

DESIGN AND ACCESS STATEMENT



WORKS AT LOWER
DAFFALUKE FARM,
GLEWSTONE, HR9 6BB



GREEN LEAF ARCHITECTURE
JUNE 2022

INTRODUCTION

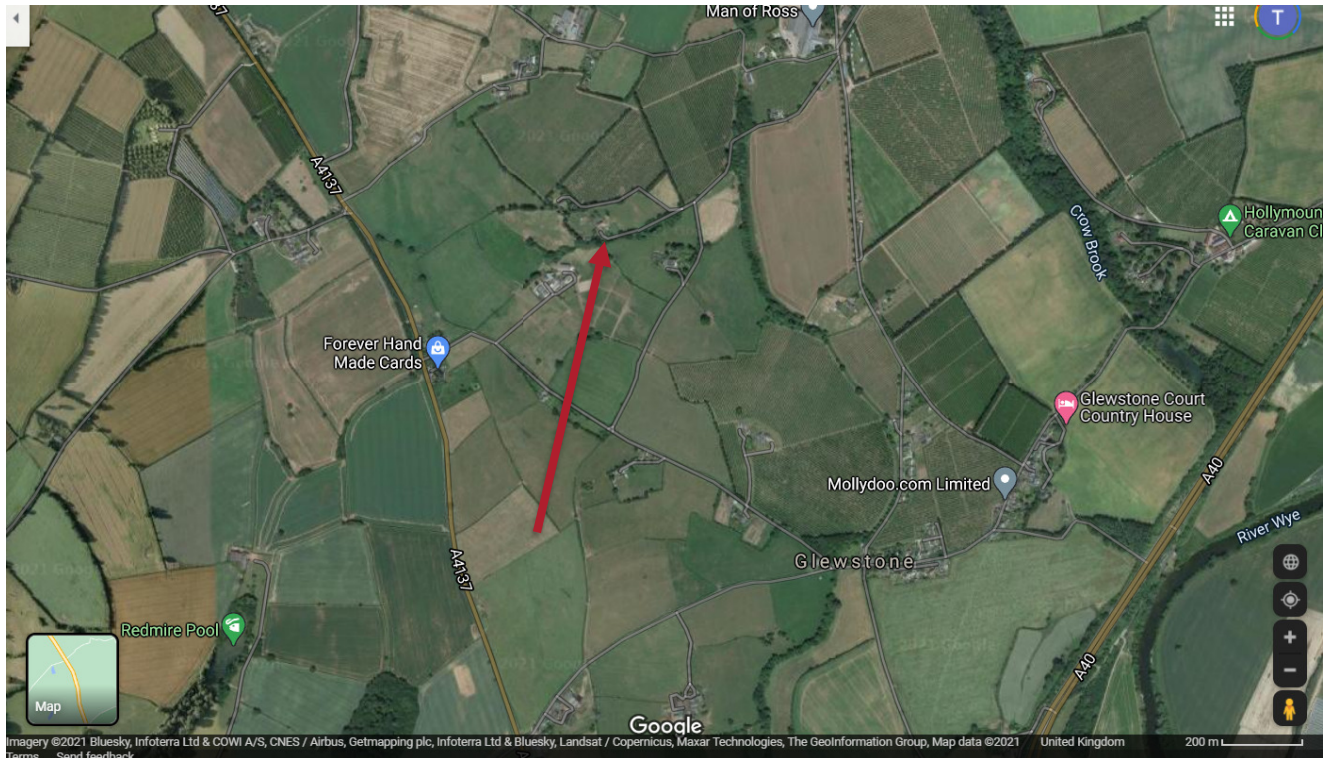
The purpose of this document is to support and accompany a planning application at Lower Daffaluke Farm. This statement provides a written description of the application, detailing the design thinking and demonstrating a sensitive response to the local context.

The following sections discuss:

- site location
- key principles and aspirations
- design proposals
- sustainability
- ecology

SITE LOCATION

Lower Daffaluke Farm is on the edge of Glewstone, near Ross on Wye. It is in a semi-isolated location surrounded by open countryside and a cluster of farms and detached houses.



The farm house is a large, stone building which sits at the heart of the site. It is surrounded by a large paddock in which there are a number of barns, all different in character, and in varying states of repair.

1. The stone barn



2. The 'pig sheds'



3. The blockwork pens



4. The tin barn



KEY PRINCIPLES & ASPIRATIONS

The applicants bought the farm in 2020 and plan to develop the old buildings to create accommodation for holidays and on-site activities/workshop (such as arts and crafts) for guests. The intention is to create a sustainable rural business, which will encourage visitors to Herefordshire and provide employment to the owners as well as others locally.

THE PROPOSAL

1. The stone barn – The stone barn – this will be carefully and sensitively repaired, and converted to provide a single, self contained, holiday house with 4 bedrooms and self contained facilities. The barn was granted planning permission in 1998 for conversion to 2 letting units (SS980747LA). Whilst this has clearly now lapsed, we hope that it gives a precedent to make a new permission relatively straightforward.
2. The pig sheds – there will be no change of use and these will be repaired to provide shelter for livestock/storage (as per today), with solar panels on the ideally located, south facing roof. As part of the renovation, the south facing roof will be lifted (to improve accessibility to animals and keepers) but will not exceed the ridge of the north facing roof.
3. The tin shed will be demolished and a new tin building will be erected. It will be a smaller footprint, have a lower ridge height and be positioned north east of the current structure. One side of the new structure will be open and used for laundry and bike storage, the other will provide single studio holiday accommodation. There will be no north facing windows.
4. The blockwork pens – the least attractive of the buildings, will be removed. This will reduce the amount of building on the site and provide more area for green planting.

MATERIALS, APPEARANCE & QUALITY

The existing materials will be retained where possible (stone barn), and upgraded using the same palette where necessary.

SUSTAINABILITY

The buildings will be designed to a high level of sustainability. The approach is to build sustainability into the design from first principles, to reduce energy consumption, therefore reducing carbon emissions.

Additionally, the proposed buildings are designed with regard to sustainability of the materials used in the construction: any concrete used will have high recycled content (GGBS), natural insulation products such as wood fibre and recycled cellulose will be used; low VOC natural paints, and locally sourced timber cladding. The applicants will hope to install a solar array on the South facing roof of the pig sheds to provide power to all the buildings

ECOLOGY

An ecology survey has been undertaken and the report is attached to the application . All recommendations of the report will be implemented in the construction phases of the works and beyond.

Surface water drainage will be by existing soakaways from the buildings. Foul drainage will be taken to the existing package treatment plant which has been confirmed as being able to accommodate the additional input. (Manufacturer's details are also attached to the application.)