

DESIGN AND JUSTIFICATION STATEMENT

For the Demolition of
The Existing stable Structure
And Erection of A Detached
Holiday Cottage
on Land Associated With Jersey Farm
Knowsley Road,
Wiltshire

Date: April 2021
Job ref: 6060

1.0 INTRODUCTION

This Design and Justification Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of our Client Mrs Rush, as part of a Planning application for the demolition of the existing stables and erection of a single storey holiday cottage and associated external works on land associated with Jersey Farm, Knowsley Road, Wilpshire. The holiday cottage will not be ancillary to Jersey farm it is proposed as separate with its own parking, separate access and amenity area.

It is to be read in conjunction with the following planning drawings and documentation:

- 6060-01B Existing Plans and Elevations
- 6060-02E Proposed Plans and Elevations
- 6060-03 Site Location Plan
- 6060-04 Block Plan

2.0 SITE

The site is located at Jersey Farm which is accessed off Knowsley Road in Wilpshire. The site comprises of a hardstanding access road, detached garage, detached stable, residential dwellings and areas of grass and vegetation. The topography of the site slopes from east to west.



3.0 PROPOSAL/DESIGN

The scheme facilitates the removal of the existing timber stable structure.



Situated on the footprint where the existing stable structure is located it is proposed that a single storey detached holiday cottage be erected.

The holiday cottage incorporates a shower room and bedroom accessed from the central entrance hall and an open plan living room, dining and kitchen area.

The design has taken reference from the surrounding context including the material selection to create a proposal that is in keeping with the existing property and area. A limited palette of quality materials such as timber window frames, slate roof covering, natural stonework and render to match the existing and neighbouring properties and structures on the site, integrated with simple and quality detailing are used to enhance the positive visual impact of the design. The proposed window to the shower room in the south elevation is to be constructed from obscured glazing to ensure privacy.

4.0 PRE-APPLICATION ADVICE

Pre-application advice was sought for the proposed holiday cottage to engage from the outset with the local authority.

The Pre-application report was received on the 21/12/2020 and highlighted the following points for consideration:

- The site constitutes as previously developed land and as such subject to the re-development not having a greater impact on the openness of the green belt than the existing stable block structure accounting for the size and scale of the proposals the site is acceptable for re-development.

The size and scale of the proposals are proportionate to that of the existing stable structure. The only minimal increase proposed is to add an additional metre to the length of the original structure and include a small entrance porch to provide a suitable means of entrance measuring 1.64 x 1.9m. The minimal increase in length is to provide the necessary space to the bedroom area, the layout has been designed to be compacted into a small footprint and the increase in size ensures the minimum internal space standards can be achieved for the holiday cottage.

The footprint of the existing stable structure is 47.1m² and the proposed footprint of the holiday cottage accounting for the marginal increase to the length of the building and including a small entrance porch is 54.1m². The height of the proposed holiday cottage has been marginally increased from 2.14m to the eaves level to 2.31m, this marginal increase is to allow a sufficient height above the finished floor level for the entrance doors into the holiday cottage. The pitch of the roof has been minimally altered from the existing pitch of 17 degrees to 22 degrees, this is to account for the minimum pitch suitable for a slate roof finish that the pre-application advice advised to utilise for the roof covering of the holiday cottage.

The volume of the existing stable structure is 110m³ and accounting for the justified minimal increase in the height of the eaves level, increase in the roof pitch and inclusion of a small entrance porch for suitable means of access the volume of the proposed holiday cottage is 155m³.

- The pre-application report advised the creation of a new track should be avoided to preserve the openness of the green belt.

The existing service/farm track which is currently overgrown with vegetation will be re-instated and maintained as part of the development for access to the holiday cottage, similar in appearance to the image below once uncovered. Utilising the existing service/farm track will ensure suitable provision to and from the holiday cottage is provided whilst maintaining and preserving the openness of the green belt (i.e no change).



- The pre-application report advised the materials of the proposed holiday cottage should match the main building on the site including natural stonework, render and a slate roof covering. The report advised the stone quoins be removed, the front principal elevation facing the main dwelling on the site should be constructed in natural stonework and the other elevations have a rendered finish.

Accounting for the advice received in the pre-application report in regards to the design and appearance of the proposed holiday cottage the material selection for the proposal has been revised to incorporate the planning officers comments and guidance. The appearance of the holiday cottage will be in keeping with the area and surrounding building and will provide a positive aesthetical appearance that when compared to the existing dilapidated stable structure faced in timber cladding with a metal corrugated roof will provide an enhancement to the site and far outweigh the negligible change in size.

- The pre-application report noted there is Potential for a loss of privacy between the North elevation of the holiday cottage and facing windows of Jersey Farm.

The separation distance between the existing dwelling habitable window and proposed holiday cottage glazed double door is 18.1m and an angled separation distance of 16.4m.

Taking into account the potential for a loss of privacy the window to the bedroom of the holiday cottage on the principal north elevation has been omitted from the design. In addition, a 1.2m high boundary stonework wall has been proposed between the boundary of the holiday cottage and Jersey Farm which will ensure privacy between the holiday cottage and Jersey Farm is achieved.

5.0 CONCLUSION

In summary the proposal which forms the basis of this full planning application has been designed in accordance with the advice and guidance contained within the pre-application report to provide a positive visual impact for the site and surrounding area that will complement the existing dwellings and structures on the site. The advice contained within the pre-application report has been taken into consideration and implemented into the design to provide a proposal that adheres to the policy requirements of developments located in the green belt and in accordance with the national planning policy framework. The holiday cottage will provide an appealing and quality aesthetic whilst using materials and design principles to respect and ensure they are in keeping and harmony with the existing buildings. The proposal does not compromise the amenity of adjacent properties, or their gardens and would not result in a loss of light.