

Design and Access Statement Rev A

PLANNING APPLICATION FOR A NEW AGRICULTURAL WORKERS DWELLING AT
JACKSON'S NURSERIES, THORNEY EDGE ROAD, BAGNALL, ST9 9LE



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 Jackson's Nurseries, Thorney Edge Road, Bagnall.

The applicant grew up in Bagnall and has worked extensively in the family's plant nursery business on Thorney Edge Road. The current owners, Roger & Ruth Jackson, want to transition by taking a back seat in nursery work whilst Luke is stepping up. It would not be in Roger and Ruth's best interest to move out of the current home at their age in order to give the accommodation to the younger generation of the family, hence why a new dwelling is required.

Proposal

The proposal is for a two storey, 4-bedroom, agricultural workers dwelling, situated on horticulturally poorer land within the curtilage of Jackson's Nurseries land. The proposed dwelling would be located adjacent to existing properties Lawn Farm and Thorney Edge House. The dwelling would be constructed in local stone and Staffordshire blue tiles to match the existing properties. The lower elevation will result in the roof line being lower than surrounding properties, reducing the impact on the surrounding landscape.

Use/Amount

The proposed location for the dwelling is a small area that forms a natural line in between the existing garden to Lawn Farm and Thorney Edge Road. The footprint of the proposed dwelling and modest garden of around one-third of an acre is sized to have minimal impact on the surrounding landscape.

It is positioned adjacent to an existing cluster of properties on this part of Thorney Edge Road in a naturally defined plot that lends itself to contain an agricultural workers dwelling. Taken together with careful selection of materials and quality craftsmanship, the property would be in-keeping and blend into this part of the rural area. Careful landscaping will be used to further soften the impact.

Layout

The site has been chosen as it is horticulturally poor land in a small area that lends itself to the proposed usage. It forms a sensible line in between Lawn Farm and Thorney Edge Road whilst not in any way being detrimental to the agricultural use of the rest of the field. Other land adjacent properties within the curtilage of Jackson's Nurseries land is horticulturally superior hence the proposed site.

Precise size & layout of the proposed dwelling are kept as reserved matters, pending full planning application but would be functional, in keeping with surrounding properties, proportionate with the nursery operations of the Jackson's Nurseries business and sufficient to accommodate and meet the needs of a young family.

Scale

The precise dimensions and scale of the property is kept as a reserved matter for full planning application stage but would be based on the agricultural function, in keeping with surrounding properties, proportionate with the operations of the Jackson's Nurseries business and sufficient to accommodate and meet the needs of a young family.

Appearance

The new dwelling would be constructed in a traditional simple rectangular barn/farm style with sandstone walls and Staffordshire blue tiles to remain in keeping with surrounding group of dwellings.

Whilst the property will be partially visible from the roadside, there is a pre-existing mixed native hedge with several mature trees that line this section of Thorney Edge Road. Additionally, the house is set back from the road at a lower elevation than adjacent dwellings, which further helps to minimise the impact on the skyline. There are pre-existing mature shrubs and trees between the proposed dwelling and adjacent properties of Lawn Farm and Thorney Edge House, ensuring it would not impinge on the privacy of existing residents. The property would nestle amongst an existing grouping of dwellings in this part of Thorney Edge Road, whilst also maintaining a distance to adjacent properties similar to that which exists between pre-existing dwellings.

A mixed native hedge is planned to delineate the garden from surrounding grass land and additional native trees would be added to the perimeter of the field that adjoins this section of Thorney Edge Road to make the proposed dwelling as inconspicuous as possible. Soft landscaping to the front of the property will be carefully designed to give a traditional cottage garden feel.

Landscaping

A mixed native hedge is planned to delineate the garden and additional native trees would be added to the perimeter of the field that adjoins this section of Thorney Edge Road to make the proposed dwelling as inconspicuous as possible. Soft landscaping to the front of the property will be carefully designed to give a traditional cottage garden feel.

The proposed dwelling will be a functional horticultural workers dwelling with little hard surfacing except for the tarmac driveway access, parking and a cobbled path around the house for access. The remainder of the area including a front and rear garden for children would remain grassed.

Access

The proposed dwelling would be accessed via a driveway that will meet the public highway immediately adjacent to the driveway to Lawn Farm. This will provide the same good line of sight visibility to both right and left as enjoyed by Lawn Farm access onto Thorney Edge Road. The driveway will be constructed using the same materials and finish as adjacent property Lawn Farm to ensure it is in-keeping with the surroundings. The applicant has discussed the new driveway meeting the public highway immediately adjacent to the drive to Lawn Farm with the occupants of Lawn Farm who are supportive of the proposal.