

WILSMERE DOWN FARM, CAMBRIDGE

Planning support services and coordination/production of a Design and Access Statement for a replacement dwelling



The existing farmhouse at Wilsmere Down Farm was in poor condition, with a layout not well suited, or adaptable, to modern day living.

Following pre-application consultation, an illustrated Design and Access Statement was submitted to South Cambridgeshire District Council for a replacement dwelling - to be the single, principal dwelling on a 250 hectare farmed holding.

The siting of the new dwelling benefitted from considerable and mature tree cover around the property, resulting in no greater impact on the local area or landscape character. All existing trees and hedgerows around the property were retained, providing a mature framework and significant screening for the replacement dwelling.

Protected Species surveys were undertaken and a likely brown long-eared bat roost was confirmed within the farmhouse. A bat mitigation strategy was also prepared.

Proposals were reviewed alongside relevant policies of National Policy and the District Core Strategy and the scheme was compliant with all relevant policy requirements.

The design proposals which followed best practice guidance for sustainable development, were considered beneficial for the landscape character of the surrounding land, whilst the replacement dwelling proposal was considered both policy compliant and sensitive to the defining characteristics of the area.

Architects Francis Terry and Associates

REF: MLA PFS 19