



Design & Access Statement

Old Mill Barn
 Middle Woodford
 SP4 6NW

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Introduction

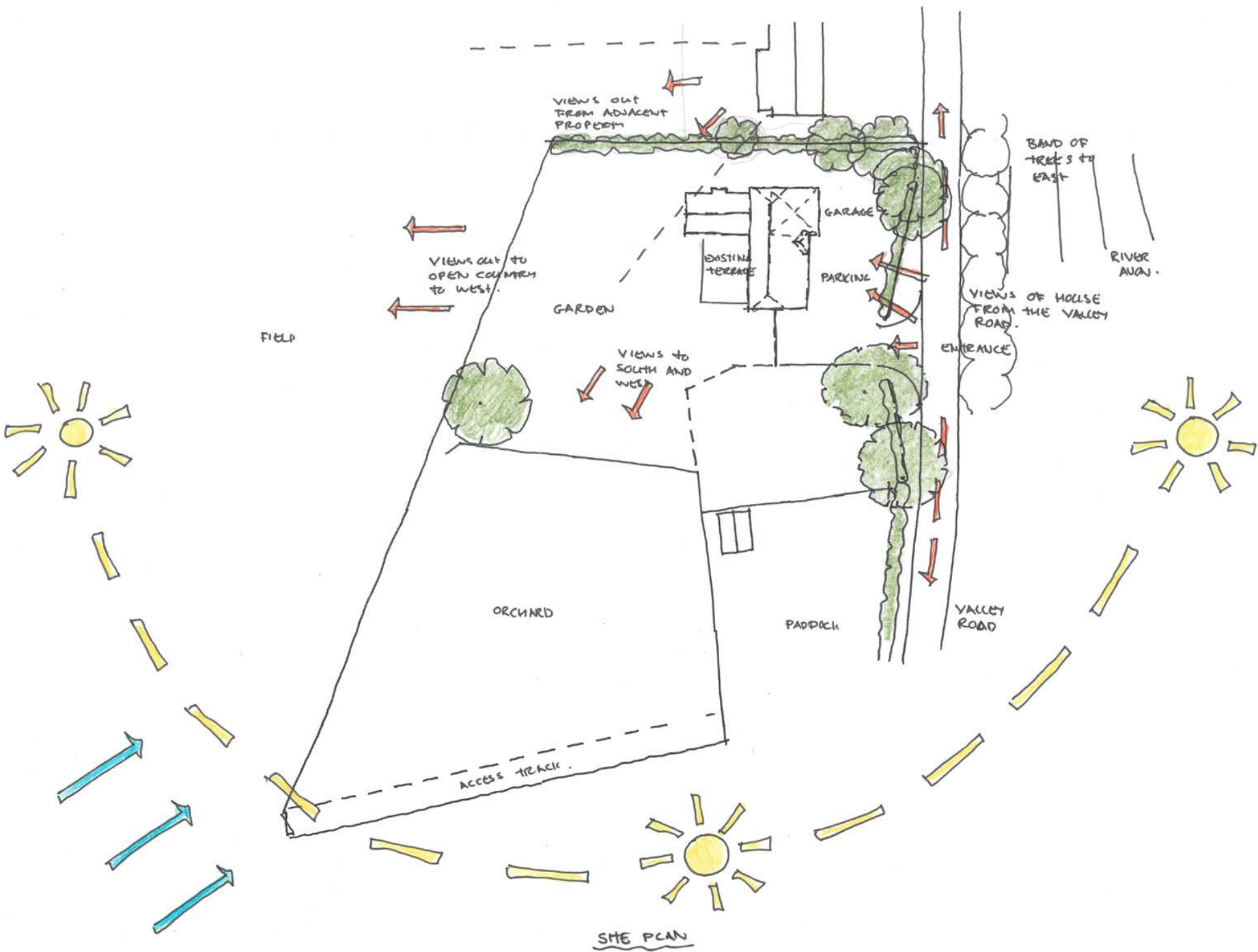
This Design and Access Statement has been prepared by Michael Lyons Architecture in support of the proposal to take down the existing house at The Old Mill Barn and construct a replacement dwelling and outbuilding.

Site

The Old Mill Barn is located in Middle Woodford to the north of Salisbury. The site is on the western side of the valley road and visible from the public highway as one enters the village from the south.

The site is entered off the main valley road via an existing access drive which leads on to a parking area. The existing dwelling is located on the north of the site and there is a rear garden to the south west.

There is a neighbouring property to the north and an orchard with some sheds to the south.



Site Analysis Sketch

Existing Building

The existing building was constructed some years ago. It has a poor layout and it is not well insulated meaning it requires significant energy to heat.

The existing property is a four bedroom two storey property. The main body of the property is rectangular in plan and runs north to south with the principle eastern elevation facing onto the valley road. There is a single storey wing to the north west running parallel to the boundary. Both the two storey and single storey elements have duo pitched roofs finished with slate tiles. The building elevations are finished with brickwork and the building has uPVC windows. The roof extends downward on the east elevation with the gutter line lower than the first floor window height. There is a large window which projects up beyond the gutter line which lights the existing stair.



View from Garden
Looking South



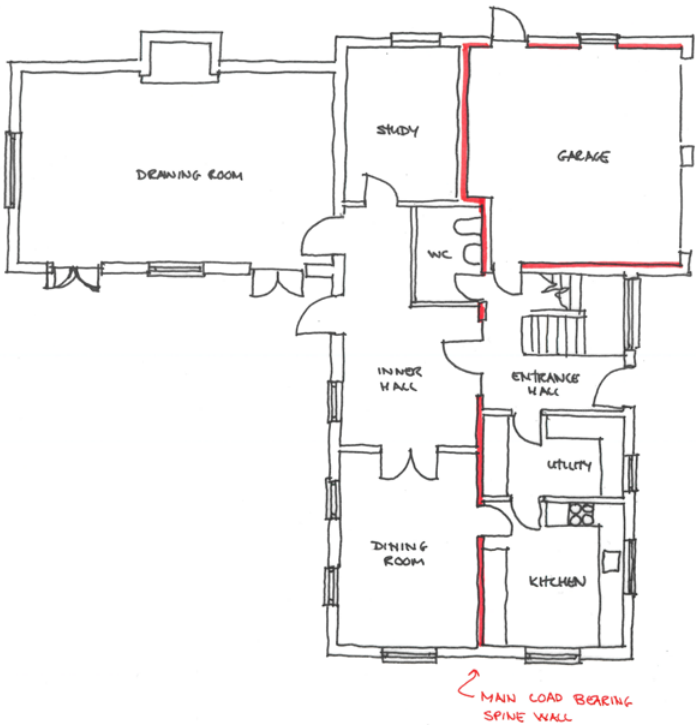
Existing Dwelling - North /
West Elevation



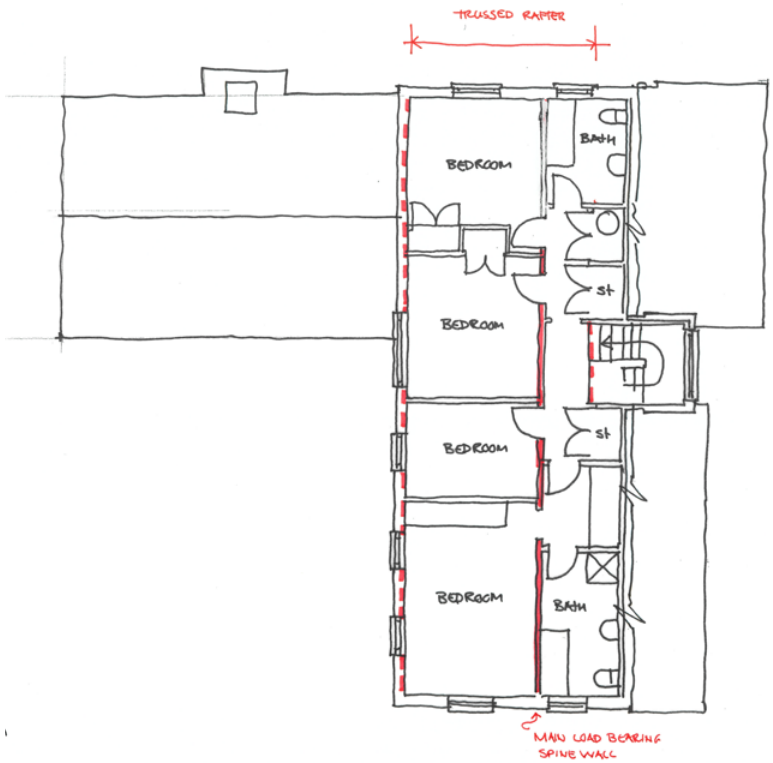
Existing Dwelling - South /
West Elevation



Existing Dwelling - View from
the Valley Road



Existing Ground Floor Sketch



Existing First Floor Sketch

Proposed Replacement Dwelling

The proposal is to take down the existing building and construct a replacement dwelling. The replacement dwelling would be constructed in practically the same location as the existing. There would be a two storey main body to the house with the principle elevation to the east, facing onto the valley road. The proposal is to have a single storey wing protruding from the west elevation which would be used as the drawing room.

The building would have duo pitched roofs with plain clay tiles. The walls would be a mixture of brick, flint as well as walls of render. Windows and doors would be double glazed and made from painted hardwood. The new house is designed to utilise the views down the valley to the south west. It has three first floor bedrooms which is one less than the existing dwelling. However, the proposed house has a fourth bedroom/ study on ground floor with an associated cloakroom to enable single storey living in the future.

There would also be an ancillary building to the south of the site. This will contain garages, an exercise pool, sauna and a multifunctional space in roof area above the garages. The building will have a hipped clay tile roof and walls clad in timber boarding on a brickwork plinth. There will be solar PV panels on the Southern roof elevation. The garden will remain as existing to the rear of the property with simple cut grass to the north west and an orchard to the south west.



Proposed East Elevation



Proposed Site Plan

Ecology

An ecological appraisal has been undertaken by Bourne Ecology and the follow up surveys have been undertaken as required. A copy of the survey reports have been submitted as part of this Application for Planning Permission. Ecological enhancement and mitigation measures have been included within the report.

Further to the measures in this report the scheme also proposes to plant a number of new trees in the field south west of the house to create an orchard which will significantly improve biodiversity on the site.

Highways

There is an existing residential dwelling on the site with an existing access from the public highway and area for parking and turning within the site. The new replacement dwelling would maintain the existing access drive and have sufficient area for four cars to park and turn along with two garages. There will also be gated access to the rear garden and orchard for general maintenance and any overspill parking needs.

Sustainability

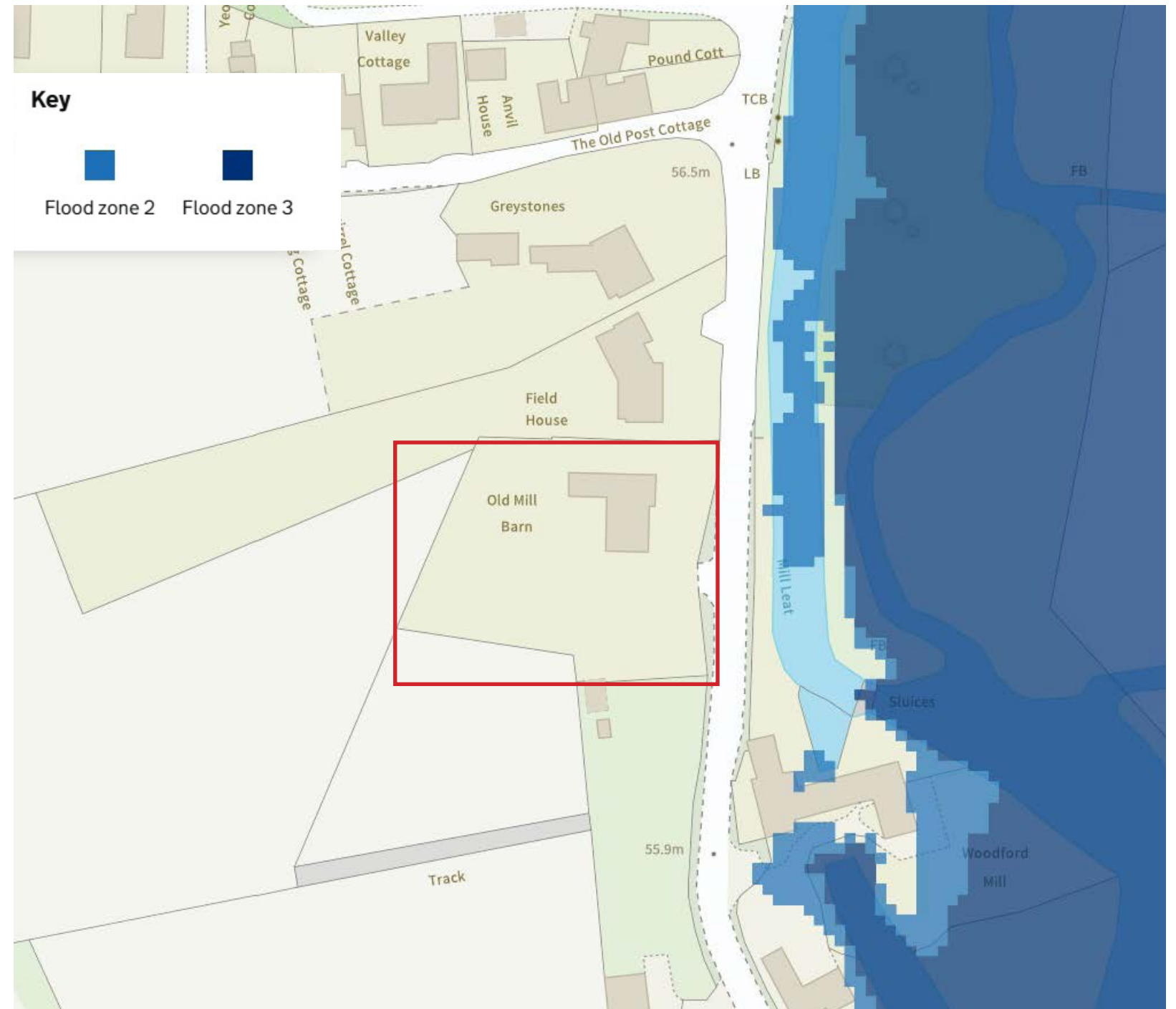
The existing building is old and does not perform well environmentally. It is poorly insulated which results in significant heat loss. Therefore, a lot of energy is required to keep the property at a comfortable temperature during the colder months. However, the proposed replacement dwelling will be well insulated in the floors, walls and roof. It will have double glazing to the doors and windows. Additionally its heating and hot water provision will be provided via an air source heat pump and there will also be solar PV panels installed on the garage roof.

Much of the materials from the existing building will be re-used and retained on site. Concrete and clean brick rubble will be used as a sub base for hard standing and external areas.

Drainage & Flooding

The existing building is serviced via a septic tank. The proposal is for this to be removed and a new water treatment plant to be installed. This would then discharge into a localised soak away. There is an existing provision for surface water drainage. The existing provision will be checked and reviewed and subject to working correctly, will be retained.

The site located in flood zone 1 and as such it is not deemed to be at risk of flooding.



Flood Map from Gov UK

Conclusion

In conclusion the proposed dwelling is an upgrade to the existing property. The new home will be far better insulated and an air source heat pump and solar PV's will also provide a cleaner source of energy.

The proposed layout also improves on the existing house, utilising the south westerly views whilst also supporting single level living for the future.

Consideration has been given to ecology and any detrimental impact of the works are addressed in the report provided by Bourne Ecology. Enhancement of biodiversity will also be achieved by creating the orchard to the south west of the site.

The existing access is maintained from the road and the total number of bedrooms is reduced. Therefore, it is understood that there will be no negative impact on the highway.

Finally, the site is in a low area of flood risk and any localised surface water drainage will be managed using the existing drainage system if it is in an adequate condition.



View from Garden looking South West