DESIGN AND ACCESS STATEMENT

HAFOTY FOEL, MELIN Y WIG

CORWEN, LL21 9RG.

Application for Replacement Dwelling

Ref. No: T.1248 / DAS

Prepared by Planscape Architectural Design Consultants

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1. INTRODUCTION:

1.1

Having regard to Denbighshire County Councils development plans and the provisions of the General Development Order, being read in conjunction with TAN 12 where appendix A3.2 recognises the need for the *'Design and Access Statement'* to have proportionality with the scheme that is being proposed.

1.2

The small holding known as Hafoty Foel is located off an unclassified road between the B5105 and Melin y Wig.

The small holding comprises of a two-storey pitched roof farmhouse, a number of stone outbuildings arranged around a stack yard and a large steel frame barn.

1.3

Hafoty Foel is accessed by a private track leading from the unclassified road. The track rises quite steeply and runs through four fields before arriving at the farm complex.

1.4

The existing farmhouse has been constructed from local stone, which has been painted white on some elevations. The pitched roof has been finished with natural slate. The original farmhouse was extending a number of years ago by constructing a single storey element on the eastern side of the building, this again was constructed with stone walls beneath a slate roof. New, white PVC replacement windows where also added. It is considered that the original farmhouse does not have any historic importance and any architectural merit has been lost to a certain extent by the unsympathetic alterations and extension to the building.

1.5

Some of the structural walls to the farmhouse building have been identified as being in need of repair, but more significantly, that 75% of the stone walls would need to be rebuilt due to water ingress and erosion. The farmhouse is located at the lowest point of the farm complex in the path of excess surface water which runs down the drive. The floor level of the farmhouse is also below the drive level. The eastern gable of the building has a large vertical crack running through the stonework, this would need localised rebuilding and stiching.

2.3

The farmhouse will be designed to provide an unobstructed passage leading directly from the track to the principal entrance into the dwelling.

2.4

Access into the building shall be via a ramped access and an accessible threshold at the entrance doorway. This access is to be constructed in accordance with the requirements of Part C2: 'Dangerous & Offensive Substances' and Part C4: 'Resistance to Weather & Ground Movement'. The accessible threshold will have a 15mm high water bar across the opening. The front entrance door will have a minimum clear opening width of 775mm.

2.5

The circulation space within the building has been designed to be simple with clear routes to main habitable areas. All internal door widths have been designed to suit wheelchair users and to have a minimum clear opening width of 775mm. The design also includes specifications for sockets and switches to ensure that they are at a suitable height to allow for their use by all.

2.6

Pedestrian access routes to and around the property will be illuminated with external lights attached to the building. The proposed lighting will be activated by movement and or low-light sensors. Where external steps are required to negotiate different levels around the dwelling, steps will be designed to satisfy the requirements of Part 'M' of the Building Regulations and will have a maximum rise of 150mm and a minimum going of 280mm. Where there are three or more risers in any one flight, a handrail will be constructed.

3. DESIGN – CHARACTER, LAYOUT AND SCALE:

3.1

The external appearance of the proposed dwelling has been designed to be sympathetic with the existing buildings that surround the site by the use of natural stone and slate. The level of the eaves has been kept low to reflect that of the original farmhouse.

3.2

The proposal is to salvage as much stone from the original farmhouse for re-use in constructing the front elevation of the new building. The rear and side walls will be

constructed with cavity blockwork covered with a thru-coloured render such as K-Rend. The new roof will be covered with natural slate with a matching slate coloured clay ridge tile.

3.3

We acknowledge that the ideal siting of the replacement dwelling would be on the site of the original dwelling, however, due to the existing site contours, which can not be altered as this would affect access into the other outbuildings, the floor level of replacement dwelling would need to be raised approximately 400mm above the current yard level. Therefore in this case it would be beneficial to relocate the building away from the yard. This would allow better access to the outbuildings and improve the general running of the farm complex. It is proposed that the replacement farmhouse will be built on the garden space to the north of the original site. This location would be ideal as the ground is level, is within the confines of the original dwelling and maintains a link with the farm complex. Access around the building would be at one level and would also allow the building to be orientated to provide adequate daylight provisions to habitable rooms, as required under Code Level 3. In respecting the site, surroundings, contours and changes of level, the proposals would conform with the requirements of Policy RD.1 and TAN.12

3.4

The replacement dwelling has been designed to respect the scale and character of the original farmhouse. The siting has been chosen so as not to affect prominent public views into, out of or across open countryside and would satisfy physical considerations relating to land stability and flooding. All the above considerations are consistent with the requirements set out in Policy RD.1.

4. COMMUNITY SAFETY:

4.1

The location of the proposed replacement dwelling, which forms part of this application, has been designed to provide private areas to the front and rear of the building.

4.2

The front entrance door has purposefully been located adjacent to the site entrance.

5. ENVIRONMENTAL SUSTAINABILITY:

5.1

The design of the proposed replacement dwelling has been based on TAN 22 and The Code for Sustainable Homes, which is acknowledged to be the national standard for use in the design and construction of new homes. In accordance with the requirements of the Code, an accredited Code Assessor licensed to Stroma Ltd, has been appointed to asses the environmental performance in a two stage process (Design stage and Post-construction).

The Code for Sustainable Homes Pre-assessment analysis confirms that the design of the dwelling is capable of achieving a Code for Sustainable Homes Level 3 (Plus 1 Credit under EN1).

A copy of the report has been submitted as part of the planning application.

5.2

The social, economic and physical contexts of the site have been considered and explained as follows:

The social context of the site has been considered in the context of utilising land for the betterment of the community.

The proposal to replace an existing sub-standard dwelling with a practical family dwelling within the current residential area will also provide for a gain to the locality in terms of social activity and housing facility.

The consideration of the economic context of the proposal has in the main been in terms of its construction costs. Further economic considerations include the use of local labour during the construction phase and the support that further residential units is likely to bring to local businesses.

The proposals physical context with its surroundings has been considered and explained above under the heading of Design.

6. MOVEMENT:

6.1

The existing access drive leading to the property from is suitable to allow servicing arrangements to be accommodated. The width of the proposed new private track is sufficient for the purposes of allowing emergency vehicles to attend the site.

6.2

The site has sufficient space to allow for the parking of vehicles in clearly defined areas, which do not conflict with areas used by pedestrians.

6.3

The re-siting of the farmhouse will allow more space for agricultural vehicles to manoeuvre around the farm safely and with more efficiency.

PHOTOGRAPHIC SURVEY OF EXISTING FARMHOUSE.

Photograph No.1
SOUTH ELEVATION

Photograph No.2
WEST ELEVATION

Photograph No.3
NORTH & EAST ELEVATION

Photograph No.4
STACK YARD

Photograph No.5
OUTBUILDINGS.