

# NEW SUSTAINABLE DWELLING AT LAND OFF SHAY LANE, IPSTONES

## DESIGN AND ACCESS STATEMENT

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## 1.0 Introduction

The applicant is applying for planning permission to build a new sustainable dwelling on land close to their existing home in Ipstones.

The dwelling is intended to support the applicant in developing their smallholding for greater self-sufficiency whilst allowing them to contribute to activities and stay within the village (where they have lived for over 9 years). They also look after relatives who live close by (elsewhere within the village).

Ctd architects have been engaged by the client to review their existing property and land, undertaking a feasibility study into how to best meet the desires and their requirements.

This exercise concluded that current home is not suitable for extension, adaptation or retrofitting as it does not have sufficient space around it. Its layout would not suit adaptation as it would fundamentally alter the character of the property (rooms either side of a steep staircase, meaning the loss of a habitable room and a bedroom to accommodate a domestic lift).

An energy retrofit would also have a detrimental effect on the internal layout including key areas of circulation as well as available space. The alternative of externally insulating the building would alter the external appearance and therefore character of their home and be in contradiction to the aims of Ipstones Conservations Area Appraisal.

They have also explored the possibility of purchasing a small derelict farm, but this is cost prohibitive and would provide them with too much land that they would not be able to manage without giving up their current jobs entirely.

The proposals for developing a dwelling in land that they already own stems from the possibility and opportunity to consolidate their assets/estate, with the aim of building a low energy home that will increase their ability to be self-sufficient alongside manage the site and other land within the village for their own means.

If approved, the proposed dwelling would release a conventional family home (Brook Cottage), sizeable yard area and stable block) with shared vehicular access, to be for sale to the open market and to those wishing to live in the village.

The proposed dwelling would also provide a high-quality single storey dwelling to meet current Building Regulations access standards for an M4 (2) category: Accessible and Adaptable dwelling, in effect creating a 'lifetime' home more suited to their needs as they progress into later life.

This design and access document sets out the context of the project, design decisions and details of the proposed development.

This statement is to be read and considered in conjunction with the drawing and reports submitted as part of the planning application.

**Client**

N.White & J. Douch  
Brook Cottage,  
Brookfields Road,  
Ipstones,  
Staffordshire Moorlands,  
ST10 2LY

**Site Location**

Land off Shay Lane,  
Ipstones,  
Staffordshire Moorlands,  
ST10 2LY  
Easting – 402386  
Northing – 349523

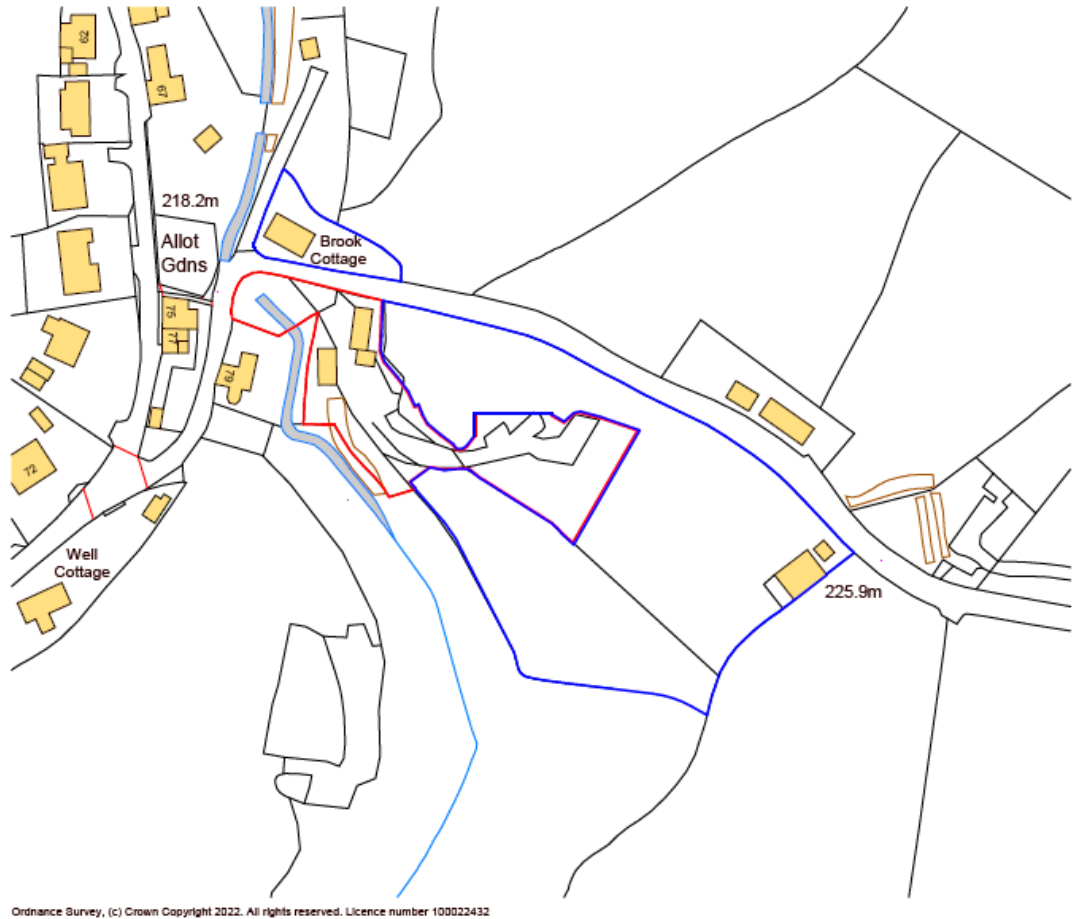


Figure 1- Site Location Plan (NTS)

## **2.0 Existing Site**

### **Site Description**

The application site is located to the South East of Ipstones village. The site is within the ownership of the applicant who currently live in Brook Cottage, North West of the application site (less than 100m from the proposed dwellings location).

The ecology report states that the site is currently used for domestic purposes and grazing livestock. It is dominated by grass land with areas of ornamental planting, hard standing, scrub embankments and an apiary.

The site currently houses an outbuilding constructed of blockwork and metal profile roof. This building stores the applicant's supplies and machinery used to maintain the land around the application site.

The site boundaries predominantly consist of mature hedgerows and trees. Internally of the site are a mixture of post & rail and post & wire fencing to sub-divide different areas.

The topography of the site slopes away from the road running along its North and North-Eastern boundaries. The site also slopes from South to North, with the existing outbuilding located in the highest point of the site.

### **Surrounding Area & Context**

The lower part of Ipstones Village is to the North and West of the application site with The Sea Lion Public House and Church located approximately 300m away and the school another 150m along Brookfields Road. The surrounding area is predominantly residential (a mixture of old and newer development). Dependent upon their age, houses within the village are a mixture of stone and brick, generally with tiled roofs.

There are a number of industrial units/businesses and the community fire station along Froghall Road.

The site sits on the boundaries of the Village and of Ipstones Conservation Area.

The Southern boundary of the site runs adjacent to Masseys wood, a mature woodland that entirely screens the site from distant views.

Beyond the Southern and Eastern boundary is meadow and pastureland bounded by trees and mature hedgerow.

The site is not visible local footpaths (Ipstones 2, 58, 59, 60 & 62). The existing outbuilding is visible from Ipstones 53 but the land/site behind it is shielded from view due to its boundary treatments, the existing building, tree, hedgerows and mature woodlands.

### **3.0 Energy and Sustainability**

Energy and sustainability are covered within a separate document submitted as part of the planning submission.

### **4.0 Design Characteristics**

#### **Amount & Use**

The proposed dwelling will fall under the C3 use class and have a gross internal area of 178.38m<sup>2</sup>.

It has been designed to accommodate 3No. bedrooms, one of which will predominantly be utilised as an office space for home working.

The floor plan incorporates a broken plan to concentrate the habitable rooms in one area, to face Southwards, looking towards the small, grassed courtyard to provide short to medium length views internally of the site.

As part of the dwelling will be used to prepare food/animals products, the applicant requires a 'dirty' utility area/pantry, with messy entrance hall (via backdoor) and dog boot room. This 'dirty' area also incorporates a wc/shower room to allow the applicant to avoid bringing mess into the domestic parts of the home.

The size of the proposed dwelling has been reduced throughout the design process in order to limit its overall footprint to only what is required by the applicants.

This has, in part, been influenced by elevated construction costs and recent energy price hikes as well as their potential build budget.

#### **Layout**

The layout of the dwelling has been designed around the requirements of the applicant, the contours and ground levels within the site and its orientation to the sun path.

Habitable rooms have been placed on the South facing side of the dwelling to benefit from natural light and controlled solar gain as well as views internally of the site (that also look onto the sheltered, private courtyard garden area).

The working areas of the house have been placed on the North elevation so that the temperature is more stable, and they can benefit from diffuse natural light.

A hallway has been incorporated into the Southwest facing elevation of the bedroom block to create a thermal buffer between the sun and the bedroom areas of the house. This allows greater temperature control of these spaces by not exposing them to directly to the sun. This has also been influenced by these spaces being more private, requiring more privacy, less light and less interaction between spaces.

The master bedroom is located at the end of the bedroom block, benefitting from views internally of the site and towards the rising sun to the Southeast. Adjustable solar shading has been incorporated on this corner to maintain privacy as well as aid control of direct sun light and exposure this room would receive from a lower angle sun (during the earlier parts of a typical day).

A covered veranda/roof overhang has been incorporated into the design to provide the solar shading to the dwelling and reduce the potential for the dwelling to overheat. Larger area of glass has been incorporated into the South and Southwest facing elevations to benefit from controlled/planned solar gain and higher levels of natural light outside of the summer (hot) seasons.

A sunroom (a space for enjoyment and growing) will act as a greenhouse throughout the year and a heat generator/capacitor in the winter.

The layout has been influenced by the desire of the applicant to incorporate low tech solutions alongside higher tech items such as solar panels and an air source heat pump. The combination of these elements and high levels of insulation and air tightness will facilitate a low to zero carbon dwelling, with the aim to be as 'free running' as possible and achieve the highest levels of sustainability and energy efficiency.

### **Scale**

The proposed dwelling has been placed in a hollow within the lowest part of the site which has further reduced its height in comparison to existing dwellings nearby (despite its more elevated topography).

The dwelling has been kept to a single storey in height, reducing its scale to the minimum possible, allowing views over the top of the ridgeline.

The site of the proposed dwelling would require a small amount of cut and fill to level. This, in combination with small amounts of retaining walls would allow all soil to be retained on the site.

The layout of the building has been compacted where possible, much of this being achieved through a reduction in the client's initial spatial requirements and the use of a broken plan space to reduce isolated circulation to the primary living areas. The iteration being put forward as part of this planning application has saved 15% of floor space in comparison to previous scheme designs.

### **Appearance**

The proposed dwelling has been designed to relate to its context and has been orientated to respond to the road running along the North and Northeastern boundary of the site. It consciously presents a traditional appearance (Stone & Staffs Blue Plain Clay Tiles) to the more visible elevations from the site boundary and incorporates smaller bottom hung inward opening hopper style windows and larger, vertical openings with slim frames that represent a door sized openings. This approach has been adopted so that the proposed dwelling can be seen and read as part of the village.

The traditional appearance of the elevations also limits glazing facing northwards, reducing heat loss, maintaining privacy whilst allowing ventilation through openable windows as well as purge ventilation through rooflights recessed into the roof covering.

Overall, the traditional appearance along the North and Northeastern boundary and simple form of the dwelling gives the

impression of a simple but stone construction agricultural building/barn.

In response to the orientation and more private aspect the South, South-western and South-eastern elevations are visibly more contemporary and transparent. The main feature along these facades is the oak framing and timber brei-soleil, (with the overhanging roof also acting as shading) and stonework being visible in the background.

The form and layout of the dwelling makes these elevations more sheltered from external views/public which enhances occupants' privacy and allows larger areas of glass at the same time as providing internal views of the site.

The incorporation of larger areas of glass will benefit from controlled solar gain and high levels of natural light within the habitable areas of the proposed dwelling.

The proposed design will be sympathetic to the surrounding context, using traditional materials and features seen elsewhere within the village. The design demonstrates a new vernacular that responds to present day life and more specific statutory requirements of contemporary building regulations for new dwellings.

#### Materials:

Walls – Local stone & Oak framing inc timber infill Brei-soleil and adjustable solar shading (to South & Southeast and Southwest Elevations)

Roof - Staffordshire Blue plain clay tiles.

Windows – Low profile powder coated aluminium.  
Low profile heritage roof lights recessed into roof covering.

Rainwater Goods – Powder coated aluminium to match windows.

#### Boundary Treatments/Landscaping:

- Tarmacadam and cobblestone rumble strip to existing shared access drive.
- Additional gravel top up to yard area and defined footpath with proprietary reinforcing geo-cellular matting to support loadings for car parking, occasional loading/unloading, and emergency vehicle access.
- Ground retaining drystone walling to rear of proposed dwelling and low-level balustrade walling to front and side elevations of the building.
- Mature hedgerow planting around dwelling

#### **Access**

Access to the proposed development site from Shay Lane will be via the existing vehicular entrance located at the North Western corner of the site and near to the existing outbuildings currently used for carparking and storage. It will be shared with Brook House.

The existing vehicular entrance off Shay Lane and will serve both Brook House and the new dwelling development. The existing bell mouth will nevertheless be re-surfaced in tarmac and a raised cobblestone rumble strip added between tarmac and gravel areas of the access drive.

The existing gravel access driveway, farm track, footpath and gates will be re-gravelled and modified to allow access to the proposed dwelling for occasional loading and unloading and allow access for emergency vehicles only.

Access to the retained field areas will be via the existing farm gate at the Northeastern end of the site.

The proposed dwelling is accessible and within walking distance of the centre of Ipstones village with its local amenities, convenience shop, public houses village halls and church.

There are two bus stops (one for travel in each direction) located less than 500m from the proposed dwelling at the junction of Brookfields Road/Froghall Road.

## 5.0 Conclusion

The proposed dwelling has been designed with the context of the site in mind, making the building more compact where possible and placing it at the lowest point within the site. Its design considers advice provided within the Staffordshire Moorlands Design Guide – SPD, giving careful consideration to the use of materials and features present elsewhere within the village.

Its simplistic form and scale (of a single storey) is appropriate to the grain of development and density of the surrounding area that dissipates from the centre of the village.

The materials, form and scale of the building give it the appearance of being agricultural in nature.

The private South facing elevations incorporates larger areas of glass to benefit from controlled solar gain and higher levels of natural light to the habitable areas of the proposed dwelling.

Roof lights have been incorporated into the proposals to provide diffuse light as well as reinforcing the low-tech nature of the dwelling and the natural ventilation strategy.

The dwelling presents a holistic approach to a new dwelling within a rural context, proposing a highly sustainable and accessible home on the boundary of an existing settlement.

It proposes a new vernacular style that respects the traditional nature of the village whilst responding to present day challenges of climate change and statutory building regulations required for a new dwelling.

It is proposed to utilise the existing site access, driveway and carparking area off Shay Lane for the proposed dwelling and sharing this with Brook Cottage.

The proposed dwelling would meet the current and future requirements of the applicant whilst releasing a traditional family home to the open market. It would allow the applicant to continue to contribute to the vitality of the village, utilise the remaining land for their own self sufficiency and maintain close ties to family members that require their care.