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DESIGN STATEMENT.

Proposed Agricultural Dwelling at Spinney Bank Farm, Higham Lane, Stoke Golding.

The proposal relates to the erection of one detached four bedroomed dwelling of approx.175sq. metre to replace an existing pre-fabricated Bungalow. Outline permission was granted on Appeal in July, 2008.

1. Site Analysis.

1.1. Spinney Bank Farm is accessed from Higham Lane which runs between Higham-on-Hill and Stoke Golding. The access was approved as suitable to meet Highway standards when permission for the mobile pre-fabricated home was granted in 2004.

1.2. The site currently contains farm stock buildings and the mobile home, to be replaced, which provides accommodation for the applicant and his family.

1.3. The proposed dwelling will be sited close the existing pre-fab although enough clearance is to be allowed around the pre-fab for ultimate removal by vehicles suitable for towing the structure away from the site.

1.4.The area of the site will be approx. 2 hectares excluding the existing access to the farm off Highan Lane.

1.5. The site is bounded to the south by the existing farm buildings, to the east and west by tall hedgerows and to the north by the Ashby canal.

1.6.The site falls approx. 1.3 mtr. from north to south and is approximately 600 mtr below level of the canal water line at the north end.. A drainage ditch and water course runs along the western boundary taking surface water away to the south.

1.7. A medium pressure gas main passes through the site from south to north and is located approx. along the line of the existing access road.

2. Design Principles.

2.1. There are no existing properties or structures other than the existing farm buildings and pre-fab which could influence the design of the proposed dwelling, although the existing road bridge arch adjacent to the farm buildings is constructed in local red commons with stone copings.

2.2. The proposal will be sited adjacent to the end of the existing pre-fab but still face Higham Lane (westward).

2.3. For safety and access reasons the proposed dwelling will be positioned some 20m from the medium pressure gas main which passes through the site.

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2.4. To reduce the overall impact of the larger dwelling on the site, a three quarter height eaves will be employed in the design to keep overall roof heights to a minimum with first floor bedrooms having roof slopes 'visible' internally.

2.5. Ground levels around the new dwelling will be raised approx. .5m average above the existing levels to reduce the risk of flooding and to take the floor level of the dwelling to the level of the nearby canal.

3. Design Solutions.

3.1.The new dwelling is to be positioned equally between the existing medium pressure gas main and the existing hedge line and ditch along the eastern side of the site and clear the existing pre-fab dwelling which is to be removed on completion of the new dwelling.

3.2. A low profile design is intended for the new dwelling having 3.2m and 2.3m high eaves with cottage style dormer windows located in the lower roof between flanking gables.

3.3. Materials to be used will blend in with the existing brick road bridge which spans the old railway line, by the use of a mixed blend of pale red facings, grey roof tiles and a grey-blue plinth.

3.4. The site of the dwelling is to be surrounded by a 1.5m high brick wall providing separation of the dwelling from the farm buildings.

3.5. All hedges and trees surrounding the site are to be retained and maintained, with additional traditional english species being added.

3.6. Vehicle parking will be provided adjacent to the dwelling with additional spaces available in the areas alongside the existing farm buildings for farm implements and tractors.

ACCESS STATEMENT.

Vehicular Access to the site is located on the west boundary some 40m from the bridge over the canal.

The existing access has been approved previously and complies fully with the requirements of the Highways Authority.

Access to the building is provided by a short driveway off the access road to the garage located at the north end of the site.

A ramped approach to the side entrance for possible disabled access will be provided with all details of construction carried out in accordance with Part M of the Building Regulation.

The ramp will be of a minimum of 1.2m width 100mm high kerbs either side and a top landing of 1.2sq. mtr. in front of the side door. The ramp is to have a maximum gradient of 1 in 12.

Ramp kerbs to be in contrasting colour to that of the ramp and landings and ramp surfaces are to be non-slip.

Minimum width of the single swing external door will be 840mm and all internal doors will be 750mm minimum.

The door to the ground floor Cloakroom and W.C. is to open out.

External lighting will be provided to both the rear entrance and the ramped approach to the side door using 'efficient' fittings.

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