

The Shielings Design and Access Statement

Revised



TS-GNA-XX-XX-MS-A-6000

Revision B

27/07/20

Introduction

This application is for a the applicant's own family home. The site has been left to degenerate for a number of decades without any maintenance, and now remains derelict and in a sorry state.

The whole application site was used for the production and sale of fruit and vegetables, in the 1960's the site was completely developed with industrial size green houses, stores, shop and two residential semi-detached houses. The remains of the greenhouses can be seen today littered across the proposed site for the new home.

The applicant plans to improve the whole 6.5 acre land for habitat as well as their own family home, these areas will include a large meadow area adjacent to the canal, a new small woodland/ Grove, replacement of lost fruit trees in the existing orchard and the repair and maintenance of the historic hedgerows.

Revised version with changed image of Proposed Site Plan on page 30, Overview of Site Layout on page 31, Street Elevations on page 34 and Street Visual on page 35

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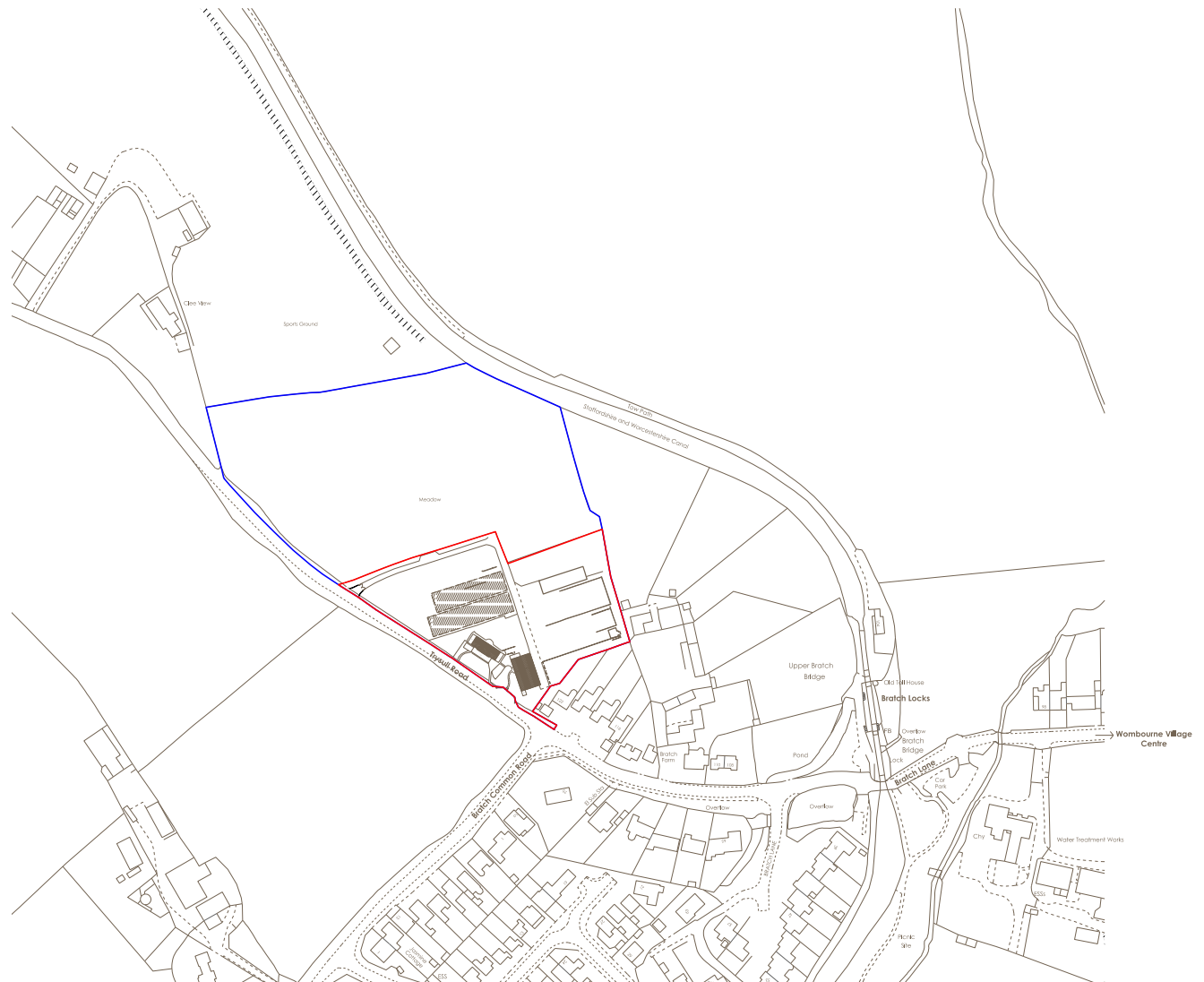
1:01 Location

The site address is; The Shielings, Trysull Road, Wombourne WV5 8DQ

The site is at the centre of Locality Area 5, the Southern area of the county as identified in South Staffordshire Council's Core Strategy. It is on the edge of Wombourne and is within 0.8 mile of Wombourne Village Centre and Trysull Village Centre.

The applicants land ownership area amounts to 6.7 acres (as shown on the adjacent location plan) and is bound by Trysull Road to the South West, Staffordshire and Worcestershire Canal to the North, Finchfield Hockey Club/Beacon Cricket Club to the North West, with houses and fields to the East.

The Application site is approximately 2.15 acres (as shown on the location plan) positioned to the southern part of the land adjacent to Trysull Road and the existing adjacent houses.



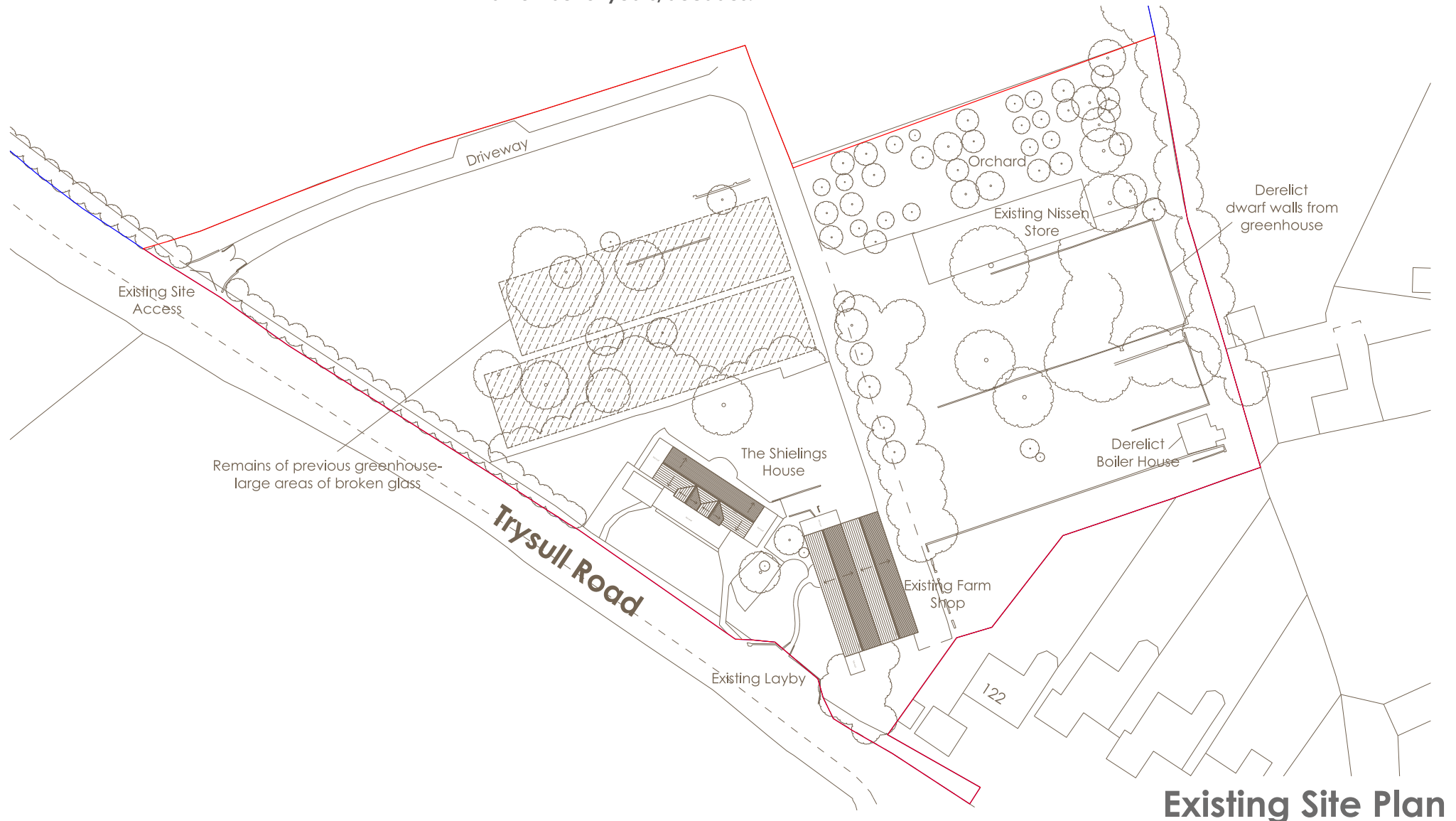
Location Plan



1:02 Current Use/ Site Photos/ Site Plan

The site has largely been unkept for a number of decades, its previous use for the production of fruit and vegetable produce via a number of industrial scale greenhouses, packing warehouse and farm shop have long stopped production. The whole site as only been used for residential purposes for a number of years/decades.

There are four existing buildings of varying states of repair plus the remains of 4 large greenhouses;



1:02 Current Use/ Site Photos/ Site Plan

The Shielings House

A large two storey house with two tall gables built probably late 1950's/60's originally built as two semi-detached houses but converted later to a single dwelling. The house sits quite close facing Trysull Road. The construction and design quality is poor and has a very low thermal performance. Total external floor area 253sqm



1:02 Current Use/ Site Photos/ Site Plan

Derelict Shop

A single storey framed building with corrugated sheet roof. The building was originally used as a farm shop, workshop, stores and animal stables to the rear. The building is in a very poor and dangerous condition. Total external floor area 215sqm.



1:02 Current Use/ Site Photos/ Site Plan

Nissen Store

A large 26mx7.5m steel store with brick ends and base. In a derelict state. Total external floor area 195sqm.



1:02 Current Use/ Site Photos/ Site Plan

Boiler House

In the most Eastern corner of the land is a small brick boiler house and a pitched roof. This building is in a very derelict state. It was once used to heat the very large adjacent green houses.



1:02 Current Use/ Site Photos/ Site Plan

Green House Dwarf Walls (Adjacent To Boilerhouse)

A large proportion (50%) of the application site is covered with the footings, dwarf walls, large amounts of broken glass, timber and metal from the previous greenhouses. The remains of the greenhouses are largely covered with vegetation and due to the large quantities of glass shards is fairly dangerous. These building remains would suggest the site is a “brown field site” although not used for decades.

The dilapidated greenhouses are identified on the submitted topographical survey and the below diagram.



1:02 Current Use/ Site Photos/ Site Plan

**Greenhouse Wall Remains
And Broken Glass
Adjacent To House**



1:02 Current Use/ Site Photos/ Site Plan

Meadow Canal

(Outside of Application Site)



1:02 Current Use/ Site Photos/ Site Plan

Orchard



1:03 Aerial Photo



1:04 Topography

The site is generally flat as can be seen from the topography diagram below. The wider owned land does gently slope down to the canal, a fall of 2 metres.



1:05 Site Analysis



1:06 Trees

The majority of the trees across the site are fruit trees (50- 60 apple trees) mainly located in an orchard adjacent to the nissen store. There are also a number of poor quality self-seeded hawthorn trees. Trysull Rd boundary is marked by a mature mixed hedge, as is the north East boundary.

1:07 Adjacent Uses/Design/ Massing/ Materials

All adjacent buildings are mainly two storey residential houses, including a few bungalows. They're a mixture of designs and materials including various brick types, render, tiles and timber. Boundary treatments also vary.

The below photos demonstrate clearly the variations in design;



1:00 Site Description

Bratch locks is 200m from the site, and has a clear “canal architecture” aesthetic utilising soft red brick and roof tiles for the buildings with dark blue engineering brick for the canal locks/tow path. Images below;



1:08 Adjacent Villages

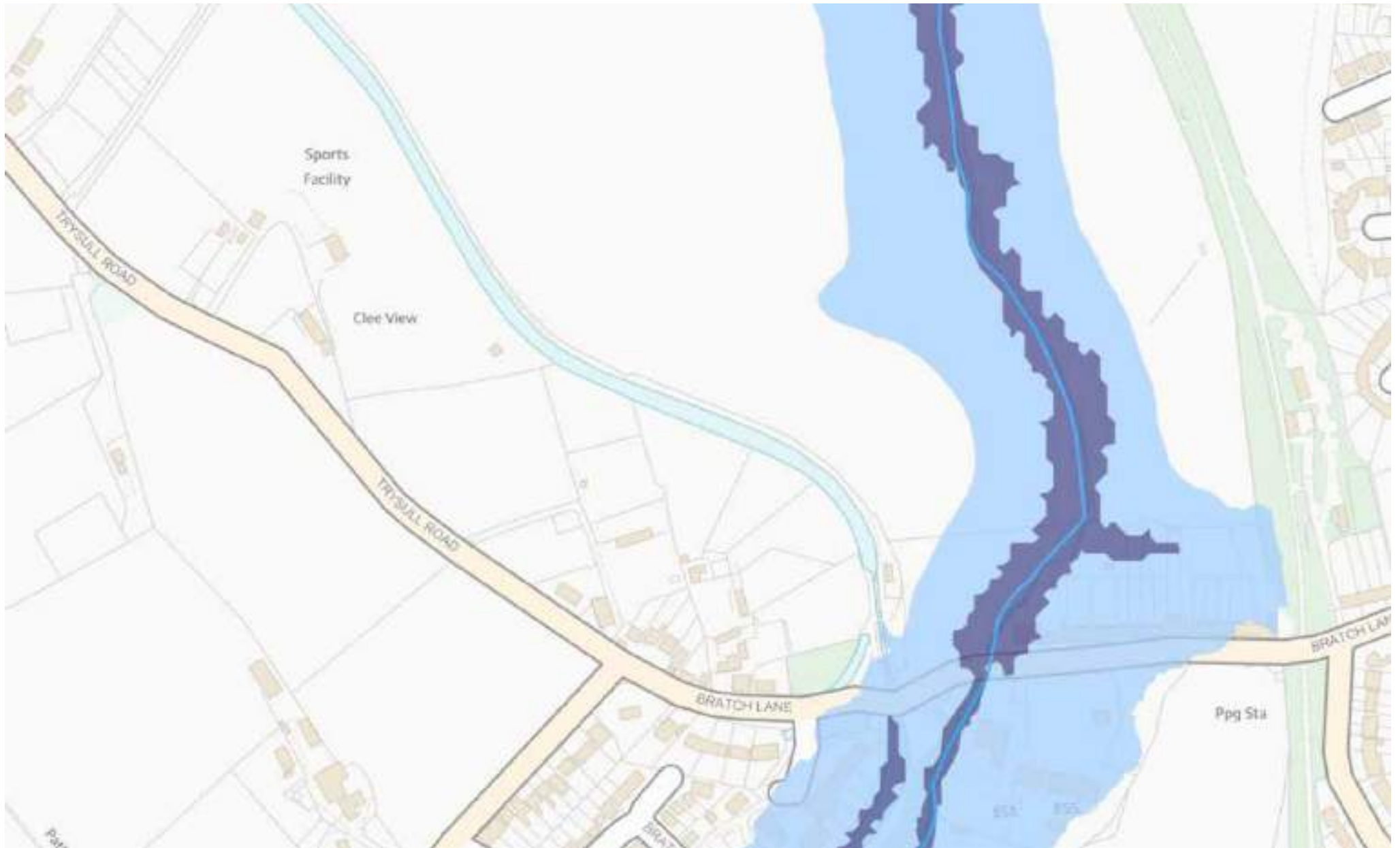
The site sits on the edge of Wombourne adjacent to Bratch Locks. Trysull Village is 0.8 miles away along Trysull Rd and Seisdon a further mile. The original residential buildings of these villages use predominantly a soft red brick along with other materials such as timber and tiles. The building designs are typical of South Staffordshire, having a agricultural typology.

The images below are good examples of residential buildings of Trysull & Seisdon;



1:09 Flood Risk

The site is not within a flood risk zone, see map below;



Section 2

Site History



2:01 Historic Plans

The historic plans below identify the site from 1885 to 1961. In 1885 the site was fields sandwiched between the canal and Trysull road. By 1931 the first agricultural buildings are identified and by 1941 these buildings had increased to 5 large buildings, some or all of these probably green houses.

The 1961 plan shows the site at its farm production peak. Including; 4 large greenhouses, nissen store, Farm shop, 2 semi-detached house, boiler house, various smaller structures and a large packing building on the adjacent land which now has four houses developed on it.



1900



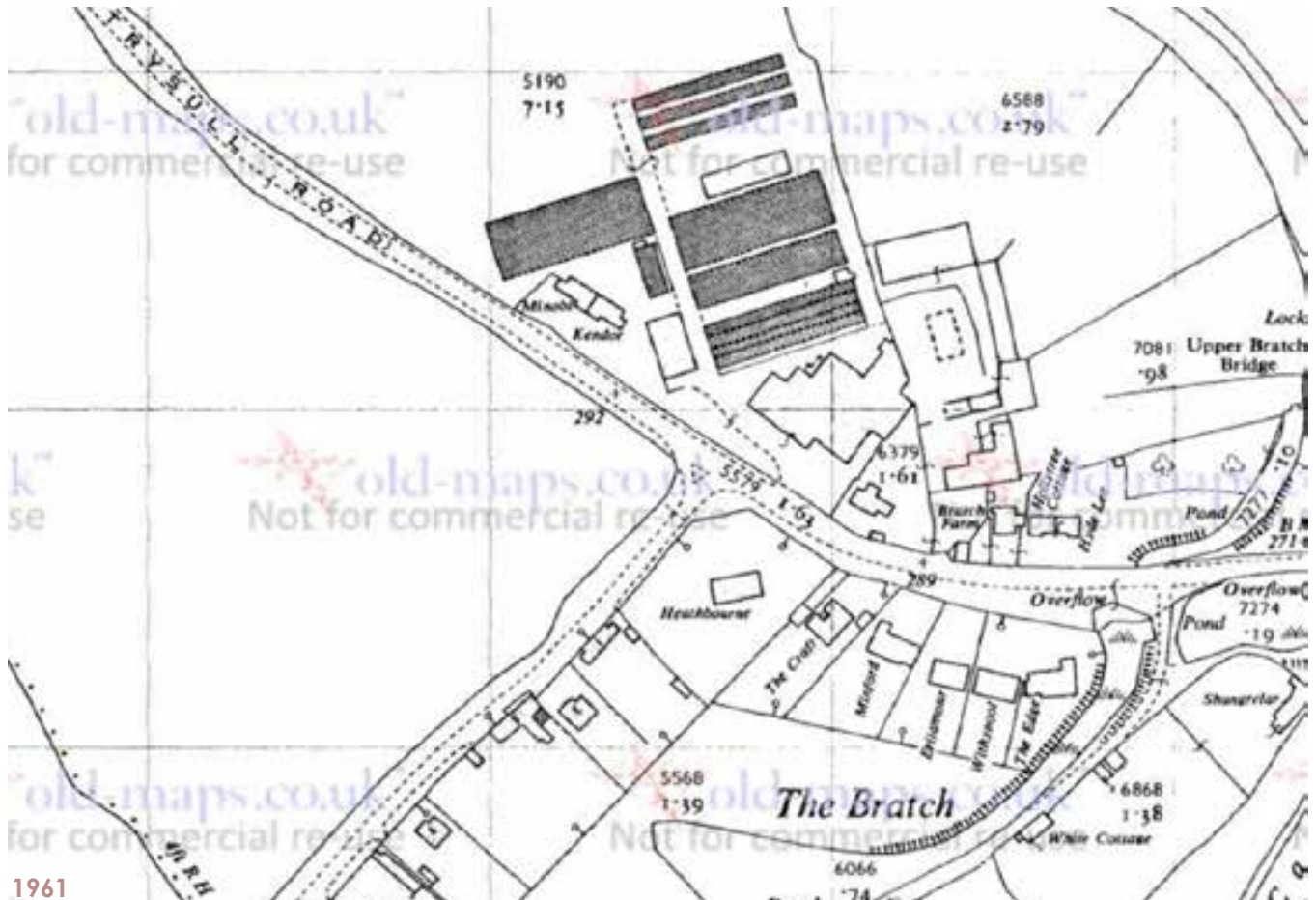
1913



1931



1949



1961

Section 3

Relevant Planning History



3:01 List of Applications

2018, 18/01018/COU	Change of Use of Barn to domestic store facility	APPROVED
2017, 17/00750/FUL	Conversion of redundant building to 3No. dwellings	APPROVED
2006, 06/00910/FUL	Single Storey Sitting room & Kitchen	APPROVED
2000, 00/00642/COU	Change of Use for barn to retail and workshop	APPROVED

3:02 Current Live Planning Approval

2019, **19/00526/FUL** Demolition of Farm Shop & Erection of 2 bungalows

APPROVED

This application by the previous owners was granted planning approval on 9th September 2019 and remains valid until September 2022. The approval includes 13 conditions.

The approved scheme includes the demolition of a single storey derelict farm shop which has a floor area of 2,583.4sqft/240sqm, and the construction of two fairly large bungalows each having a floor area of 963sqft/89.5sqm. The total floor area of the approved application is 1,926.8sqft/179sqm.

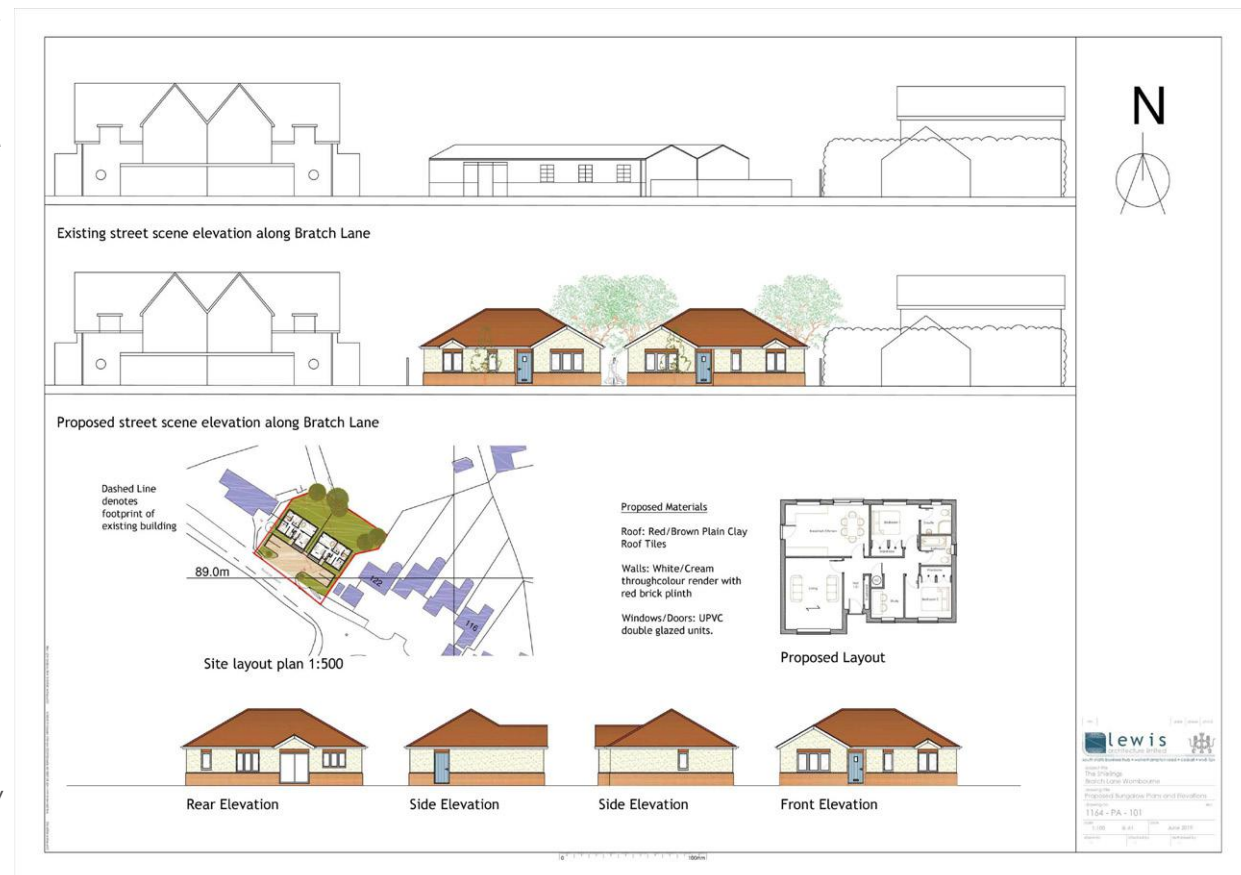
Each bungalow has a roof height approximately 1.85m higher than the existing derelict farm shop

The bungalows are positioned less than 1m from the boundary of neighbouring houses which were built in the 1980's to the south/east of the site, with their front elevations slightly forward of the neighbouring houses.

Vehicle and pedestrian access is from an existing layby on Trysull Road. The approved application includes four parking spaces to the front (2 per bungalow) and small rear gardens. There are no additional off-site parking spaces for visitors.

The design of the bungalows is not of a particularly high quality and makes few references to the adjacent buildings or character of the nearby

villages of Wombourne, Trysull or Seisdon. The bungalows are however a vast improvement on the existing derelict shop and does not impact on the Green Belt.



Section 4

Consulted Planning Documents



Planning Officer Report 19/00526/FUL

The planning officers report for the two proposed bungalows advised the application should be approved, an opinion which the committee agreed with thus granting full planning permission with conditions.

The planning officers report concludes as follows;

"I consider that the proposal is in accordance with the relevant policies in the Core Strategy.... The proposal is appropriate in Terms of design and scale and would not have a detrimental impact upon the Green Belt or the character of the area. In addition there are no concerns arising in respect of neighbour amenity, highways or ecology."

Core Policy 1 – The Spatial Strategy for South Staffs

Greenbelt and Open Countryside SPD 2014

Page 3 clause 1.18 states;

"The principle of applying a range of percentage increases for extensions, alterations or replacements dwellings is to allow for flexibility in the application of the policy. For some proposals, a 20% (10%) increase may be considered disproportionate; whereas a 40% (20%) increase on a different building, in a different location may be acceptable. All proposals will therefore be considered on individual merits of case."

Page 5 clause 3.1 states;

"The replacement of an existing building is an acceptable form of development within the greenbelt as stated in policy GB1; this is also considered to be acceptable in terms of NPPF (providing it is in the same use).

Page 5 clause 3.3 states;

"In some instances replacement buildings are desired elsewhere on a site. Sometimes the replacement of buildings can have a greater or lesser impact dependant on their location on a site. In these cases the Council will assess the existing site and the impact the existing building has on the site. If the new position would be incongruous, and/or more open to view, or reduce the openness of the Green Belt, the proposal is less likely to be acceptable. However, if it is considered to improve the openness, it is likely to weigh in favour of the application."

South Staffordshire Design Guide 2018

This is a very useful document, and has been referred to throughout the design process, in particular; section 2 South Staffordshire's Character, Section 3 Design Principles, and Section 5 Minor Developments.

This site at centre of the Mid Severn Sandstone Plateau, with its own very distinctive character compared to the rest of the county. Significant adjacent villages are Seisdon, Trysull and Wombourne.

"Design Guidelines for new development in Mid Severn Sandstone Plateau;

- Consider the design of roofs and form of buildings where developments are located in open agricultural landscape, particularly where they may be seen from high vantage points....
- Integrate larger units into the landscape. For example, by designing the shapes of buildings so they fit within the environment, using materials which blend in and softening boundaries with planting.
- Respect and enhance historical features in the landscape and villages."

NPPF Feb 2019 revised

Section 5

The Proposal



5:01 Proposal Description

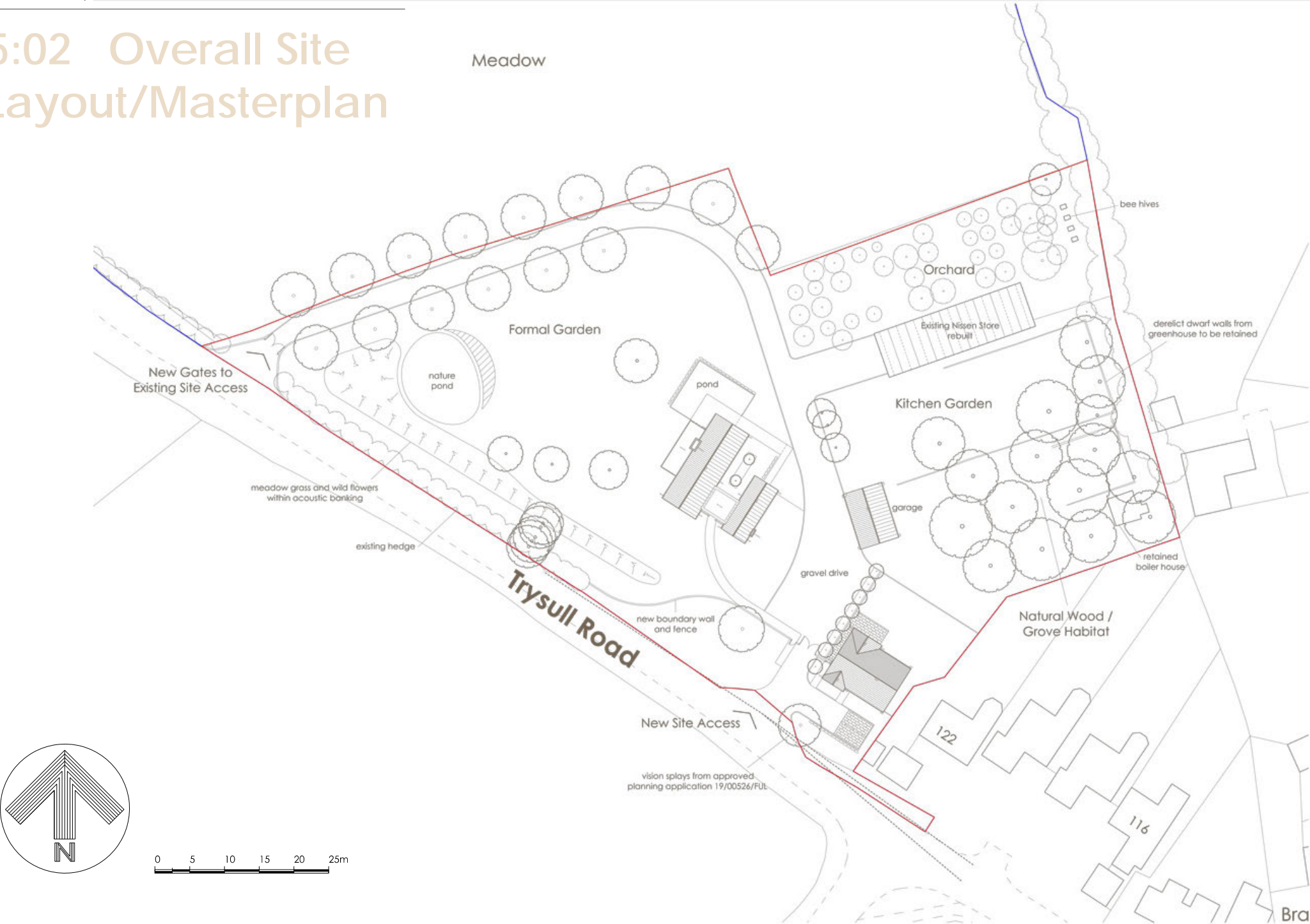
This application is for the demolition of the derelict farm shop, existing residential building (The Shielings) and the removal of the original greenhouse foundations including the large amounts of glass, timber and metal. The erection of a new two storey family home with detached garage, a single bungalow and the replacement of the existing dilapidated Nissen Store with a 'like-for like' Nissen store.

A new access is proposed via the existing layby on Trysull Road as the current approval 19/00526/FUL

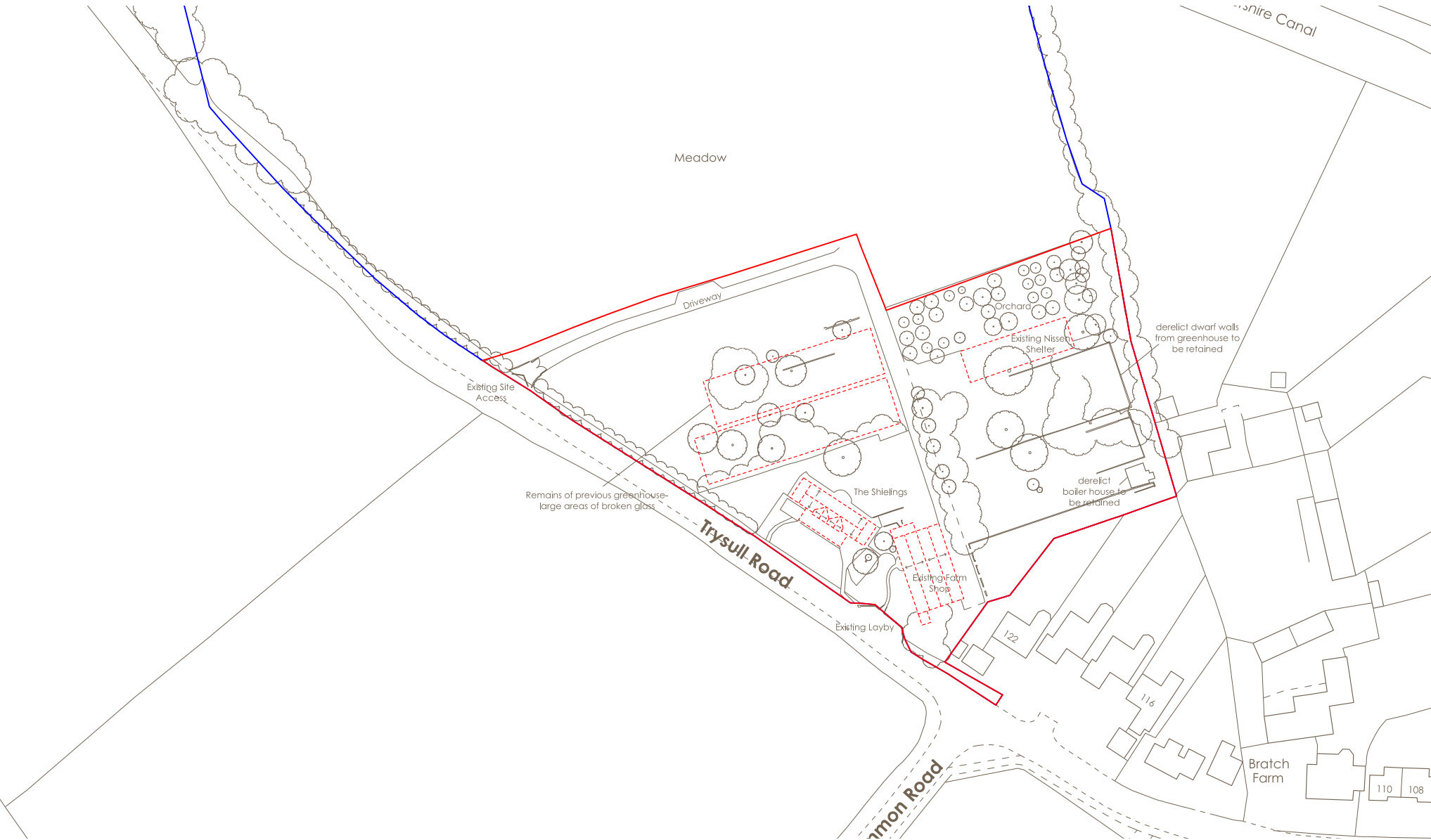


Proposed Site Plan

5:02 Overall Site Layout/Masterplan



5:02 Demolition Plan



5:03 Application Site Layout

The existing house sits very close to Trysull Road purveying an imposing/ dominant form when viewed from the Road. The proposed new two storey house is set back from the road positioned in the location of the dilapidated original greenhouses, behind the well-established existing hedge.

The single bungalow is the same footprint and location as the current planning approval 19/00526/FUL. However as this proposal is for one not two bungalows, there is the ability to improve its relationship with the neighbouring house by moving the bungalow slightly further away and also moving it back into the site to match the building line of 122 Trysull Road. Moving the bungalow further back into the site also allows access from Trysull Road to work better.

The new vehicle access from Trysull Road is in the same position as the current approved scheme.



5:04 Scale

The proposed new family home and single bungalow combined are smaller in gross external area than the combined area of the existing shop and existing house. They're also smaller than the combined external gross area of the approved two bungalows and existing house. The internal gross area is a lot smaller than either the existing

buildings or the planning approved scheme, this is due to the increased external wall thickness and also the use of voids in the small link and the lounge area. As demonstrated in the below comparison drawing;

The existing 2 storey house has a long elevation running parallel to Trysull Road 20.65M long at ground floor level with a ridge height of 7.73m and two abutting 7.57m high gable ends facing Trysull Road.

The proposed 2 storey house incorporates two gables connected by a lower glass link which affords views to the landscape behind, this gives a reduced 15.75m length elevation (4.9m shorter than the existing at ground floor and 1m shorter at first floor) with greater relief and interest facing Trysull Road. The larger of the two gables is 8.6m to the ridge, just 0.87m higher than the existing ridge line, however the smaller second gable is 7.7m to the ridge, slightly lower than the existing.



House Gross External Area = 253sqm

Shop Gross External Area = 215sqm

Total Gross External Area = 468sqm

House Gross Internal Area = 226sqm

Shop Gross Internal Area = 214sqm

Total Gross Internal Area 440sqm

Shop area excludes aviary on side

N.B. Areas taken from detailed measured survey (included in application)

House Gross External Area = 253sqm

Bungalow Gross External Area = 206sqm

Total Gross External Area = 459sqm

House Gross Internal Area = 226sqm

Bungalow Gross Internal Area = 179sqm

Total Internal Area = 405sqm

N.B. Areas for bungalows taken from Design and Access Statement + Planning Officers Report

House Gross External Area = 358.8sqm

Bungalow Gross External Area = 99.8sqm

Total External Area = 458.6sqm

House Gross Internal Area = 280.1sqm

Bungalow Gross Internal Area = 87.5sqm

Total Internal Area = 367.6sqm

N.B Areas taken from CAD Applcated Drawings

5:05 Design



5:05 Design



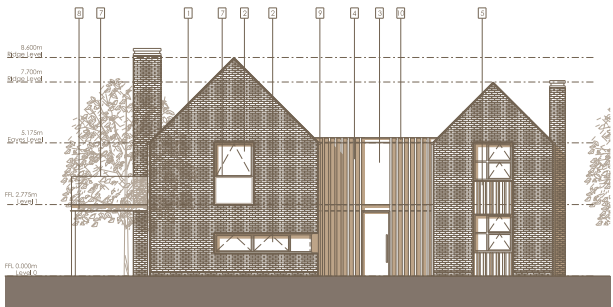
Front Entrance Visual

5:05 Design



5:05 Design

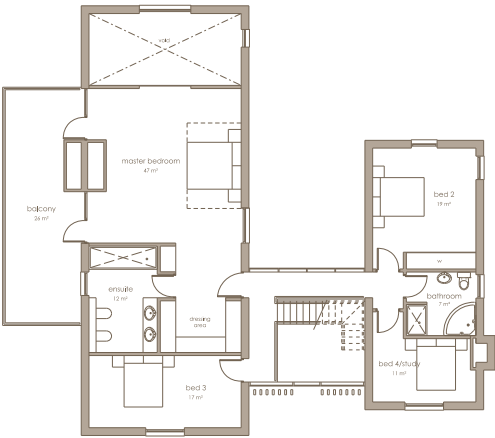
House



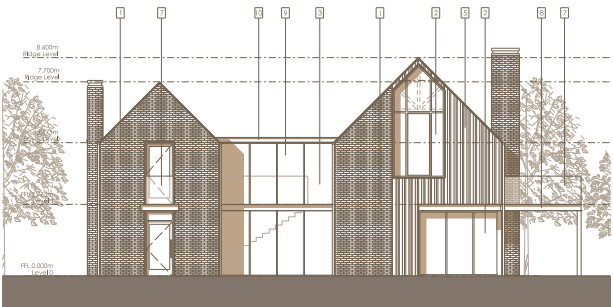
Front Elevation A



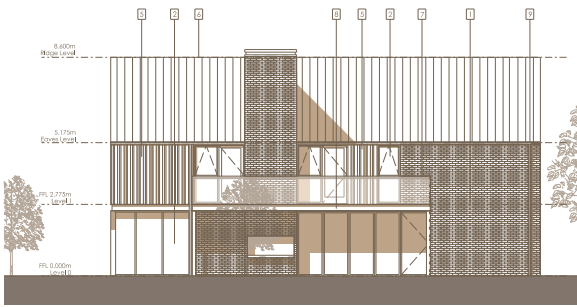
Side Elevation B



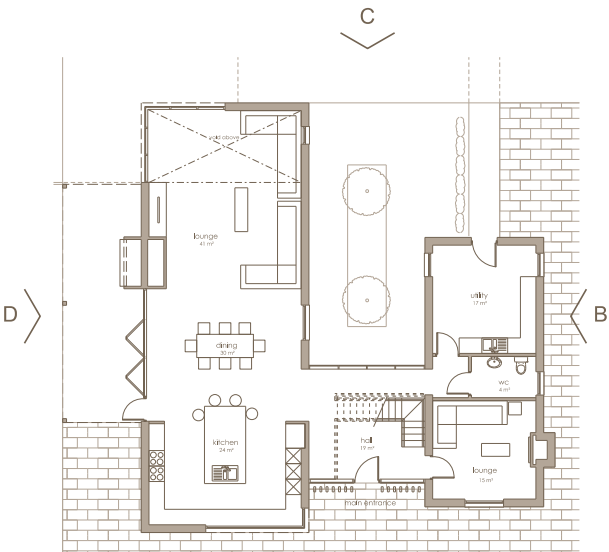
First Floor Plan



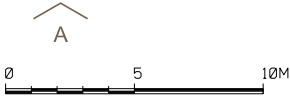
Rear Elevation C



Side Elevation D

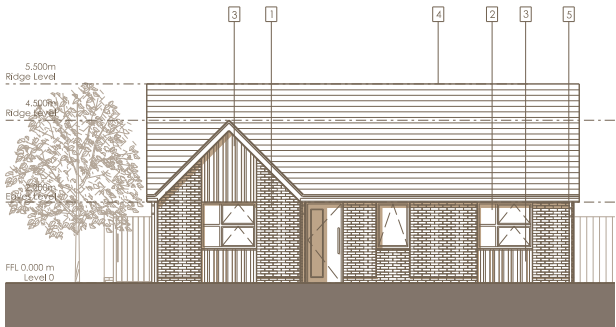


Ground Floor Plan

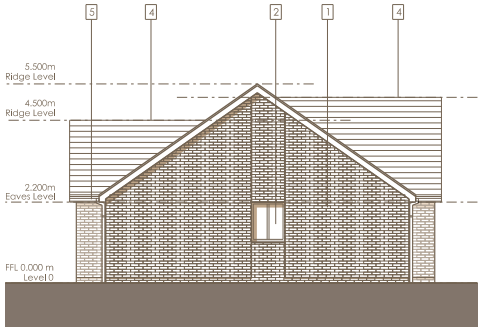


5:05 Design

Bungalow



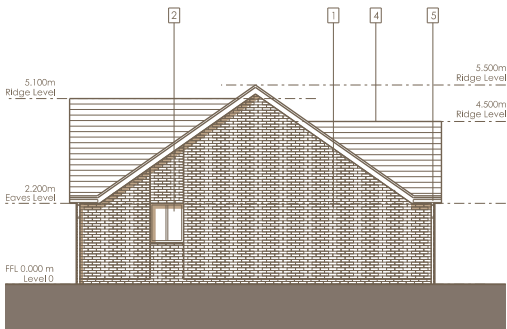
Front Elevation A



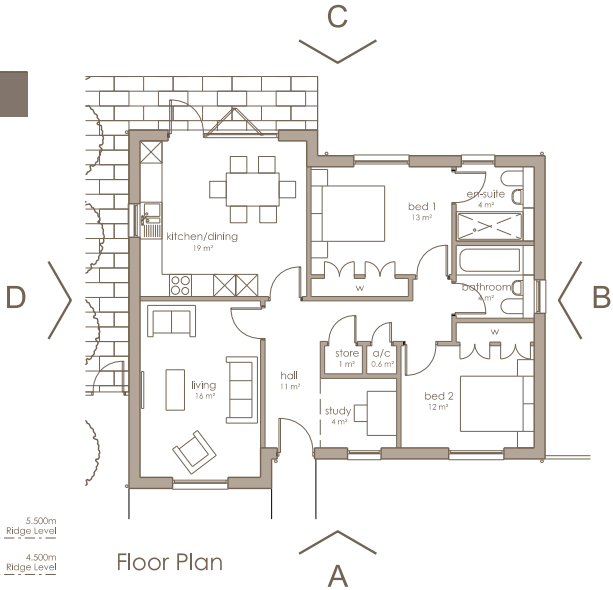
Side Elevation B



Rear Elevation C



Side Elevation D



Floor Plan

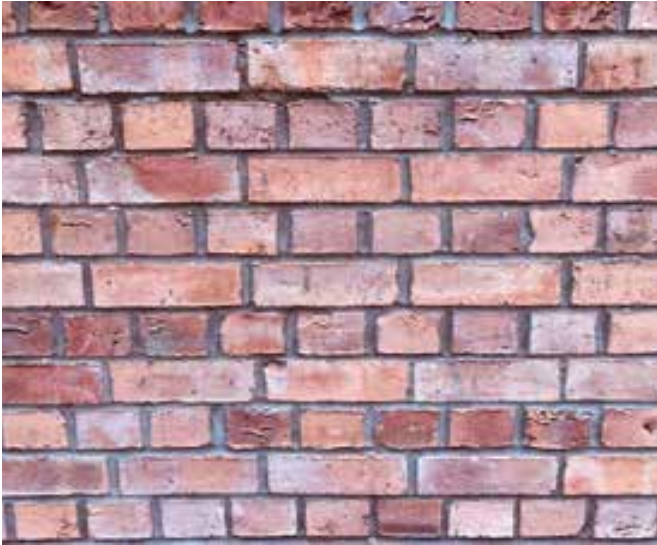
5:05 Design

House



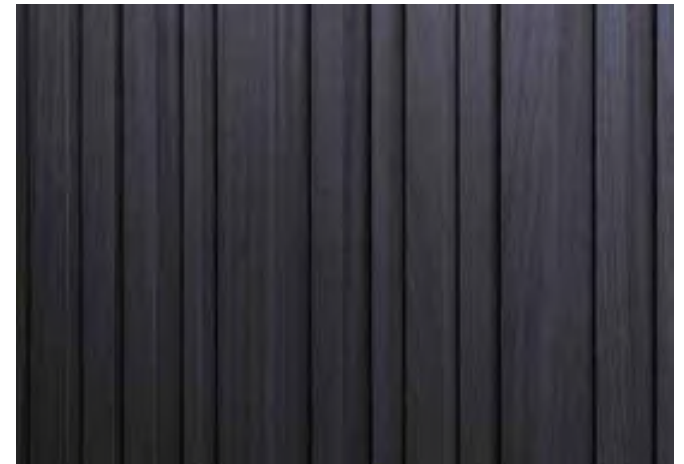
5:05 Design

Brickwork



5:05 Design

Timber Cladding Detail



5:05 Design

Timber Cladding Detail



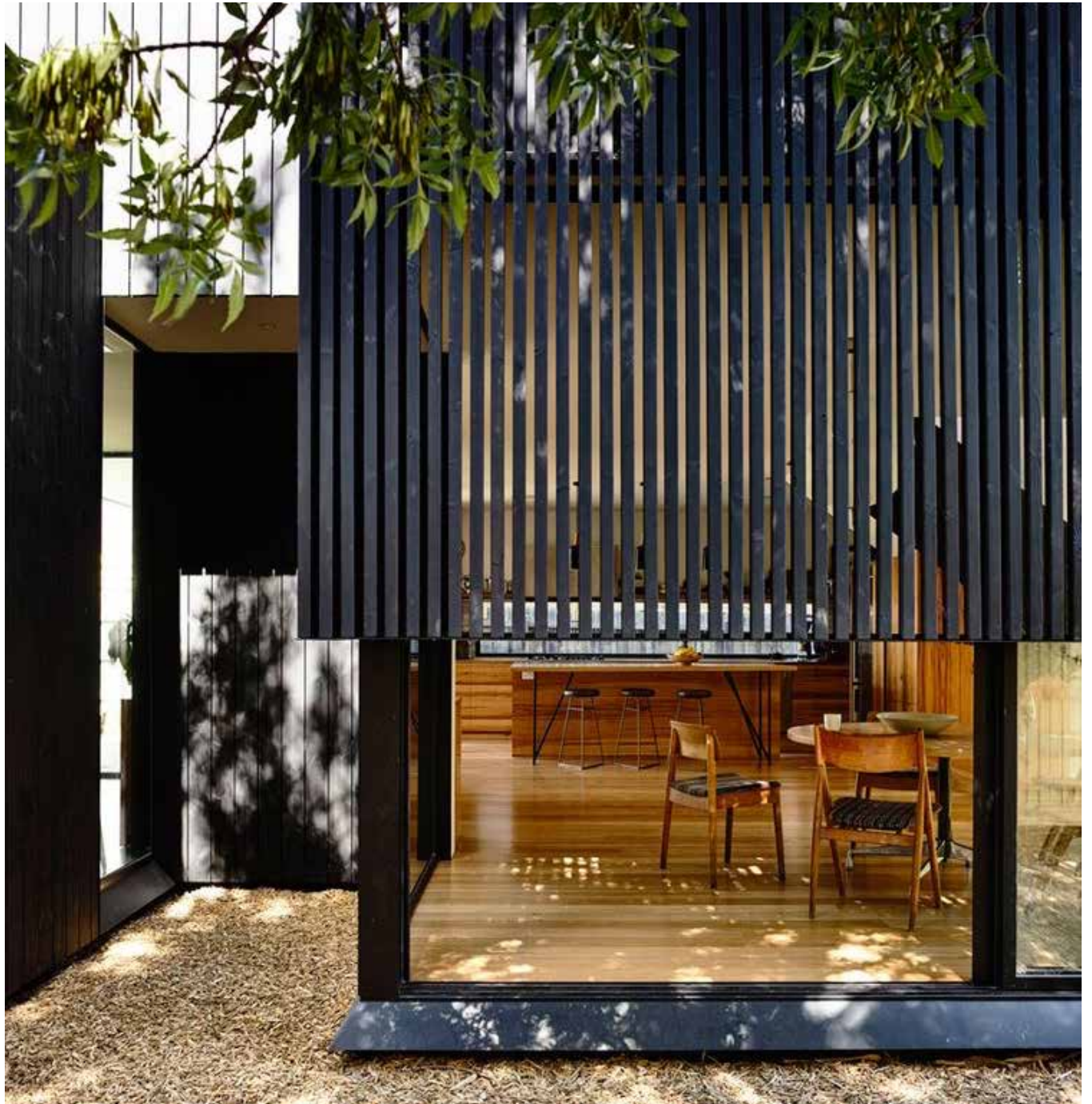
5:05 Design

Vertical louvres



5:05 Design

Vertical louvres



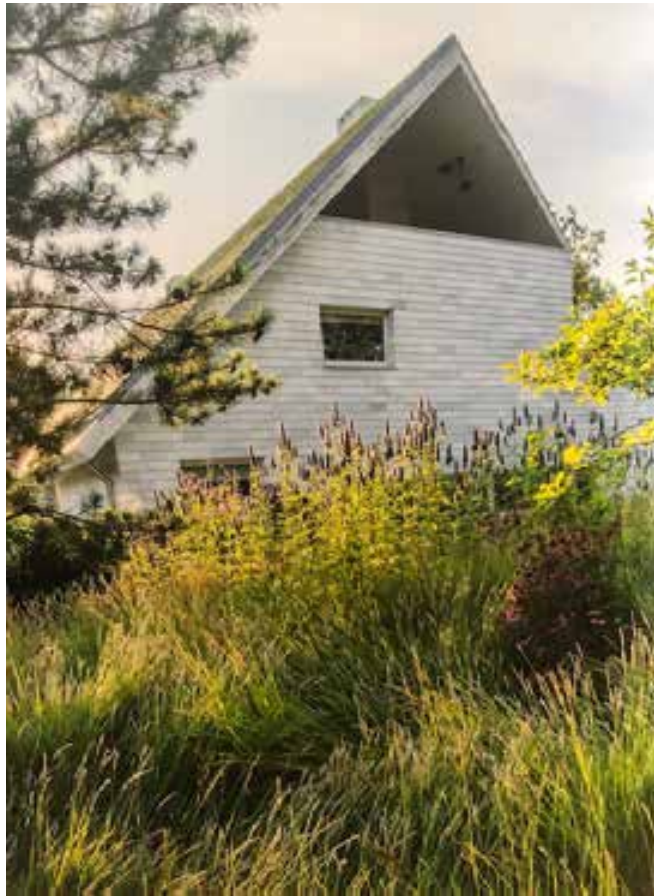
5:05 Design

Roof



5:05 Design

Landscape



5:05 Design

Landscape



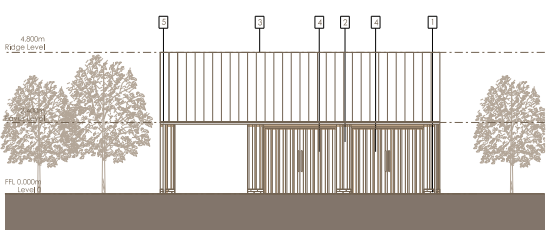
5:05 Design

Boundary Wall/Fence

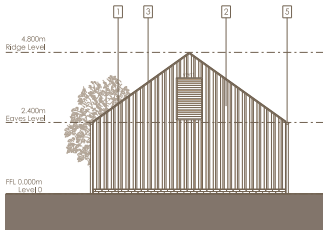


5:05 Design

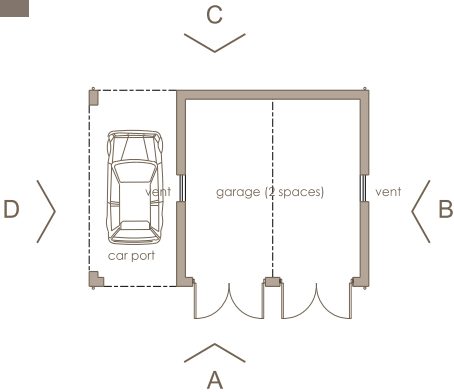
Garage



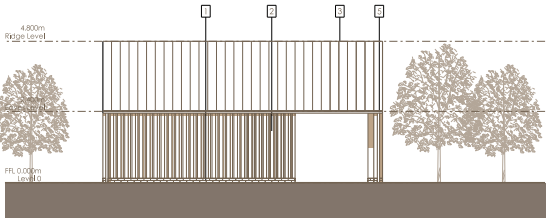
Front Elevation A



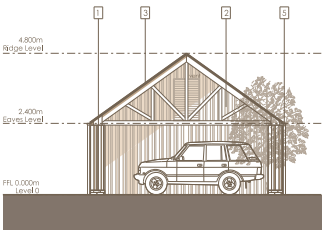
Side Elevation B



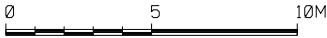
Floor Plan



Rear Elevation C

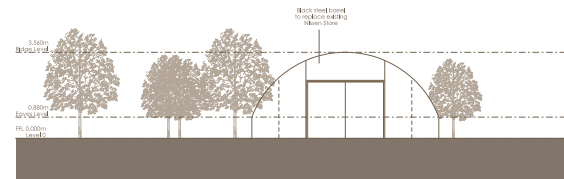


Side Elevation D

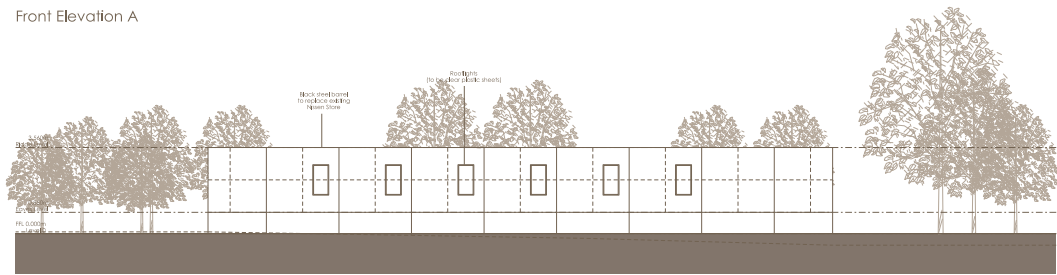


5:05 Design

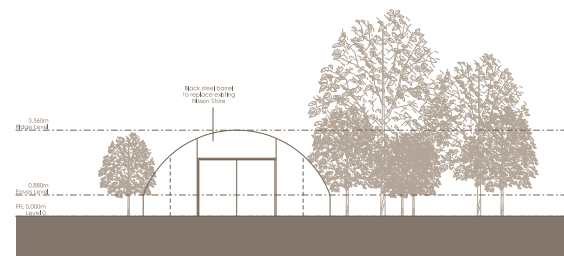
Nissen Store



Front Elevation A

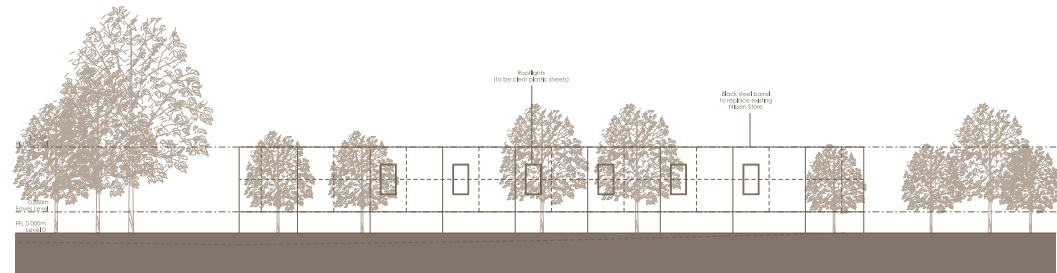


Side Elevation B

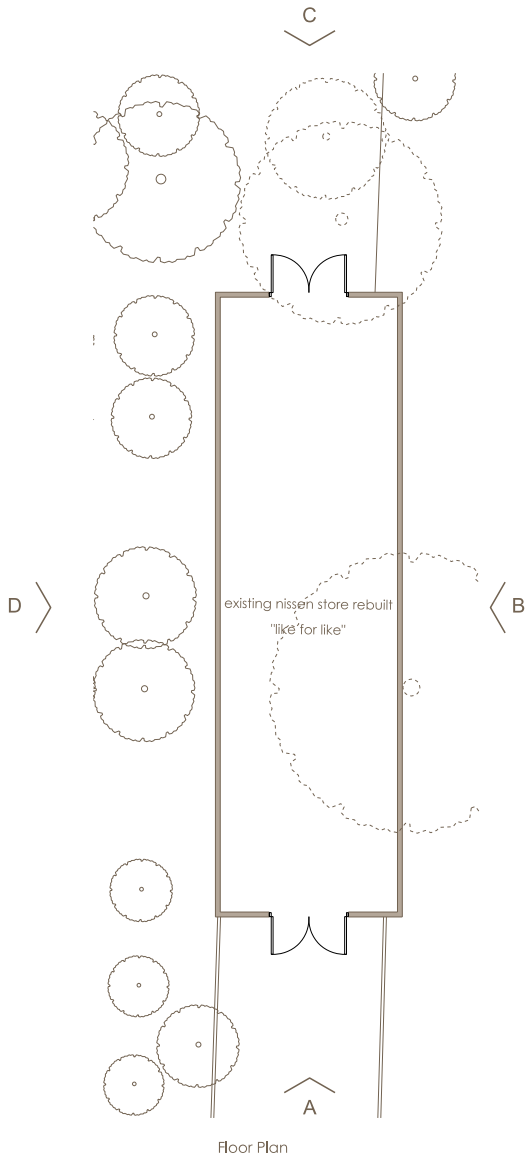


Rear Elevation C

Existing Nissen Store



Side Elevation D



5:06 Submitted Drawings

TS-GNA-XX-ST-DR-A-1000 - Location Plan

TS-GNA-XX-ST-DR-A-1001 - Existing Site Plan

TS-GNA-XX-ST-DR-A-1002 - Existing Site Plan

TS-GNA-XX-ST-DR-A-1003 - Demolition Plan

TS-GNA-XX-ST-DR-A-1004 - Proposed Site Plan showing Roof Plan

TS-GNA-XX-ST-DR-A-1005 - Proposed Site Plan showing Roof Plan COLOUR

TS-GNA-XX-ST-DR-A-1005 - Proposed Site Plan showing Roof Plan

TS-GNA-XX-ST-DR-A-1007 - Proposed Site Plan showing Ground Floor Plan

TS-GNA-XX-XX-DR-A-1100 - Proposed House Layout

TS-GNA-XX-XX-DR-A-1101 - Proposed Bungalow Layout

TS-GNA-XX-XX-DR-A-1102 - Proposed Garage and Car Port Layout

TS-GNA-XX-XX-DR-A-1103 - Proposed Nissen Shelter Layout

TS-GNA-XX-XX-DR-A-2000 - Street Elevations

5:07 Access Parking

The proposed site access is via the existing access to the Eastern side and also a proposed new access via the existing layby as the current approved scheme.

to the large number of proposed new trees the historic hedges which have been allowed to degenerate and die back are now being managed properly and all missing sections will be re-planted as part of this proposal.

5:09 Energy/ Sustainability

5:08 Trees Loss/ Replacement

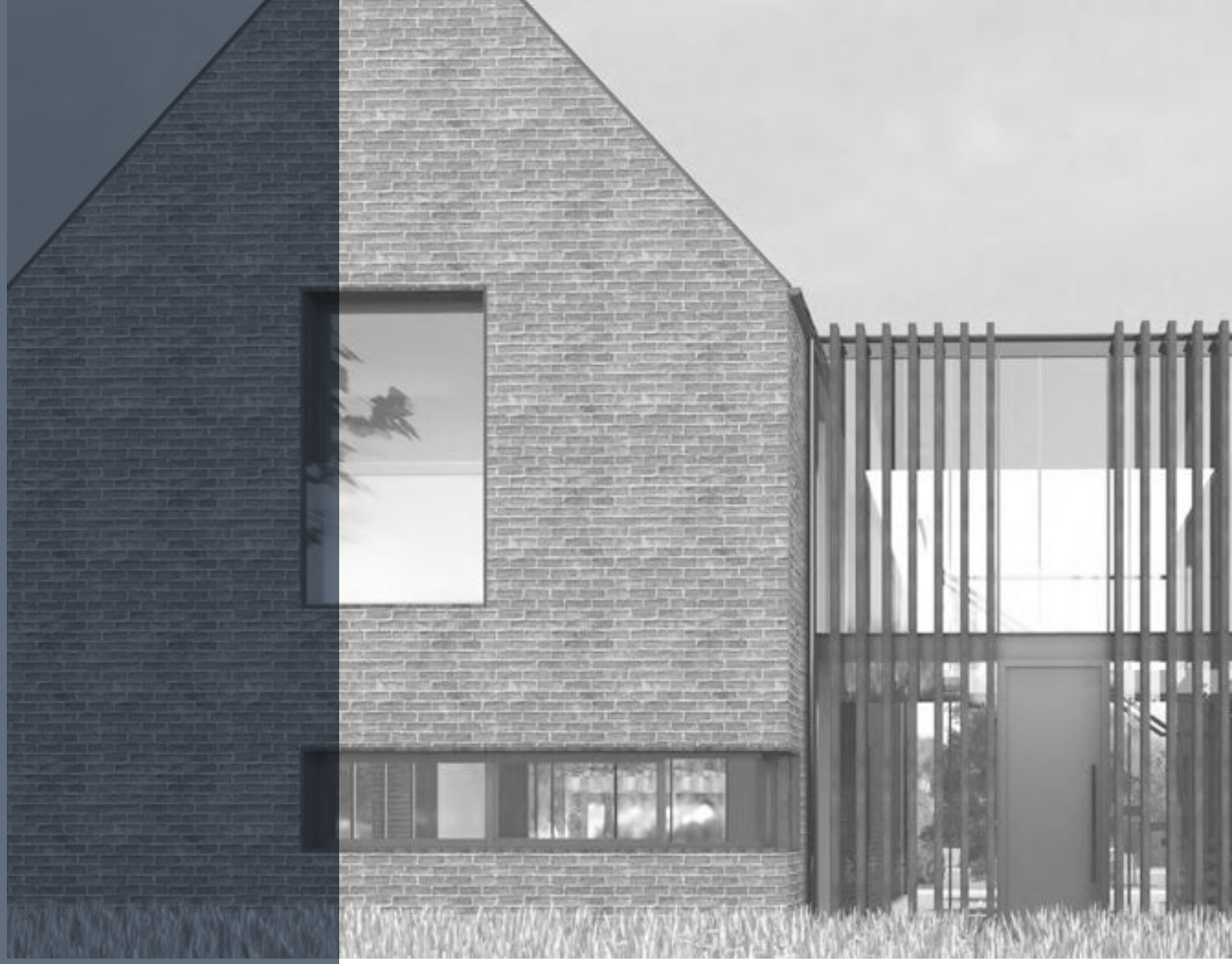
There are a number of trees across the application site most of which are retained, many are fruit trees planted as part of the original market farm and farm shop. The majority of the other trees are self-seeded.

The self-seeded hawthorn trees on the immediate proposed site for the redeveloped family house are proposed to be removed, however the proposal compromises for this loss with the additional trees bounding the driveway and the proposed new managed natural wood habitat to the south East of the site adjacent to the old Boiler house. It is proposed to include indigenous tree species such as Oak, Ash, and Hazel. In addition

The proposed buildings will utilise high level of insulation, thermal mass and make greater use of solar gain to reduce its energy requirements. The design also utilises photovoltaics reducing its overall energy usage to a minimum.

Section 6

Conclusion



The current site and buildings have not been maintained for decades, the existing house, nissen store and industrial scale glass house remains were built in the 1960's and of no architectural value. They have become an eyesore, detrimental to the area and green belt.

This proposal has been carefully considered, taking into account the local authority's design guidance and would enhance considerably the existing area. The design of two structures rotated 90 degrees to the road connected by a glass link effectively reduce the scale of the house and affords views through to the enhanced landscape beyond.

Moving the house slightly further into the site and only proposing one bungalow creates a greater sense of space and also protects two good quality fruit trees. The proposed scheme increases openness of the green belt and the style of the buildings is complementary to the typical vernacular of South Staffordshire.

The proposal includes major enhancements to the existing site ecology/habitat, these include; restoring the original hedgerows, introduction of a new natural woodland and a maintained meadow.

The current approved application sets a precedent for off-setting the area of the existing shop. The proposed house and bungalow are smaller in area than both the existing shop and house, but also smaller than the current approval for two bungalows and the existing house.

We believe this is a sensitive, well designed and considered proposal which would benefit the immediate area and have a positive impact on the green belt and local ecology, thus should be approved.

