



Design Statement

Mile Down Farm

Angel Lane, Hindon

Introduction

This Design Statement has been prepared in support of the Section 73 Application to change the condition upon the existing planning approval for construction of a replacement dwelling at Mile Down Farm. The application was granted consent at Appeal, the original planning reference being PL/2025/03849 and appeal reference 60022471.

Following a Design Review, it has become apparent that the current approved scheme is somewhat lacking and will do very little to enhance the area or blend with the surrounding landscape. There is the potential to dramatically improve this whilst still working within the overall parameters of the existing Approval.

The design of the replacement dwelling is an inherent part of the overall farm and should be considered within this context. As such, a site analysis of the overall site has been undertaken to understand the context and a draft strategic master plan developed to show how the site can work and how the replacement dwelling can blend in with it.

This illustrates how the buildings can be arranged to make best use of the landscape following the typology of a traditional farmstead, befitting of the context.

This Section 73 application for the Variation of Condition is solely to do with the Farmhouse and Red Line Planning Boundary and Farmhouse building area remains as the approved application and any other works to the farm will be subject to the appropriate consent and approvals.

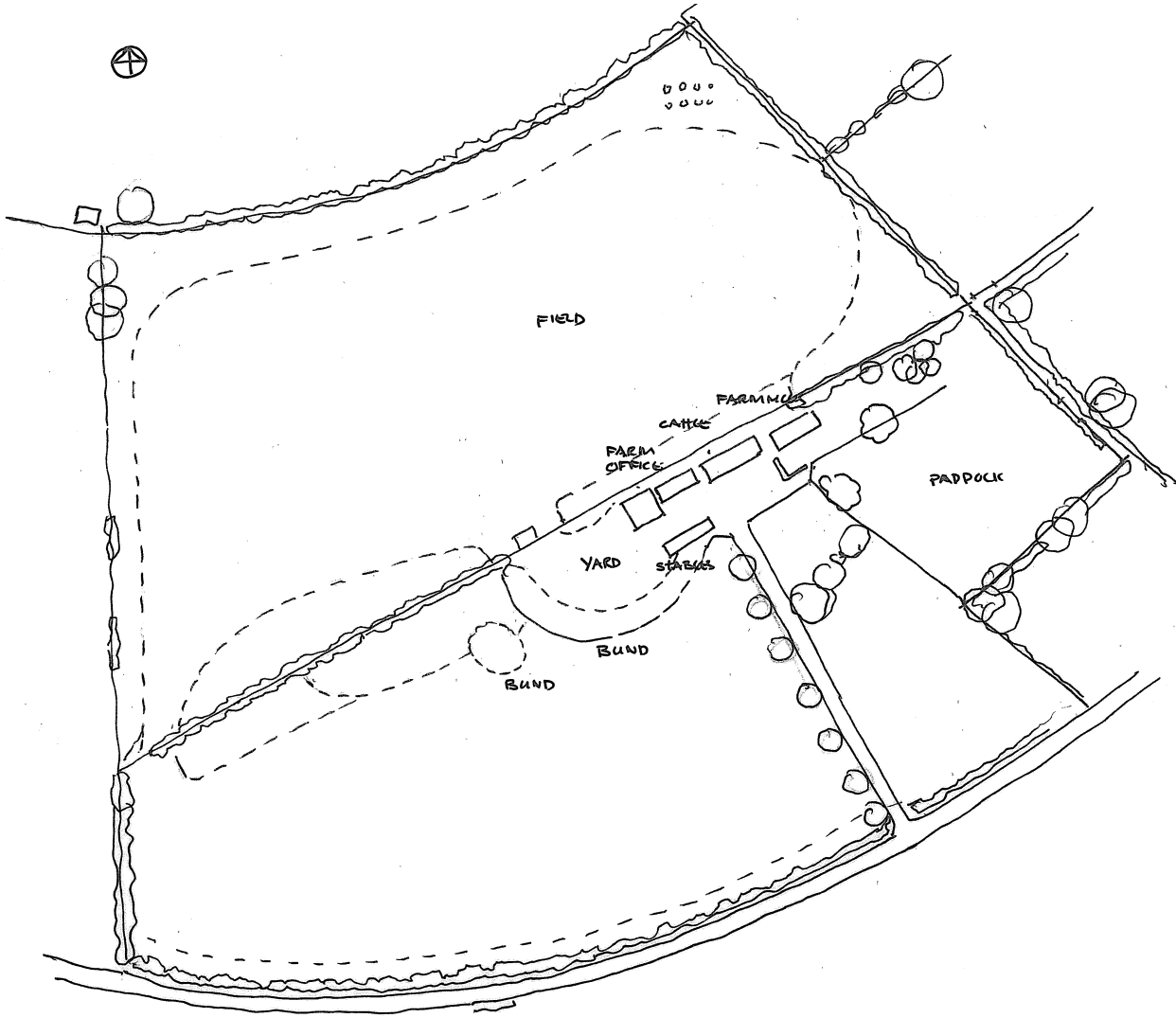
Initial, informal consultations have been undertaken with the planning authority and local Ward Member to share the thoughts and approach to the site.



View of Farm Buildings from North West



View of Farm Buildings from South West



Sketch of Farm Plan

Design Changes

The current approved scheme has a rectangular plan and a flat roof with roof lights. The form of the building is like a box and stands out as incongruous object in the landscape. The boxy and utilitarian nature of the building is exacerbated by the random window apertures, which give the building a commercial feel, alien to its context.

The proposal is to create a building where the first floor is formed by timber with a shallow pitched roof. The eaves will be below the level of the current approved scheme and the ridge slightly above. With both the external first floor walls and roof finished with natural timber, the building will have less of an impact within the landscape. The two current large roof lights will also be removed, so preventing light omission upward.

The first floor external wall will be clad in weathered natural timber. There will be limited window and door openings and the first floor window to the west elevation will be set behind natural timber slats. This allows views out but defuses light from the building.

The ground floor walls will be constructed of natural stone, tying the building into the landscape and allowing the first floor to float above. Both being natural materials, local to the area.

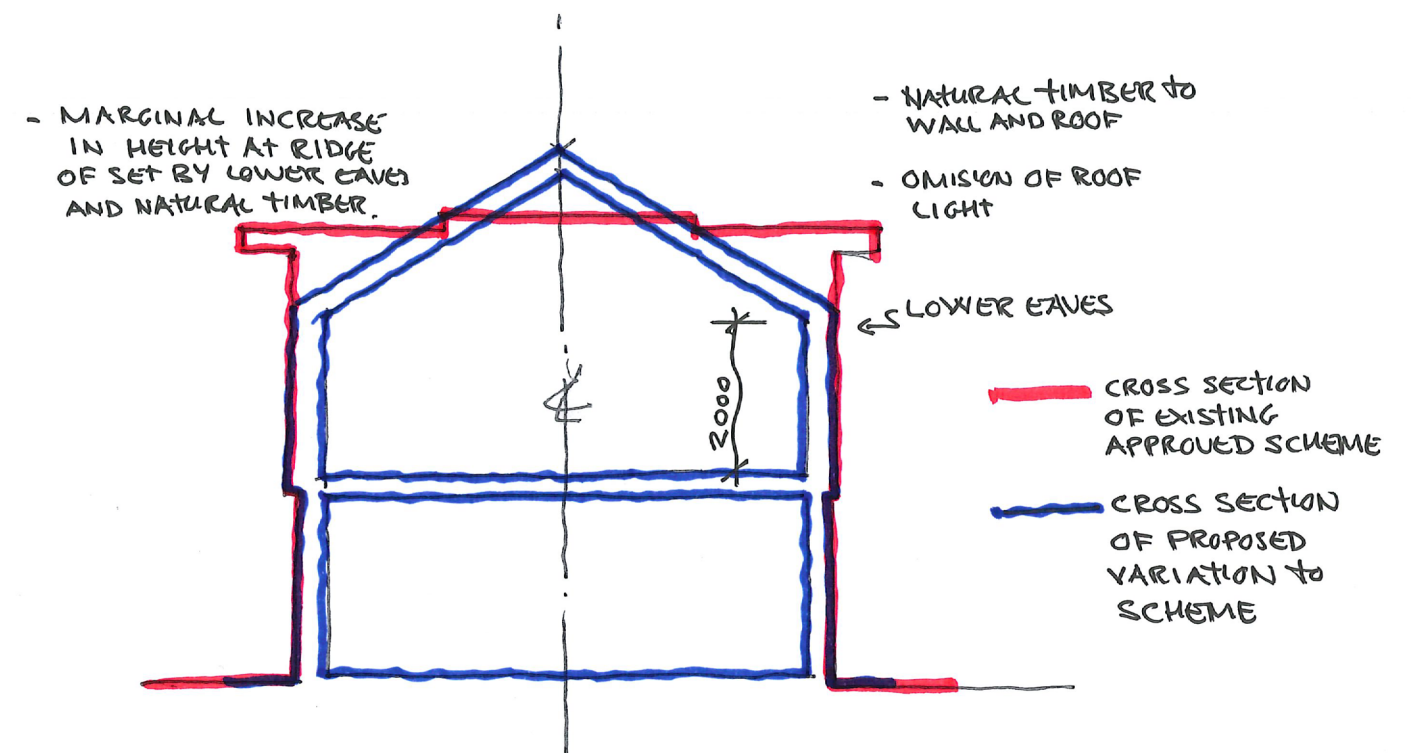
The building is anticipated to be constructed using a timber frame which will be fully insulated and thermally efficient. It is proposed that a ground source heat pump is also employed. The intention is to install solar PV panels but they be located upon the agricultural barn roofs.

Lighting has also been considered to minimise light emissions and to work in with the principles of the 'Dark Sky Policy'. The external lights are proposed to be installed in a downward facing direction with covered tops. The wider proposal for the farmyard is to have appropriate downward lighting and to avoid the bright, glaring security lights on PIR systems.



Approved Scheme

Proposed Scheme



Cross Section Showing Existing Approved Scheme and Proposed Variation

There are works proposed to the wider farm site which are not part of the application for the Section 73 Application for the Variation of Condition and these are outlined below for information only. The intention is to create a balanced scheme with a traditional farm cluster set within the landscape.

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- A hand-drawn site plan of a farm layout. The plan shows a central area with several buildings and structures, surrounded by fields and a river. Key features include:
- Buildings and Structures:**
 - HOUSE:** Located at the top left, near a small rectangular structure.
 - BEES:** Located at the top center, near a small rectangular structure.
 - FARM HOUSE:** Located in the center, near a small rectangular structure.
 - FARM OFFICE:** Located in the center, near a small rectangular structure.
 - CATTLE SHED:** Located in the center, near a small rectangular structure.
 - FARMYARD:** Located in the center, near a small rectangular structure.
 - STABLES:** Located in the center, near a small rectangular structure.
 - PADDOCK:** Located on the right side, near a small rectangular structure.
 - CHURCH:** Located on the right side, near a small rectangular structure.
 - Fields:**
 - Field:** Located on the left side, near a small rectangular structure.
 - Field:** Located at the bottom, near a small rectangular structure.
 - Other Features:**
 - MOOSE:** Located at the top left, near a small rectangular structure.
 - FOOT PATH:** Located on the right side, near a small rectangular structure.
 - FOOT PATH:** Located at the bottom right, near a small rectangular structure.
- The plan is drawn with a dashed line indicating a boundary or path. The buildings and structures are drawn with solid lines and filled with a light green color. The fields are drawn with a light green background. The river is drawn with a blue line and a wavy pattern. The plan is oriented with a north arrow pointing towards the top left.

Indicative Sketch Master Plan

FIELD

FIELD HIGHER THAN YARD

FIELD GATE

WEDGE TO FIELD

GARDEN

VIEW OF CHURCH STEEPLE

ACCESS GATE

PUBLIC FOOT PATH TO VILLAGE

OVER GROWN GARDEN

HOUSE

CATTLE SHED

BARN

BARN OFFICE

OPEN FARM STORAGE AREA

FARM YARD

BUND

VIEW ONLY KNOX ACCESS UNLOCK

FIELD GATE

VIEW ONLY CHURCH STEEPLE

FIELD/PAVED

VIEW ONLY CHURCH STEEPLE

PUBLIC FOOTPATH

AREA NOT WITHIN SITE

ACCESS DRIVE

SITE PLAN

0 5 10 15 25m

SCALE BAR

1:500 @ A3

MILE DOWN FARM

MLArchitecture

Materials and Lighting

The proposed scheme comprises of natural timber for the roof and first floor external walls and Chicksgrove Stone for the ground floor. Illustrations of the natural timber boarding are shown together with the indicative details showing the eaves.

The Chicksgrove stone would be semi-coursed rubble stone, with ashlar quoins to the corners and an illustration is included showing this.

External lighting upon the building would be in the style of the Original BTC 'Davey' down lights as illustrated. These preventing upward and sideways light spillage.

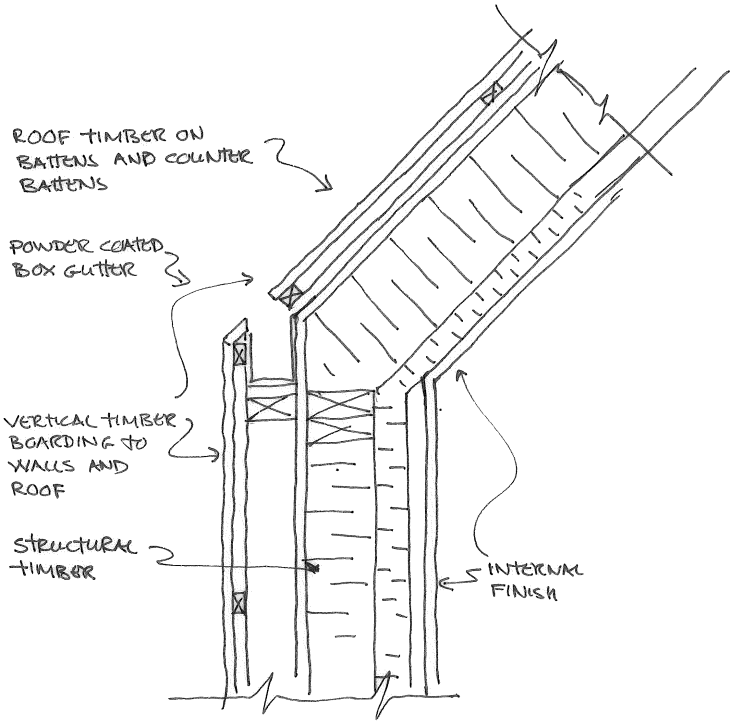
A sample panel would be constructed on site to ensure the quality is achieved and it is expected that this would be dealt with as a condition of planning.



Pictures of the 'Emily Museum' by Stone Wood Design, showing timber boarding



Example Chicksgrove Stone



Sketch Detail Showing Timber Boarding



Original BTC 'Davey' Down Light