

Plot 4, Dewhurst Farm, Longsight Road

Design & Access Statement

SITE:

Plot 4 is one of the 4 plots that obtained planning approval for new two storey holiday cottages at land adjacent to Dewhurst Farm via application ref 3/2020/0013.

USE:

The existing site has previously been used for agriculture only and the application is for a detached 5 bedroom holiday dwelling with an integral garage.

LAYOUT:

DRG. NO. 1988.001 shows the proposed layout of the site, providing on site parking and amenity areas.

SCALE:

The appearance is of 2 storey and will not overbear the neighbouring property nor be larger in height than the previously approved design.

APPEARANCE :

The dwelling will be two storey, of conventional design, using traditional materials, having a slate roof, buff sandstone walls, grey pvcu doors and windows.

DESIGN :

The dwelling has been redesigned approximately within the previous footprint to incorporate a more appropriate layout with effective use of space. The rooms have been considered in more detail for their use and sized accordingly with a more regular approach.

The external appearance of the approved design adopts features resembling a barn, although not with the same building form, nor features expected to be found with such a building, instead the design included for a poorly represented barn form with the addition of dwelling featured such as dormers. Thus providing a confused design without a sense of solidarity to what its trying to look like.

With this in mind a fresh design approach has been facilitated to provide a more coherent design relative to the surrounding area. The design rationale of having four barns in a linear row has therefore been removed with the addition of this high quality design to one end.

Influenced by new and old dwellings in the locality the proposed design includes natural materials with well proportioned windows and doors relative to the overall building form. The inclusion of stone detailing to the quoins, verge stones, window surrounds and ridges enhances the Georgian style window fenestration.

Overall the conclusion for the proposed design is to improve the already approved design with a high quality building design, with correct proportioning and use of natural materials to ensure its appearance subtle rather than a poor representation of a building trying to be something its not.

LANDSCAPING :

The drive/parking/turning area will be surfaced with pavers, with remaining paths being of flagstones. The boundary to the rear will be formed with a new hedge. Rear side boundaries will be formed with new close boarded fences. Front side boundaries will be formed with Brick and Stone walls. The entrance will be formed with a low brick wall with new hedge planted behind/above. All as indicated on DRG. NO. 1988.001

ACCESS:

Access will remain in the same position as the previous approval.

There will be parking provision within the curtilage of the site for a minimum of 4 vehicles, which will be able to manoeuvre within the curtilage and leave in a forward gear.

Access into and within the dwelling will comply with Part M of the Building Regulations.