

Design and Access Statement

PGB Architectural Services LTD.
Lily Cottage, 12 Glen Avenue,
Knowle Green, Preston PR3 2ZQ

☎ 01254 82 00 92
📱 07866 366 565
✉ info@pgb-arch.com
🌐 pgb-arch.com

Proposed Farmworkers Dwelling Including Detached Garage

Sudell's Farm

Preston Road Alston PR3 3BL

For

Mr A Eccles

Design & Access Statement

INTRODUCTION

The applicant proposes a farmworker's dwelling and detached garage for his son and family to enable them to provide full support to the 24-hour agricultural needs of the farm business

PLANNING HISTORY

See agricultural appraisal for list of planning history.

USE

The proposed dwelling is 3 bedrooms suitable for 4 persons totalling 116.6sqm. The double garage includes a de-robing room prior to access to the house for biodiversity protection to the family

AMOUNT

The single two storey detached dwelling is considered adequate for the immediate family needs of Chris Eccles.

LAYOUT

The property is sited down the farm track immediately before the entrance to the farm. This position is chosen to maximise supervision of the farm access track currently limited due to the location of the existing farmhouse. Placing the kitchen dining area to this side of the site ensures maximum presence supervising the Farm Access Track

SCALE

In accordance with planning policy the property is modest in size. The house has a footprint of 7m x 10.1m with a small sun lounge on the South West Elevation. The house is 4.9m to eaves and 7.06 to the ridge. The garage has a 6.6m x 7.6m footprint; 2.83m to eaves and 5.27m to ridge.

Design & Access Statement

LANDSCAPING

The site is in the corner of a field bounded on 2 sides by existing hedges. The North West Boundary includes 2 No mature trees. The house and garage are sited so they don't influence the roots of the trees. The two new boundaries in the fields will be post and rail fences in timber as described on the drawings.

APPEARANCE

The design of the house and garage is simple and traditional in keeping with the existing farmhouse and barns and purposely subservient to the farmhouse in style. It will use reclaimed stone with cut stone quoins heads and cills. The roof will be slate with pointed verges. Windows will be painted timber or powder coated aluminium.

ACCESS

The property is accessed off Preston Road down a long farm track. A new opening is formed in the existing hedge. Enough parking is provided but includes garaging not just for cars but for garden/household paraphernalia. A footway access to the farm is provided which circumvents the existing tree roots. It gives access to a Utility in the garage which allows de-robing away from the main house.

CONCLUSION

A full agricultural appraisal is provided discussing the justification for the need for this dwelling. The design is modest and traditional. The building is far enough away from the livestock and yet sited with good access to them and; at the same time giving good supervision of the access track. Mr Eccles' Son is essential for the ongoing business to operate and his presence on site 24 hours a day is vital to the business. This proposal should be approved without delay