PADSTUDIO

Design Statement

for

2018
LISTER TOWER – STUDIO AND REMODELLING

Lister Tower, Fritham, Lyndhurst, SO43 7HH

REVISION NUMBER

2

Contents

Revisions Record

Issue No.	Revision Information	RIBA stage	Date of Issue	Issued To
1	Issue for Pre-application	2	10/05/21	CL, LA
2	Issue for Planning	3	25/08/21	CL, LA

Abbreviations:
CL: Client
CT: Contractor
SCT: Sub-Contractor
LA: Local Authority

Design Statement

Description of Works

This application seeks consent for full planning permission for alterations and refurbishment to Lister Tower and conversion of the existing detached stable block into ancillary accommodation to support home working. This application is made following pre-application feedback from the New Forest National Park Authority (NFNPA) and associated consultants.

Site and Location:

The site is accessed off an unnamed road which adjoins Forest Road and is situated on the outskirts of the villages of Fritham. The site consists of a four-storey tower connected to a single storey cottage, formerly Lister Cottage, plus an attached stable block / storage, and additional detached stable block. A series of courtyards and walled gardens make up the immediate landscape. Lister Tower sits within a plot of 3.75 acres (1.52 hectares) served by an area of fenced grazing.

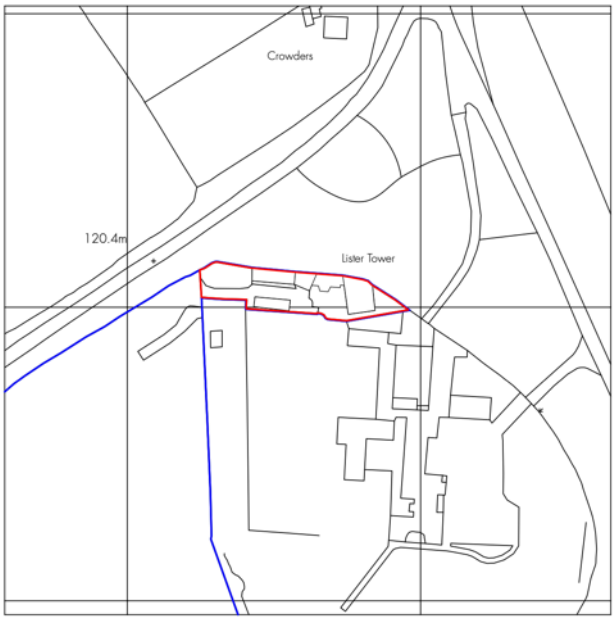

Fig. 01 Site location plan

The north and east elevations of the site are visible from Forest Road, but heavily shaded by mature trees that line the highway. Red brick perimeter walls define both the site and building edge. Ground floor windows puncture the wall on the north elevation, offering views out to the Forest. The south and west elevations of the dwelling, not visible from the highway or any public right of way, open onto a walled courtyard garden.

The detached stable block is not visible outside of the site and lies within the domestic curtilage. It forms part of the courtyard leading to the property entrance and is proposed to be converted into ancillary accommodation – an office and studio. This building previously had permission to convert to ancillary accommodation (ref: NFDC 04/83410) but this permission has lapsed.

The Proposal:

The tower was recently refurbished (by the agent, PAD studio) which has vastly improved its thermal performance and habitability. The clients' brief is now to update and modernise the attached cottage, ensuring an efficient connection between the ground floor accommodation and the floors of the tower. This is to be achieved by relocating the kitchen into the previous extension linking the tower to the cottage. The proposal seeks to raise design standards throughout the dwelling and in the conversion of the stable block to studio /office space.

Amount and Use:

The proposal seeks to physically and visually improve the dialogue with the tower and courtyard garden. This includes introducing design cues borrowed from elements of the tower. The kitchen is proposed to open onto the garden through the removal of the existing 5sqm bay, replacing the southern wall with projecting contemporary glazing (5sqm) – with reference to the prominent window seat on the south elevation of the tower. External shading is proposed to reduce the risk of overheating in

the summer months and the enlarged window will allow beneficial solar gain to enter the new space, minimising heating demands in the winter.

The detached stable block is proposed to be converted to provide a separate workplace and studio as a response to the shift in home working during the last year.

Layout and Scale:

The existing detached stable block to be converted will retain its existing structure and scale. Maintaining the courtyard relationship leading to the entrance and enhancing the sense of arrival.

The existing clay-tiled pitched roof to the dwelling is in need of repair/ replacement, allowing for improvements to the thermal envelope which will bring it up to current Building Regulation requirements. The introduction of natural daylight through rooflights and lightwells will reduce the reliance of electrical lighting, as well as improve natural ventilation. Existing roof tiles will be re-used where possible.

The interventions are considerate of privacy and the integrity of the existing dwelling: Remodelling the internal layout of the ground floor improves the relationship of the kitchen, living area, bedrooms and tower rooms, allowing for better flow and zoning.

The material palette is a contemporary reflection of the site's existing context, drawing on new elements from the refurbished tower and retaining the authenticity of the existing materials.

Landscape:

The proposal is considerate of the existing landscape, seeking to enhance the dialogue of dwelling and courtyards. The intent is to create an architectural language which creates a harmonious development with architectural clarity, building on existing elements.

Fig. 02 View of courtyard leading to entrance at the base of the tower. The block to the right is proposed to be converted into a studio / office.

Fig. 03 View of the south elevation – bay to be replaced with sliding doors to improve the dialogue with the garden taking design cues from the enlarged tower window.

Consultants:

Architect/Agent:
Jen Morrison, PAD studio

Ecological Consultant:
Adam Jessop, EcoSupport

An ecological report, including bats, accompany this application. Emergence surveys were undertaken during the appropriate season. Further details of mitigation and enhancement strategies are included within the report by EcoSupport.

Sustainability Statement:

Efficient use of land, buildings and natural resources

The clients require an accessible dwelling and adaptable studio space in which to 'home-work.' Existing structure and materials are to be re-used as much as possible. There is **no proposed net gain of habitable floor area** on the site, nor will the proposals be visible from outside of the site. Natural cross ventilation is facilitated across the open plan spaces reducing the need for extensive mechanical intervention.

Energy Hierarchy

The proposal is to improve the thermal efficiency of the dwelling and ancillary studio, using high levels of insulation to achieve thermal u-values that exceed the current building regulations. The existing oil boiler is proposed to be replaced with an air source heat pump, while the enlarged glazing to the south is to make use of passive solar gains and natural light.

PAD studio are industry leaders in sustainable design and are engaged with the RIBA Climate Challenge and Architects declare. The project architect is a certified PassivHaus designer. Windows whilst respectful of the historic context will be high quality composite double-glazed systems from leading manufactures in the field with test certificates available. The building envelope will be airtight and fully wrapped construction, where we anticipate an air-tightness level of well below 3m3.h @ 50Pa. Passive ventilation will be adopted to ensure fresh air changes and a holistic environment is maintained at all time for the inhabitant. Diurnal temperature fluctuations will be mitigated through high levels of thermal mass.

Carbon reductions

As far as possible the embodied carbon content of materials used will be minimised. It is hoped that the client will also work with us in a post occupancy programme to evaluate the energy used and produced post construction. It is our philosophy to not only reduce the carbon content but to implement cradle-to-cradle philosophy. This means that the materials used will be eligible for recycling and/or re-use in the future. Timber will be used for structural purposes keeping high carbon solutions, such as steel, to a minimum.

Water Efficiency

Restrictors, low-flush toilets and eco-shower fittings are specified as standard in conjunction with minimising external hard surfaces. Sustainable drainage measures and soakaways will be enhanced and connected into the existing drainage structure.

Development Appraisal; Planning Conditions

Relevant Planning History

Planning permission was approved in 2005 (application ref NFDC 04/83410) for the conversion of garage to ancillary living accommodation.

Planning permission and an Application for Conservation Area Consent (NFNPA 10/95326) was approved in 2010 for Replacement Stable
was approved in 2010 (application ref NFNPA 10/95278) for the replacement of Stable Block A; recladding of Stable Block B.

Planning permission was approved in 2014 (application ref NFNPA 14/00583) for refurbishment of the tower including enlargement of one south facing window; roof light; internal alterations.

Relevant Planning Policy

DP2 (General Development Principles) – Requires development to demonstrate high quality design and construction which enhances local character and distinctiveness. This includes ensuring: a) development is appropriate and sympathetic in terms of scale, appearance, form, siting and layout; b) development respects the natural, built and historic environment, landscape character and biodiversity; c) protects and enhances the setting of individual and groups of trees; d) materials and boundary treatments are appropriate to the site and its setting; and e) amenity is not adversely affected in terms of additional impacts, visual intrusion, overlooking or shading.

SP16 (The Historic and Built Environment) - Proposals should protect, maintain or enhance nationally, regionally and locally important sites and features of the historic and built environment, including local vernacular buildings. Proposals will be supported where they conserve and enhance the significance or special interest of designated or non-designated heritage assets i.e. they do not harm the character or

appearance of a conservation area. Proposals should make a positive contribution to, or better reveal, the significance or special interest of a heritage asset or its setting.

DP18 (Design Principles) - All new development will be required to achieve the highest standards for new design: including location, layout, size, scale, details and materials, with particular regard to, amongst other things, enhancing the built and historic environment of the New Forest.

DP37 (Outbuildings) - Domestic outbuildings will be permitted where they: a) are proportionate and clearly subservient to the dwelling they are to serve in terms of their design, scale, size, height and massing; b) are located within the residential curtilage of an existing dwelling; c) are required for purposes incidental to the use of the main dwelling; d) are not providing additional habitable accommodation; and e) will not reduce private amenity space around the dwelling to an unacceptable level.

In addition, Page 13 of the NFNPA Design Guide SPD refers to outbuildings and 'outshots' combining rural characteristics with practical low-cost space and construction. P.35 states that outbuildings should harmonise with the main building and respond to its style, profile and materials and encourages the use of natural and mellow materials that help merge with outside space and complement landscape.

Planning Policy Considerations

Lister Tower is located adjacent to the open forest and lies within Fritham Conservation Area. The proposal has been developed to ensure it sits harmoniously in its context, preserving and enhancing the character and setting of the existing dwelling and conservation area. Care has been made so interventions are not widely visible externally from the site. Any rooflights visible on the northern elevation are proposed to be conservation style, to match the tower.

The material palette chosen is predominantly to match the existing. Any new materials are to complement those of the tower, and are in keeping with the rural context, conservation area and open forest landscape.

Pre-application Feedback

Pre-application reference EQ/21/50540 welcomed design led solutions to offer sustainable living using Passivhaus principles within the proposed work. It is acknowledged from the planning history of the property that the size of the original dwelling has already been enlarged to the limits which apply under Policy DP36. **There is no net gain to habitable areas of the main house.**

There appear to be misunderstandings in the feedback received that have been further discussed with the case officer. For clarification, the outbuilding to be converted into a home office and studio is detached. It is understood Policy DP37 supports the principle of home working in a detached outbuilding. No work is proposed to the existing attached outbuildings and these are to maintain their current use as stabling / ancillary storage.

Comment is also raised in relation to the impact of the proposed works on the listed building. It is to be noted that the existing cottage, tower and neighbouring buildings are not nationally designated yet deemed as Buildings with Vernacular Detailing / Local Historic Interest. Our proposal seeks to enhance the vernacular characteristics by contrasting the more recent additions (the proposed kitchen) as a further element of design in between the Tower and Cottage. The Conservation Officer draws attention to retaining the floor plan of the existing cottage more fully, although recognises there have already been changes to the building. It is worth noting the building originally housed the diesel generators used to pump water to the top of the tower to gravity feed water to the adjacent Fritham House, prior to conversion to a dwelling.

Following comments raised in consultation with the Ecologist, emergence surveys have been undertaken. Please refer to report prepared by EcoSupport for further information. Enhancements proposed, including additional bat boxes, are suitable to meet planning policy requirements. Consideration is also given to the construction phase of the proposal, see below.

Environmental Control Measures

The construction phase of Lister Tower will need to be carefully considered to have no significant impacts on the environment and local community. Both the client and construction contractor will have key responsibilities in ensuring that environmental impacts are controlled adequately and ensure best construction practices are adopted. Contractor parking and storage of materials are to be contained within the secure site. An indicative Construction Management Site Plan is included with this application.

Specific procedures to manage the key environment aspects of the project will be developed by the Contractor prior to work commencing which will include the following:

Highways - Co-ordination of car parking construction personnel; Implementation 'just in time' contract plant hire Restriction of unnecessary vehicle movements during the day; and Co-ordination of deliveries to arrive outside of peak times where appropriate.

Air Quality - No specific mitigation, other than adopting best construction practices are proposed with regard to air quality. The CMP will ensure that measures are in place to minimise dust during construction activities, during drier periods and earth works operations.

Noise and Vibration - It is not envisaged that issues associated with noise and vibration will be encountered but industry recognised controls will be instigated.

Construction Noise - Problems concerning noise from construction works can sometimes be avoided by taking a considerate and neighbourly approach to relations with local residents. Works should not be undertaken outside the hours agreed with the local authority. Experience from other sites has shown that by implementing these measures, typical noise levels from construction works can be reduced by 5dB(A) or more. As construction works are temporary and noise levels have been calculated for a worst-case situation no further mitigation measures are considered necessary.

Construction Vibration - Vibration during construction operations is unlikely to be perceptible at any of the nearby vibration-sensitive receptors. It is however recommended that construction vibration levels are subject to a watching brief with vibration measurements take as necessary.

Water Management and Pollution - Precautions will be taken prior to and during construction to ensure the protection of watercourses and groundwater against pollution. The measures would be informed by the site investigation works discussed above and also by CIRIA Report 532 'Control of Water Pollution from Construction Sites' and Environment Agency Pollution Prevention Guidelines, principally PPG6 – 'Working at Construction and Demolition Sites'.

Wheel Wash - Site vehicles will have wheels washed down prior to leaving the site so as to reduce unwanted debris spreading onto the highway, which is adjoining the SSSI, during major earth works.

Storage of Materials - Construction materials such as cement, oils and fuels for site plant etc have the potential to cause pollution. All fuel, oil and chemical storage must be sited on an impervious base within a secured bund of adequate storage capacity. The risk of fuel spillage is greatest during refuelling of plant. Mobile plant would be refuelled either off site or within a designated area on hard standing. All pumps, hoses etc would be checked regularly.

This construction management statement is indicative only, however, it is expected that a final Plan will be prepared by the Contractor incorporating the items outlined above and other requirements that the Local Planning or Statutory Authorities may set during the planning process.