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Design & Access and Heritage Statement Rev A

PLANNING APPLICATION FOR A NEW AGRICULTURAL WORKERS DWELLING AT MANOR HOUSE FARM, BAGNALL, ST9 9JW



Photo courtesy of Google Maps

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Design & Access Statement

Introduction/Context

This statement is produced to support an application for a new-build agricultural workers dwelling at Manor House Farm, Bagnall.

The applicants have always lived on the farm, and with Peter now taking a back seat in the farm work whilst Robert is stepping up, it would not be in their best interest to have to move off the farm at their age in order to give the accommodation to the younger generation of the farming family, hence why a new dwelling is required.

Proposal

The proposal is for a two storey, 4-bedroom, agricultural workers dwelling, situated on land adjacent to the existing farmhouse and Dairy buildings. The dwelling shall be constructed using rustic style red brick with sandstone sill and window head details to keep it in touch with the existing farmhouse and barns around it. Despite being a 4-bedroom house, it is more closely designed in the style of a dormer bungalow with a low eaves and ridge height which means a vaulted ceiling on the first floor with a dormer window which in turn reduces int impact on the surrounding landscape. The scale of the dwelling will not be out of sorts with the surrounding buildings, namely the existing farmhouse.

Use/Amount

The proposed location for the new dwelling is a large field which is used for cattle, the section of the field we propose to use is right at the front, on the road into the farm and would not take away a large portion from the fields primary usage which is currently agricultural grazing pasture to residential.

Layout

The internal layout has been designed to give a functional family home with the added convenience of a ground floor bedroom and bathroom for Alice, without the reliance upon a wheelchair lift. The proposed dwelling will provide easy access for her throughput the ground floor and easy manoeuvrability in her wheelchair. In addition to the suitably sized downstairs bedroom and en-suite, there is an open plan kitchen-diner and separate lounge all suitable for wheelchair access. Further ground floor accommodation includes a utility room, WC and office space. Upstairs there are three further bedrooms, one with an En-suite and a shared bathroom. Due to the nature of the low roof hight, there is eaves storage along the flat edge of the building and the ceiling along the opposite side will be sloping down to a sensible height of approximately 1 metre high. The bedroom accommodation includes for a guest bedroom for a carer for Alice to stay overnight, providing her parents with some respite for quality time.

The layout on site has been chosen as it was identified as a pocket of land that is within close proximity to the rest of the farmstead, but with ample room around, so not to appear cramped, but still keeping the cluster of farm building together, not spread out.

Scale

The total gross internal floor area of the accommodation will be 99.4 m^2, measuring approximately 14 m long and 6.5 m wide with a protruding gable of 5.3 m x 3 m and a porch that is 1.4 m x 2.4 m. The high to the eaves is 3.3 m and 6.3 m to the ridge. This low eave height means that the second-floor accommodation will have sloped ceilings, similar to the style found in a dormer bungalow to lessen it mass and reduce impacts on the surrounding area. This modest sized dwelling is functional, proportionate with the agricultural operations going on at Manor House Farm, and enough to accommodate and meet the needs of a young farming family.

Appearance

The new dwelling shall be constructed using an old-style red brick to make it appear harmonious in the surroundings landscape. The windows and doors will be light oak units and will benefit from sandstone headers and sills to maintain the feeling of a rural property. The roof will use Staffordshire blue tiles.

The proposed dwelling will not be visible from the roadside but will be from the farm entrance at the end of the shared access track. This would be seen in context with the surrounding buildings rather than being isolated elsewhere on the farm. There are three nearby dwellings that use the access track, but a line of mature trees along the South West boundary of the farm will provide screening from many of the nearby existing dwellings.

Landscaping

The existing landscape shall remain generally the same. The small grassed area to the rear of the proposed dwelling shall be partially paved with buff riven sandstone flag for the pedestrian access around the dwelling, with level access to the patio doors, and the remaining area retained as a level lawn suitable for wheelchair access. A minimal amount of hard standing will be used for the tarmacked parking area. The South facing side of the house will have 4 birch trees, or similar native species, planted to soften the visual impact on the surrounding landscape. The North side of the dwelling will again have four new trees planted, but also an informal hedge of holly, hawthorn or another native species to screen the adjacent silage pit and increase the amenity of the area for the new dwelling.

Access

The access to the proposed dwelling will be from the existing track on site. There is an existing gate which will open onto the parking area to the side of the house. There will be level access to both the front and side doors to ensure the dwelling is easily accessible for wheelchair users.

Statement of Historic Significance and Impact

The application site is not located within the Bagnall conservation area, however the shared access track serving the existing farm is and some of the buildings on the farmstead are. Before the boundary was amended in 1993, the site did fall withing the conservation area, but not at present according to the map below, courtesy of SMDC website. The traditional courtyard area of the farm and the original red brick farmhouse and threshing barn are noted as significant buildings within the conservation area.

The proposed development will not have any negative impacts on the conservation area as the design of the building is in keeping with the rural setting of the site to completement the exiting buildings on the farm. It is very far set back from the public highway and with the vegetation screening in place around the new dwelling, it will not be visible from outside the farm.

