



2011 | NEW DWELLING DEVELOPMENT | GREYSTONES | PLANNING SUBMISSION |
BENHAM ARCHITECTS
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APPLICATION SITE ADDRESS:

GREYSTONE BUNGALOW
Barns at Lower Woodhouse
Fernhill
Almondsbury
South Gloucestershire
BS32 4LX

PREFACE/ INTRODUCTION

This document contains the concept design details, for a bespoke, architecturally exemplar dwelling, on lands known as Barns at Lower Woodhouse, Greystones, Fernhill, Almondsbury, South Gloucestershire, BS32 4LX.

The design has taken into consideration the client's requirements, existing site conditions (and site location), countryside setting and wider topographical and physical features found on site, to bring forward an exemplar executive home that sits comfortably within the landscape.

The design creates a modern home with angular forms, of high architectural merit, nested neatly into the landscape. The five-bedroom house is designed to complement and hide within the surrounding terrain. Our intention was to adapt the house (and client brief) to the land, to fluidly connect the dwelling to the landscape and site topography. The design focus protects and enhances the local landscape whilst providing a highly efficient and sustainable form of development.

The existing stone barns would remain partially in-situ. The site outline has helped to inform the building's unusual shape and unique design, taking into account various site features for example, the sloping land, existing trees coverage (on the boundary of the site) and the natural and walled boundary enclosures that curtail the site. The house has an angular facade, cut with large panoramic windows, which sit at a low-level within the landscape, to fuse the building into the natural form.

Greystone cottage is built into the hillside, with four spacious bedrooms on the lower-storey, with living spaces arranged on the main floor above. A master-bedroom is located on the top floor, the most visible aspect of the development, to take advantage of the stunning countryside views. The dwelling's kitchen, dining room, living room and main outdoor seating spaces (along with utility and storage spaces), have also been positioned to maximise the stunning views of the English Channel. The front of the house, is partially buried into a grass bund, which extends into the patio area. The patio area then provides a connection into the central living area.

Provision has been made for the dwelling to be highly sustainable. Strong passive design, with thermal mass heat for night-time radiation is strategic to its design. Provision has been made for current and future renewable technologies to be installed, to support the highly energy-efficient dwelling, to minimize energy use whilst also promoting the use of sustainable construction techniques.

ESTABLISHING THE VISION

The architectural proposal developed utilises these key design aspects

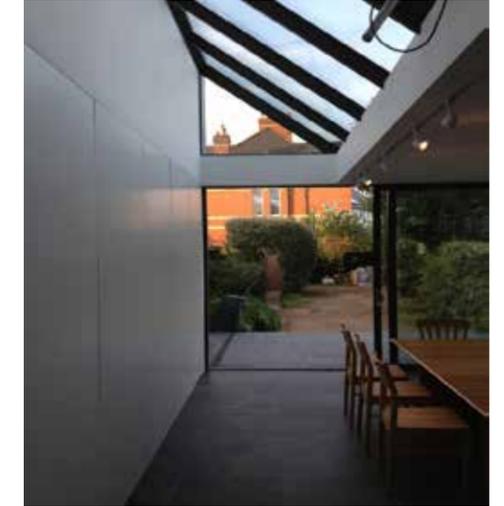
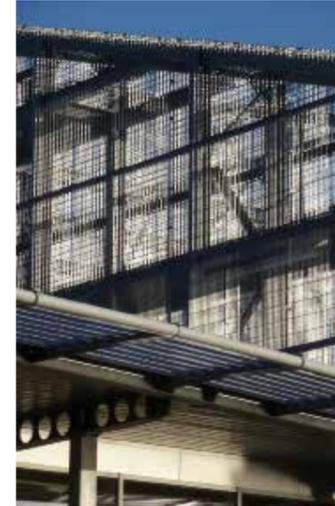
- Respects and works with the existing levels,
- Sunlight, shading and passive design
- Respecting the building line of the existing dwellings in the surrounding context
- Reducing visual impact of the building and burying it into the landscape
- Tectonic materials that respect the context and surroundings
- Improves relationships to the surrounding buildings / dwellings and context
- Improves the existing site drainage
- Promotes the good design



ARCHITECTURAL EXPERIENCE

ARCHITECTURAL AND PRACTICE EXPERIENCE

- 12 years experience as Project Architect at Loyn & Co Architects
- Immediate Past President of the Royal Society of Architects in Wales (RSAW)
- Previous Chairman of Design Circle: South Wales of the RSAW
- Previous RIBA Council member
- Tutor and examiner at Welsh School of Architecture : Cardiff University
- Judge on numerous design awards including National Eisteddfod Gold Medal & Welsh Architecture Awards (part of the RIBA Awards)



PROJECT ARCHITECT ON MILL ROAD, CARDIFF

- RIBA/RSAW Building of the Year 2015
- RIBA/RSAW Award 2015
- National Eisteddfod Gold Medal for Architecture

PROJECT ARCHITECT ON TY GAWLA, CAERPHILLY

- Shortlisted for an RIBA/RSAW award 2006
- Telegraph Awards: Renovation of the year: Editor's choice
- Shortlisted for a Grand Design Award 2007



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1.0 INTRODUCTION

This document has been prepared to support a planning application for the development of a five bedroom executive house on the land known as Barns at Lower Woodhouse, Greystones, Fernhill, Almondsbury. The design is an answer to family needs and a dream to create a “one-of-a-kind dwelling” that is hidden within the site geometry, maintains family and neighbouring privacy, whilst also providing a high standard of amenity for future occupiers.

The design of dwelling glimpses views of the English Channel to the north-west. Access is provided from the existing lane to the south-west of the site (existing access). It should be recognised that the design illustrated represents the development of an exemplar scheme, based on a detailed site analysis, covering a variety of issues including, orientation, passive design, amenity and ecological considerations.

1.1 PRINCIPLES OF THE SCHEME

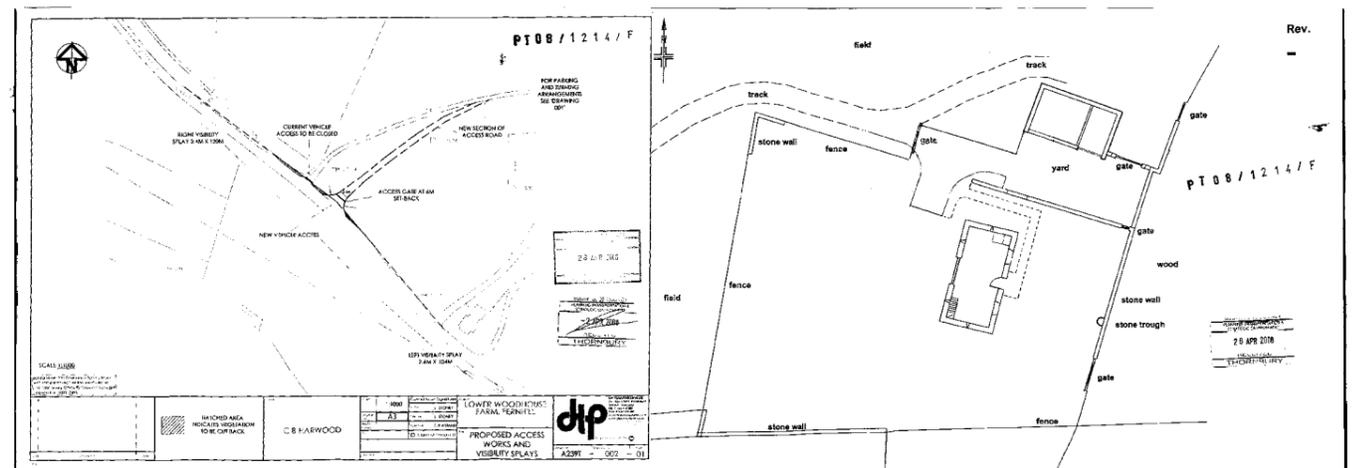
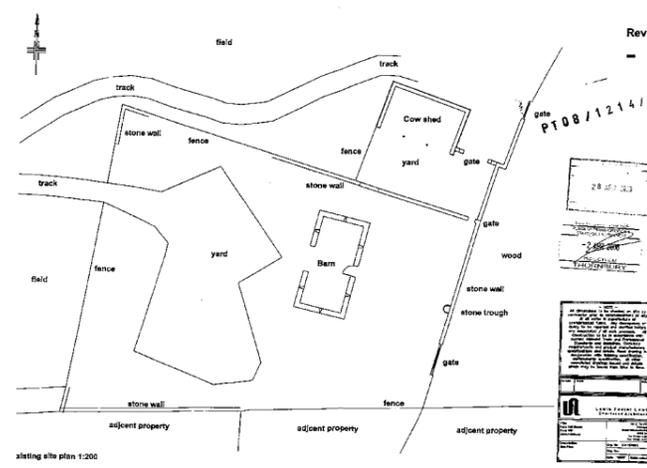
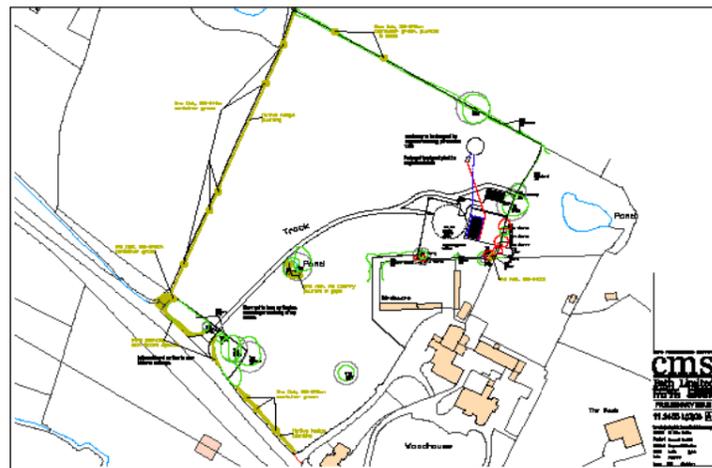
Some of the key principles we have been working to include,

- To maintain and improve the site landscape whilst complementing the existing boundary treatment of the site
- Embracing the environment through sustainable and passive design
- Careful articulation of the building envelope - to protect from overlooking and capture views of the Channel
- A solar pergola for shading to the south
- The use of quality materials throughout the scheme
- Varying materials between the floors to create strata
- A sedum finish to the flat roof, which assists drainage attenuation and enhances biodiversity opportunities
- Careful siting of the replacement dwelling within the site, to respect surrounding building lines and built form
- Additional tree screening and planting opportunities to support biodiversity
- Rationalisation of the vehicular access from the main road and within the dwelling curtilage

1.2 PLANNING POLICY

The site retains one recent planning approval (reference planning permission PT08/1214/F) for, the change of use and conversion of 2 no. redundant agricultural barns to Business (Class B1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) with ancillary residential accommodation, to provide 1 no. live/work unit with associated works. Construction of vehicular access and parking area.

It is understood that part of the ecology works (bats and newts) attached to the former approval were undertaken in accordance with the recommendations contained within the ecology report, with the client removing the former roofs' off the two redundant barns. Works on site have since ceased. With the existing rural agricultural buildings on site, it is considered that the two barns retain Class Q Permitted Development Rights (PDR) for conversion. When viewed in conjunction with the former planning approval, it is considered that the principle of development for residential purposes is considered sound under NPPF and the LPAs Local Plan Policy. NB It is noted that a pre-application enquiry was submitted to the LPA on the 30th January 2021 but no response was received.



Policy Context

In respect of the Core Strategy and Local Plan policies, the following items have been noted. Under the South Gloucestershire Local Plan, Core Strategy (2006-2027) the following key policy areas have been identified,

- Core Strategy Policy, CS1, High Quality Design
- Core Strategy Policy, CS4, Presumption in favour of sustainable development
- Core Strategy Policy, CS5 Location of Development
- Core Strategy Policy, CS9 Managing the Environment and Heritage

The exemplar design being promoted follows the requirements of CS1 demonstrating a clear understanding of the site context along with the requirements of CS4 to promote sustainable development. Under policy CS5 the following policy extract is noted.

Core Strategy Policy, CS5 (extract) Location of Development

In order to deliver the strategy for development, the framework for the location and scale of development is: Elsewhere in the Green Belt:

(a) small scale infill development may be permitted within the settlement boundaries of villages shown on the Policies map. Settlement boundaries will also be reviewed through the Policies Sites and Places DPD or a replacement Local Plan or Neighbourhood Plan

(b) development brought forward through a community Right to Build Order is not inappropriate development in the Green Belt, provided it preserves the openness of the Green Belt and its purposes accords with Government policy

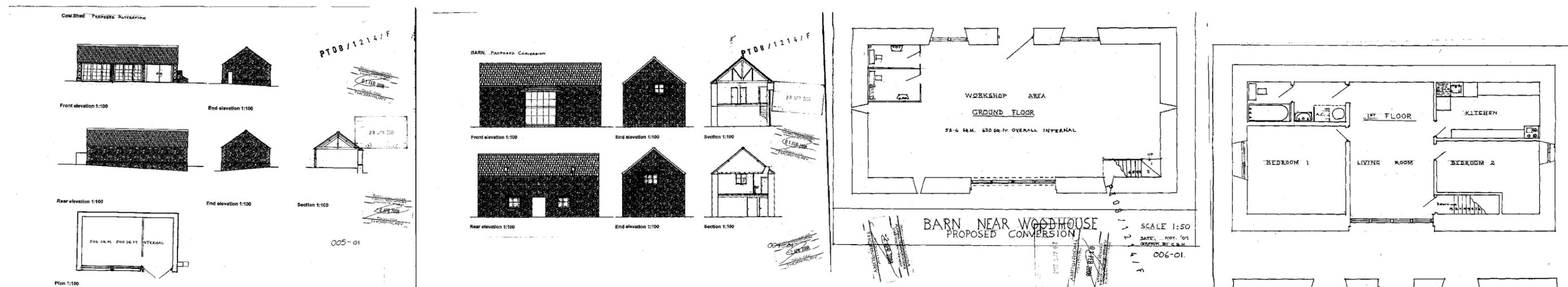
(c) other proposals for development in the Green Belt will need to comply with the provisions in the NPPF or relevant local plans policies in the Core Strategy.

Under part C of policy CS5 we are directed to the National Planning Policy Framework (NPPF), adopted July 2021. Paragraph 80 of NPPF notes,

80. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- the development would re-use redundant or disused buildings and enhance its immediate setting;
- the development would involve the subdivision of an existing residential building; or
- the design is of exceptional quality, in that it:
 - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

The design ethos of the proposed development (along with our own award winning experience) clearly directs the development to sub-paragraph E, in that we are looking to take forward an exceptional development of outstanding quality, as well as significantly enhance the setting of the existing site and landscape, whilst being highly sensitive to the defining characteristics of the site and wider greenbelt lands (also linked to Core Policy CS9). Considering the context of the prior planning permission on site, potential for Class Q PDR and the direction of NPPF, we consider that the development of the site is well supported from a policy perspective at a national and local level.



Policy areas under the South Gloucestershire Local Plan (adopted November 2017) have also been reviewed. Our review identified the following key policy areas:

- PSP1 Local Distinctiveness
- PSP2 Landscape
- PSP3 Trees and Woodland
- PSP6 Onsite renewable and low carbon energy
- PSP7 Development in the Greenbelt
- PSP8 Residential Amenity
- PSP11 Transport Impact Management
- PSP16 Parking Standards
- PSP20 Flood Risk, Surface Water Management and Watercourse Management
- PSP40 Residential Development in the countryside
- PSP42 Self Build and Custom Build Housing
- PSP43 Private Amenity Space Standards

Whilst development in the Countryside and Greenbelt is rightly strictly controlled, we consider that the proposed development would sit comfortably within the overall policy context (when also viewed in conjunction with the NPPF). The exceptional design focus detailed in this application notes that the proposal would not have a negative impact on the setting of the greenbelt, or when considered under the wider general Countryside policy. With support for the development under NPPF we consider that the positive environmental enhancements derived from the scheme e.g. removing redundant structures, as well as the outstanding architectural quality being proposed, would allow the LPA to support the planning application in policy terms. The precedent of the former planning application accepts that the proposed highway access is suitable to serve a single dwelling, with appropriate parking provided within the curtilage of the dwelling. The scheme also protects neighbouring amenity and boundary enclosures.

As a self-build custom house the dwelling would provide generous standards of amenity. Further tree planting is available on site, which could be subject to a landscaping planning condition attached to any planning permission. An initial drainage plan has been provided with any rainwater and surface water being directed to a SuDS soak-away. With generous amounts of land surrounding the property, the use of a soak-away(s) is considered sound. NB The size of any soak-away would be confirmed at technical design stages. Further options of grey water recycling could also be incorporated into the sites technical design as well as the storage of rainwater for use within landscaped areas.

An ecology report is also attached to this application detailing environmental and potential mitigation measures to support the proposed development coming forward, to protect and enhance local biodiversity.

The above policy areas/ themes are also discussed in the following design and site analysis, to support the proposed development. Based on the above and below analysis we consider that the proposed development sits comfortably within the context of the above cited policies.

CIL

Following an initial telephone enquiry with the CIL department and review of the CIL charging schedule; as a self build dwelling, that will form the owner's primary dwelling (to be owned for a minimum of three years following the occupation of the dwelling); the proposed development is considered exempt from any CIL charge. A CIL exemption form is therefore attached to this planning application. If during the course of the planning application, the LPA consultation identifies any other S106 requests, we welcome the opportunity to discuss this with officers'.

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2.0 SITE ANALYSIS

2.1 SITE CHARACTERISTICS



2.1.1 SITE CONTEXT AND LOCATION

With an existing site access leading from the public highway, with clear visibility splays in either direction, there are no access restrictions to the site. The site is located within a rural area of Bristol, but also sat in close proximity to the wider suburban district. NB It is also noted that the current/ proposed access was previously considered acceptable by the Highway department.

Located at approximately +43.00m to +48.00mm above sea level, the site retains clear views out towards the Bristol Channel from a variety of vantage points. The overall site covers an area of approximately 26,140 m² and currently comprises large areas of grassland, existing redundant agricultural buildings (and remains), a variety of spoil heaps and a porta-cabin. The existing barns are well screened in the landscape by the variable topography, existing trees and vegetation cover. Vegetation and tree cover are the prominent features around the site edges. These natural features would be maintained and enhanced as part of the proposed new dwelling.



2.1.2 SITE DESCRIPTION

The site is accessible from the south via Fernhill Road, located within the rural area of Almondsbury. The site is approximately 20 minutes from Bristol City Centre and retains good access to the M5 and M4.

Mature trees and vegetation are found on the eastern boundaries of the site along with a high level stone-wall which borders the site and neighbouring property. These features are proposed to be retained, to protect the local landscape and wider setting. Less dense vegetation also surrounds the northern, western and southern aspects of the site.

The site retains a varied topography with various natural and unnatural (e.g. soil heaps, portacabin) features, predominantly found travelling east to west.

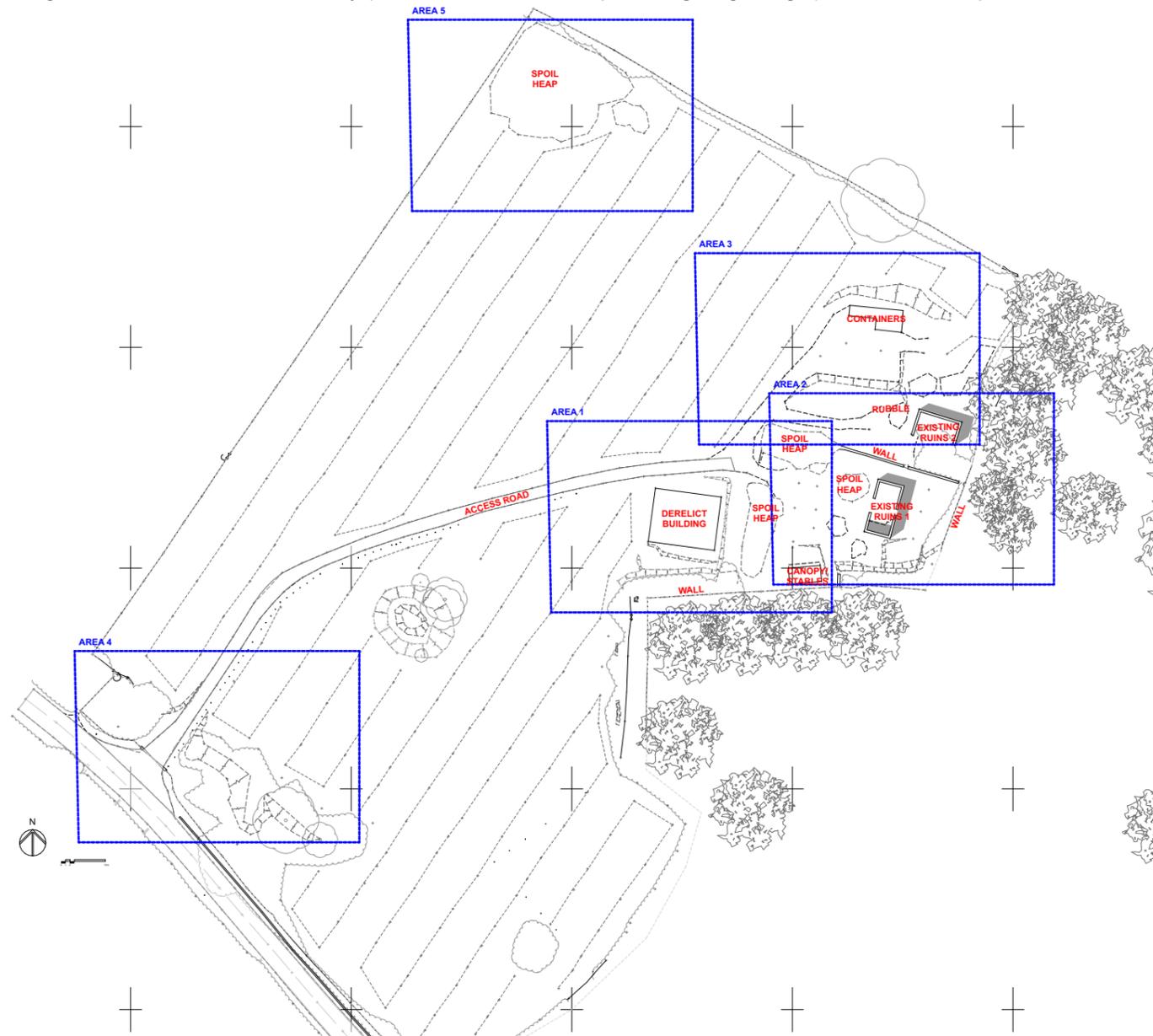
There are two existing former barns on site. Due to the landscape topography and high boundary walls forming part of the wider site curtilage/ boundary; these buildings are not visible from Fernhill road at street level.

2.1.3 LOCAL FACILITIES

The location of the site provides for a wide range of local facilities, which serve the existing community. Considering the proposed single dwelling, the existing local facilities could easily support the proposed dwelling. It is also noted that a former precedent for a dwelling has already been approved on site, which supports this assertion.

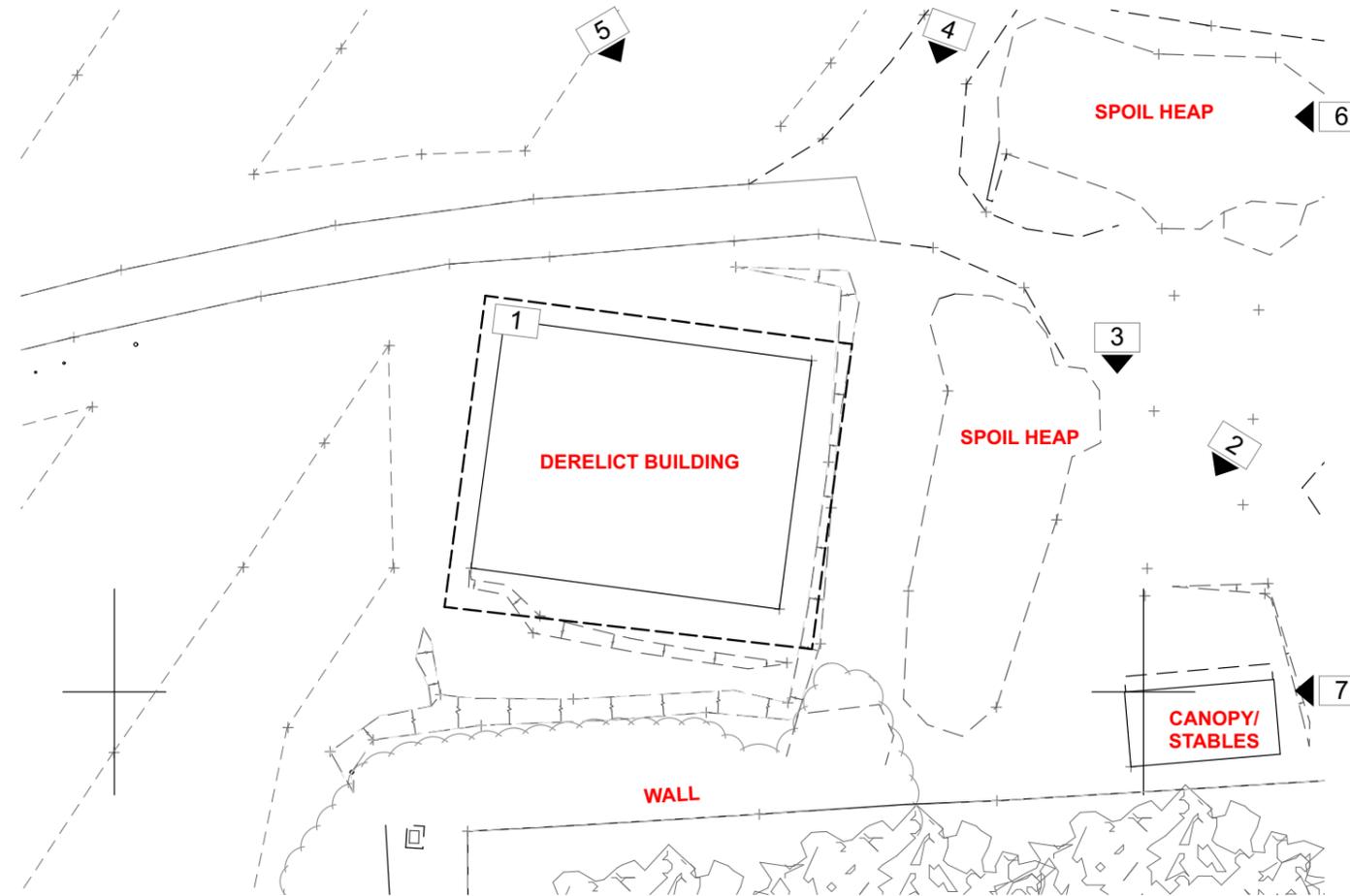
2.1.4 SOCIAL / PHYSICAL / ECONOMIC ISSUES

There are no adverse effects on social, neighbouring amenity, physical or economic issues that would arise from this development. The redevelopment of the site would however contribute a positive improvement to the landscape, in comparison with the visual and physical setting of the existing site. The proposed dwelling when viewed from the boundary (as it lowers in its overall profile e.g. ridge height) and the overall "presence" of the building when viewed from the wider locality would be minimal.



2.2 CONTEXT ANALYSIS

2.2.1 KEY SITE VIEWS-AREA 1

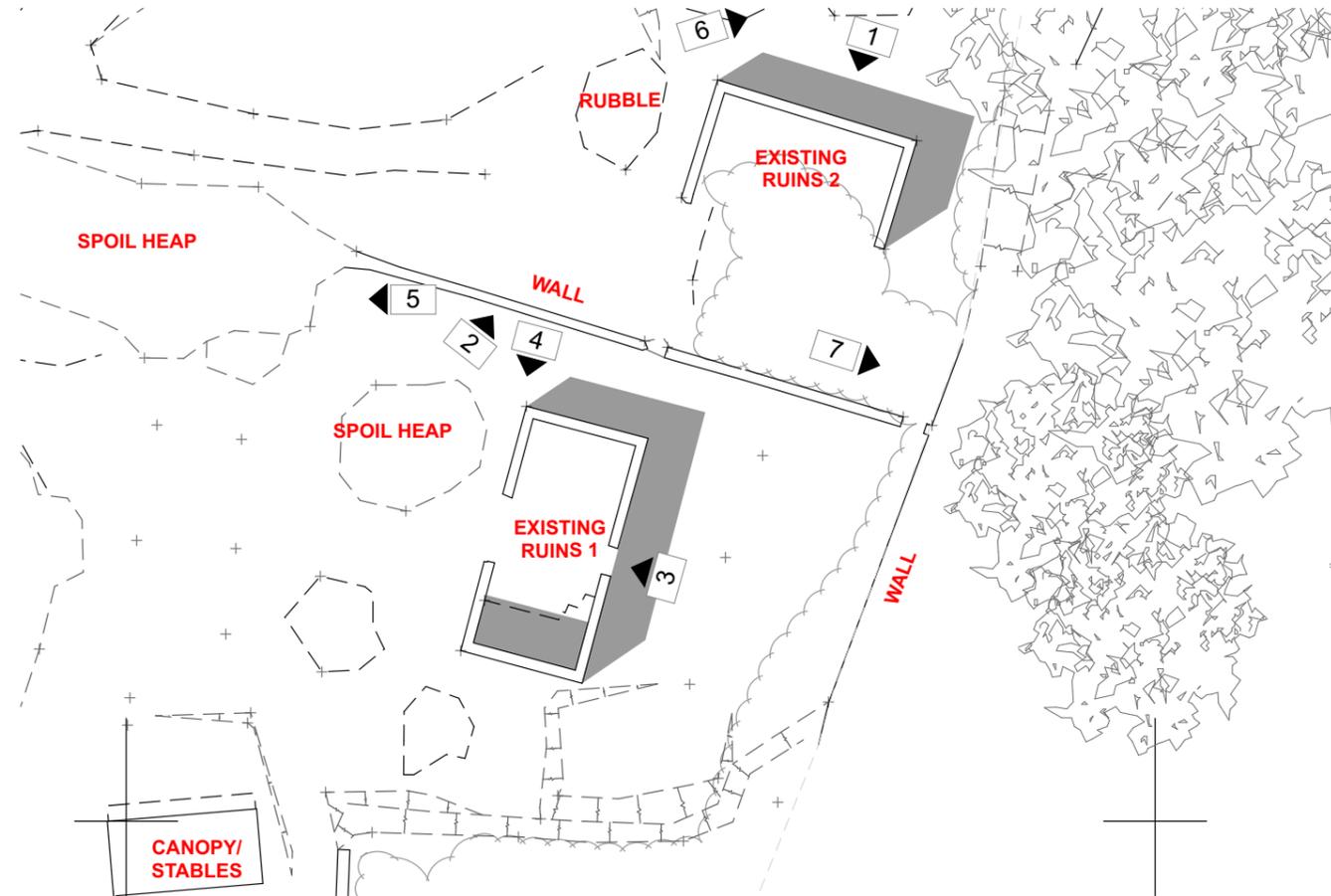


2.2 CONTEXT ANALYSIS

2.2.1 KEY SITE VIEWS-AREA 2

The existing barns are of traditional stone construction and commonly found in rural areas. The current buildings are proposed to be incorporated into the development to become a key architectural feature, as well as to preserve the wider positive visual qualities currently provided by the structures. Bat and bird nesting mitigation measures and enhancement (informed by the attached ecology report) can also be incorporated into these features to enhance local ecology and biodiversity. Any works to these buildings will require inspection at the point of development to ensure integrity is preserved.

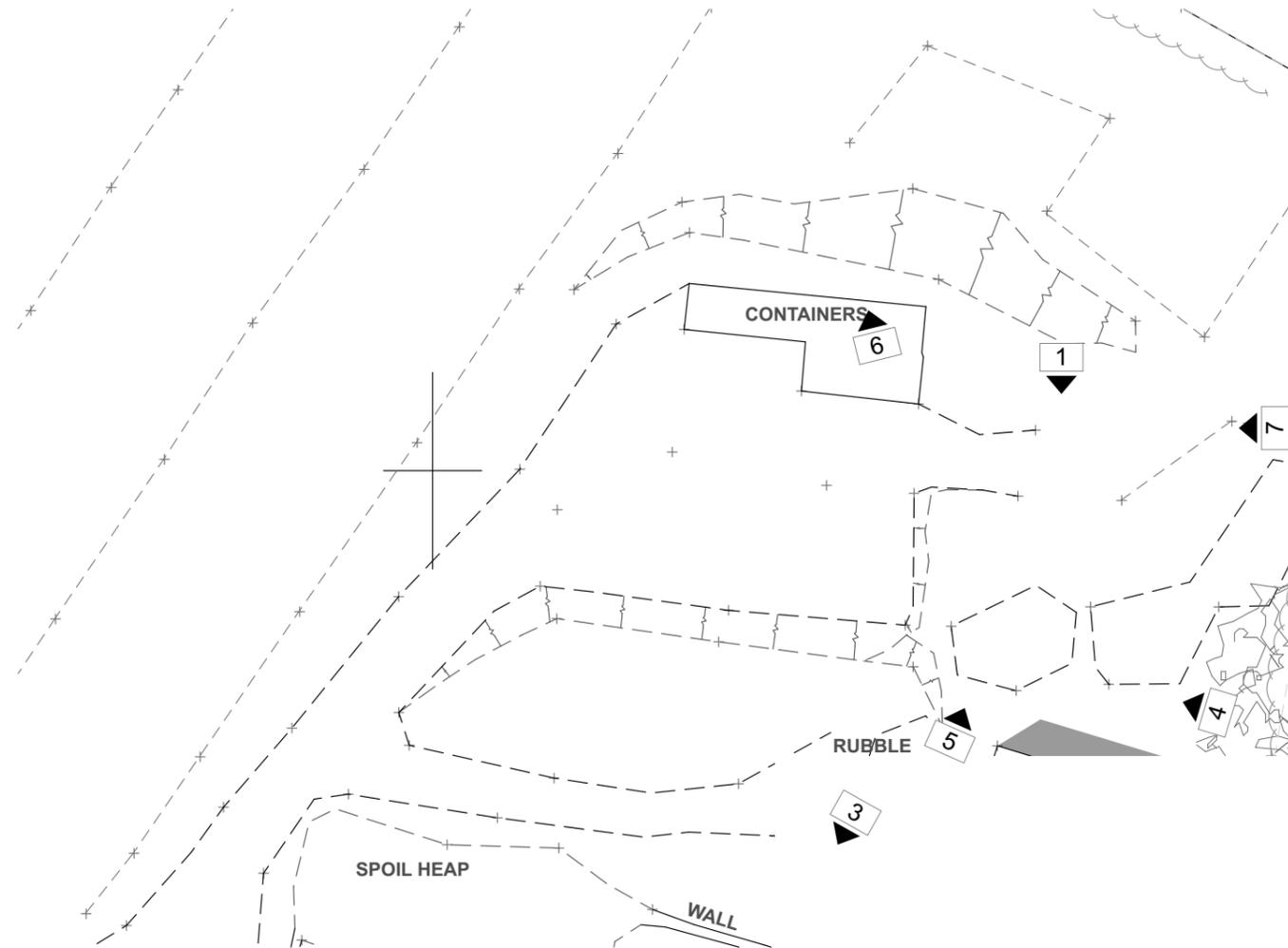
Currently run down and covered by vegetation, any works to these buildings will require a structural inspection (which would accompany any future planning application). It is however considered that the current barns would benefit from Class Q permitted development rights. Further precedent is also found with the prior approval for planning to redevelop the barns into a live/work dwelling.



2.2 CONTEXT ANALYSIS

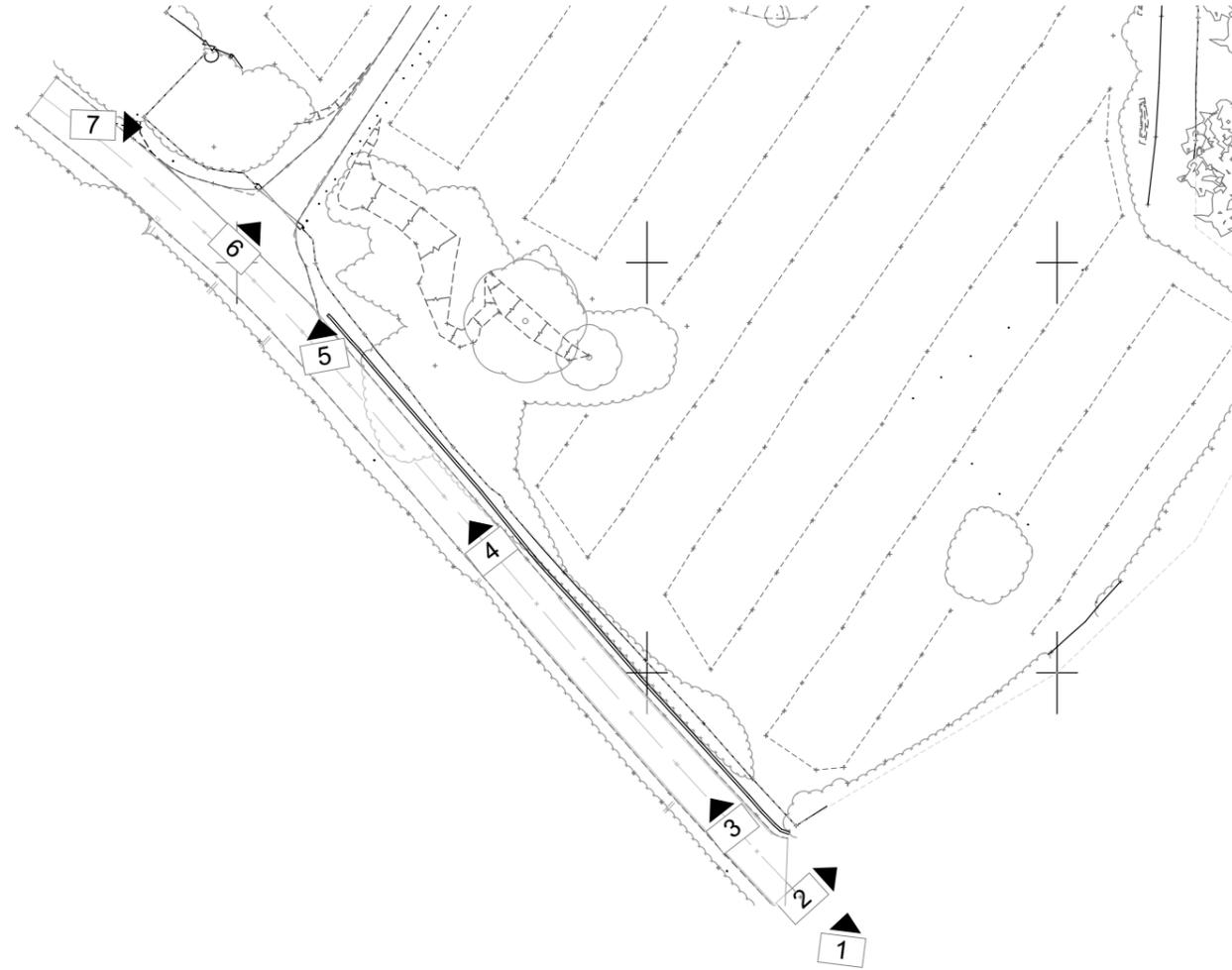
2.2.1 KEY SITE VIEWS- AREA 3

The current site has some harmful visual qualities that would benefit from redevelopment to enhance the surrounding landscape. Site clearance and the removal of the portcabin and large areas of spoil are considered highly beneficial to enhancing the visual qualities of the site and improving the wider countryside setting of the landscape.



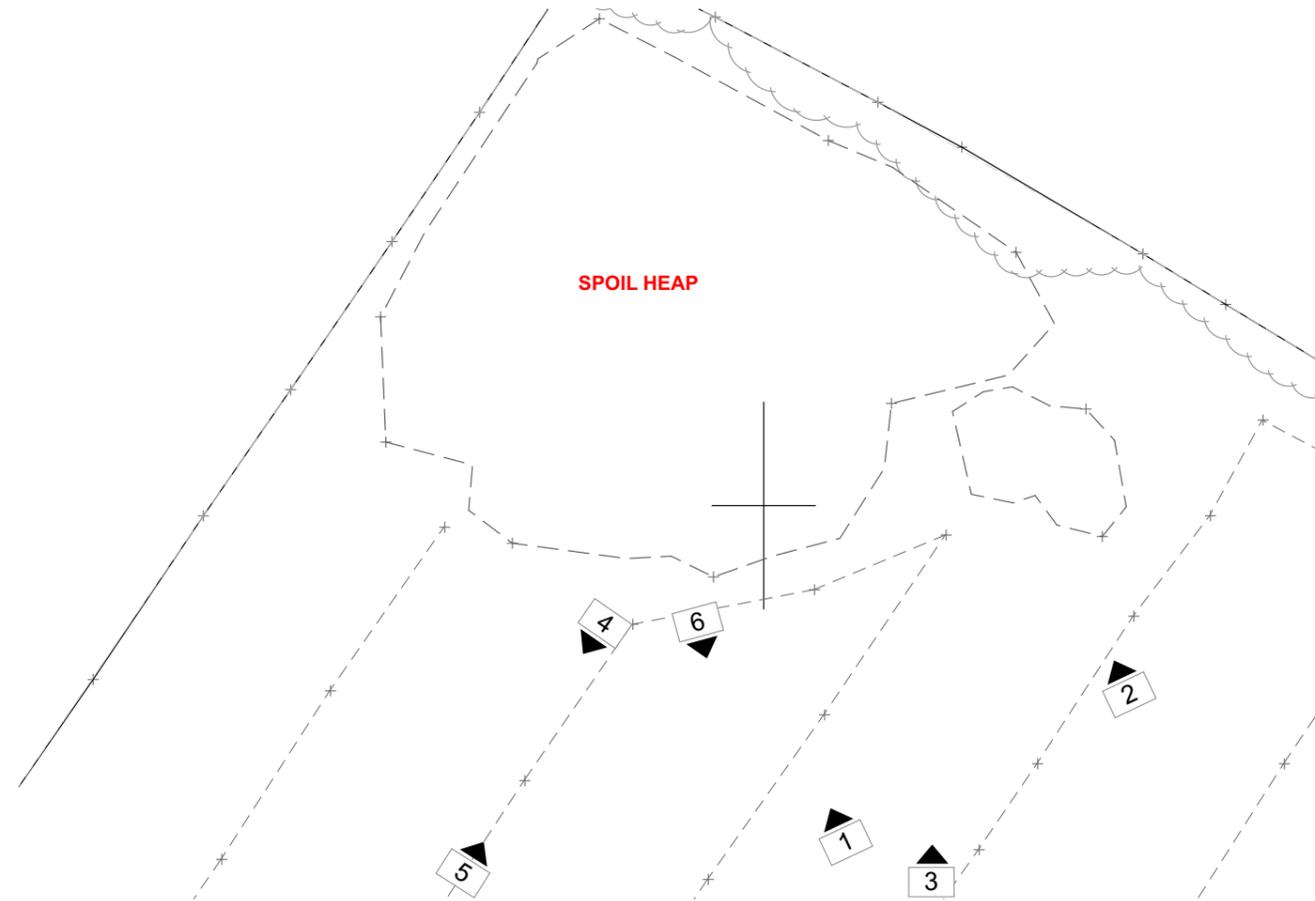
2.2 CONTEXT ANALYSIS

2.2.1 KEY SITE VIEWS- AREA 4- ACCESS



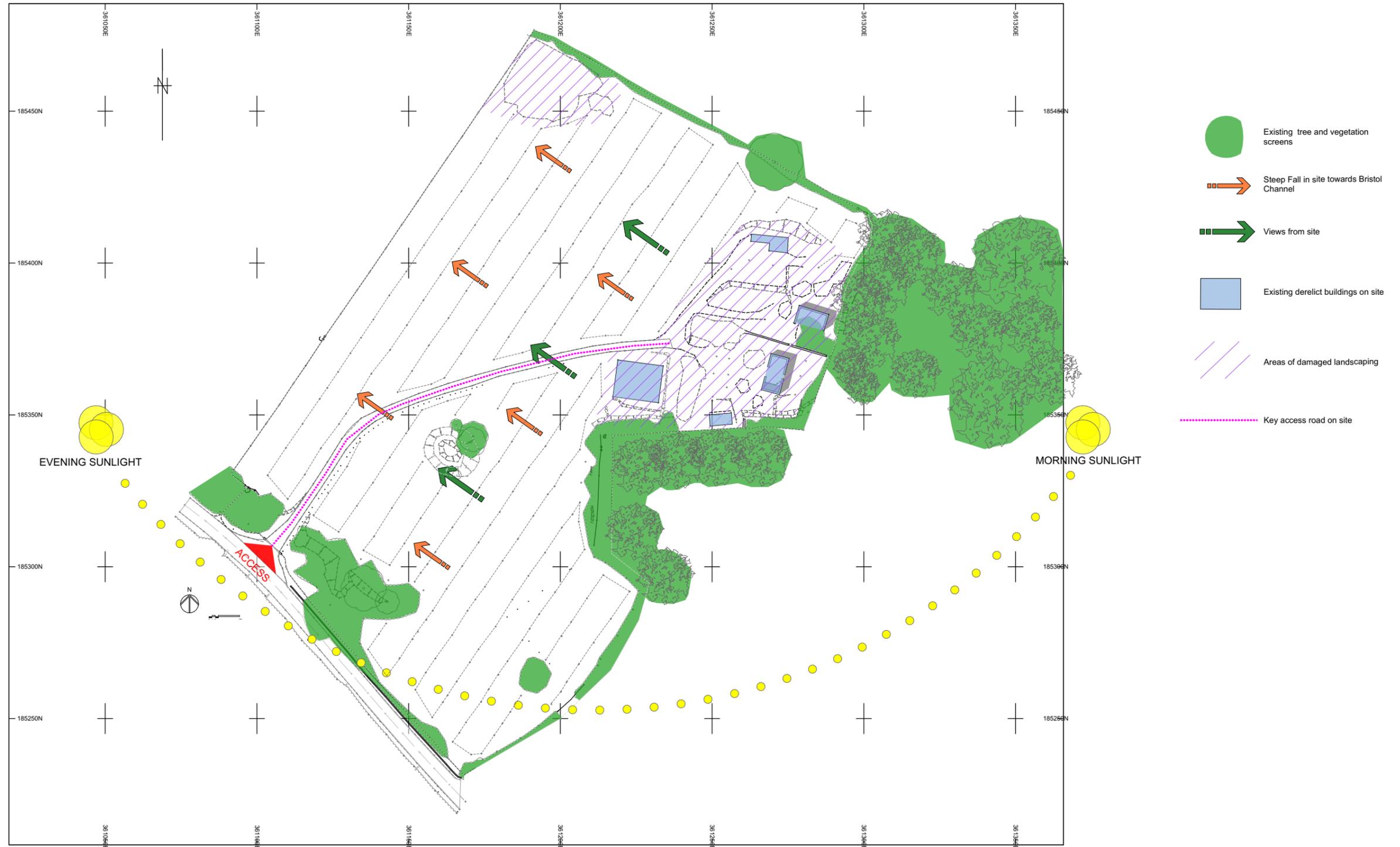
2.2 CONTEXT ANALYSIS

2.2.1 KEY SITE VIEWS- AREA 5

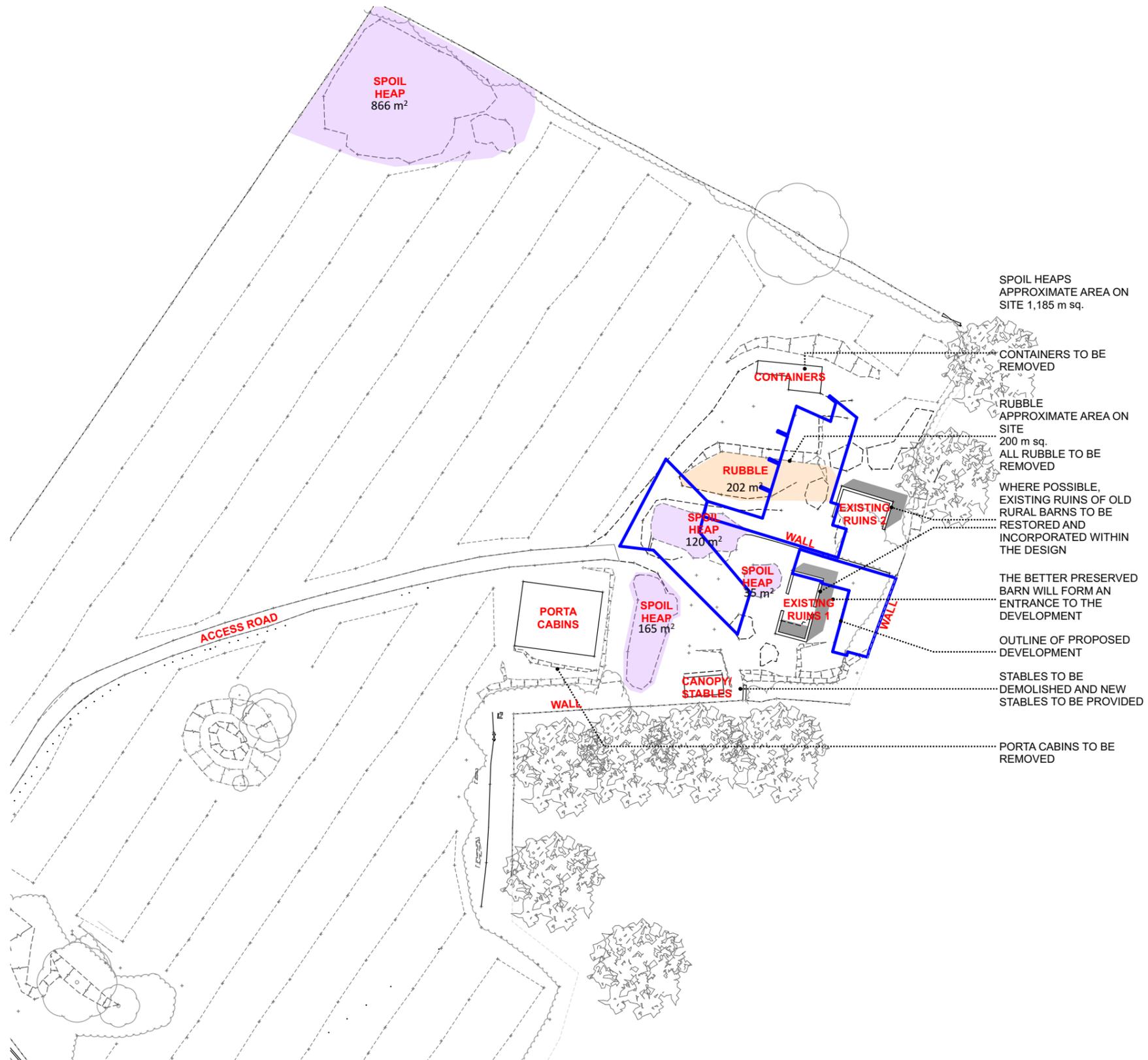


2.3 SITE FEATURES / CHARACTERISTICS

2.3.1 SITE FEATURES / CHARACTERISTICS / SITE OPPORTUNITIES AND CONSTRAINTS



2.3.2 AREAS OF DAMAGED LANDSCAPE AND IMPROVEMENTS TO BE MAKE



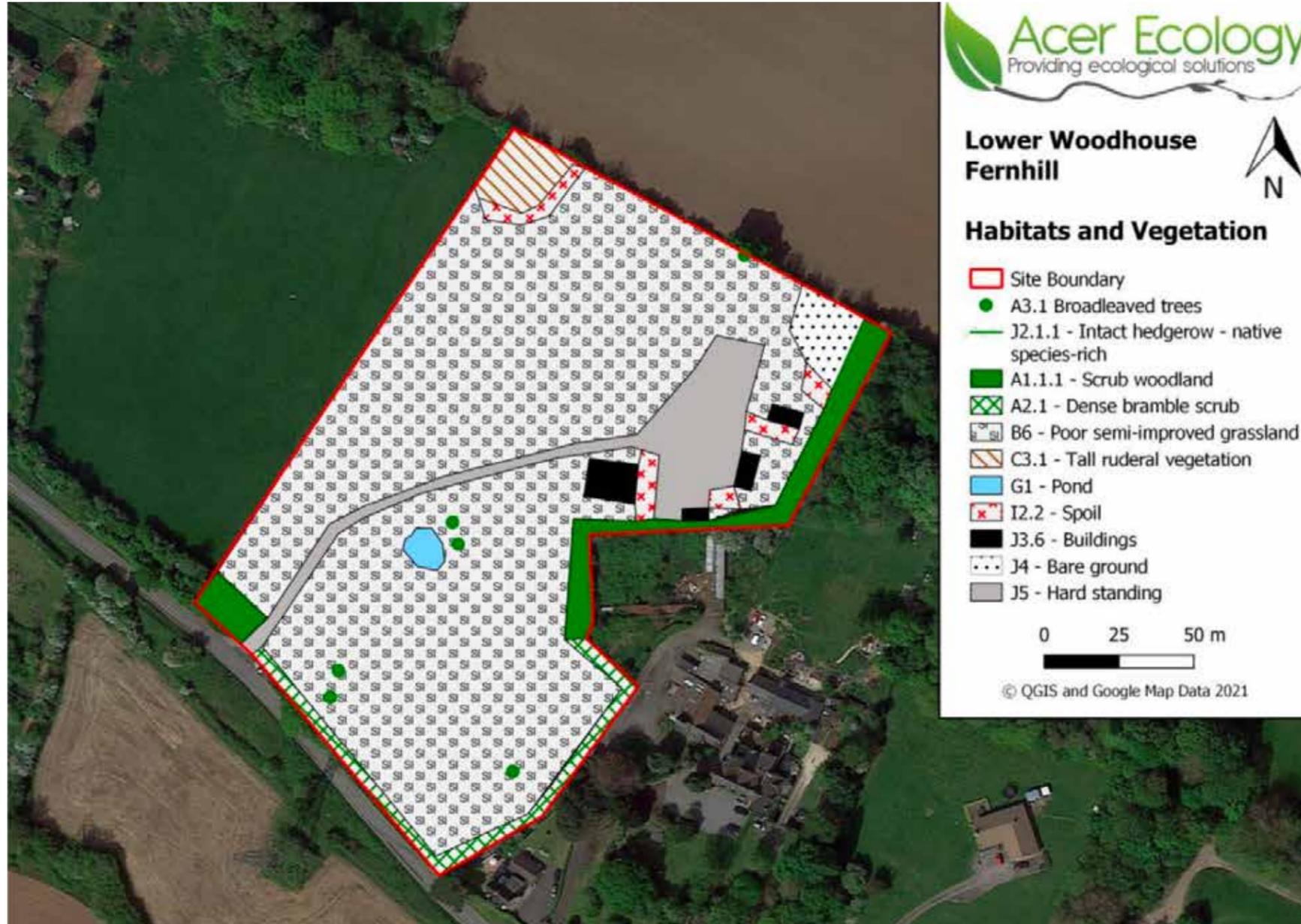
2.3.2 AREAS OF DAMAGED LANDSCAPE AND IMPROVEMENTS TO BE MAKE



2.4 ECOLOGY

An Ecology report is attached to this planning application to support the redevelopment of the site, incorporating a variety of mitigation measures and recommendations.

A full copy of the ecology report undertaken by Acer Ecology is provided as part of the submission. Generally, the site's ecological value is not considered to represent a fundamental in-principal constraint to the proposed development. Mitigations measures and precautionary procedures to minimise any potential adverse effect on ecological assets of the site are detailed in the original report.



Broadleaved Woodland (A1.1.1), Dense Scrub (A2.1) and Bramble Scrub

Areas of scrub woodland are present along the eastern and southern boundaries of the site. The scrub at the north-east forms part of the adjacent woodland to the east, supporting species such as plum, common hawthorn, elder, ash, buddleia and bramble. Dense bramble scrub, with occasional elder and hazel, forms the south-eastern boundary of the site.

The majority of these habitats are proposed for retention, however, a small number of trees within the area of scrub woodland to the north-east, adjacent to the barns, will be felled. Felling of these trees may result in direct adverse impacts to birds nesting within these habitats, including the loss of potential nesting sites. Mitigation strategies are explained in the ecological report under Section 4.

Scattered Broadleaved Trees (A3.1):

Several scattered broadleaved trees are present throughout the site including ash, holly and walnut, present to the south of the site, as well as a mature pedunculate oak located within the northern hedgerow.

While the scattered broadleaved trees are all proposed for retention, there is a risk that some of these trees could be inadvertently damaged during the construction phase of the development. Mitigation strategies are explained in the ecological report under Section 4.

Poor Semi- improved Grassland (B3.6):

The majority of the site comprises species-poor semi-improved grassland. The sward is short, uniform and dominated by Yorkshire fog. Several other common grasses are present including perennial rye grass, creeping bent, creeping soft-grass and timothy grass. Herbaceous species include common nettle, creeping thistle, creeping buttercup, curled dock, white clover, greater plantain, cut-leaved cranesbill, meadow vetchling, common ragwort and herb Robert.

Clearance of the site to facilitate the new development will result in the permanent loss of relatively small areas of this habitat.

2.4 ECOLOGY

Tall Ruderal Vegetation (C3.1):

Tall ruderal vegetation grading into spoil is present towards the north-western corner of the site. Common nettle is dominant, with abundant bramble, willowherb and hedge bindweed, and frequent common mallow.

It is considered likely that this vegetation will be cleared to facilitate the new development.

Open Water (G.1):

A shallow pond (Pond 1) lies within the area of semi-improved grassland.

Pond 1 is not anticipated to be directly impacted by the development. However, the construction works may cause increased sedimentation and/or water inputs into the pond and consequently, adverse impacts to aquatic fauna. Mitigation strategies are explained in the ecological report under Section 4.

Intact Species-Rich Hedgerow (J2.1.1)

An intact species-rich hedgerow forms the northern boundary and part of the eastern boundary of the site. The dominant species present within the structural component is common hawthorn. Other species present include English elm, plum, holly and hazel, as well as abundant ivy and hedge bindweed. The hedgerow also incorporates a mature pedunculate oak tree. The ground flora is dominated by bramble and common nettle, with frequent hogweed.

The hedgerow constitutes a Section 41 habitat of local value, and therefore mitigation strategies are recommended during construction.

Photo 7: Holly



Photo 8: Ash



Photo 9: Poor semi-improved grassland



Photo 10: Poor semi-improved grassland



Photo 11: Tall ruderal vegetation



Photo 12: Pond 1



2.4 ECOLOGY

Photo 1: Scrub woodland and adjacent bare ground



Photo 2: Scrub woodland



Photo 13: Spoil adjacent to existing barns



Photo 14: Spoil



Photo 3: Scrub woodland



Photo 4: Bramble scrub



Photo 15: Intact species-rich hedgerow at north



Photo 16: Hardstanding



Photo 5: Scattered broadleaved trees - ash



Photo 6: Penduculate oak



2.4 ECOLOGY

Birds:

The species-rich hedgerow, scattered broadleaved trees and scrub habitats provide nesting and foraging opportunities for a range of tree and scrub nesting bird species, including NERC S41, UK BAP and Red Listed species such as dunnoek, song thrush and starling which have been recorded in the wider area. Furthermore, the buildings on site also provide opportunities for nesting and evidence of nesting was found within the stables during the internal building inspection.

Bats:

From the assessment made during the survey:

- The existing portacabin is assessed as having negligible potential for crevice-dwelling and roof void dwelling species and negligible potential for roosting by direct-access species. However, there is some limited potential for use as a night roost, although the building is assessed as being sub-optimal for this purpose, no evidence was recorded, and the building is considered unlikely to be used for this purpose;
- The derelict stable building is assessed as having negligible potential for crevice-dwelling and roof void dwelling species and negligible potential for roosting by direct-access species. However, there is some limited potential for use as a night roost, although no evidence of this was recorded during the survey. Though not conclusive of absence, the absence of bat droppings within the building provides a reasonably high level of confidence that the building has not been used for this purpose; and
- The derelict barns are assessed as having negligible potential for roof void dwelling species and negligible potential for roosting by direct-access species. The building has low potential to be used opportunistically by crevice-dwelling species. However, current development proposals suggest no work is proposed to be undertaken on the barns and therefore no further survey is considered necessary. Plans indicate that the new dwelling will be adjoined to the Barn 2 on one wall. It is therefore recommended that prior to this work taking place, all cracks and crevices present on this wall will be systematically inspected with an endoscope (see Section 4 of the original ecology report).

The vast majority of the site constitutes species poor semi-improved grassland that is managed, and although this is likely to support a viable insect population it is unlikely to be of high value to bats in itself. However, the site is surrounded on the northern, eastern and southern boundaries by a mixture of species rich and species poor hedgerows that contribute to linear features extending into the surrounding landscape that are likely to be used by foraging and commuting bats. In addition, there are small areas of woodland directly adjacent to the east of the site which are likely to be used by roosting bats. Therefore, the site is collectively considered to provide moderate quality foraging and commuting habitat for bats.

Dormice:

Though the central parts of the site are unsuitable for supporting dormice, the species-rich hedgerow and scrub woodland habitats have greater potential to support this species. The value of the dense scrub to the southeast is limited due to its species-poor, bramble dominant nature; however, the northern hedgerow and scrub woodland to the north-east has potential to support this species, providing ample opportunities for foraging and arboreal movement. These habitats are also well connected to other hedgerows in the wider landscape; however, connectivity to any areas of ancient woodland off-site is limited.

Great Crested Newt:

No direct observation or evidence of great crested newt was recorded on site although a targeted survey was not undertaken for this species. The likelihood of GCN being present on site is considered to be very low, although cannot be ruled out completely. However, when considering the poor value terrestrial habitat surrounding the pond, the localised and small-scale nature of the development in the context of the wider site,

Badgers:

No setts or other signs of badgers were recorded on site. The presence of badgers as a resident species on site was assessed as being unlikely due to the absence of any obvious signs. Furthermore, the site is mainly open in nature, making it generally unsuitable for sett building

Reptiles:

No reptiles or evidence of reptiles were incidentally recorded during the survey, although a targeted reptile survey was not undertaken.
The site is considered to provide low to moderate quality reptile habitat.

Other Mammals:

Hedgehogs are considered likely to forage within the site and could potentially nest and hibernate within the peripheral habitats. The loss of or damage to these habitats could lead to negative impacts upon this species, if present. The impact of the proposed development on potential hedgehog habitat is considered to be relatively low.



3.0 DESIGN ANALYSIS

3.1 FEASIBILITY STAGE

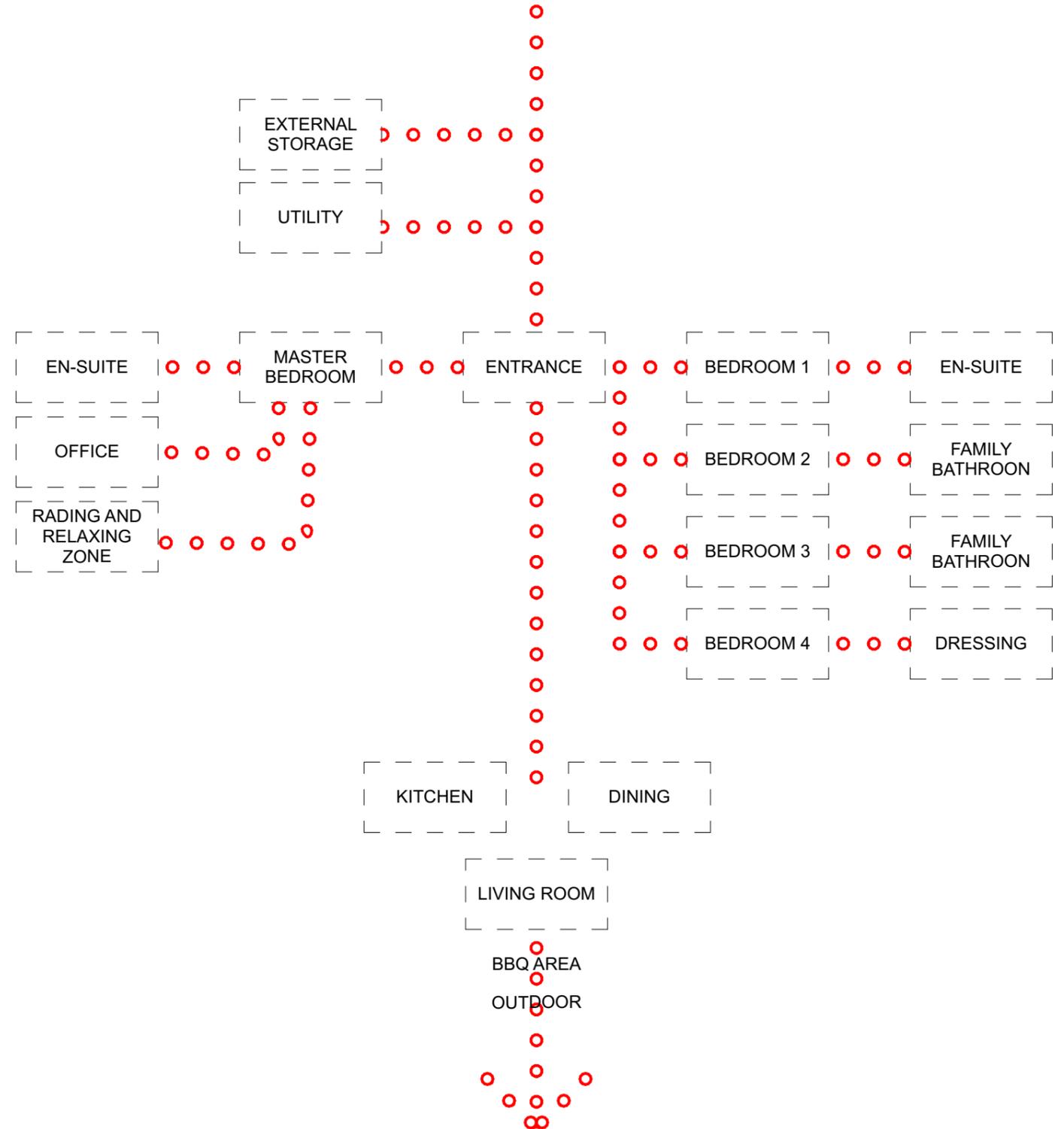
At feasibility stages a construction budget had not been set by the client. Further consideration of developing a stable block and dog kennel on site was also part of the client brief. NB This may be taken forward under a future planning application, but has been considered at early design development stages (in terms of siting the current dwelling to forward plan any future development options, to minimize any potential future visual impact e.g. clustering a stable block/ kennel near-to the proposed built form). The client brief anticipated that the final dwelling would have 5 bedrooms, family space and private space. The design would be of contemporary design (both inside and out), with large extents of glazing that would capture the magnificent views on site and provide useful solar gain (especially during the winter months). Limiting the visual impact by setting the building into the landscape was also a key consideration.

The site retains two vacant stone built agricultural buildings. The roof finishes of the structures were previously removed by the client (under planning approval PT08/1214/F). Prefabricated cabins and steel containers are also found on site (which are now proposed to be removed as part of the redevelopment of the site).

The topographical fall across the site from east to west was taken into account during the design process, with different elements of the proposed scheme buried into the landscape. This creates the opportunity to have roof terraces and shared space. Furthermore, it will reduce the visual impact of the development from the wider public vantage points e.g. adjacent/ nearby Public Rights of Way.

Attention was also given to the neighbouring properties not only in terms of design sensitivity, but also to protect neighbouring amenity. Access for emptying the neighbours' septic tanks was also considered, as access for servicing is currently only available through the applicant's land.

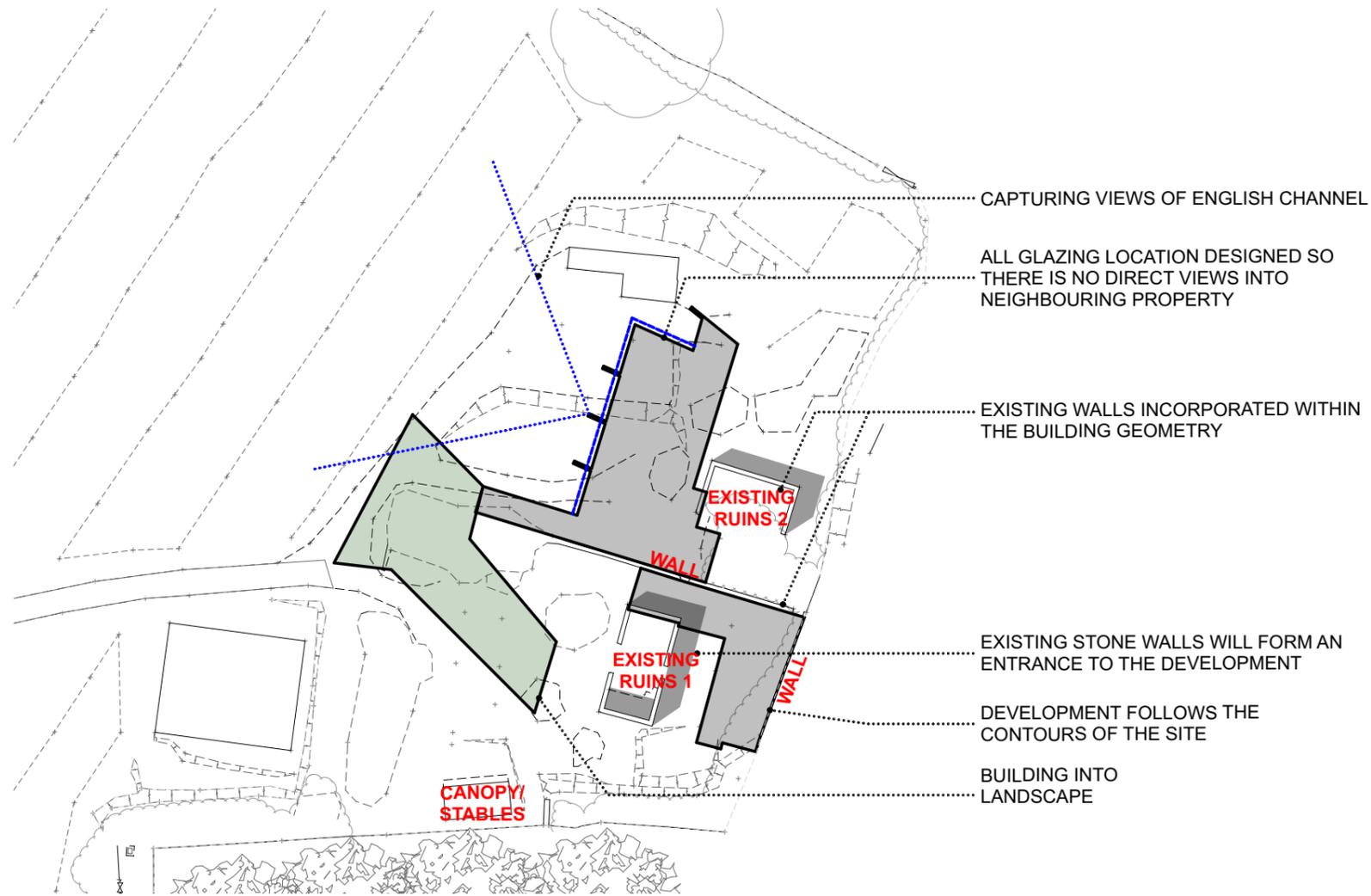
A Public Right of Way (PRoW) also exists (identified via <http://www.outdoorswest.org.uk/map/>). The plan identifies that one PRoW enters the site via the current access road before crossing the site to the north-east corner and connecting into the wider PRoW network. A second PRoW runs along the site's northern edge travelling east to west past Woodhouse Manor. Considering both the PRoW accesses, the redevelopment of the site should have no impact on the PRoW (found on and adjacent to the site).



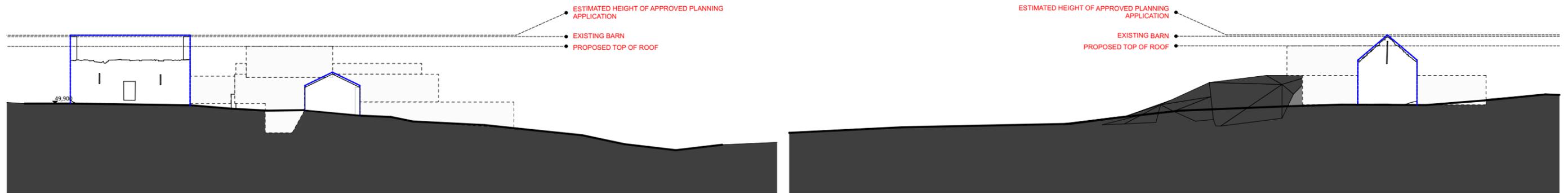
3.0 DESIGN ANALYSIS

3.1 DESIGN CONSIDERATION

3.2.1 KEY DESIGN CONSIDERATIONS



3.2.2 RELATIONS TO EXISTING BUILDING

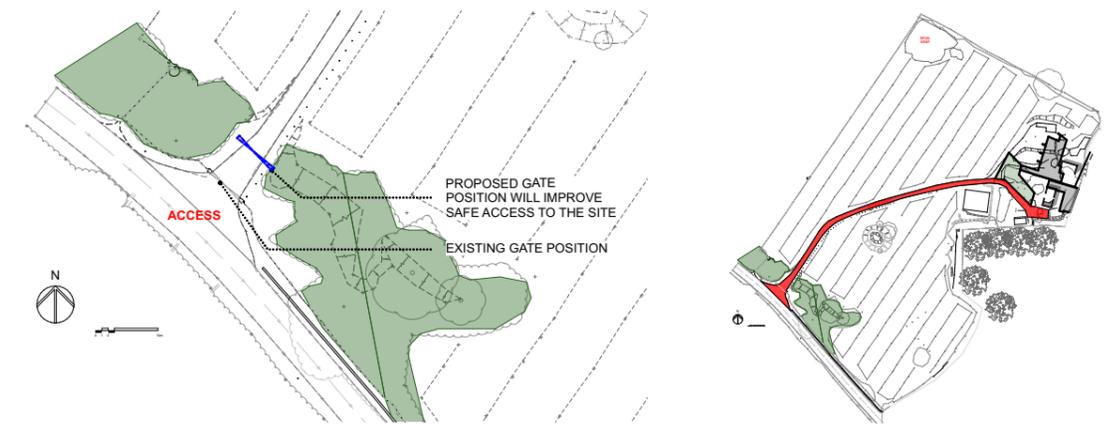


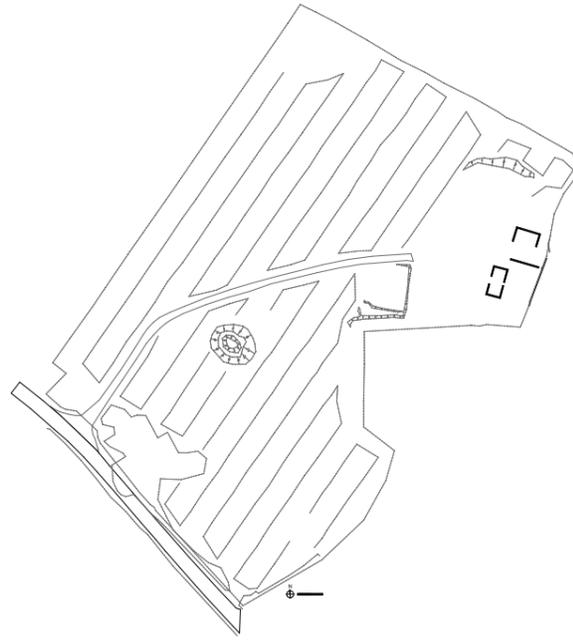
3.2.3 OVERLOOKING

The design of the site has been assessed taking into account the siting of the existing buildings and proposed development. Site features such as the site topography, dense vegetation and walled boundary curtilage to the east/ south-east of the main development site protect the neighbouring occupier(s) privacy. The proposal ensures that there are no areas overlooking onto neighbouring private gardens to protect amenity and privacy. The dense vegetation between the proposed dwelling and neighbouring properties also reduces the potential for any noise disturbance. The design has been articulated to ensure that there is no overlooking, whilst also allowing high levels of privacy for all habitable rooms.

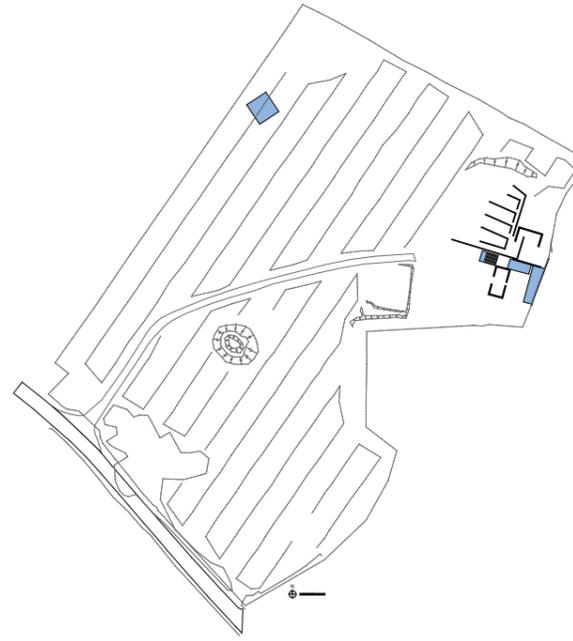
3.2.4 HIGHWAY AND ENTRANCE CONSIDERATIONS

The existing access would be retained by the proposed development, however enhancement will be undertaken which also protects the PRoW. The existing access gate would be realigned and repositioned to allow better clearance of vehicles from the adjacent public road (recessing the gateway entrance into the site) to ensure safe access and egress to and from site when the gate is opened/ closed. The existing access gate is surrounded by hedgerows, which is considered to positively contribute to the landscape character. These features would be protected and enhanced. The access road leading to the dwelling would be retained however re-surfacing would be undertaken. The parking spaces on site are proposed near the dwelling, screened by vegetation and hidden within the landscape to protect the overall setting of the rural landscape.

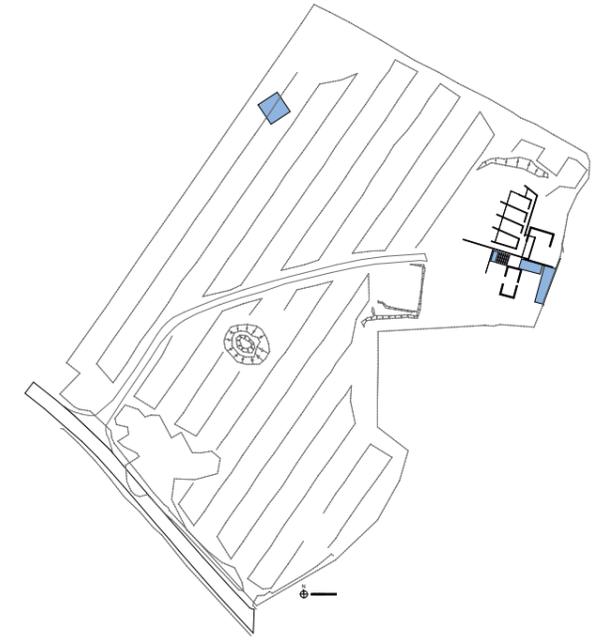




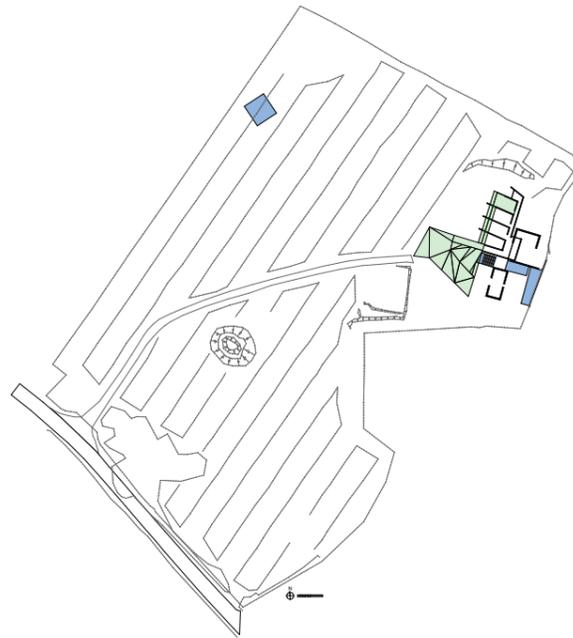
Maintaining Site Feature- connecting to the past



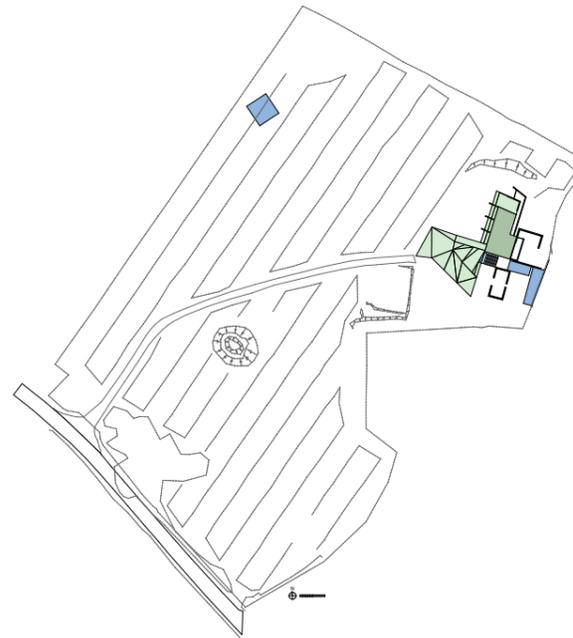
Interlocking walls/ connecting building to context



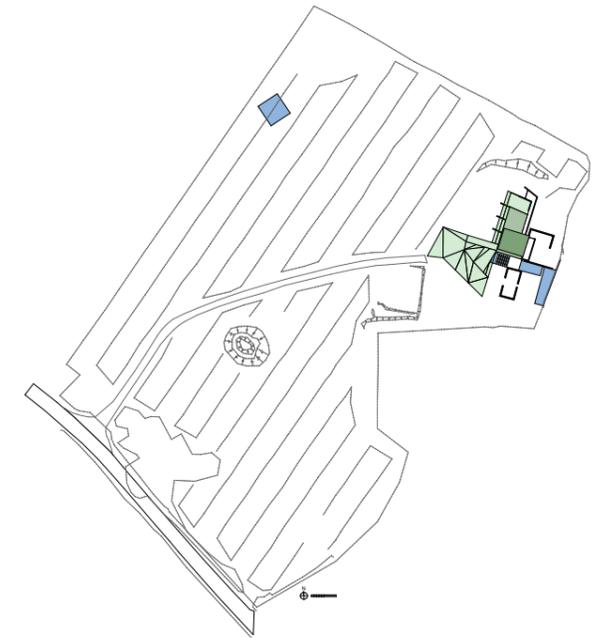
Glazed element- sleeving between new and old



Landscaped roof/ Green+ Nature into the building



Merging Building+ Landscape / Emerging the level change



Fully Integrated Site Plan

3.3 SCHEME DEVELOPMENT & PRECEDENT

The scheme was developed taking into consideration the site design opportunities and constraints as well as from reviewing the former planning permission on site. The key design features incorporated into the preliminary design are;

- Overall the height of the building follows the contours of the land, following the stepped pattern in the between above and below ground levels (to ground level) before incorporating a sunken lower level design.
- A strong tectonic language to the proposed design.
- Maximising passive design, with glazing to the south and a strong 'solid' facade to the north.
- Incorporation of different materials between the ground floor, first floor and roof, to allow the design to be reflect a varied 'strata', which visually reduces the appearance of the proposed dwelling.
- Current building line, as well as orientation of the adjacent dwelling.

Design and images by Loyn and Co.

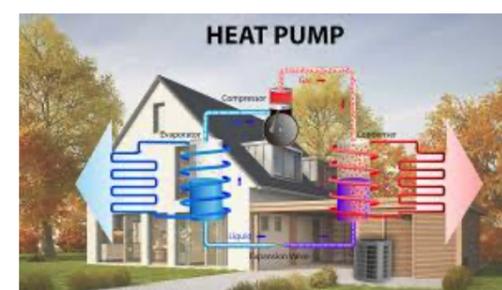
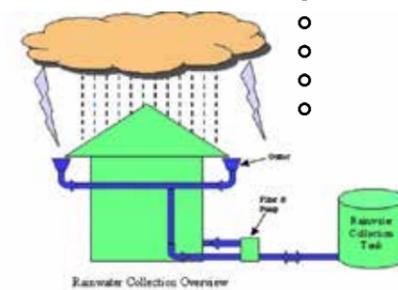
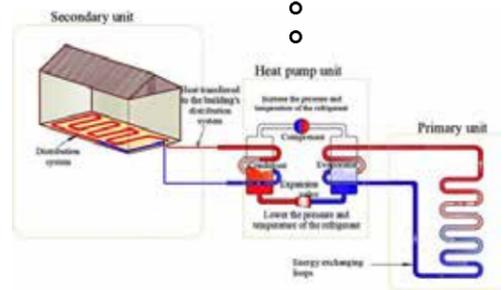
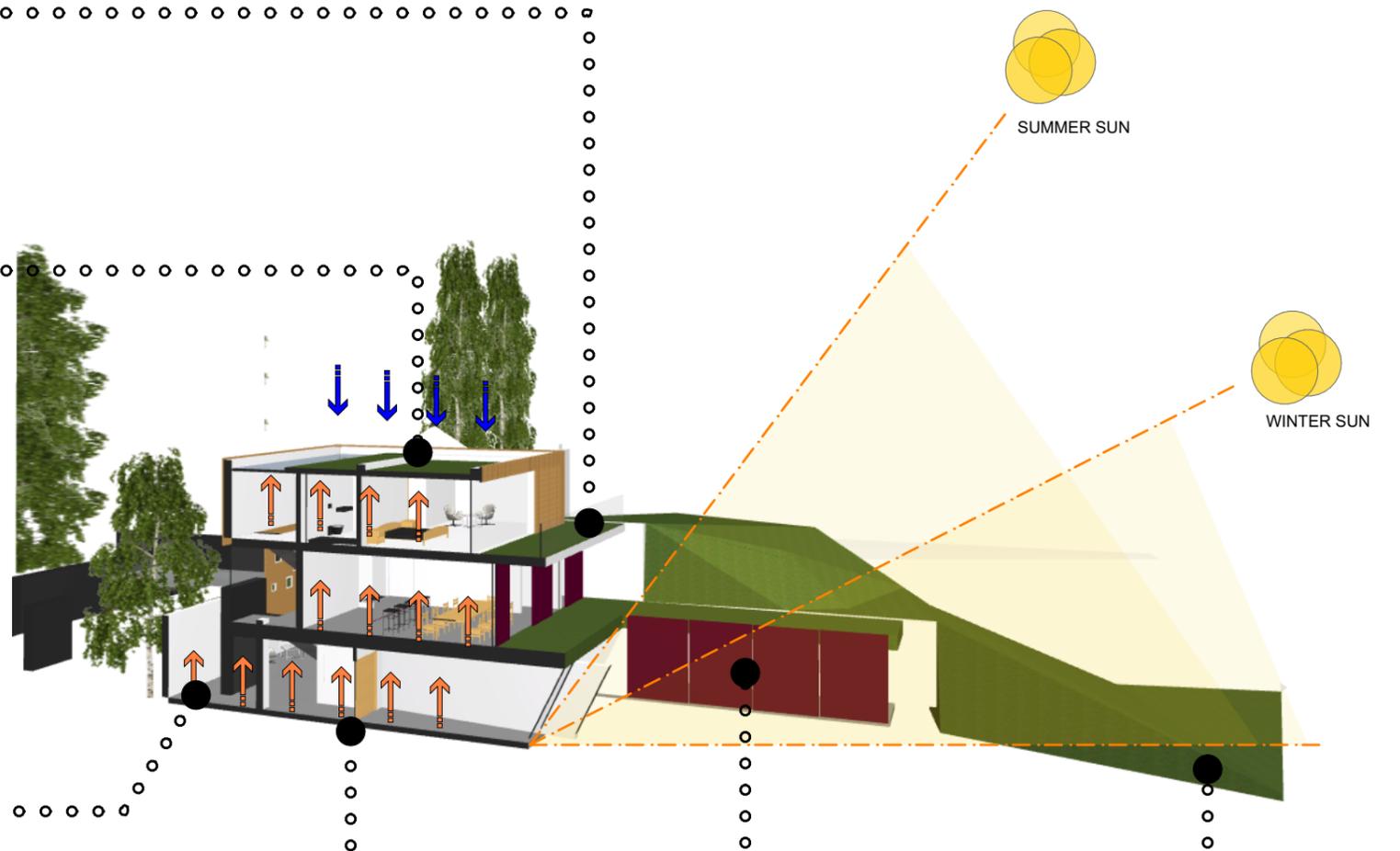
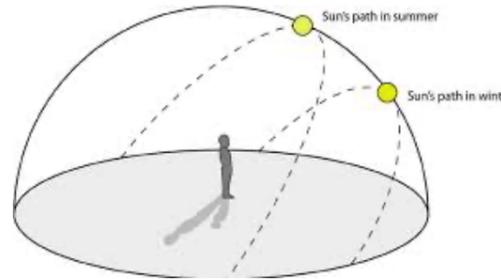




3.4 ENVIRONMENTAL SUSTAINABILITY

Environmental sustainability has been a key aspect of the design proposals:

- Equivalent to Code 3/4 level to be achieved
- Key passive design elements integral to the design
- Drainage attenuation from flat roofs
- Zones for growing plants up against building facade
- Potential for rainwater harvesting drainage system
- Passive ventilation
- Potential zones for future renewable technologies
- Natural light utilised and protection from summer sun



3.5 MASSING

Environmental sustainability has been a key aspect of the design proposals:

- While the front of the house appears to be inaccessible, and hidden from view, the elevation facing the wider grassed land retains large glazing opportunities opening to views of the English Channel.
- Key passive design elements incorporated and integral to the sustainable design strategy.
- Drainage attenuation from flat roofs to support SuDS and Biodiversity enhancement.
- Zones for growing plants up against the building facade.
- Potential for rainwater harvesting drainage system.
- Passive ventilation.
- Potential zones for future renewable technologies.
- Natural light utilised but also supporting protection from the summer sun (to prevent the dwelling overheating).

The scale and massing have been designed to ensure the building sits comfortably within the parameters of the site, largely hidden from view. The existing barn structure would be retained as a key feature which again, due to the enclosure of the site is also largely obscured from public view. The gardens would retain view points out onto the Bristol Channel, however due to the enclosure of the site, the glazed windows would be largely obscured from public view, with views only permissible view(s) from part of the adjacent PRow. Further landscaping provision along the northern boundary could however further limit any view from the adjoining PRow.





3.7 ACCESS & MOVEMENT

INCLUSIVE DESIGN HAS BEEN A KEY CONSIDERATION:

- The front door threshold to all dwellings is to be flush, with a double wide opening, in accordance with current requirements.
- All external doors leading to the courtyard / garden are also to have flush thresholds, providing complete access to the open plan ground floor of the dwelling and associated external spaces.
- In accordance with DQR requirements we have provided a downstairs WC that is wheelchair accessible, with a clear opening of 1010mm.
- We have minimized the number of internal doors to the ground floor, to ensure complete freedom across the open plan space. All internal doors to be 900mm.
- We have allowed provision within the design to enable part of the open plan ground floor to be converted into a bedroom, in the future, if required. In conjunction, we have enabled the opportunity for a lift in the future to be inserted within the void, to allow vertical access throughout the dwelling. All in accordance with DQR requirements.
- We have provided a continuous handrail for all internal stairs.

SITE ACCESS:

- Principles of existing site access maintained as part of design proposal.
- Car parking has been provided with a double garage and additional on site parking as required.
- Vehicle turning area has been provided to the front of the property, allowing for safe ingress and egress of vehicles.
- The proposal is safely and conveniently accessed.
- Cycle and refuge storage zone has been provided.

LOCAL TRANSPORT:

- The site is served well by local bus services. All within a maximum of a 10 minute walk from the proposed dwelling.

3.8 COMMUNITY SAFETY

- The existing community safety would be maintained and enhanced by the proposed development. The proposed orientation and massing allows for partial views toward the entrance to provide natural surveillance from the property. In addition, a lockable personnel and vehicular gates are to be provided for site access. Furthermore, lockable pedestrian gates are to be provided where necessary for access to the rear of the property. Open pedestrian access would however be provided via the PRow transferring the site.
- The aspects of 'physical protection', 'security' 'surveillance' and 'ownership' have been enhanced as part of the design proposals.

3.9 COMMUNITY FACILITIES

- The site is served well by shops, community centres, churches, doctors, schools etc. all within a 10 min drive from the proposed dwelling

3.11 MATERIALITY

The following materials have been proposed for the new dwelling:

- GROUND & FIRST FLOOR : concrete exteriors and interiors// large glazing // green roofs hiding the building geometry
- UPPER FLOORS : timber cladding
- FLAT ROOF : Sedum
- BALUSTRADES : Frameless glass

Precedents:

1) *Quality internal spaces with concrete walls*

2) *Quality internal spaces with concrete and timber walls and rooflights.*

3) *Quality internal spaces with concrete walls and large opening capturing outside views*

4) *Quality internal detail showing connection of the existing stone work with contemporary bathroom design*

5) *Building hidden in the landscape*

6) *Contemporary design of the glass balustrade and quality detailing of the terrace*



1



2



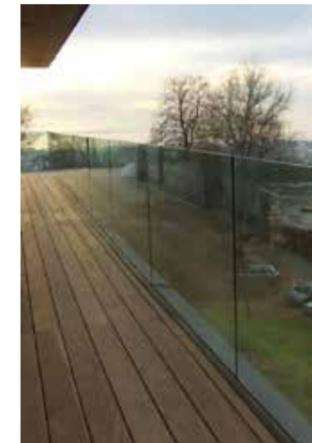
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4



5



6

3.12 LANDSCAPE

3.13 Comparison between existing and proposed





As existing

PROPOSED



As existing



As existing

3.12 A Vision with co-existng with nature

