

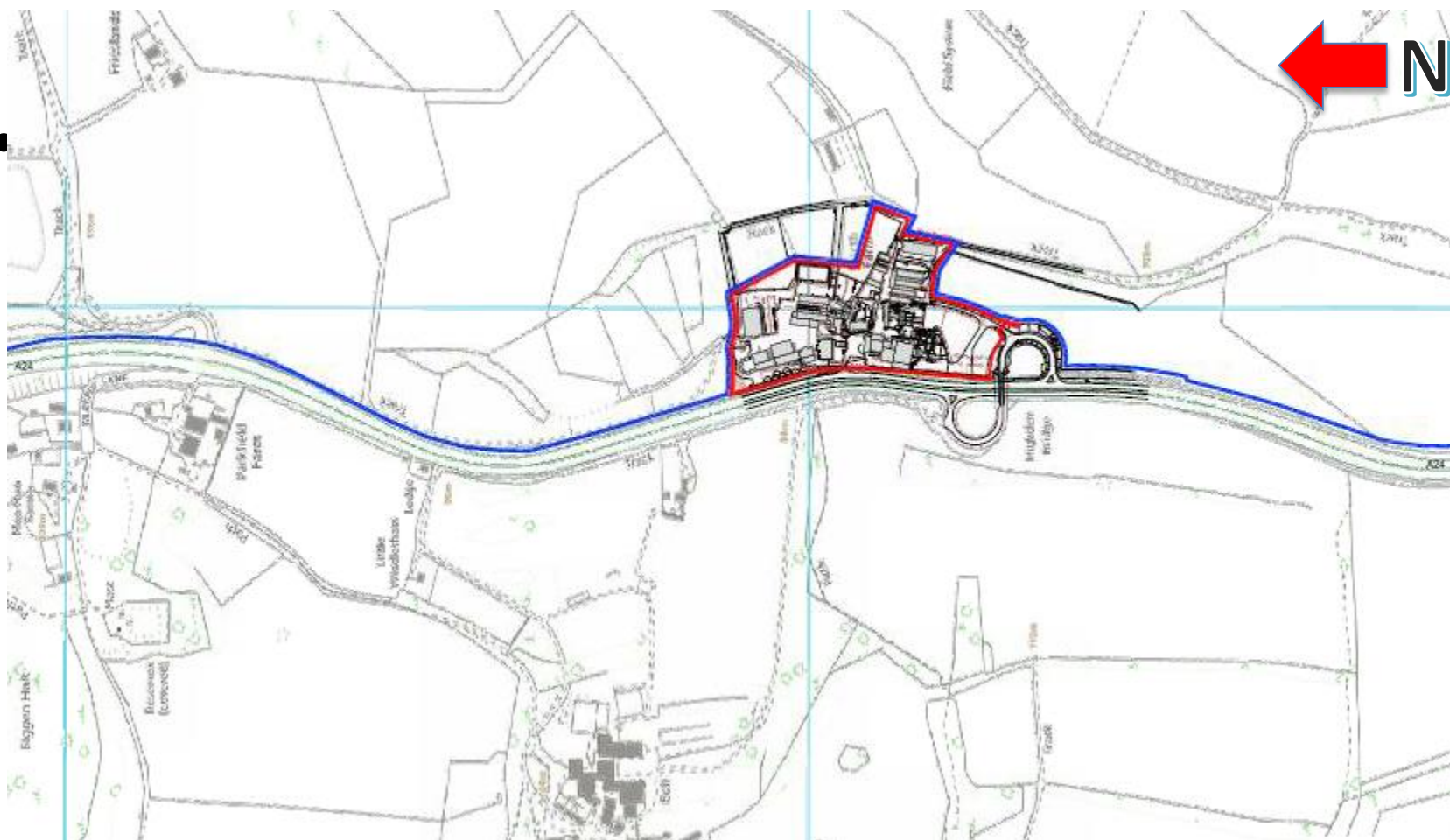
# Planning Committee Meeting

## 14 February 2019

### Agenda Item 9

North Farm, London Road, Washington  
SDNP/18/04995/FUL







# Proposal

Phase	Proposed Development
Ia (FULL)	Demolition of existing buildings and construction of 3 new units with associated parking, landscaping and SuDS
Ib (FULL)	Demolition of existing wine and general stores and construction of new wine stores, conversion of threshing barn and animal shelters to create café, kitchen, shop, reception and public entrance (all associated with the winery). Closure of existing access from A24 through creation of double bund; improvements and extension of access from grade-separated junction. Associated parking, landscaping and SuDS. Provision of detached garage for farmhouse
2 (OUT)	Demolition of existing buildings and construction of up to 6230sqm of commercial floorspace, with associated parking, landscaping and SuDS
3 (OUT)	5no. Self-contained holiday units





# Masterplan

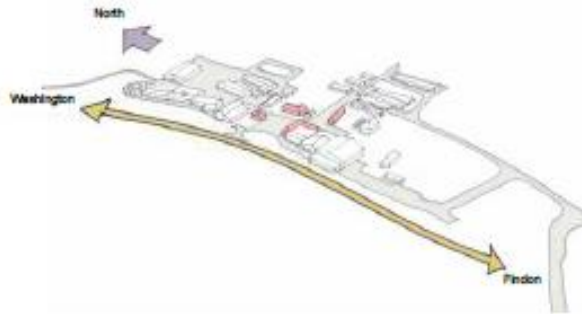




# Principle of Development



# Landscape, Heritage and Ecology



Settlement Pattern



Views



Vegetation



Existing condition





# Landscape, Heritage and Ecology

Fig 1.08 Historical map extracts



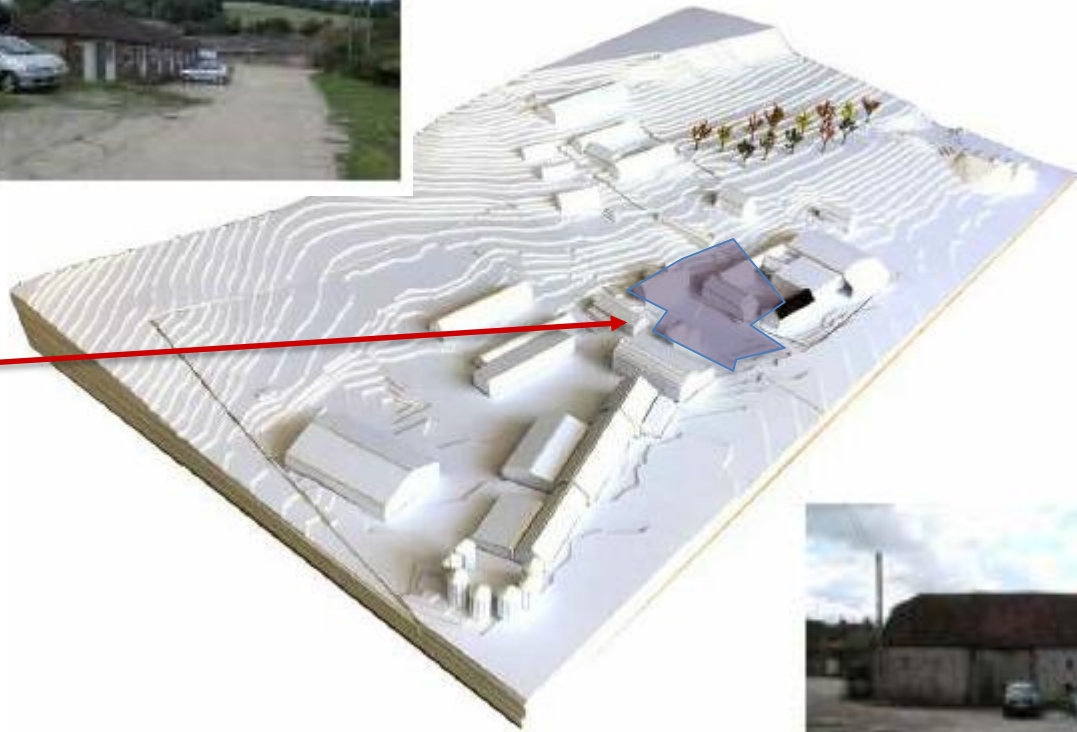
Figure 1 North Farm as shown on a Survey of the Manor of Washington, 1739  
© WSRO Winton MSS 5592



Figure 2 Washington and Finden, North Farm, c.1825  
© WSRO Winton MSS 5629



Figure 3 Washington Tith map, 1839  
© WSRO



# Landscape, Heritage and Ecology





# Design



Fig 3.09 Parameter Plan - Building Zones Heights

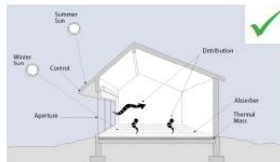


Fig 6.01 Use building orientation to maximum advantage



Fig 6.02 Incorporate appropriate design of external services

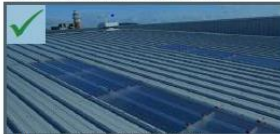


Fig 6.03 Maximise natural daylighting within buildings



Fig 6.04 External services to complement external building appearance



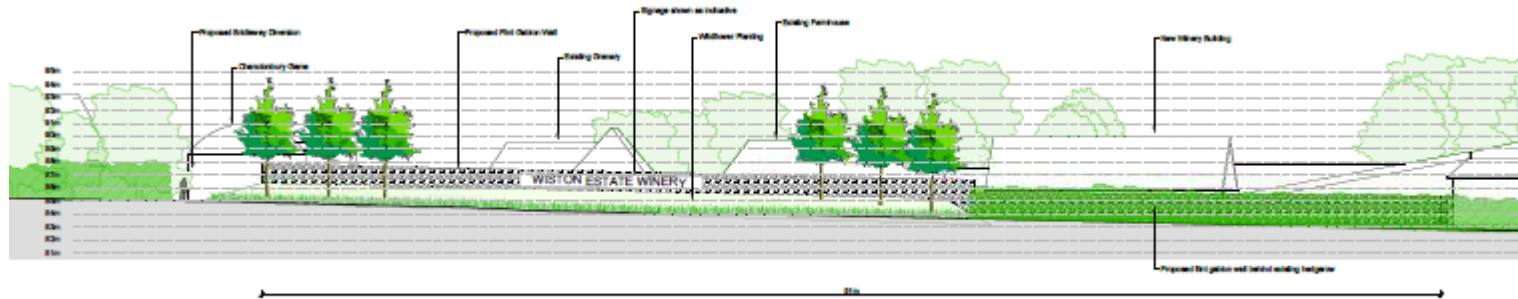
Fig 6.05 External services to be appropriate to their surroundings



Fig 6.06 Maximise natural daylighting within buildings



# Access, Highway Safety and Sustainable Travel

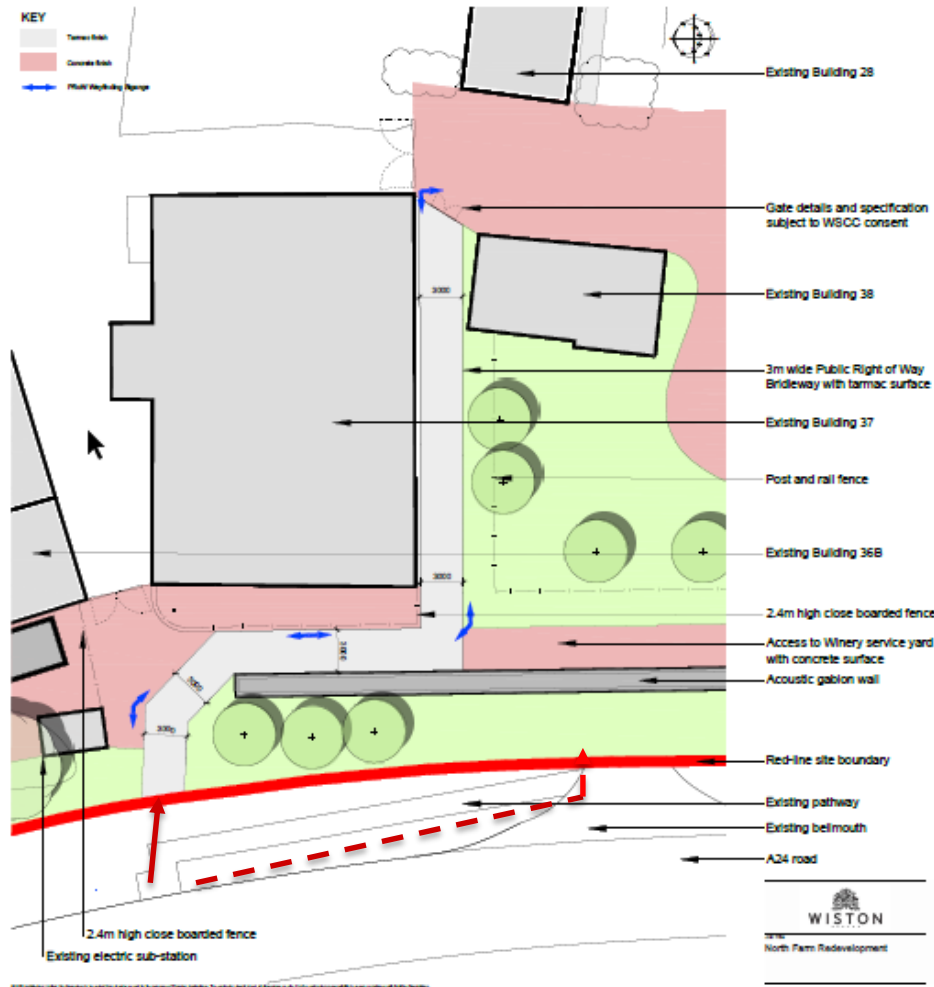


6. SUSTAINABLE ACCESSIBILITY





# Proposed Right of Way Diversion



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07.06.10

WISTON

Site Illustrative Masterplan



# Recommendation

That planning permission be granted, subject to the conditions set out in Section 10 of this report and subject to the completion of a S106 Agreement, the final form of which is delegated to the Director of Planning, with obligations relating to:

- Delivery of the permissive path
- Landscape Management Plan (including SuDS)
- Phasing of development and associated studies



# Conditions and S106 Agreement



Fig 6.13 Heavily engineered solutions to be minimised



Fig 6.14 Natural features such as infiltration basins to be used



Fig 6.15 Permeable hard landscaping to be used as a SUDs solution



Fig 6.16 Natural features such as infiltration basins to be used



Galvanised trapezoidal profile metal sheets



Vertical timber wall rainscreen cladding



Galvanised trapezoidal profile metal sheets

The new Phase 2 commercial buildings should refer to the materials used in Phase 1 to ensure that a similar palette of materials is used to create a unified design aesthetic for the whole site.

A range of materials are shown on this page for guidance but are not exhaustive of the finish, size, texture of materials that are acceptable to be used.

This natural palette of materials should be used as a starting point for the cladding options for the new Phase 2 buildings, with particular attention given to the immediate surrounding buildings, and their materials, where the new building will be located.

A variety of materials should be used within the new buildings to avoid a single material finish becoming visually dominant and to visually break up the massing of the new large commercial units.



Brickwork



Horizontal timber wall cladding





