any way but will merely continue to maintain and enhance these as required.

3.5 Existing & proposed Mains Services & Standard Fittings:-

- The site has mains electric, the existing temporary meter box will be built into the new dwelling
- Mains water supply altered to enter the new dwelling
- There is an existing soakaway with the new rainwater downpipes to be connected into the underground suds crates system
- The existing dwelling has Kingspan Biodigester Package Treatment Tank Installed, position indicated on the drawing, the tank is of sufficient size for the new dwelling with existing drainage field and this would be left undisturbed for the new dwelling
- Heating & Hot Water to be provided by an Ecodan Air Source Heat Pump, external unit positioned on the site layout and accompanying manufacturers details by Mitsubishi enclosed
- PV Panels located on the roof area, these are fitted on top of the roof tiles
- Electric vehicle charging point located to the left of the entrance door
- Position indicated for recycling box's, refuse bin and garden waste close to the dwelling and easy of access to the roadside

4.0 Elevations with Material Finishes

4.1 Elevations as shown on drawing 1146:DP:OG:08 with the following material finishes:-

- Elevations:
 - Ibstock Shearstone Premier
 - Forticrete Quions to match Shearstone
- Roof Covering: Marley Edgemere interlocking slates – smooth grey
- Windows: Anthracite UPVC double glazed units
- Doors: Anthracite UPVC double glazed units
- Soffits & Fascia boards to be pvc grey board
- Rainwater Goods – UPVC grey
- Vehicle parking area – free draining gravel & Marshals permeable paviers
- Existing boundaries – no works proposed
- Oak Framed timber porch

4.2 The Elevations are formed with the above material finishes, these are chosen to balance with the direct locality with a modern approach, using stone in a light buff finish with matching stone cills, quoins and heads to define the look of the bungalow with dark coloured windows & doors as contrast.

The direct area is a mix of some rendered elevations, stone cottages with pan tile roofs, stone effect bungalows with concrete roof tiles, the majority of the dwellings have low ridge heights therefore to combine all these local aspects the clients have chosen a light coloured stone with concrete roof tile to allow the roof pitch to be a low as possible to give a slate appearance in the smooth grey to sit well as a replacement building on this site area providing a low maintenance dwelling for hard working clients.

I show below a concept image of the materials chosen:



5.0 The Need for this Development

- 5.1 It is understood by my client that currently he is in breach of planning permission 19/11763/FUL as my client and his family reside in the temporary dwelling and have done since installation in 2020.

Since approval the direct need for a workers dwelling at this site has not changed and it is evident it is vital for his business especially as Mr Hurd senior resides in the main farmhouse and will do for his retirement as mentioned therefore this proposed dwelling is essential for my client and his growing family.

Please see supporting statement prepared by Woolley & Wallis dated the 11 February 2026 outlining the current operation of the farm business, the livestock, the core elements of the business and most importantly, site security with the 24 / 7 nature of this business being closely linked to the farm is necessity.

Back in 2019 when permission was sought the business could not support the costs involved to build a permanent rural workers dwelling on this site, as noted within the supporting documents my client is now in a more stable financial position to be able to invest by building a new home, not only to secure a permanent structure but take pride in designing a home environment for his ever growing family, to pass on to the future generations.

The existing mobile home whilst they take pride looking after this dwelling the accommodation level this has the family has outgrown the space, it is acknowledged that the previously planning permission has expired and they should of either reapplied to extend the temporary permission, but they have waited until they are in an actual position to be able to self build their custom home.

- 5.2 In 2019 / 2020 when the Agricultural Workers dwelling was given planning permission for a temporary dwelling within an Area of Outstanding Natural Beauty, the AONB position is generally supportive of rural workers dwellings, this test was already carried out and in this case it considered every aspect of the site area chosen, its key link to Mill Farm to safeguard the livestock on the farm.

As advised the decision to identify the proposal site area for a dwelling was not taken lightly, the existing farm opposite the site area is already tight for space with livestock barns therefore the site area chosen was the only suitable option. This land where it sits forms part of the farmland for their grazing livestock.

The NPPF (paragraph 79) makes it clear that a further home in the countryside may be acceptable where there is an essential need for a rural worker, including those taking majority control of a farm business of which in this case this need still remains as identified.

The mobile home that sits on the site provides a high level of temporary dwelling, the render effect panels, slate effect roof and grey windows sat on a stone plinth this dwelling sits well within the site area, being to the South of the site this has limited the overall building footprint over the site area, there is still ample vision through the site to the natural landscape to the west.

- 5.3 The existing dwelling all the window and door openings have privacy curtains but this has also lessened the dwellings impact of light spread and something that will transfer over to the new dwelling.

Being located within open countryside it is essential that a new dwelling has some exterior lighting, taking into consideration the Night Sky Reserve the new dwelling will have minimal external security lighting, they are intermittent security lights to cover the vehicle parking & turning areas and pathways up to the dwelling doorways.

These intermittent lights will be led fittings, JCC Niteflood LED Lights – Black with PIR motion sensor timer to 2 mins only to locations indicated on site plan

6.0 Existing Images of the site area



Existing rear elevation



Existing front elevation and driveway / highway access

7.0 Landscaping

The existing site area is mainly laid to lawn for practicalities such as turning tractors, trailers and access to the livestock in the fields beyond, the boundaries to the roadside as per the permission my clients installed natural hedgerow of which is growing nicely and will not be disturbed by the works, around the rear of the property is a patio for the family areas.

With the new build there is opportunity for planted borders close to the dwelling as indicated on the site layout drawing with the planting and specification shown.

Hard landscaping consists of Marshalls block paviors for the hardstanding / vehicle parking area this also shows space for the bin storage, the paviors are permeable to aid with surface water dispersal across the site together with gravelled areas and pathway around the property

All as detailed on the accompanying site layout 1146:DP:OG:08

Note all the existing boundaries of fencing / hedging / post & rail fence with gates will all remain as existing.

8.0 Ecology Report

The site area is largely grassland due to the farm nature and I attach a detailed report prepared by Darwin Ecology to support this proposal

The enhancement measures are detailed on the drawings and will be maintained for future years

9.0 In Conclusion:

The proposed new dwelling has been designed around the exacting needs of our clients, they enjoy living in their mobile home, the easy of access to the farm with its 24/7 demanding nature the position of this dwelling is essential to support this family business but essentially, they have run out of living space for an ever growing family and as aware this was only a temporary permission.

The drive my clients have to self build their own home is something they have done nothing but save for over the past 6 years since they invested in the existing mobile home, the need for a rural workers dwelling for this family farm business in this location has not altered overtime, the design, position and material finishes are what they feel fit best with the location and surrounding area and with the business support they are in a position to move ahead with a family home and we urge you support a permanent dwelling in this location.

The style of dwelling and material finishes are chosen to be in line with those other properties within the surrounding areas, the roof is kept as low as possible with a roof tile that works well in this instance to minimise the overall impact on this site and landscape.