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**PROPOSED RESIDENTIAL DEVELOPMENT
BROOK FARM, PICKFORD GREEN LANE,
COVENTRY CV5 9AQ**



1.0 Introduction

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This design and access statement has been prepared by David Fawcner Architectural Design Limited on behalf of Brook Farm, and this is to be read in conjunction with the submitted drawings outlining the proposed development.

The site is located off Pickford Green Lane has a Grade II listed farmhouse in the centre (MCT1981). There are converted barns to the East, a paddock to the South and a concrete tennis court with metal fencing and surrounding gardens to the North. Access is currently gained via a tarmac driveway from Pickford Green Lane and this continues to serve the neighbouring barns to the East.

The site proposed for development has a hedge line and drainage ditch to the Western boundary with the road, a narrow tree lined brook to the Northern boundary, and the East boundary has a timber post and rail fence amongst a collection of trees and shrubs.

The development proposals consist of the following:

- Retention of existing Grade II listed farmhouse,
- Retention of the grass paddock to the South of the site,
- Removal of tennis court,
- Removal of the concrete garage to the South East corner of the site,
- Creation of 3 new dwellings and garage building,
- New access from Pickford Green Lane,
- Associated car parking and landscaping.



NORTH

Site boundary



2.0 Existing Site

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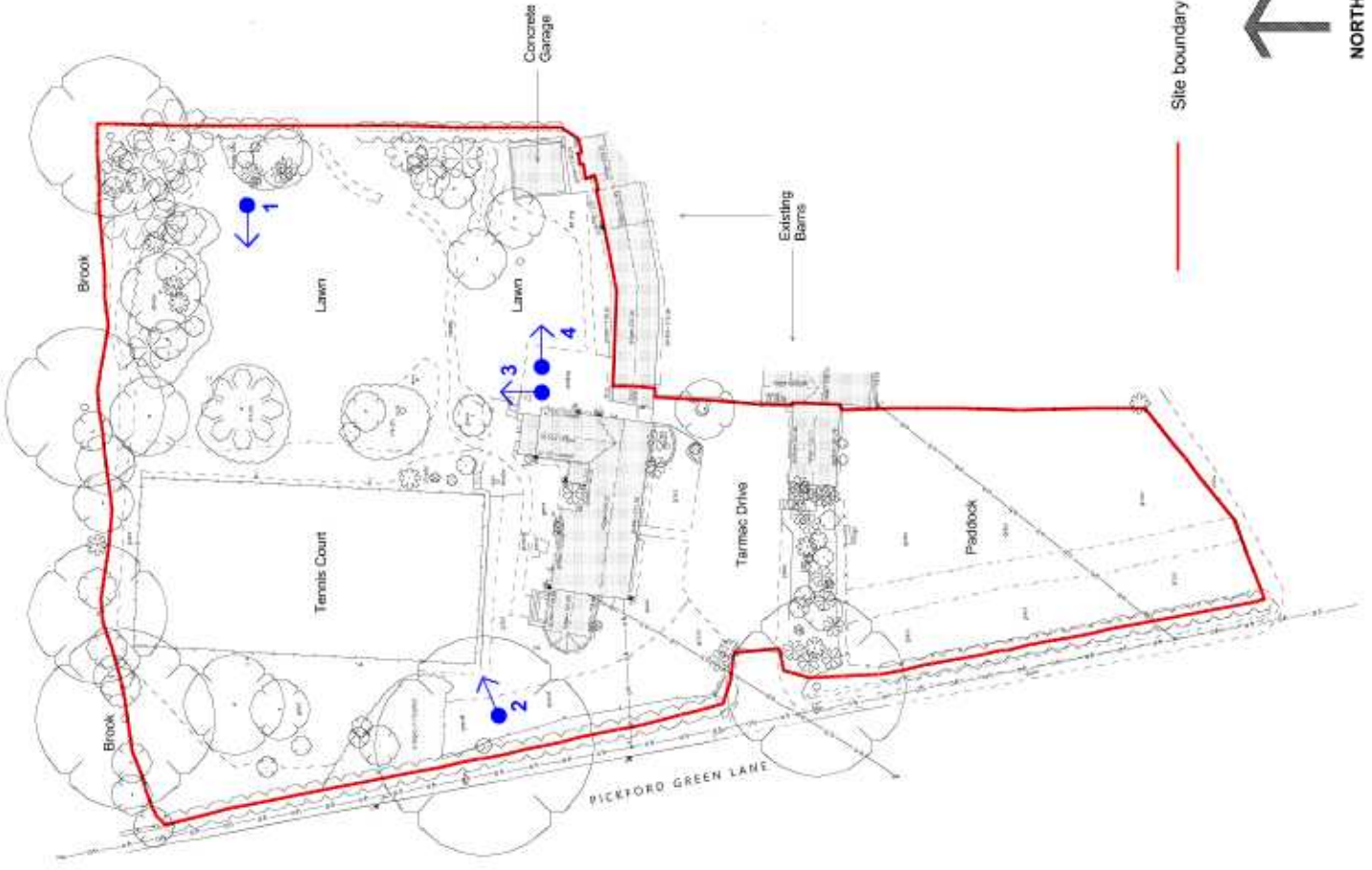
The existing site proposed for development is located to the North of the existing Grade II listed farmhouse. The current use of the area is split in 2 parts, with lawns and garden shrubs / trees to the East, and a tennis court to the West. The South East corner of the site has a concrete panelled garage, for which access is gained via a gravel driveway to the West of the farmhouse.

Access to the farmhouse is gained from Pickford Green Lane on to a tarmac drive. This also serves as a secondary access to the existing barns located to the East of the farmhouse. The barns main access is to the South of the padlock and accessed from Pickford Green Lane. This driveway is a stone drive with post and rail timber fencing forming its boundary.

The full size tennis court has a tarmac surface finish and is surrounded by a 2.4m high mesh fence. It also has floodlighting provided via 4 masts (2 either side).

The site gradually falls from the farmhouse to the North boundary where the brook is located. This level change is approximately 1.5m over 50m.

The garden is predominately turfed with small clusters of shrubs and trees. The East boundary has a post and rail fence lined with bushes and trees, but a few openings to view the landscape further to the East of the farm. The North boundary is marked by the brook and lined with trees for all but a small area to the North East where views of the fields further North may be seen. The east boundary with the road has a drainage ditch lined with a hedge and a large willow near to the farmhouse.

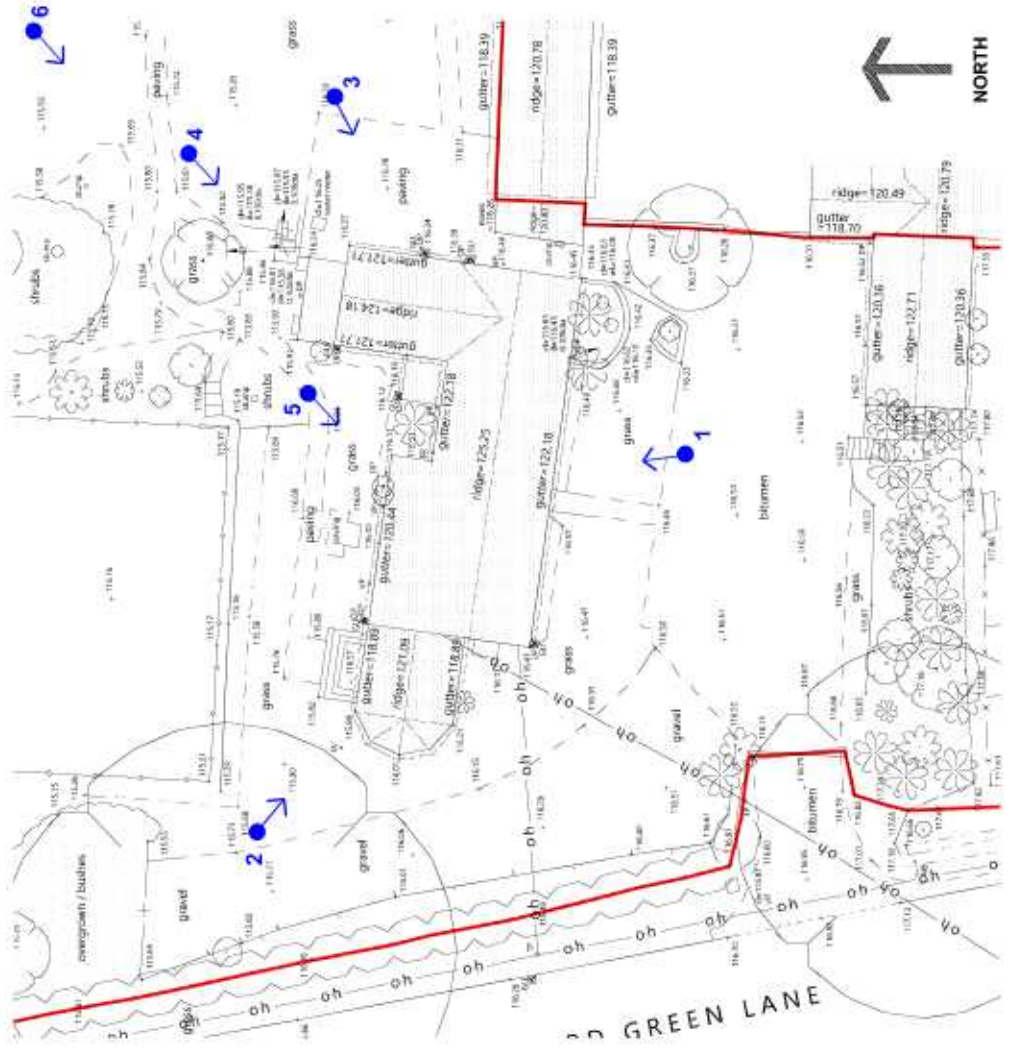


3.0 Heritage

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Brook Farmhouse (MCT981) lies centrally within the site. It was built in the late 16th century from brick in Flemish bond with light headers. It has a 20th century interlocking tile roof. The house comprises two storeys and four bays. The windows have segmental heads, and casements with glazing bars. The door, in the second bay, has flush panelled reveals, and a timber architrave with brackets and flat moulded head. There are chimneys on gables and to right of the third bay. The significance of the building lies in its architectural and historic interest as a late 16th century farmhouse. The building is situated within a modern farmyard complex, with modern buildings located within the complex to the north and north-east. Beyond the farmyard, views surrounding the farmhouse primarily comprise agricultural fields.

Photos 1 to 5 show the existing farmhouse details and material use. Photo 6 is the view looking back to the farmhouse from the North area of the garden, which in the proposals would be the view taken from the courtyard.



1



3



5



2



4



6

4.0 Neighbouring Developments

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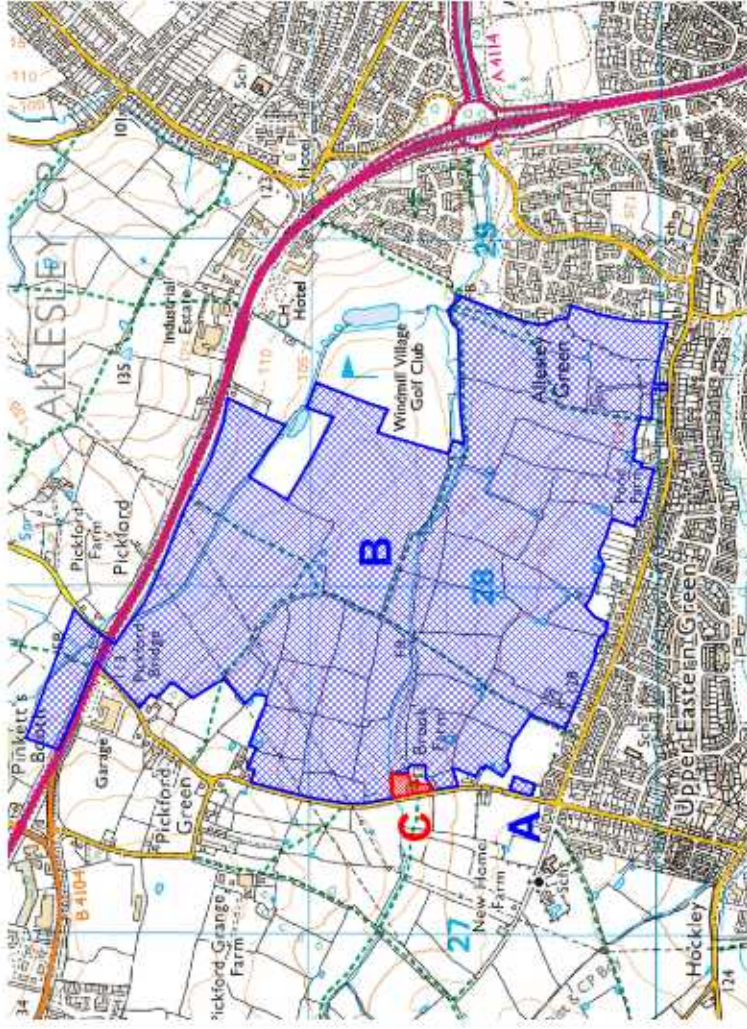
Following the declassification of green belt land to the East of Pickford Green Lane, there have been applications for submitted for the creation of new housing, as this is much needed in the area.

The smaller application (labelled A) is for 4 new detached properties opposite Eastern Green Recreation Ground and has the planning reference FUL/2018/2838.

This application has received full planning approval. Currently there is only a single metal gate providing access, so this opening is to be widened by removing some of the existing hedgerow. This is necessary to gain full pedestrian and vehicular access as well as achieving the required visibility splays.

The larger application is an outline application for 2625 dwellings, together with a school, amenity spaces and commercial developments. The application reference is OUT/2018/3225 and the site outline is labelled B. An indicative layout of the proposals is indicated below. As with the smaller scheme, the existing hedgerow along Pickford Green Lane will need to be partially removed to create the site access roads and footpaths.

The area labelled C is for the 3 dwellings proposed in this application.



4.1 Impact of Neighbouring Developments

Whilst the Developers for the outline planning application have taken due care and attention to leave a landscape buffer between Brook Farm and the development to the North, it is quite clear that the context of a working farm has all but been removed.

With Brook Farm being at the low point of Pickford Green Lane, both the developments to the North and to the South will sit much higher and mask the farmhouse from view.

The photo to the right shows the view facing North towards Brook Farm its low position. It also shows the length of hedgerow that will be removed to make way for the access road serving the arge development.



Outline Planning Application for 2625 houses and other mixed uses.
Application reference OUT/2018/3225

View North Towards Brook Farm

5.0 Proposals

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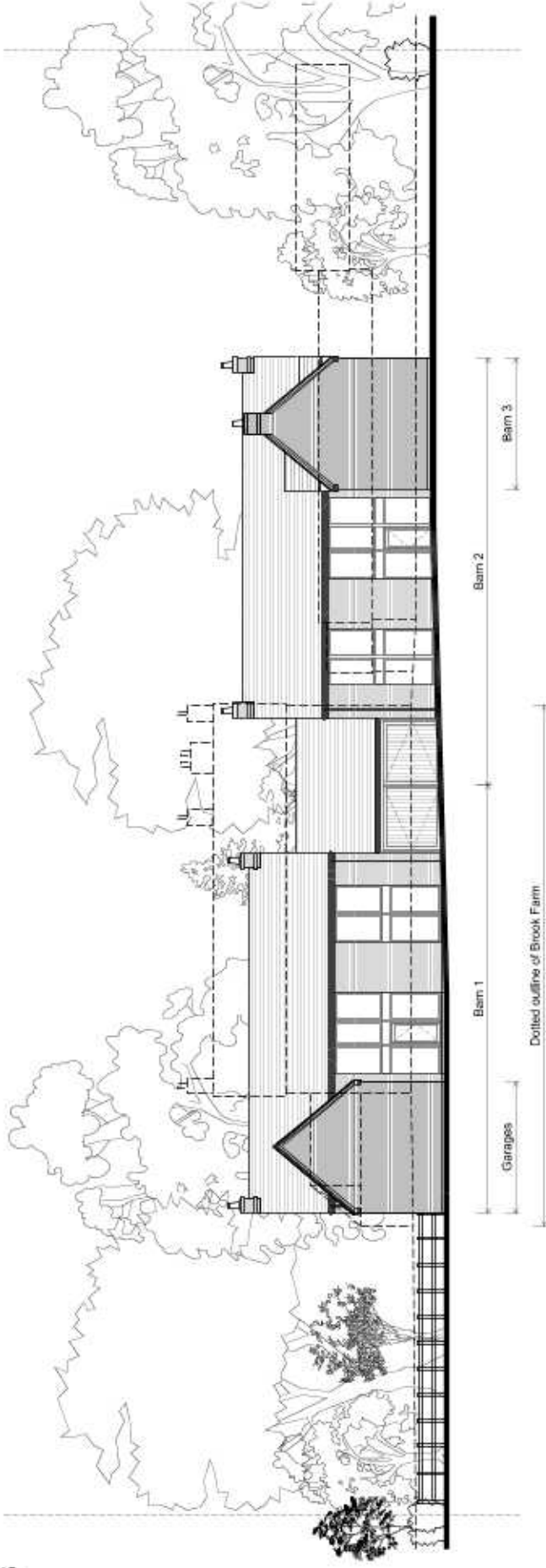
The creation of 3 dwellings forming a courtyard setting to the North of the existing Grade II listed farmhouse. Barns 1 and 2 to the North of the site are proposed to be 2 storey due to the lower site levels, with the returning Barn 3 and the Garages to the East and the West 1.5 storeys in height. It is intended for these new buildings to be subservient to the farmhouse and have an appearance of a farm utility building.

5.1 Access

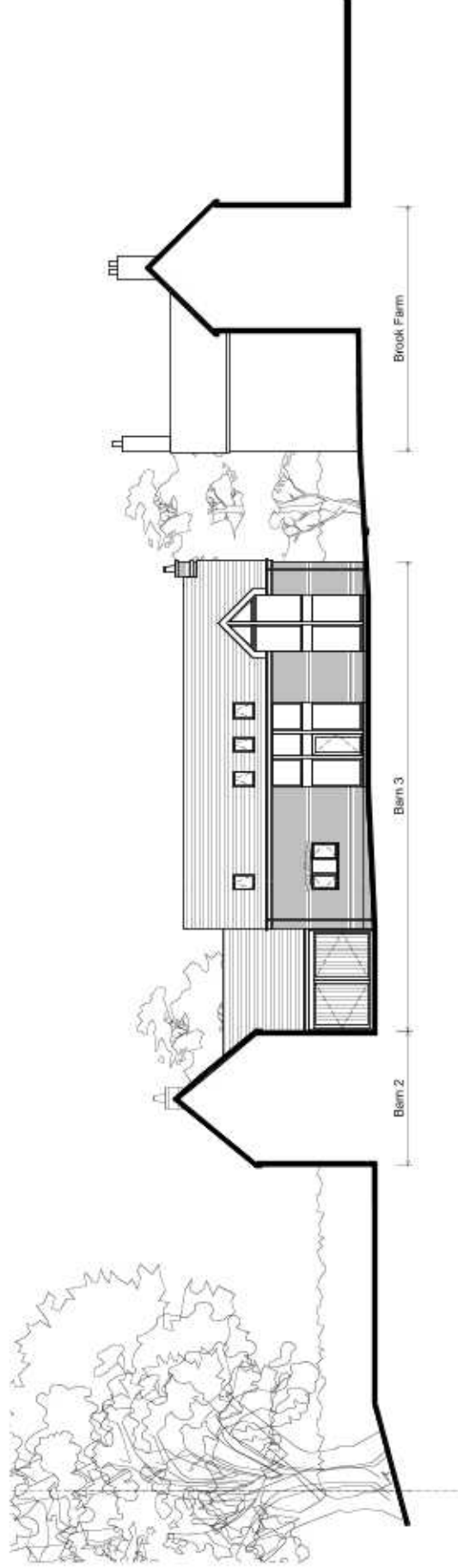
1. This access point to the South of the paddock serves the original barns. The track is narrow and has a rough stone finish with patches of tarmac. The track has a grass verge and is lined with timber post and rail fencing.
2. This is the main access to the farmhouse shaped into the hedgerow and finished in tarmac.
3. This is the proposed new access to serve the new buildings. As with access point 1, the intention is to create a narrow stoned access road that passes between Barn 1 and the Garages into an open courtyard area. The drive is lined with timber post and rail fencing and a grass verge.



5.0 Proposals



Proposed Site Section AA



Proposed Site Section BB

5.0 Proposals

5.2 Design - Barns 1 and 2

The proposed Barns 1 and 2 are very similar, albeit hanted about a central axis. The form of the buildings is in keeping with the design guidelines for developments in the Ancient Arden. The proposal is a narrow linear building with gabled ends with chimneys and a low eaves to limit the overall height.

The material palette is predominantly taken from the existing buildings around the site and consist of the following:

Brickwork: Red facing brickwork to compliment original farmhouse.

Roof: Plain clay tiles to match existing buildings.

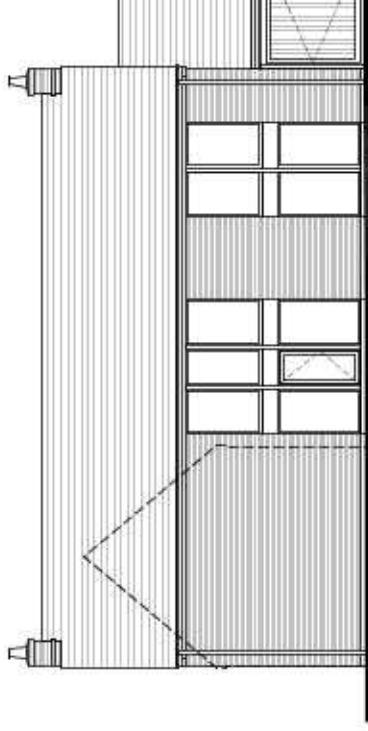
Doors: Hardwood framed and panelled doors.

Windows: (feature) Full height (floor to eaves) windows / screens to be oak framed similar to the photo below.

Windows: (general) Double glazed UPVC with slender frame to compliment existing farmhouse.

Features: Brick arches to all window and door openings to compliment the existing farmhouse.
Dentil brickwork to roof eaves and gable roof verge.

RVP's: All rain water goods to be black painted aluminium.



Typical Barn Front Elevation (Barns 1 and 2)



Typical Barn First Floor Plan (Barns 1 and 2)



Typical Barn Ground Floor Plan (Barns 1 and 2)

5.0 Proposals

5.3 Design - Barn 3

As Barn 3 is positioned in a raised part of the site, it is proposed to build up to 1.5 storeys to the eaves to maintain a building subservient to the original farmhouse.

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The material palette is predominantly taken from the existing buildings around the site and consist of the following:

Brickwork: Red facing brickwork to compliment original farmhouse.

Roof: Plain clay tiles to match existing buildings.
Velux rooflights to elevation facing courtyard.
Traditional dormers to the rear elevation facing East.

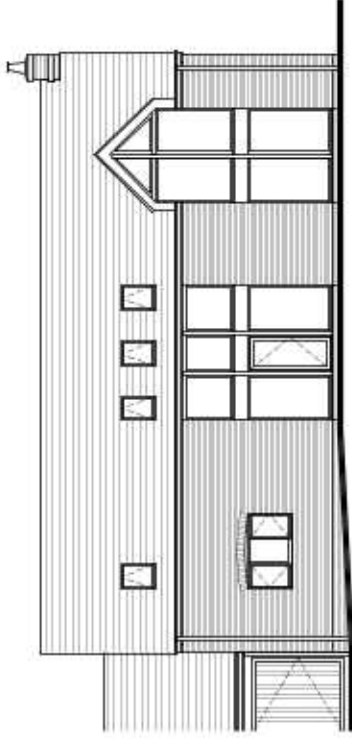
Doors: Hardwood framed and panelled doors.

Windows: (feature) Full height (floor to eaves) windows / screens to be oak framed. Screen to Bedroom 1 is to extend up into dormer window similar to the photo below.

Windows: (general) Double glazed UPVC with slender frame to compliment existing farmhouse.

Features: Brick arches to all window and door openings to compliment the existing farmhouse.
Dentil brickwork to roof eaves and gable roof verge.

RVPs: All rain water goods to be black painted aluminium.



Barn 3 Front Elevation



Barn 3 First Floor Plan



Barn 3 Ground Floor Plan

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The material palette is predominantly taken from the existing buildings around the site and consist of the following:

Brickwork: Red facing brickwork to complement original farmhouse.

Roof: Plain clay tiles to match existing buildings.
Velux rooflights to elevation facing courtyard.

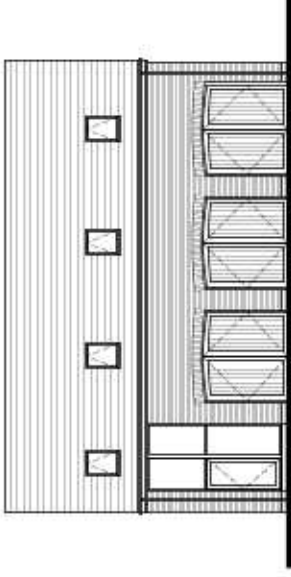
Doors: Hardwood framed and panelled doors.

Garage Doors: Hardwood doors similar to the photo below.

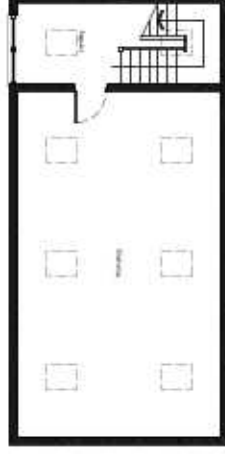
Windows: (feature) Full height (floor to eaves) windows / screens to be oak framed.

Features: Brick arches to all window and door openings to complement the existing farmhouse.
Dentil brickwork to roof eaves and gable roof verge.

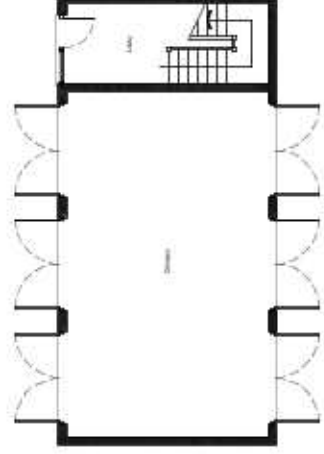
RWP's: All rain water goods to be black painted aluminium.



Garages Front Elevation



Garages First Floor Plan



Garages Ground Floor Plan

