





Contents

Executive Summary

1.0 Introduction

- 1.1 Project Description
- 1.2 Location
- 1.3 Use
- 1.4 Existing Site
- 1.5 Background

2.0 The Proposal

- 2.1 Brief
- 2.2 Masterplan
- 2.3 Homestead Design
- 2.4 Walled Garden Design

3.0 Layout

- 3.1 New Homestead
- 3.2 Walled Garden
- 3.3 New Farm Yard and Buildings

4.0 Appearance

- 4.1 Materials
- 4.2 Sustainability
- 4.3 Lighting

5.0 Scale

- 5.1 Existing and Proposed Buildings
- 5.2 The Farmland Masterplan

6.0 Access

- 6.1 The Farm
- 6.2 New Farm House
- 6.3 New Homestead
- 6.4 Walled Garden
- 6.5 New Land Management Buildings

7.0 Conclusion



Executive Summary

This application is for a carefully considered and referenced proposal to redevelop a small rundown farm into an ecologically sensitive modern farm. The farm will be the primary residence of the Applicant.

The proposal goes beyond the design of a sustainable and sensitive contemporary house, as it seeks to regenerate the farm land itself which has fallen into disrepair in recent years.

The relationships between the proposed buildings references the patterns developed over the years on farms within the region. The position of the proposed new homestead responds appropriately to the surrounding landscape and maximises the sustainability benefits of being oriented correctly.

The new farm house is a contemporary and innovative design which promotes a high level of sustainability and will help raise the standard of design more generally in an area.

Good contemporary design can be appropriate in a rural setting and vernacular styles or pastiches are not a pre-requisite provided the quality of design and design process are of the highest quality.

The building seeks to conserve its secluded setting by sitting down into the existing 'bottom' of the dry valley and benefits from carefully positioned full height glazed openings allowing light in and views through the building which tie it to the beautiful rolling landscape beyond. The quality of design seeks to avoid a rigid intrusion or suburban form. The building does not impose itself on the landscape but emerges from the landscape and becomes part of the landscape.

The underlying theme running through the entire concept is sustainable design. The proposed new house includes high performance materials, insulation and glazing, along with low energy fixed equipment and appliances. Heat producing equipment will be highly efficient and will utilise renewable sources where technically feasible.

By adopting improvements associated with the building fabric and construction techniques, along with the introduction of a PV array and heat pump technologies, the new dwelling reduces CO2 emissions over building regulations by approximately 44% and reduces energy consumption by approximately 26%.

Sustainable investment into the site as a whole will be made, with the applicant considering the inclusion of new varieties of planting such as vines, lavender and wild flowers, moving away from the traditional arable agriculture to a contemporary and environmentally sympathetic milieu which would appear to be more in keeping with current Government's Sustainable Development Goals.



FIG 01 - EXISTING SITE PHOTOGRAPHS

1.0 Introduction

1.1 Project Description

Demolition of all existing buildings and the construction of a new farmstead comprising of a new house with a walled garden, access drive and associated landscaping, and the construction of a replacement land management building with yard and stable block.

1.2 Location

Bighton Bottom Farm, Bighton Lane, Gundleton, Alresford, SO24 9SW.

The site is set within an attractive and visually large scale agricultural landscape. It is secluded, with no immediate neighbours. Both Gundleton to the north and Bishops Sutton to the south are separated from the farm by the topography with ridges preventing views into or out of the core of the farm.

The existing buildings are located in an area that slopes down from north to south through approximately 3.5 m, which equates to a 1:20 slope.

1.3 Use

The site is currently a working farm, including a single farm house and 3 large agricultural barns. The total site area is 82 acres and the fields surrounding the buildings comprise of meadow grass/pasture and arable land.



FIG 02 - EXISTING SITE PHOTOGRAPHS

1.4 Existing Site

Bighton Bottom Farm lies to the south-west of Gundleton and the village of Bighton is located a mile to the north.

Currently located on the site are 3 large barns totalling 1750 sq.m and a dated, run down farm house totalling 232 s.qm. All existing buildings are currently accessed via a single narrow drive directly off Bighton Lane.

Historic maps show that, at one time, part of the site was an active chalk pit. The site has since been re-established and the entire farm except for areas of pasture is used exclusively for arable crops.

Running east to west across the site are 2 separate overhead electricity cable lines, which are supported above ground on timber poles. The applicant is currently negotiating with SSE regarding an option to bury these cables in the ground.

Cutting through the site, running approximately north/south on the western side of the property is a public footpath. The footpath connects Bighton Lane to the south with the southern edge of Bighton Village to the north.

Bighton Bottom Farm is effectively in a state of decay through lack of investment. The barns are unsightly and in poor aesthetic condition, the farmhouse needs significant modernisation, and the homestead area is littered with scrap. The existing house is thermally poor and lacks any energy efficiencies.

The proposed scheme extends beyond the construction of a new farmhouse to the regeneration of the farm in its entirety, moving away from basic arable farming to the development of a more forward-looking and ecologically sensitive and enriched farm with vines, lavender, wild flower fields, etc., and significant new planting to assist biodiversity and sustainability.

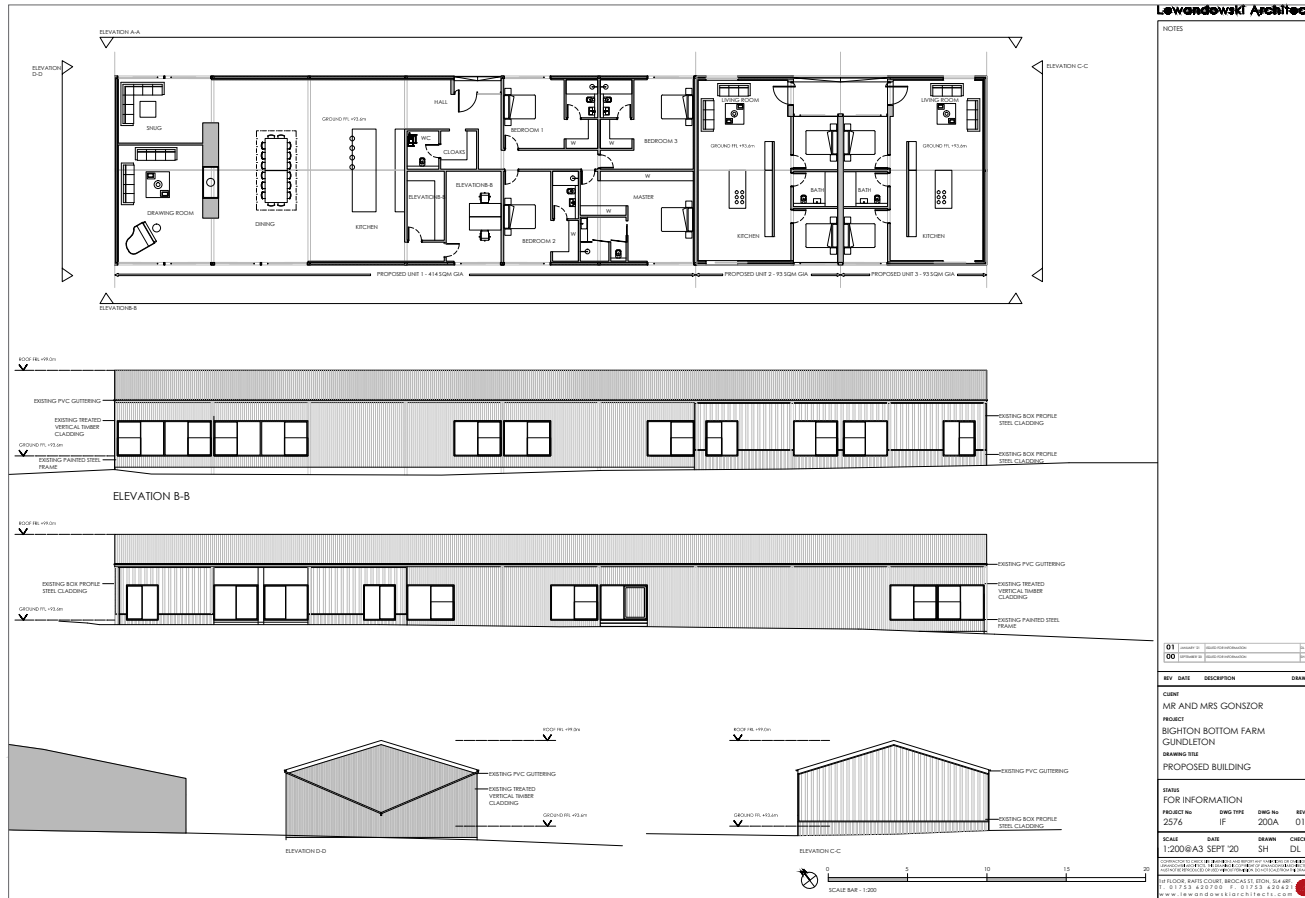


FIG 03 - A COPY OF THE AGREED CLASS Q PRIOR APPROVAL DRAWING

1.5 Background

The applicant purchased the site in September 2020 with an aspiration to relocate to the area and to build a farm and farm house fit for the 21st Century; a farm that reflects current social attitudes, environmental imperatives and technological advances.

In February 2021, a prior approval application was submitted to establish whether the conversion of one of the existing barns could be carried out in accordance with Class Q criteria and conditions.

The approval granted under application number 20/02577/ PNACOU would allow the applicant to convert one of the three large barns into 3 separate residential dwellings which, combined with the existing farm house, would mean that there would be 4 separate dwellings on the site. Implementing the Class Q prior approval remains an alternative option for the site.



FIG 04 - WATERCOLOUR SKETCH - VIEW FROM THE NORTH FIELD

2.0 The Proposal

2.1 Brief

The Applicant's brief has been clear from day one and, whilst implementing the works approved in accordance with Class Q remains an option, it does not respond to their vision.

Below is the brief we were given at the outset of the project:

Our aim is to build an exceptional and innovative farm "house" which will raise the standards of design more generally in rural areas. The house should be designed for and enhance its immediate setting, promote high levels of sustainability and energy efficiency through innovative outstanding design and be sensitive to the defining characteristics of the local area. The building should emerge out of the landscape with calm simplicity and conserve its peaceful natural surroundings and seclusion. We want to invest in and regenerate the farm land itself which has fallen into disrepair in recent years and are considering the planting of new varieties, e.g. vines, lavender, wild flowers, which would move the landscape away from traditional arable agriculture to a contemporary and environmentally sympathetic milieu which would appear to be more in keeping with current Government agricultural aspirations.

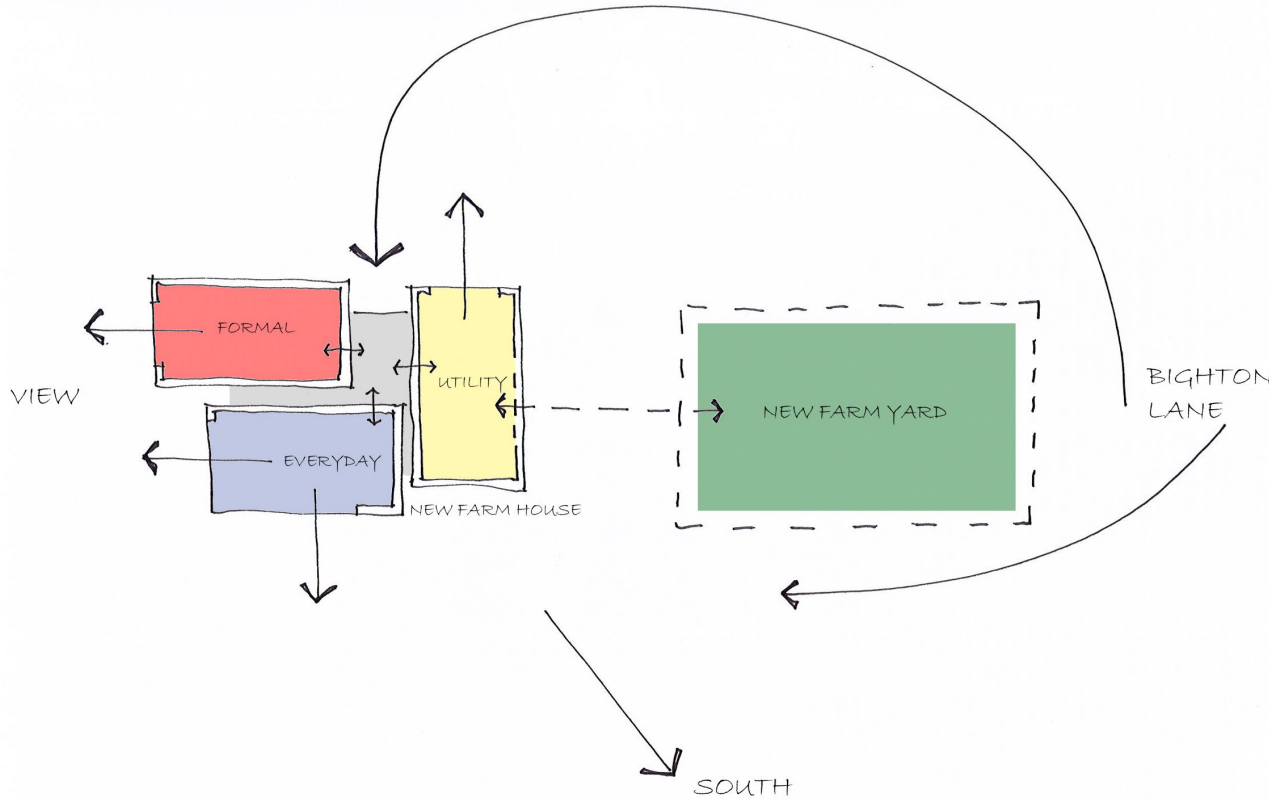


FIG 05 - MASTERPLAN DIAGRAM

2.2 Masterplan

As set out in the Applicant's brief, this project is not simply about building a new home. It is about delivering an appropriate setting in which they can enjoy the health and wellbeing benefits of living in the countryside and maximise their exposure to the natural landscape around them by creating a sensitive and open environment. They are passionate about regenerating a farm that has had no investment over recent years and creating what is perhaps best described as an ecologically sensitive modern farm.

After looking into typical and historic farmstead plans in and around the Hampshire area, an extract from a document titled *Historic Farmsteads and Landscape Character in Hampshire* produced by English Heritage, highlighted certain typical patterns in terms of relationships between the farmstead and homestead.

In Hampshire the predominant farmstead plans are either (i) linear plans, farmsteads with farm buildings attached to and in-line with the house, or (ii) by the 19th Century most farmsteads had a courtyard arrangement in different forms - farmhouses in open landscape were typically detached from the other buildings with elevations facing away from the yard and with its own gardens. In the Hampshire Downs the farmhouse is typically sited away from the yard and occasionally set at right angles.

Working conceptually with the development patterns highlighted above, the relationship between the proposed farm yard orientation, access and land around them, our aim was to position the house in a more central position, sitting it down into the lowest part of the site to help minimise impact and enhance its connection to the landscape by offering views from within and down through the valley. To achieve this, the homestead and farm yard have swapped locations. The new farm house is located on the site of the existing barns and the new farm yard will be located in the area currently occupied by the existing homestead. This arrangement provides the new homestead with a 360 degree outlook of the land around it and glimpses into the farm yard setup without compromising the views across the landscape, or the orientation benefits granted by the sun's path.

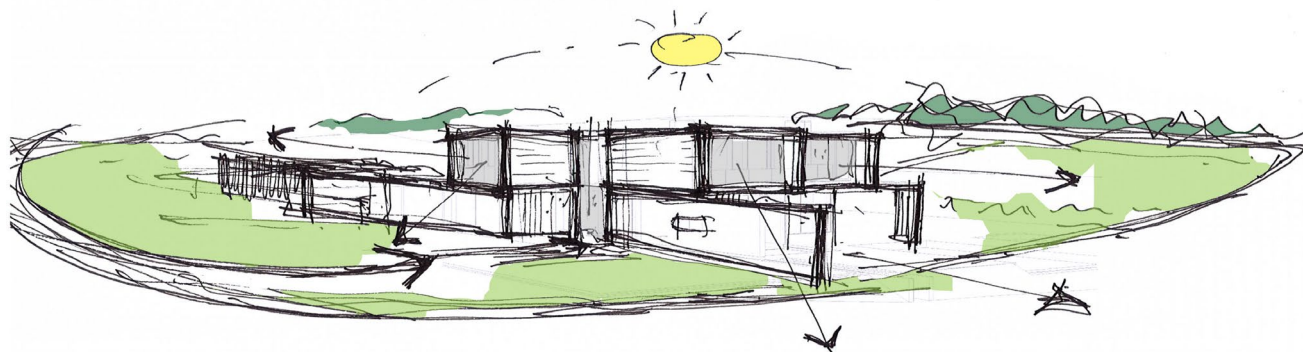


FIG 06 - CONCEPT SKETCH OF THE NEW FARM HOUSE

Beyond the proposed buildings, the Applicant has aspirations to move away from basic arable farming and develop a more forward-looking and ecologically sensitive farm with vines, lavender, wild flower fields, etc, with significant new planting to assist biodiversity and sustainability.

Access to the new farm house will be via a dedicated new drive which will sweep up from the existing access point of Bighton Lane, through the southern edge of the field to the north of the house, and down into the 'bottom'.

2.3 Homestead Design

The new farm house sits down in the 'bottom' and is orientated to utilise the natural warmth and light offered by the sun's path. It has been designed to emerge sensitively from the natural contours of the surrounding landscape.

The building's linear appearance seeks to represent and emphasise the horizontal feature of the valley running from east to west through the bottom of the site. It is intended to be an embedded, low lying horizontal form in harmony with the landscape.

The use of full height glass at ground floor and the cantilevered first floor projections create a feeling that the building has emerged from the landscape and setting to look out over the surrounding fields and immediate landscaping around the property. The clean lines and considered material palette help to unify each element of the building and conserve its setting.

The exact position of the large glazed openings have been carefully selected to maximise the views out around the farm, framing vistas and ensuring the property benefits from the appropriate amount of solar gain. The overhanging first floor and covered areas help to reduce excessive solar gain during the summer months whilst ensuring the full warming benefits are utilised in the winter.



FIG 06 - WALLED GARDEN - IMAGE BY UBU DESIGN

The ground floor openings and flush thresholds have been designed to maximise the opportunity for inside/outside space, with floor slabs bleeding from in to out, and the slightly elevated position of the floor along the southern and western edges mimics the undulating landscape, allowing the inevitable domestic space around the property to seamlessly dissipate into the surrounding pasture. The level change enables a transition between the homestead's residential curtilage without the need for a more domestic barrier in the form of a fence or hedge planting. It is not uncharacteristic for farms around Hampshire to have their own gardens and, in this instance, this requirement will be served by carefully positioned terraces, a more formal grass lawn around the building and the proposed walled garden. The edges of this 'garden area' have been designed to seamlessly disperse into the pasture beyond with use of careful planting and prairie grasses. The most 'residential' aspects are located on the western side of the new house where there are very limited opportunities for public views into the core of the site.

2.4 Walled Garden Design

The Walled Garden is a practical, cultivated patch of land sheltered by a brick or stone wall to protect plants from pests and from the elements. The walls create a microclimate for growing fruit, vegetables, plants, trees and flowers and are therefore very different to decorative gardens. They are typically situated away from the house so they do not ruin the view, but close enough to easily supply the kitchen.

The proposed walled garden has been carefully located to act as a buffer between domestic life and the needs of a modern sustainable farm house, the practical requirements of a working farm, and the need for a land management facility. It also enhances the common and traditional farm yard principles.



FIG 07 - WATERCOLOUR SKETCH - VIEW FROM THE PUBLIC FOOTPATH

3.0 Layout

3.1 New Homestead

The whole architectural experience starts at the beginning of the new drive. It is not about grandeur or statement architecture. Quite the opposite. The Applicant would prefer not to draw excessive attention to the house. Instead the entrance sequence is quiet and restrained, leading from the lane through a simple gate. The proposed vineyards will run alongside the right hand edge of the drive, and along the left hand side there will be carefully framed tantalizing glimpses of the new house. The use of pleached trees strategically positioned within the immediate landscape gradually reveal parts of the house as you progress into the site.

The house is positioned low into the site and, by following the existing contours the drive, will be set level with the first floor and its proposed green roof. The site levels and existing contours have meant that the green roof will act as a 5th elevation to the house and will play a key role in setting the house within the landscape.

The approach is designed to slowly reveal the full appearance of the house and add to the drama and anticipated architectural experience. As the drive sweeps through the landscape it arrives at the entrance to the house and is greeted by a palette of sympathetic materials. Views through the transparent ground floor accommodation connect the building to the landscape beyond.

Views into the site from the south are landscape focused thanks to reducing the bulk of the main residence through a combination of inseting the built form into the slope by utilising and increasing existing cuts into the slope and using the planting of pleached trees to break up the façade of the building when viewed from both the north and south.

At ground floor level the house is split into 3 key areas; to the left as you arrive are the more utilitarian and functional spaces such as the triple garage, study and wine storage; to the right are the more formal spaces, including a dining room and drawing room and, finally connecting the 2 together, is the large kitchen and family room which runs along the southern part of the house.

Centrally located between all 3 of these areas is a large double height hallway and main stair. The central space will be flooded with light from the double height glazing located around the front door and behind the main stair.



FIG 08 - WATERCOLOUR SKETCH - VIEW FROM THE NEW DRIVE

The prominent rooms at ground floor will benefit from full height glazing designed to provide natural light and controlled solar gain as well as bringing the landscape into the building.

Immediately beyond the glazing and around the perimeter of the house are patio terraces, a swimming pool, and covered areas created by the overhangs designed into the elevations of the house to provide solar control and articulate the elevations.

At first floor level there are 4 bedrooms with en-suite bathrooms and dressing areas. All of the bedrooms include full height glazing and framed views out into the landscape.

The master suite includes a private terrace maximising the view west and down through the valley and the half landing on the main stair also shares a similar outlook but from a slightly lower vantage point.

The roof of the house will be covered in an extensive green roof and will include an array of solar photovoltaic panels.

3.2 Walled Garden

Located between the new farm house and the farm yard is a new walled garden. This has been carefully positioned to act as a buffer between domestic life and the farming needs. The walled garden will contain both domestic ornamental planting plus herbs and vegetables.

To the north of the garden and contained within the overall visual appearance of this garden, is an area earmarked for external plant serving the house, compost storage, and a dedicated access route connecting the farm house to the farm yard.



FIG 09 - HOMESTEAD AND WALLED GARDEN

3.3 New Farm Yard and Buildings

Located on the western side of the proposed farm yard and to the north of the walled garden is a large compost area and a stable block. The Applicant is a keen rider and one of her driving factors for relocation was to enable her to be able to keep and ride horses on a daily basis. The block includes 3 stables and a tack room. The horses will graze and exercise in the pasture field south of the new yard.

Across the yard and on the eastern side will be a new land management building. The scale of this building and appearance will replicate a modern agricultural barn and its purpose is to provide welfare for any farm staff and contractors and to safely store any equipment and machinery required to maintain the farm land.

The farm yard and the building contained within will be dropped into the ground to utilise the existing cut in the ground in this location and the level ground being left behind by the removal of the existing farm house and poly tunnel structure which currently sit in this location. Brick retaining walls will ensure that the yard is 'flat' and that the natural contours of the surrounding landscape can be appropriately managed. The brick walls will seamlessly attach themselves to the walls surrounding and forming the walled garden as well as form the base on which the new buildings will be constructed.



FIG 08 - PROPOSED WEST ELEVATION

4.0 Appearance

4.1 Materials

When selecting materials for a project of this type, there is a pre-supposition that the use of locally available materials, combined with local vernacular traditions, make a fundamental contribution to the diversity of the English landscape.

Materials and traditions can be highly localised and can change and evolve with time. Farmsteads display significant variations over time and regionally in the way farm-based functions are found in individual structures, arranged around the homestead and in relation to the house.

Building materials have also changed with time. The majority of farm buildings of pre 19th Century date are timber-framed (oak) and weather boarded. Mid to late 19th Century buildings are commonly constructed using brick and flint. Malmstone was also used, but is no longer commercially available.

The proposed materials for the new farm house is predominantly a light grey brick and a Portland wet cast stone edging. The brickwork is contrasted by timber feature reveals.

The new house is a contemporary design but traditional building materials and techniques will be used to honour local history but in a modern idiom. The proposed brick is longer and thinner than a conventional brick and the colour tone and texture references the local flint and historic use of Malmstone within the Hampshire area. The palette is intended to be muted and represent the natural tones seen through the site to sensitively locate the building within its context.

The timber clad features are a reference to the traditional weatherboarding commonly found within the area and on sites of this nature. The new land management building and stable block will also be clad in timber and left to weather naturally.

Light grey bricks will also be used to construct the retaining walls around the yard and the walled garden.

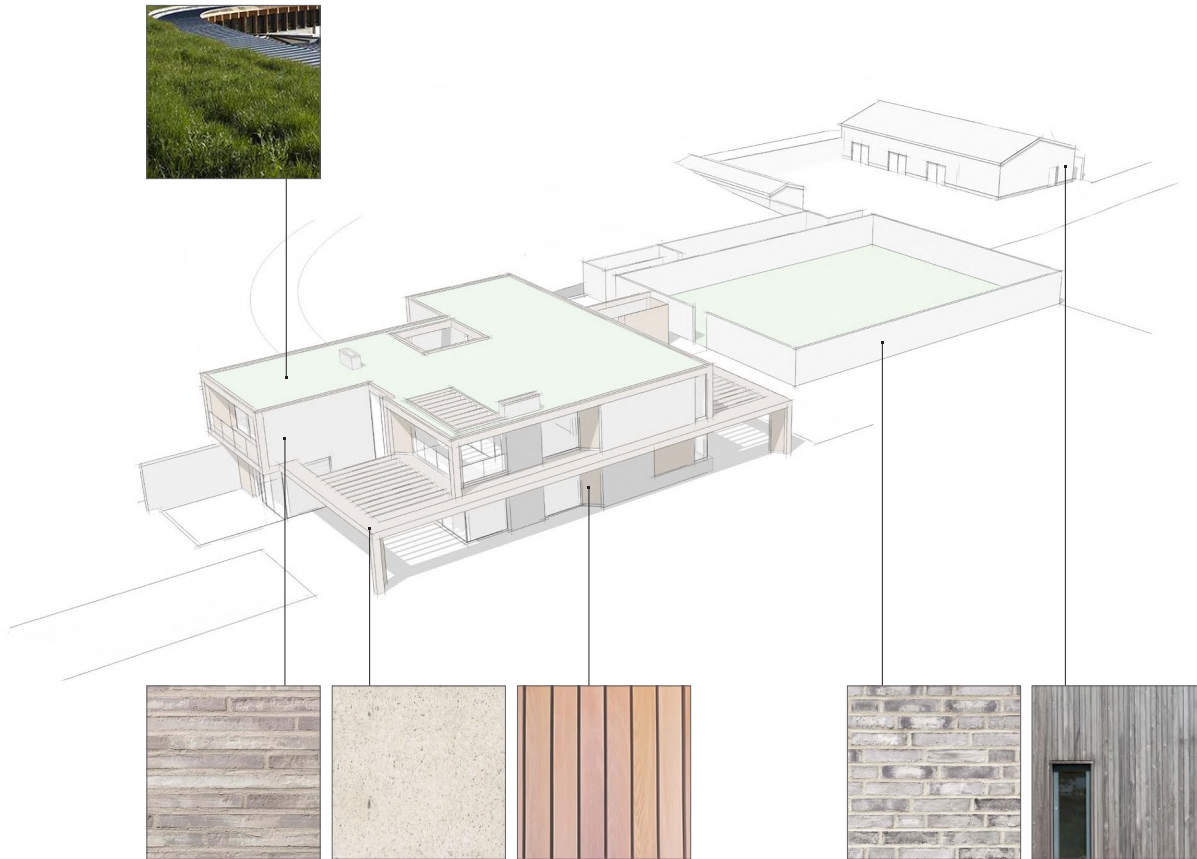


FIG 11 - PROPOSED MATERIALS

The proposed bricks are made of natural, raw materials, including clay, sand and other minerals. Once the clay is shaped and fired, it makes extremely hardy bricks that have a lifespan unmatched by other traditional building materials.

All of the clay extracted is used. If anything goes wrong, the clay and brick are recycled. Since 2015, the volume of water used in production has decreased by 75 %, and all water used in the process is recycled. During production, heat from the ovens is redirected to dry bricks prior to firing. This means that the heat energy generated is used twice.

Only sustainable timber cladding from FSC certified forests will be used. Sustainable timber is harvested responsibly from well managed forests that are continuously replenished and ensure that there is no damage to the surrounding environment, or native flora and fauna.

The majority of the roof of the new house will be covered in an extensive green roof system. The area not covered by this blanket will house solar PV panels. The green roof is a key part of the design, as the roof will be visible at various points from within the farm. The roof is essentially a 5th elevation.

In addition to the aesthetic benefits, a green roof will provide a rainwater buffer, purify the air, reduce the ambient temperature, regulate the indoor temperature, save energy and encourage biodiversity.

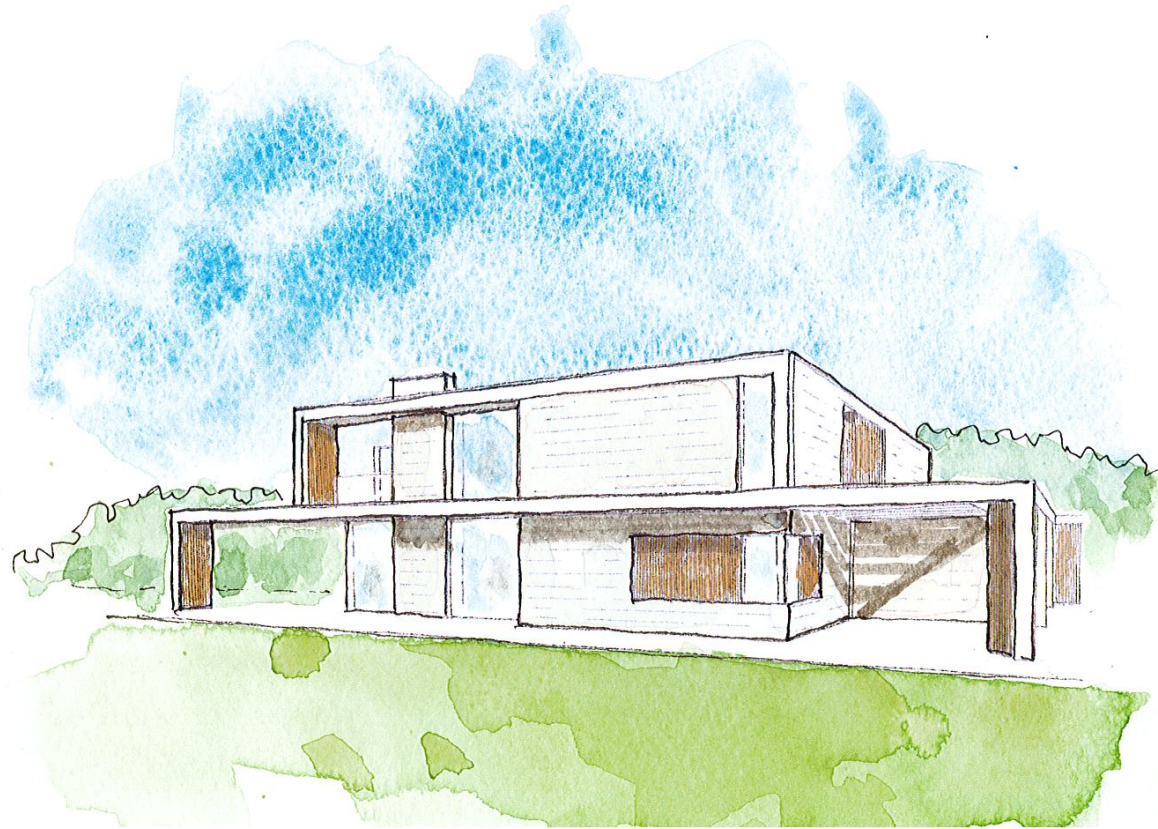


FIG 08 - NEW FARM HOUSE SOUTH ELEVATION

4.2 Sustainability

Sustainability is at the heart of the underlying design ethos. The building is designed to be very energy efficient. By adopting improvements associated with the building fabric and construction techniques, along with the introduction of a PV array and heat pump technologies, the new dwelling reduces CO2 emissions over building regulations by approximately 44% and reduces energy consumption by approximately 26%.

Every effort will be made during the detailed design and construction of the house to reduce any negative impact on the environment and the health and comfort of building occupants, thereby improving building performance. The primary aim is to reduce the regulated CO2 emissions beyond Building Regulations following the energy hierarchy:

- Be lean; use less energy
- Be clean; supply energy efficiently
- Be green; use renewable energy

The new house will adopt a fabric first approach when it comes to energy consumption. This will be achieved by increasing the amount of insulation used, airtight detailing and appropriately selected materials.

The homestead has been orientated to make the most of the natural sunlight and carefully positioned overhangs will help to control solar gain.

Low energy lighting will be used throughout, both inside and outside.

Water consumption will be carefully controlled and a sustainable drainage design has been proposed, including the reuse of water runoff and the inclusion of a borehole water supply. Please refer to the document produced by Water Environment Ltd.



FIG 13 - WATERCOLOUR SKETCH 03

The new flat roof areas will be covered with green roof allowing water retention and enhancing the site's biodiversity.

The proposal delivers an ecological gain in respect of habitats and hedgerows of 43.67% and 16.82%. The existing agricultural style of farming has led to a reduction in biodiversity on the site. The opportunity to promote new activities and plant a range of new crops will improve the biodiversity of the site.

An Energy Statement has been prepared by Waterfox Consultancy Ltd as a supporting document for the demonstration of compliance with Planning Policy CP11 - Sustainable Low and Zero Carbon Built Environment.

4.3 Lighting

Included within the submission is an Isolux lighting plan.

The lighting levels have been kept quite low to ensure the new homestead respects the existing countryside setting and mitigates the risk of disturbing the wildlife. The driveway for instance has 'marker' lighting (minimum emergency lighting levels) rather than lit city pathway levels and will be controlled using motion sensors.

To minimise the effect of obtrusive light coming from the new house, various design decisions have been adopted. These decisions include the position of the most habitable rooms, the feature roof overhangs, location of strategically placed planting, selection of materials with a low surface reflectance, and the use of low light transmittance glass.

In addition, the amount of obtrusive light will be reduced further by locating the homestead within the lowest part of the site. This will limit views of the property and restrict routes from light sources to neighbouring properties.

The potential to further limit the risk of obtrusive light can be implemented through architectural and interior design decisions. For example, for privacy, it is likely that the window blinds will be deployed in the bedrooms after dark and this shall screen the external view of the lit surfaces internally and therefore reduce the average luminance observed across the property at night. In addition, intelligent lighting control systems could be utilised. It is possible through lighting control to include astronomical timeclocks and occupancy sensing devices, which will limit the use of artificial lighting when it is not required and switch off lighting in the exterior spaces post curfew.



FIG 08 - NEW FARM HOUSE THE VALLEY VIEW

5.0 Scale

5.1 Existing and Proposed Buildings

The proposed new house has a gross internal floor area of 804 sq.m over two floors of accommodation, including a triple garage and plant room.

The gross external area of the proposed house excluding covered external areas is 992 sq.m.

The existing farm house has a total floor area of 232 sq.m and an assumed gross external area of 297 sq.m.

In addition to the existing farm house, there are also 3 large barns located on site with a floor area totalling 1750 sq.m. One of the 3 barns has received prior approval to be converted into 3 new residential dwellings via Class Q conversion.

Including the Class Q conversion, it is currently possible to have 833 sq.m of residential floor space on the site, plus 1558 sq.m of barn, giving a total of 2391 sq.m.

The proposed land management building has a GIA of 279 sq.m and a GEA of 294 sq.m. The proposed stable building has a floor area of 65 sq.m and GEA of 71 sq.m, taking the total proposed floor area to 1148 sq.m (Farm House and Outbuildings).

Consequently the proposed scheme represents a reduction in floor area and built form on the site. The difference between what is proposed and what is currently on site is 1243 sq.m, meaning that there will be more than 50% less floor area on site.

The proposed house has been limited to 2 floors of accommodation and the flat roof design helps to minimise the bulk and mass helping the house to sit sensitively into the landscape.

The proposed land management building is designed to replicate the scale and portal frame dimensions of the existing steel frame barn which has been granted prior approval to be converted into 3 residential dwellings under the Class Q provision.



FIG 15 - FARMLAND MASTERPLAN

5.2 The Farmland Masterplan

The Applicant is of the opinion that the farm in its current format does not work either as a viable agricultural business or as a way of successfully managing the land. It is backward looking and makes no contribution to development goals that set and implement policy frameworks and standards. Consequently this, along with a need to demonstrate how the architectural elements of this application will be seen in context with the wider vision for the farm, has meant that this submission outlines certain proposals which, at this stage, are not formally part of the planning application.

The proposals outlined for the wider landscape are being fully considered at this stage, but they do demonstrate an emerging view of how the farm will be managed in the future, the types of activities to be undertaken, and how they can be designed to ensure they are capable of accommodating greater diversification. The proposals include lavender fields, the introduction of vines and wild flower meadows.



FIG 16 - HOMESTEAD AND FARM YARD SITE PLAN

6.0 Access

6.1 The Farm

Access onto the farm from Bighton Lane will remain as existing. No significant changes are being proposed for the primary entrance to the site which provides appropriate visibility and width to accommodate all traffic associated with the site. Improvements to the quality and management of the hedging on the eastern boundary is included which will improve the visual appearance as well as the biodiversity values along Bighton Lane in the future.

Once off the lane, the existing track will split into 3. One of the forks will follow the line of the existing track and lead down towards the new land management yard and building.

Before and to the right of the access to the track serving the farm yard is a third access point. This one will provide a route into the fields located to the north of the homestead and earmarked to be where the vineyards will be located.

Finally the central access of the 3 will serve the new homestead drive. This will be enclosed and secured with new gates. The drive will wind through the edge of the northern fields and sweep down into the 'bottom' to reveal the front elevation of the new farm house.

The practical reasons for segregation of residential and farm traffic are the opportunity to reduce conflict, and provides greater flexibility for large farm vehicles/machinery with reduced manoeuvring capacity.

The residential gateway is clearly detailed to give visitors clarity as to where they should be going. The residential gateway includes mechanical gates which will be closed as the default. However, the prevailing feeling will be one of understatement in accordance with the Applicant's request for visibly quiet solutions.

The gates are set back from the main route a sufficient distance to allow a large vehicle to pull up in front of the gates without blocking the farm entrance. This ensures that both routes can be continually accessed.

The existing public footpath running through the site will be retained, but restored to its historical alignment as it will better assist with the applicant management plans for the farm. The route was re-aligned approximately 15 years ago by the previous owner.



FIG 17 - NEW FARM HOUSE WEST TERRACE ELEVATION

6.2 The New Farm House

The new house will benefit from level thresholds around the entire perimeter of the ground floor. There will be large sliding glass doors in the study, gym, kitchen area and drawing room.

In addition to a conventional front door, there will be a 'back' door into a boot room area at the rear of the kitchen and adjacent to the utility room. There will also be a service door into the plant room located next to the triple garage.

The first floor accommodation is accessed via a generous and easy going stair that will exceed the minimum requirements set out by Building Regulations in terms of dimensions. In addition there is the inclusion of a passenger lift in order to future proof any future mobility issues.

At first floor level is a second stair accessed off the store room to provide safe access to the roof for maintenance purposes. The top of the stair will be weatherproofed by the inclusion of an electric access roof light.

6.3 The Homestead

The ground floor of the house is set level with the existing ground level along the northern edge of the proposed house. The existing ground levels in the south west corner of the homestead area is approximately 1.5 m lower than the proposed finished floor level in the house. However, to avoid a harsh change in level or edge detail, the ground will be sloped away from the house to meet the existing ground levels and two separate sets of garden steps will be introduced on the west and south elevation.

The steps on the west elevation will also provide access down to the new pool plant room and store that will be constructed within the void created between the new terrace areas and existing ground levels in this location.



FIG 18 - SKETCH VIEW THROUGH THE PROPOSED KITCHEN AND FAMILY ROOM

6.4 The Walled Garden

The western end of the walled garden is set at 93.9 m and the ground rises to 94.5 m at the eastern end. The gradient is gradual and subtle, but helps bridge the existing ground levels around the house and the new proposed yard.

6.5 Land Management Yard and Buildings

The yard located between the land management building and the stables will be a level surface and, in turn, provide level access into the buildings.

The buildings are both single storey accommodation and therefore there is no requirement for steps or stairs.

The land management building will have 3 sets of barn style double doors for the equipment stored within the building and a pair of double casement doors at the rear into the plant room.

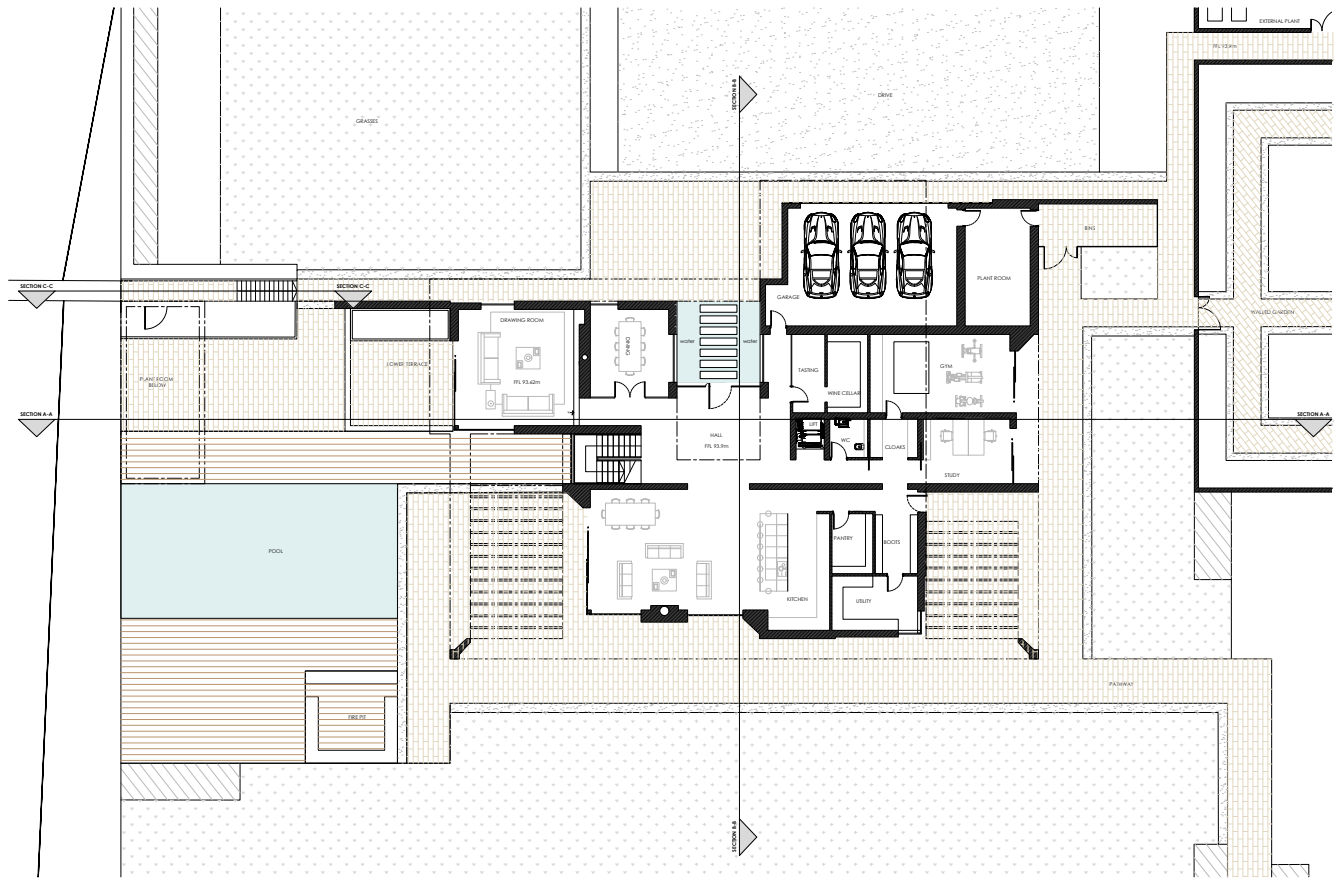


FIG 19 - NEW FARM HOUSE GROUND FLOOR PLAN

7.0 Conclusion

In order truly to understand this proposal it is necessary to read and study the submission in its entirety. The complexities and subtleties are best explained through the detailed contributions of a multi-disciplined, integrated design team.

The scheme is more than just a new contemporary house, it was born out of a desire to create a healthy and sustainable environment in which the Applicant could enjoy the benefits of country life. The Applicant is passionate about regenerating a local farm that has suffered from a lack of investment in recent years. The proposed Masterplan includes a 21st century vision of moving away from the arable agricultural style of farming and replacing it with new activities and planting a range of new plants will improve the biodiversity of the site.

The site wide Masterplan and aspirations to one day include lavender fields and vines in the wider landscape, begins to demonstrate how the farm will be managed in the future and highlights activities that will enable greater diversification. The inclusion of these ideas offers a holistic proposal, demonstrating how the architectural elements of this application will be seen in context and that the immediate setting would be enhanced.

The new farm house has been carefully positioned in relation to the farm yard and the layout has taken cues from historic patterns that have naturally evolved over the years as farming techniques have adapted to changing times.

Locating the homestead in a more central position, sitting it down into the lowest part of the site minimises its impact and enhances its connection to the landscape. The proposed farm house has been designed to sit within the topography and is subsumed within the sloping backdrop. It benefits from views down through the valley and seeks to strike a balance between promoting high standards of contemporary architecture and remaining sensitive to the defining characteristics of the local area.

The planning process is typically more concerned with the external appearance and the relationship with the surroundings. The judgement on the highest standards in architecture must go beyond that consideration and acknowledge internal spaces and how they have been designed to address the external areas immediately outside.

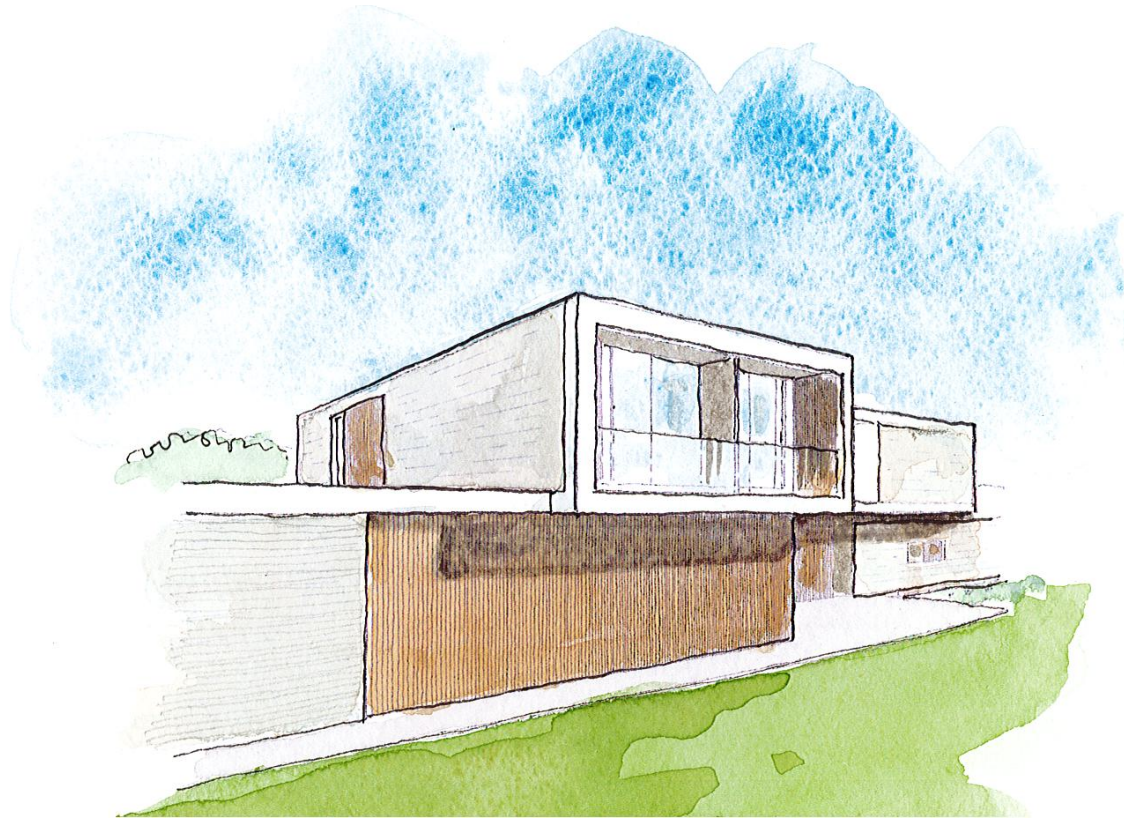


FIG 20 - NEW FARM HOUSE FRONT ELEVATION

Covered external spaces, extended roof overhangs and deeply recessed glazing all contribute not only to the elevational texture and articulation of the façades, but also serve to control solar gain and to create shade for visual reasons, to reduce reflection from the glazing, thereby diminishing the impact of the building.

In addition, the material selection has been based both on reducing embodied energy by sourcing locally as far as possible and on achieving longevity with low maintenance.

The proposal is forward-looking in its environmental and biodiversity credentials, in particular energy efficiency. The designed building envelope is to be highly insulated and well-sealed, adopting a fabric first approach that will be supported by the inclusion of appropriately selected renewable technologies to reduce CO2 emissions by roughly 44% over Building Regulations.

The proposal is intended to reflect the highest standards in architecture, and help to raise standards of design and sustainability more generally in the rural area around it.

The new homestead is a creature of its time and bespoke to its site. It synergises with its landscape and ecological proposals in harmony and contentment.