

HOUSEHOLDER PLANNING APPLICATION

PROPOSAL FOR
A REAR EXTENSION AND LOFT
CONVERSION

The Coach House
Middle Duntisbourne
Cirencester
Gloucestershire GL7 7AR

November 2021

For Cotswolds District Council
Planning Department
Trinity Road, Cirencester
Gloucestershire GL7 1PX



PREPARED BY
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Introduction

The Coach House, Middle Duntisbourne, Cirencester GL7 7AR is a detached stone house. Located on a private drive, the house is believed to have originally been three cottages. The house is located within the Cotswolds AONB but is not Listed.

It has been in the ownership of same family since the 1950s but has been neglected. There is no running water and the septic tank will need to be replaced.

There are a number of character features to this well proportioned building including a steep slated roof with two impressive Cotswold stone fireplaces, exposed stone walls, timber beams and stone window seats.

The house is currently uninhabitable and requires a considerable amount of essential work to save it from dereliction.

The house is now under new freehold ownership.

A statement of intent for the reinstatement of the house as a family dwelling is provided for your consideration.

A new extension is proposed to the rear of the house. An extensive internal refurbishment is essential to provide a habitable living environment for modern living.



a view of the house from the front



a view to the rear where the extension is proposed.



a view from the rear; the location of the new extension concealed by trees

Coach House is an attractive house, which is located in a cluster of buildings in Middle Duntisbourne.

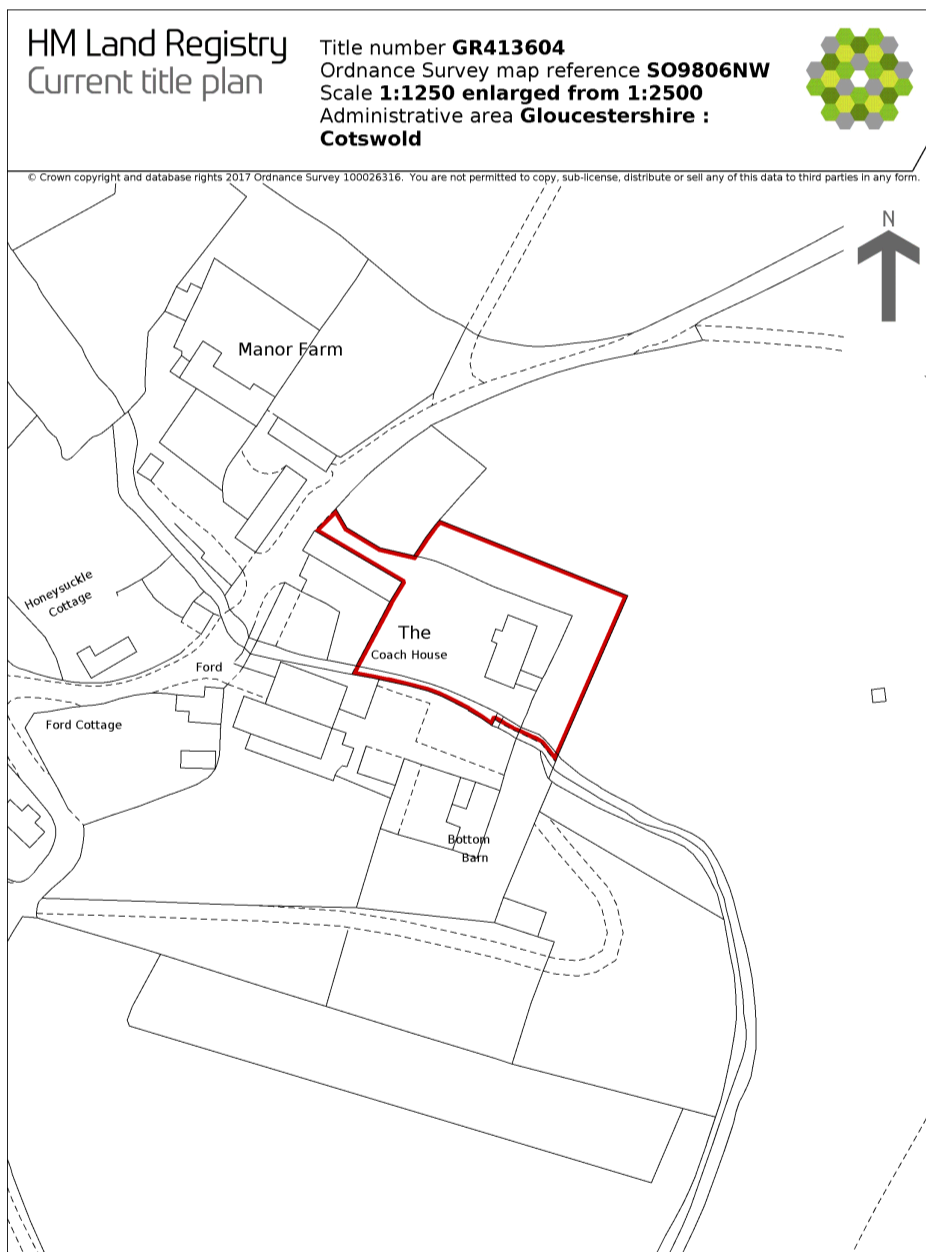
To the rear of the house is an expanse of agricultural land, which is separated from the house by a perimeter fence, mature trees and a small bridge adjacent over the River Dunt.

Inspired by the light industrial and agricultural forms which predominate the local surrounding area, it is the roof form that is explored and developed further to provide a simple architectural response to the requirements of the client's brief for a new rear extension.

The proposed site for the new extension is largely concealed from Welsh Way by main body of the house.



a view from the rear with house indicated



site plan

Local Characteristics and Adjacent Assets

The site demise is approximately 0.12 hectares (1,175sq/m). The land around the house enjoys picturesque views through the mature trees to the wider local environment beyond.

Within the landscape, the roofs of the buildings act as dominant visual markers within the landscape which aid orientation and establish a hierarchy of function to the built environment.

A number of residential and agricultural buildings contribute to the local character of Middle Duntisbourne. The agricultural land is the main economic and industrial focus of the area with picturesque views in all directions.

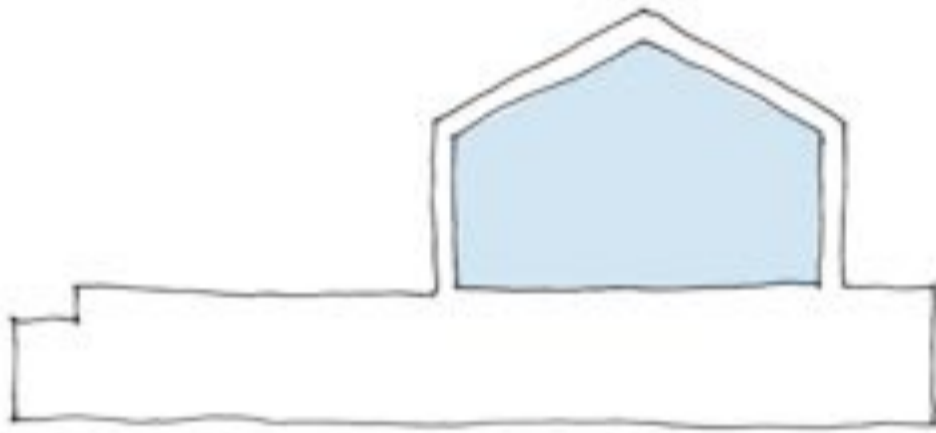
The immediate environment is shared with a number of Listed buildings. Manor Farm, is the largest building within the area, in a composition of traditional agricultural and residential buildings.

The Coach House is not Listed.

The residential buildings draw from traditional vernacular forms and materials, as expected within a conservation area.

The new rear extension to Coach House aims contribute positively to this environment and has been designed to be sympathetic to the historical context.

The barn profile which predominates in the local area provides the simplest form of accommodation. In addition, the resulting roofscape will provide a key orientation marker within the wider landscape.



barn concept

A simple barn form aims to compliment the main body of the house. The new rear extension will remain subordinate to the main house.



proposed rear elevation

Use

The dwelling house is in a significant state of disrepair. It will be retained as a private dwelling.

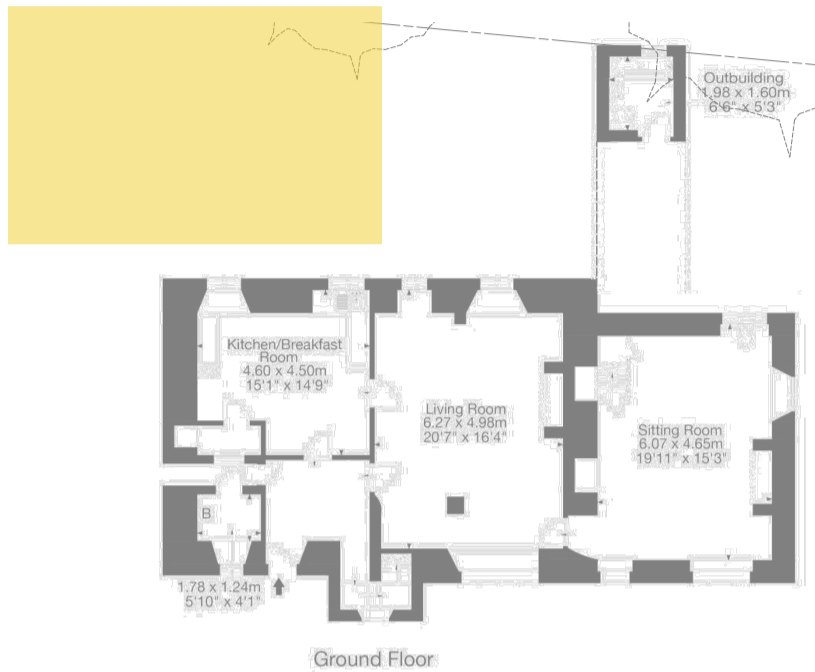
The new owners will invest significantly in the property refurbishment to provide a safe and habitable environment for their young family.

The client is committed to delivering a high standard of design.

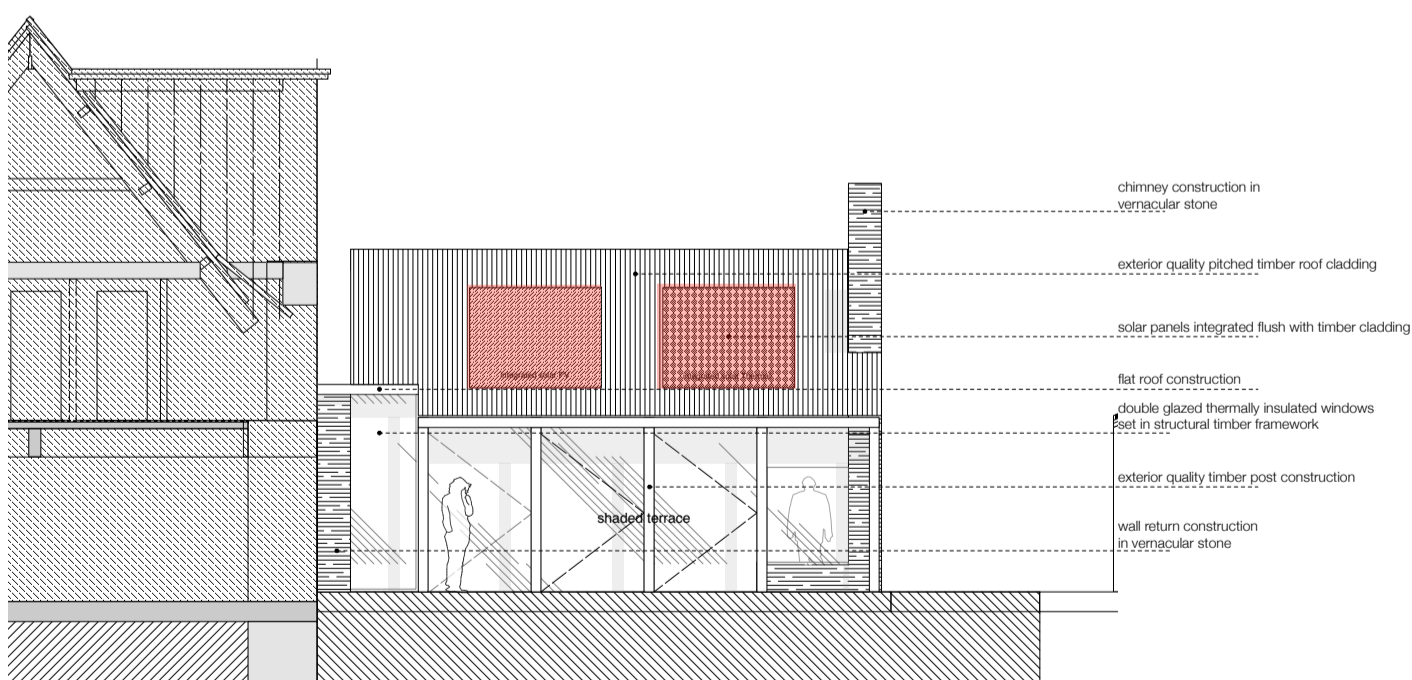
If the potential of the property can be realised a full internal refurbishment will return a large family house to the local housing stock of the area, and will contribute positively to the environmental quality and sustainability of the wider environment.

Initial considerations:-

- Inspired by the immediate context, the new rear extension roof form will be explored and respond to the house positively.
- The scale and massing of the rear extension will remain subordinate to the original house.
- The proposed rear extension will remain largely concealed from the main road.
- The advantages of a simple building form and passive solar gain are to be utilised freely from the local environment.



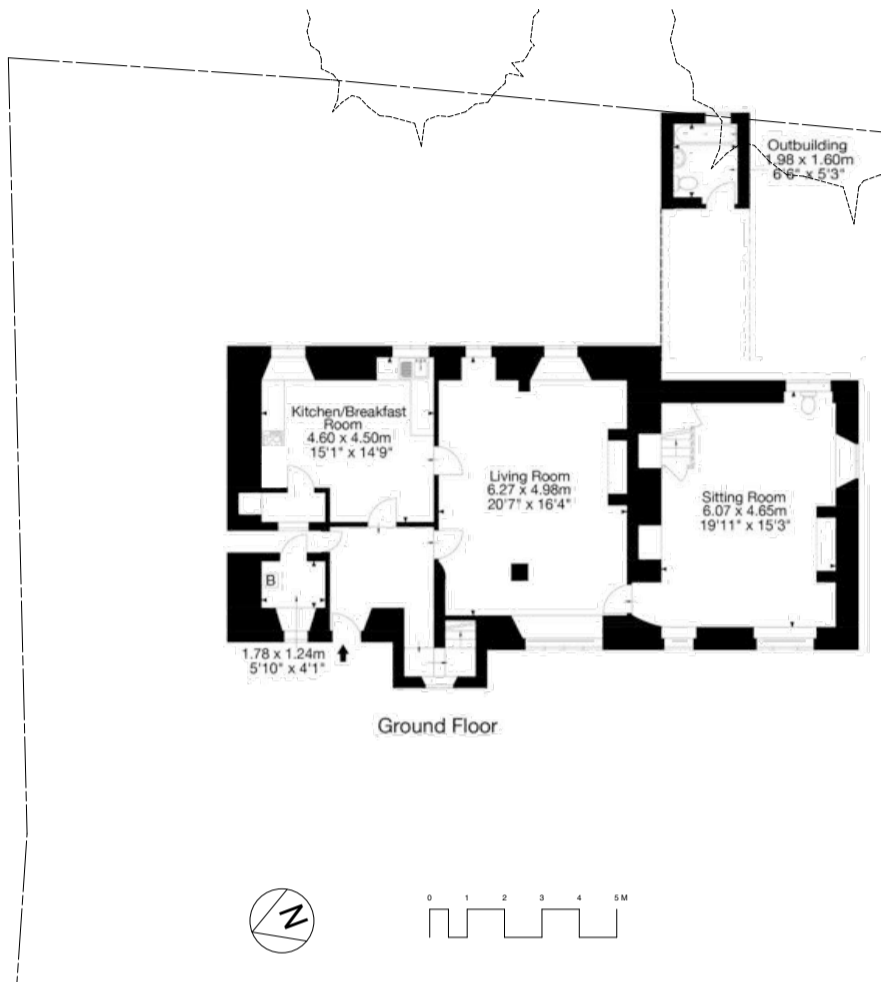
initial considerations for an extension



fully integrated solar panels

General Arrangement.

The general arrangement of the new rear extension has been designed to maximise the abundance of readily available natural resources.



existing ground floor plan

Approach

The proposal has been designed to be respectful to the existing context.

The client was keen to reduce the potential for encroachment from the potentially excessive height of a new rear extension and its relationship to the main house. The proposed building therefore tends to provide an eaves height of approximately 2.4m.

Over the years continued neglect has undermined the integrity of the house. Significant structural remedial works are unavoidable and as part of the refurbishment works to the house, the floors and roof space will be insulated and the sanitary provision will be improved.

The flooding of the River Dunt has been exacerbated by a lack of ongoing maintenance to the adjacent water course.

Additional measures will be required to provide adequate flood protection to the immediate vicinity area. Initially, dredging will be instigated as part of a on-going maintenance regime to protect the property and reduce the likelihood of flooding and

A new septic tank will be installed which will provide maintenance free self-contained foul water treatment.



all window are to be replaced

Scale and Massing.

The proposed rear extension is a single storey dwelling. It is located behind the main house to conceal the addition from the main road and neighbouring properties.

The design of the house has been carefully considered to respond directly to its immediate context. The overall height of the building remains modest when set against the main house.

Appearance and Roof Profile.

The rear extension is configured in one distinct volume and expressed in locally sourced timber cladding.

The building profile has been carefully adjusted to respond to the context directly. The dual-pitched roof aims to benefit from the unrestricted south facing aspect with the incorporation of solar thermal and photovoltaic energy panels.

This strategy is developed further by providing a double height volume allowing the warm air to rise naturally to the highest point of the roof space and then recirculating to maintain a consistent room temperature.

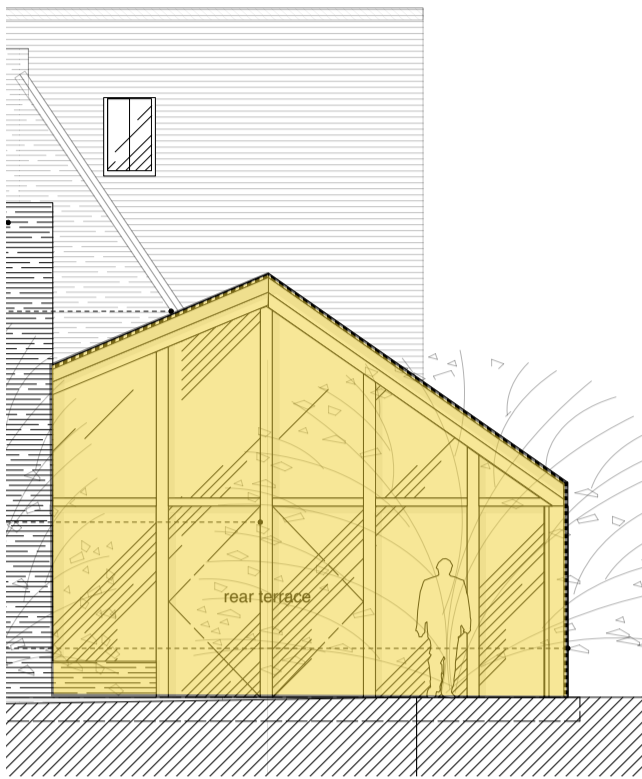
The rainwater guttering will be concealed within the roof and wall cladding construction.

Access for All.

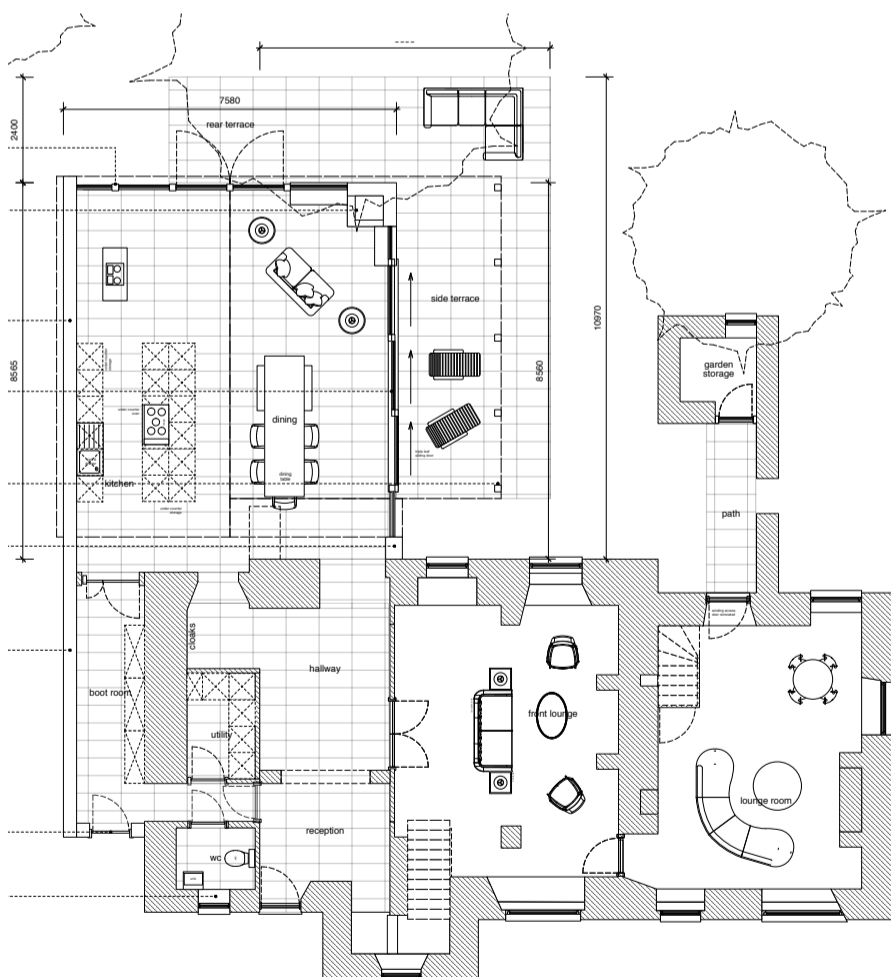
The rear extension layout will be on one level throughout with level thresholds between the main house and new rear extension to allow accessibility to all. Reasonable provision will be incorporated for assisted access to the ground floor WC.

The new rear extension entrance door will have a clear structural opening width of 1000mm. Light switches will be positioned at 1200mm above floor level and door handles at 1000mm. Any new internal doors will provide 825mm clear structural door width, if appropriate, and restricted to opening forces of 20N for people with limited manual dexterity.

Access to the development for emergency services remains unimpeded as the hierarchy remains conventional in understanding and allows individuals to easily orientate themselves and therefore aid escape.



proposed roof profile



proposed ground floor plan

The house will employ simple traditional construction techniques and will be defined by an environmental and sustainable strategy that underpins every element of construction.

The use of timber framing as the primary structural construction material has an inherently low energy output compared to that of steel, concrete framing or masonry.

The timber framed construction is prefabricated and designed entirely off-site so all the timber components are factory cut. The installation of the frame will result in little or no waste products to remove on or to be removed from site. Once the foundation is in place the erection of the timber framed components can be erected quickly which will minimise site disruption.

The employment of trade contractors for the construction are likely to be direct appointments by the client. This will allow the client to employ a series of local builders and trade contractors. All contractors will be encouraged to source their materials from environmentally sustainable and local sources. This will reduce transport costs and vehicle emissions for both the delivery of personal and building materials.

Solar Thermal and Photovoltaic Panel Installations

The installation of solar thermal and photovoltaic energy panels will be provided to supplement the environmental strategy and endorse further renewable energy technologies. Photovoltaics panels will be used to generate electricity with solar thermal panels used to provide hot water.

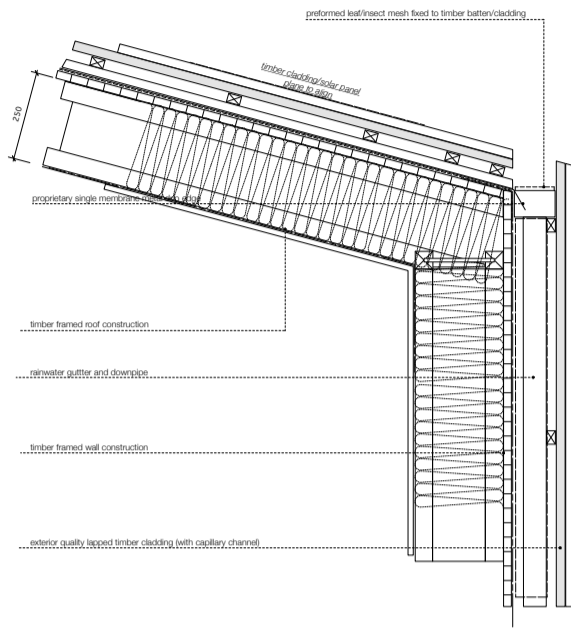
All panels will be located on the South facing roof elements. As part of the design strategy the panels will appear flush and fully integrated into the overall roof cladding construction.

Replacement Windows.

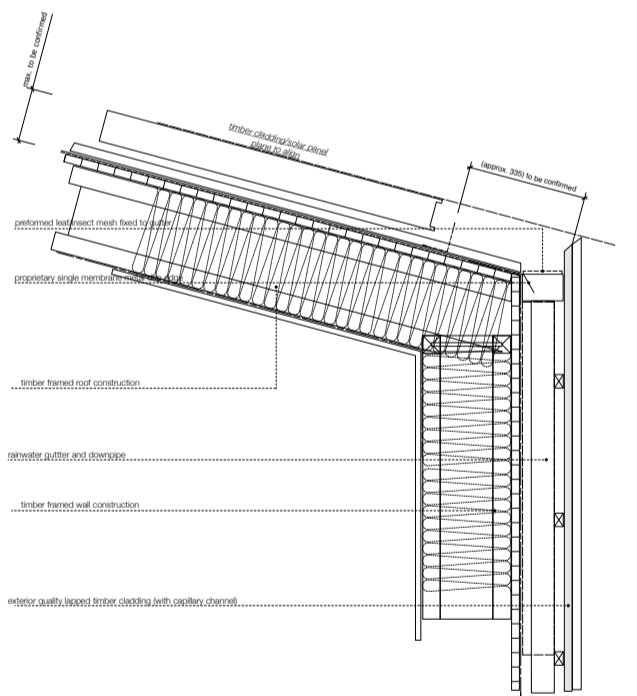
All the windows in the house will be replaced with heat-conserving glazing.

The windows play an important role in two ways; firstly, they reduce heat loss despite their large areas of glazing and secondly, they allow the sunlight to produce additional heat through the glass. This means that the surface temperature of the glass inside the room is comparable with the air temperature of the room itself.

Significantly, the proposed glazed windows installed in the south-facing facade will provide greater heat gains, even from December to February, than the heat losses experienced during these colder months.



timber roof cladding with concealed gutter



timber roof cladding aligns with integrated solar panel

Domestic Sewage Treatment

Over the last ten years there have been substantial advances in the design and manufacture of domestic sewage treatment plants. This together with more stringent regulations has resulted in sewage treatment plants being the preferred option over septic tanks systems for the disposal of waste water in rural locations.

A domestic sewage treatment plant creates an environment where bacteria is encouraged to grow and breakdown sewage in a non-polluting method. Domestic sewage treatment plants will typically reduce the polluting load in the waste water by more than 95 percent, producing a clear and odourless effluent.

In most instances this level of treatment will enable the effluent to be discharged to a ditch, stream or river after approval from the Environment Agency.

Water Resource Management.

In keeping with the key principles of the proposed development a sustainable drainage solution for surface water will be provided. SuDS use a number of techniques generally based on natural drainage features to collect, treat, store and then release storm water slowly in to the environment:-

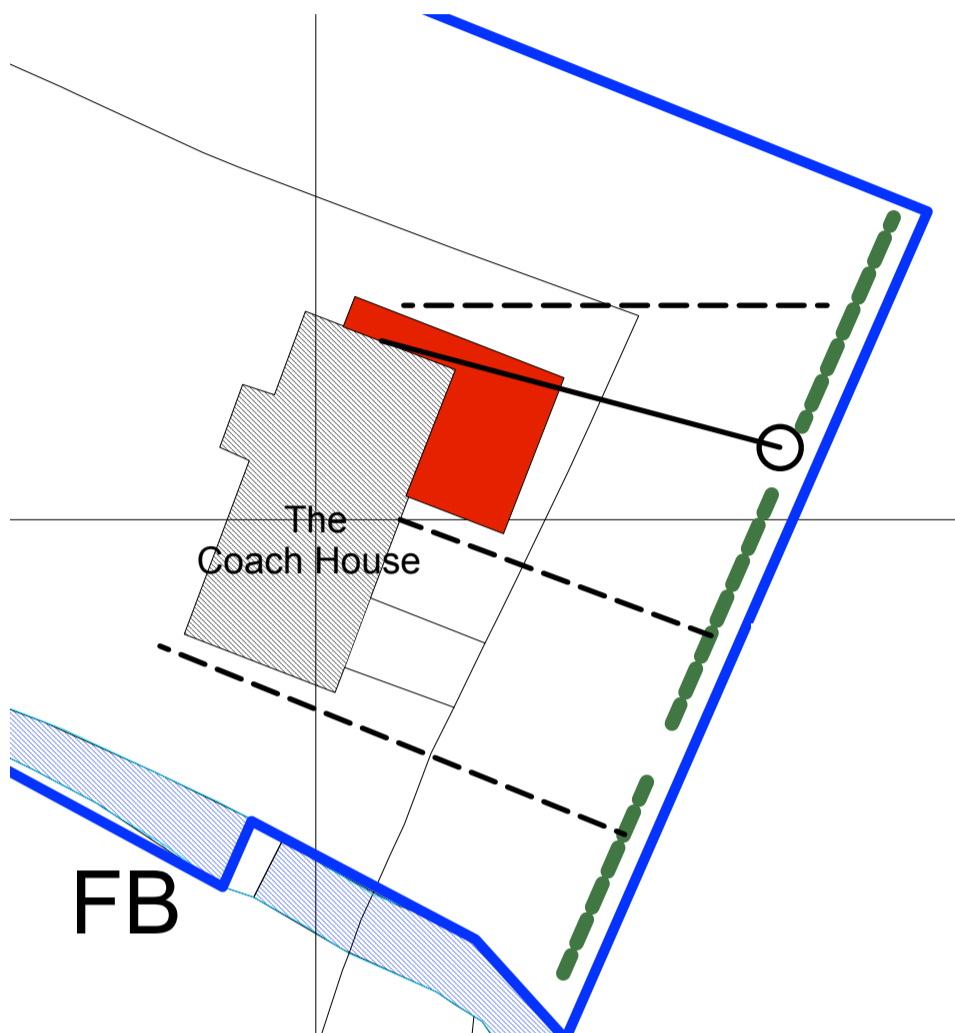
Filter drains, permeable surfaces, green roofs, bioretention areas and other permeable structures allow water to percolate through a pervious surface into collection voids to allow cleaning, storage and controlled release.

Infiltration devices are specific features that will allow soakage into the ground and include soakaways and infiltration basins. Basins, ponds and wetlands are open depressions in the landscape that can collect, clean and store water in a natural way and can provide amenity and wildlife benefits for the community.

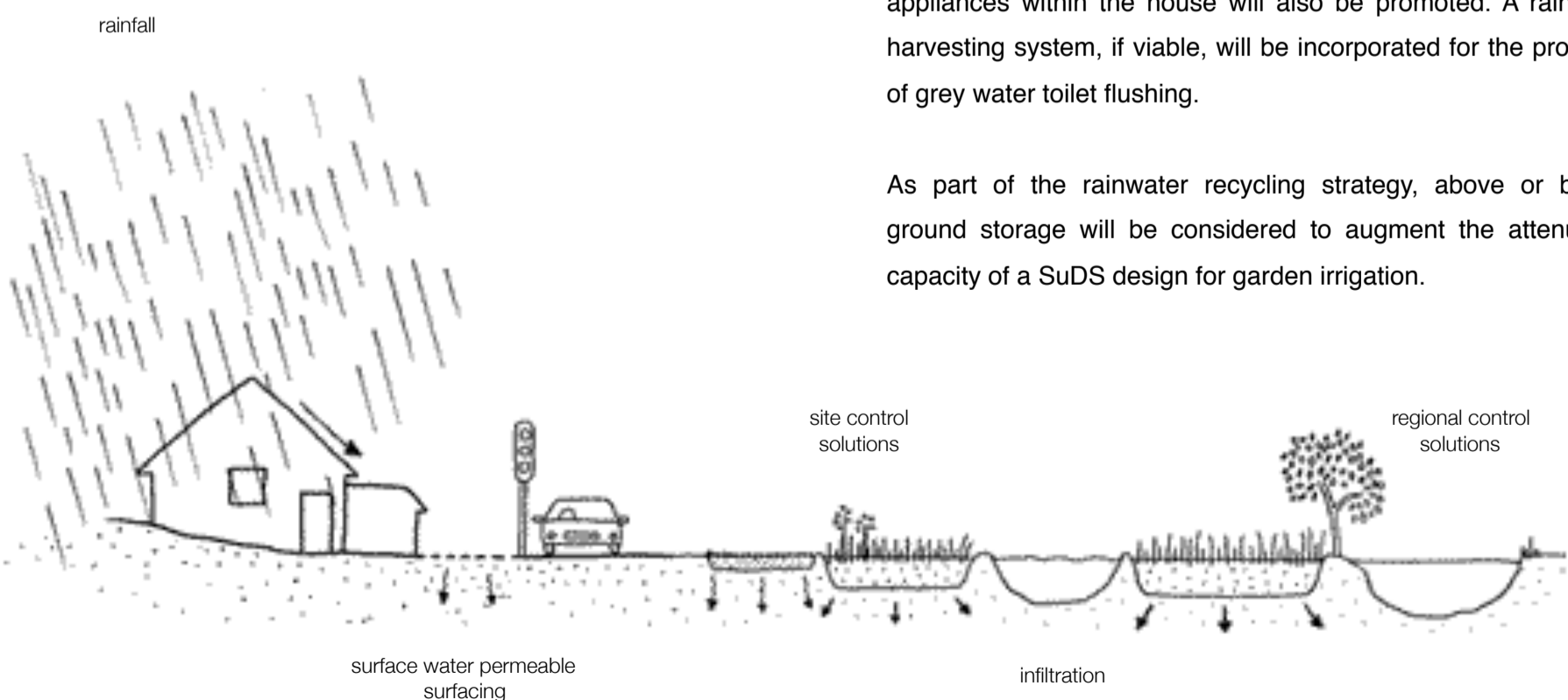
The efficient use water consumption for the use of internal appliances within the house will also be promoted. A rainwater harvesting system, if viable, will be incorporated for the provision of grey water toilet flushing.

As part of the rainwater recycling strategy, above or below-ground storage will be considered to augment the attenuation capacity of a SuDS design for garden irrigation.

- domestic sewage tank
- filter drains
- infiltration device



drainage strategy



SuDs water resource strategy

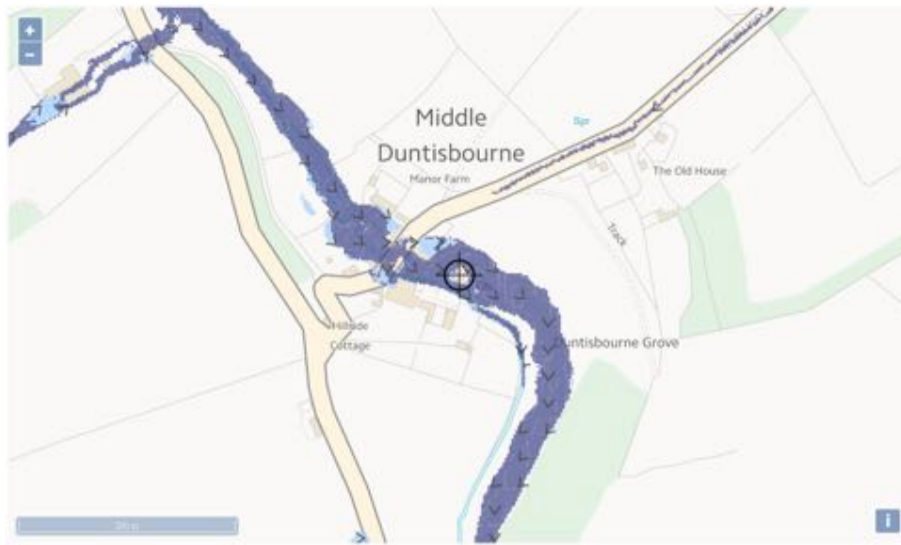
Waste Management.

The Council provides a collection scheme locally for the household waste and recycling which includes the main house. Dedicated storage facilities will be provided to allow the storage and collection of waste materials prior to collection. In addition, garden composting will be employed to recycle kitchen and garden waste.

Managing The Floor Risk

The land surrounding the proposed site is considered to be Flood Zone 3.

The proposed development is considered to be a “minor development” as defined in the NPPG-a minor extension is a household or non-domestic extension with a floor space of no more than 250 square metres.



Surface water flood risk: water velocity in a low risk scenario
Flood velocity (metres/second)

Over 0.25 m/s Less than 0.25 m/s Direction of water flow Location you selected

Low Risk Scenario

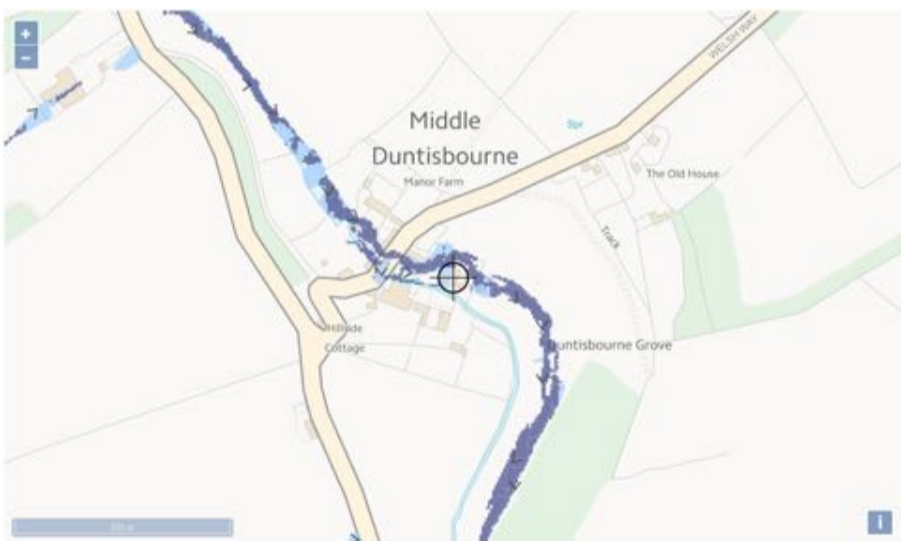


Surface water flood risk: water depth in a low risk scenario
Flood depth (millimetres)

Over 900mm 300 to 900mm Below 300mm Location you selected

Low Risk Scenario

The proposed rear extension building will provide a minor extension to private residential dwelling and garden only. With the proposed development area less than 1 hectare, a flood risk assessment is not required.



Surface water flood risk: water velocity in a medium risk scenario
Flood velocity (metres/second)

Over 0.25 m/s Less than 0.25 m/s Direction of water flow Location you selected

Medium Risk Scenario

Low medium and high risk scenarios provide estimated flood levels around the development. The National Planning Practice Guidance advises that flood risk assessments should be proportionate to the degree of flood risk.



Surface water flood risk: water depth in a medium risk scenario
Flood depth (millimetres)

Over 900mm 300 to 900mm Below 300mm Location you selected

Medium Risk Scenario

Managing The Floor Risk

With reference to advice and guidance for a minor extension in flood zone 2 or 3. Note the following:-

- A plan has been provided showing the finished floor levels and the estimated flood levels.
- The proposed floor levels are no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level.



Surface water flood risk: water velocity in a high risk scenario
Flood velocity (metres/second)

Over 0.25 m/s Less than 0.25 m/s Direction of water flow Location you selected

High Risk Scenario



Surface water flood risk: water depth in a high risk scenario
Flood depth (millimetres)

Over 900mm 300 to 900mm Below 300mm Location you selected

High Risk Scenario



Extent of flooding from surface water

High Medium Low Very low Location you selected

All Scenarios

- In addition to the above the following extra flood resistance and resilience measures will be implemented as part of the on-going land maintenance;
 - localised river maintenance will include dredging
 - SuDs drainage strategy will be implemented
 - local flood barriers aim to divert and contain flood water
- All levels in relation to Ordnance Datum (the height above average sea level) are provided.



Extent of flooding from rivers or the sea

High Medium Low Very low Location you selected

All Scenarios

- A holistic approach will be adopted to ensure the implementation of extra flood resistance and resilience measures;
 - The design of the extension will be designed to keep water out as much as possible
 - Substructure materials will be of a low permeability
 - Flood resistant materials such as lime plaster will be incorporated into the proposal.
 - The new extension space will allow for easy drying and cleaning.

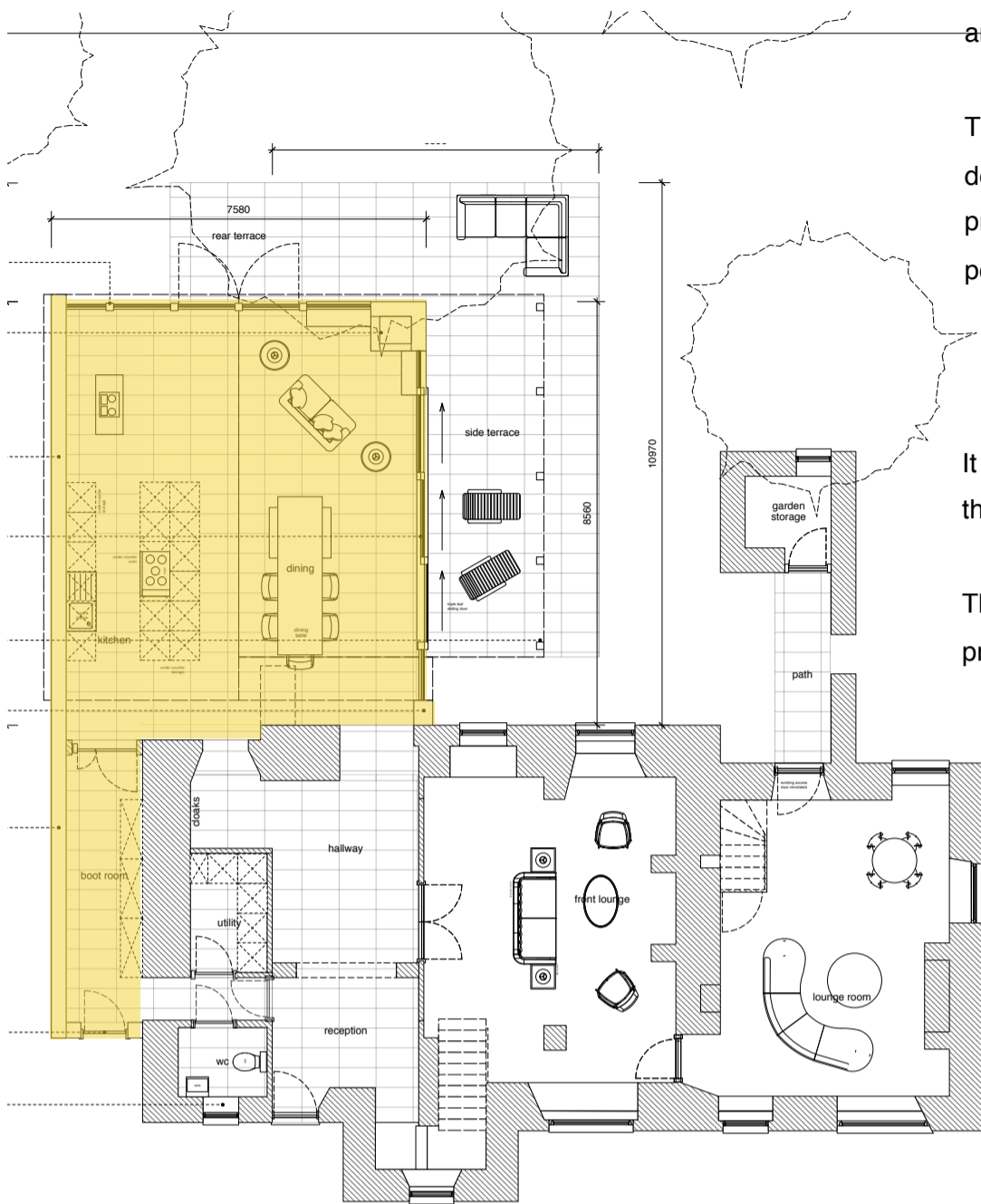
General Arrangement

The house is located to the rear of the demise, well away from the main road and is heavily concealed by the neighbouring buildings and mature trees.

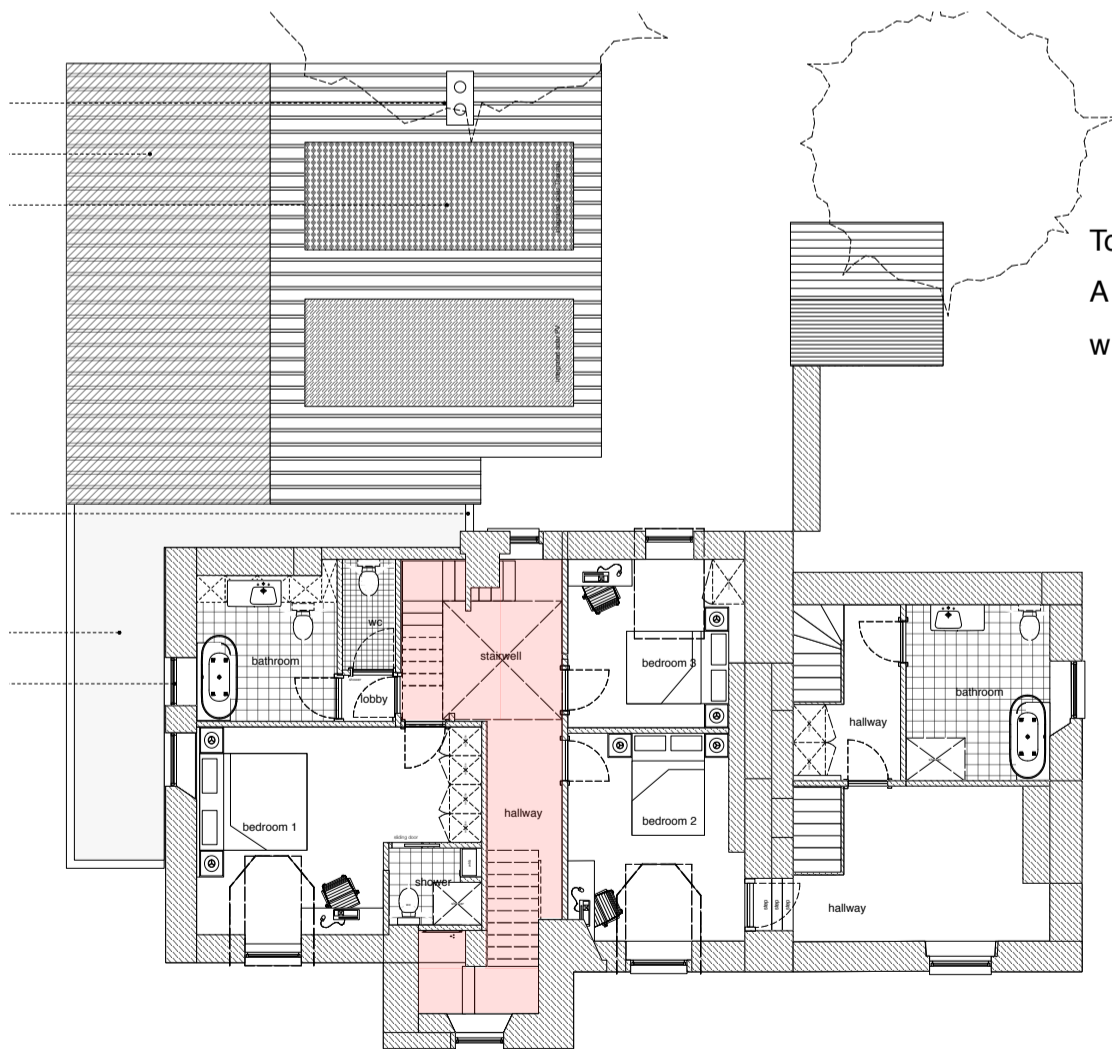
The orientation of the house is almost perfect and is one of the key design principles of the proposal. The rear of the building is predominately orientated towards the South and offers great potential.

It is important to provide a considered and sympathetic extension to the main house and the wider local environment.

The existing ground floor plan area is approximately 90sq/m. The proposed extension is a 60sq/m.

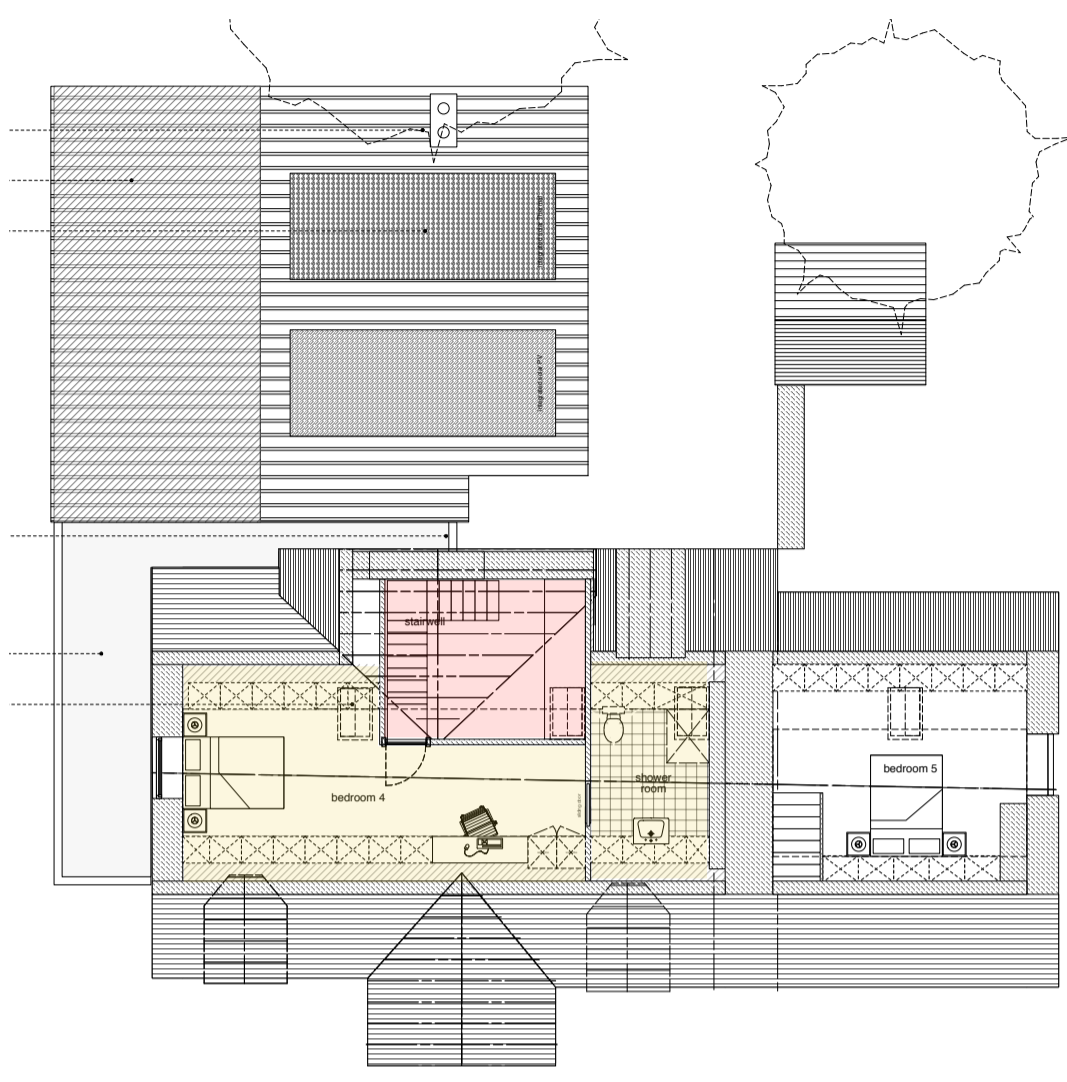


proposed ground floor plan



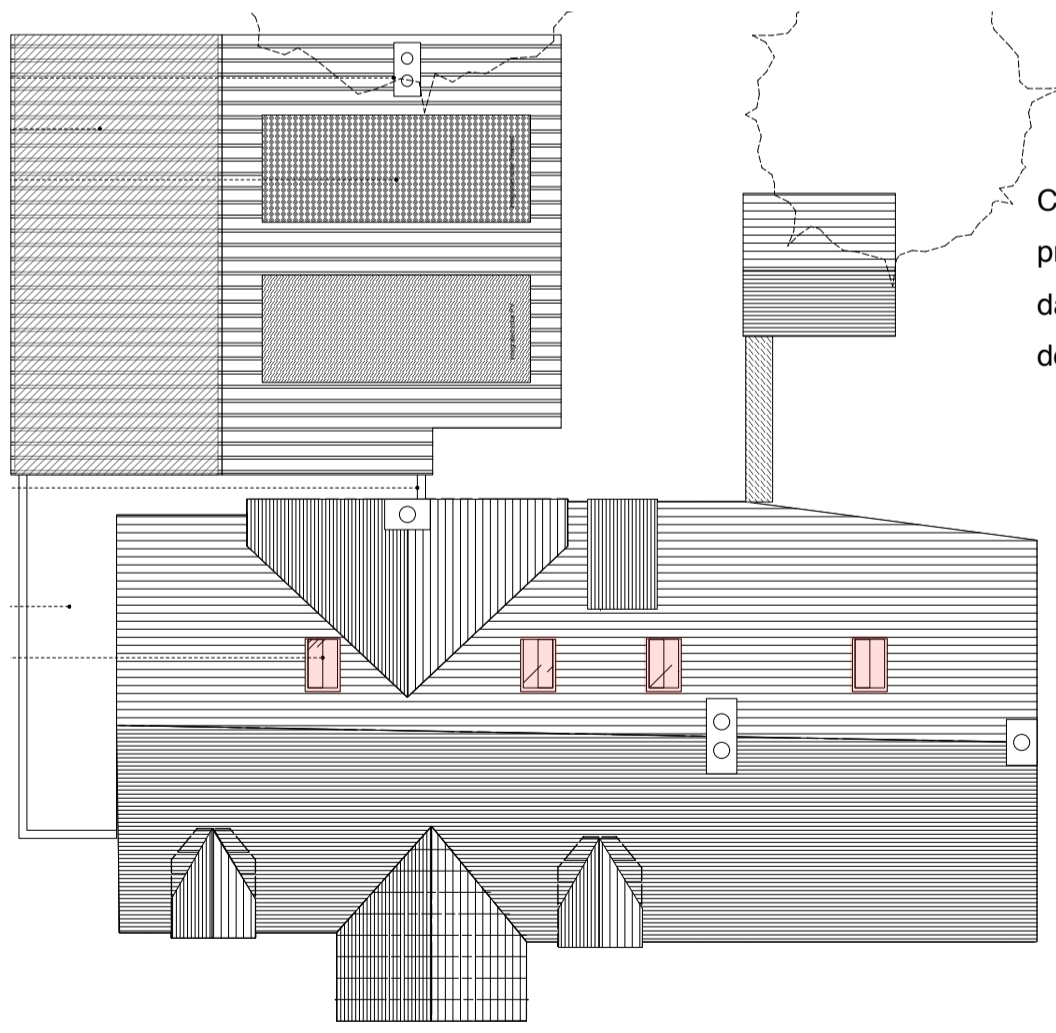
proposed first floor plan

To the first floor a new stairwell will replace a redundant bathroom. A new stairwell circulation route to the new second floor bedroom will be provided.



The second floor will provide a new bedroom with ensuite facilities. A new window is added to the gable end.

proposed second floor plan



Conservation roof lights are proposed to the large roof plane to provide a more appropriate and considered provision of natural daylight to the loft space and avoids the need for overly dominant dormer windows.

proposed roof plan

Proportion, Height and Massing of the Building

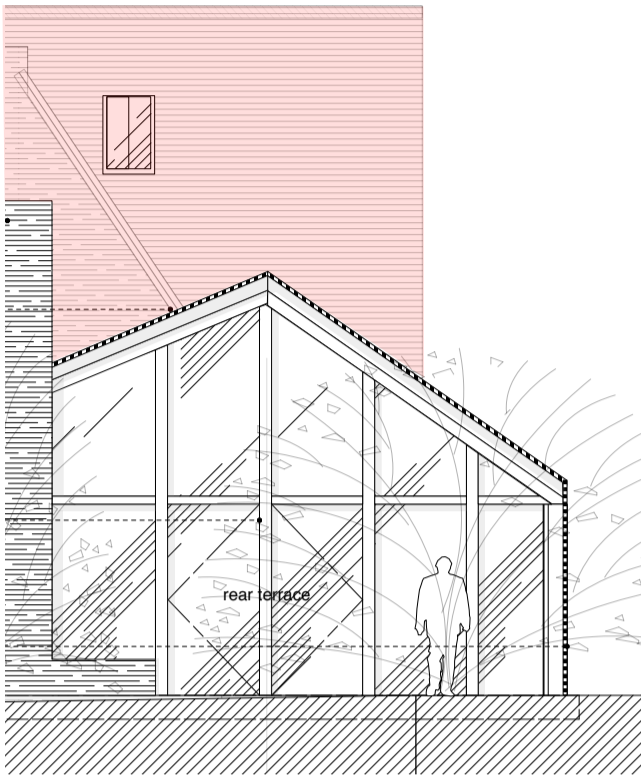
The ubiquitous barn profile provides a simple form of accommodation and its form predominates the local area.

The 'barn' in the proposed juxtaposition aims to contribute positively to the resulting roofscape. The new rear extension will provide a modern architectural interpretation of the barn form.

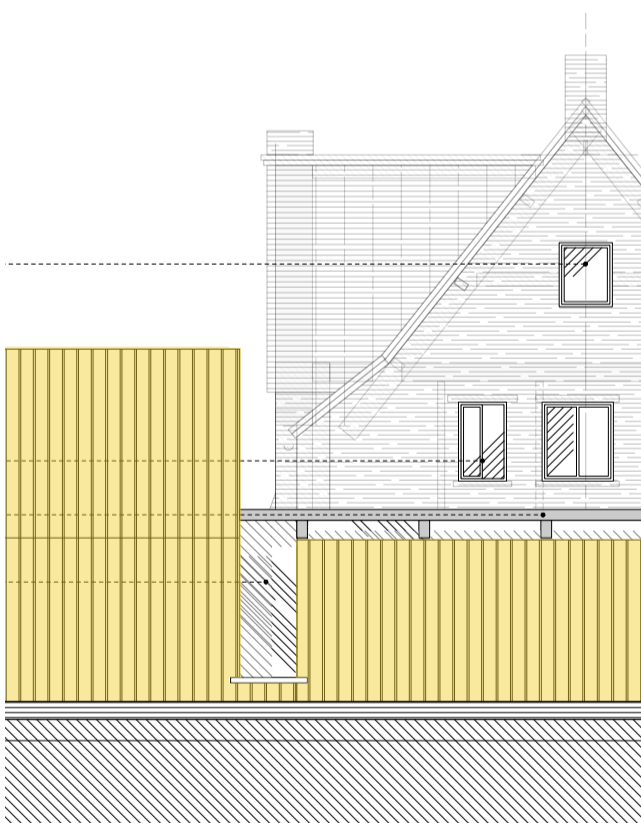
Expressed in an identifiable traditional form, the proposed extension draws references from the local vernacular forms, materials and how they are positioned in the landscape.

The current internal organisation of the spaces to the main house allows for the reorganisation of the internal hierarchy. How the house will be used for a modern family has been reconsidered and allows for the internal spaces to link easily to the new rear extension.

The new rear extension has been configured in terms of orientation and hierarchy of function and allows the massing of the new extension to respond positively to its immediate context.



the new extension remains subordinate to the main house



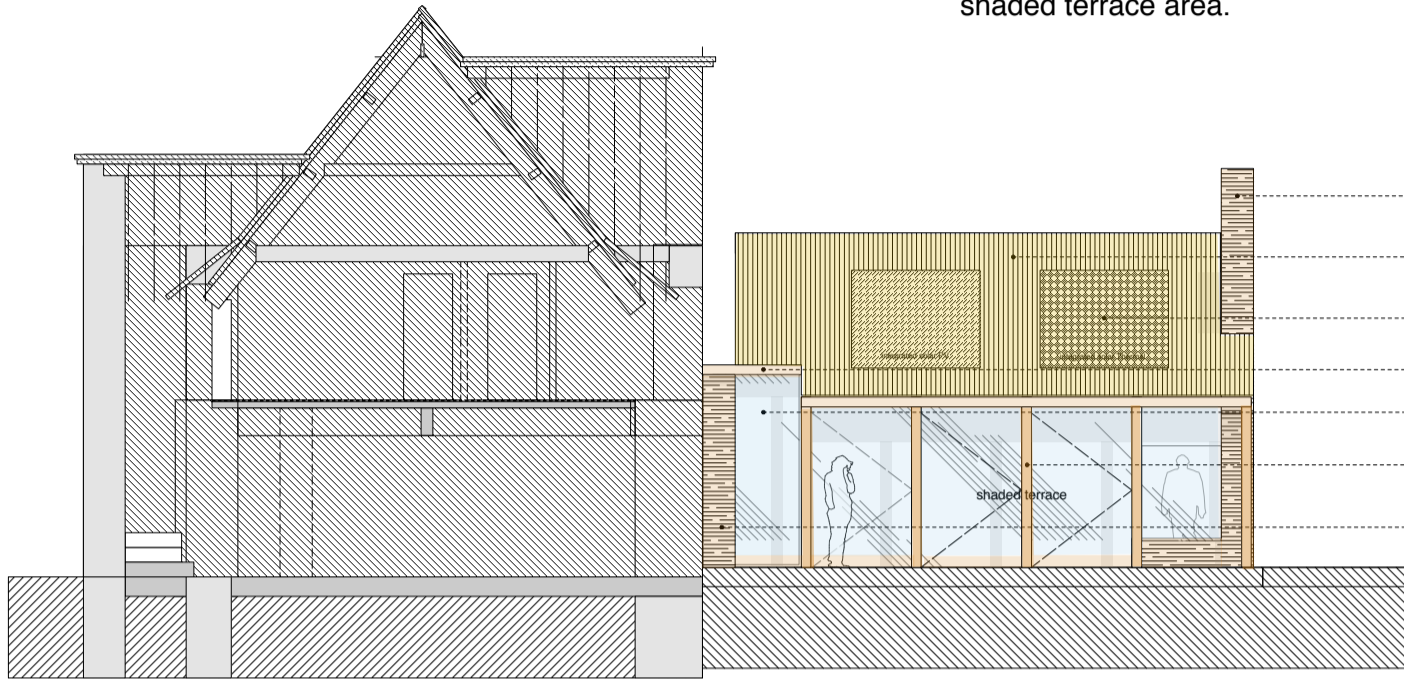
vertical timber cladding

Use of Materials

Drawing from the vernacular, the proposed materials for the new extension are intended to be simple yet robust. The 'barn' concept provides an opportunity for the new volume to be expressed as a unique and individual form.

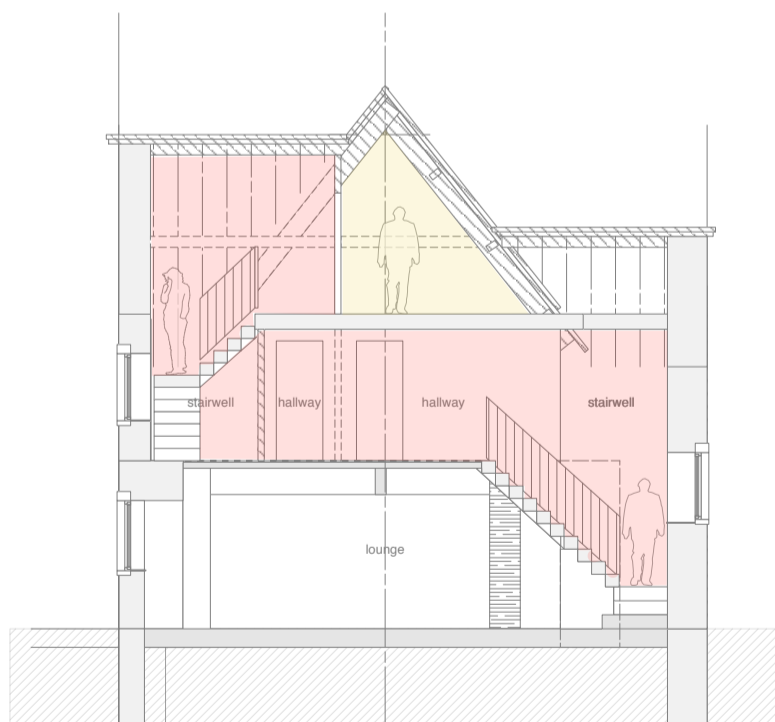
The new extension will use a locally sourced timber for an exterior quality cladding to both the walls and roof-a traditional material reinterpreted in a modern form.

The new rear extension is contained between a new Cotswold stone fireplace and buttress connecting the new rear extension to the main house. A large projecting roof provides an external shaded terrace area.



proposed terrace elevation

Large green oak framed sliding doors are proposed to the South facing elevations.



proposed internal circulation

Modest internal configuration is proposed to the first floor. The loft space can be utilised to provide one additional bedroom and shower room. A new stairwell will provide a new circulation route from the first floor.

Internally, the structural green oak timber frame is exposed to inform the interior. The double height barn will provide a light and airy environment to the new rear extension.



proposed sectional elevation

The new roof form to the extension is informed by the need to retain views from the windows to the main house and avoids dominating the rear elevation.

Conservation roof lights provide a more appropriate and sympathetic alteration in the provision of natural daylight to the loft space.



proposed rear elevation

Green oak timber framed glazing is proposed to south facing elevations.



vertical timber cladding



green oak roof structure interior



green oak framed glazing envelope

Site Information

The following provides relevant information and statistics relating to the proposed rear extension.

Site Address: Coach House, Cirencester GL7 7AR

Borough: Cotswolds District Council

Building Status: Located within the Duntisbourne Rouse/Middle Conservation Area; the property is not Listed.

Current Use: Private Residential

Demise Area : 2,500sq./m

New Extension Area: 60sq./m
(2.4% of the overall garden area)



Site Context

East Side: An existing timber perimeter fence wall separates the property from adjacent land.

North Side: An existing timber perimeter fence wall separates the property from adjacent land.

South Side: An existing hedge and River Dunt separates the property from adjacent land.

West Side: An existing barn and timber perimeter fence wall s separates the property from adjacent land.

In the preparation of the design statement the following planning policies have been referred and adhered to:-

- Cotswold District Local Plan. 2011 – 2031
 - Policy EN1 – Built, Natural and Historic Environment
 - Policy EN2 – Design of the Built and Natural Environment
 - Policy EN4 – The Wider Natural and Historic Landscape
 - Policy EN10 – Historic Environment: Designated Heritage Assets
 - Policy EN11 – Historic Environment: Designated Heritage Assets Conservation Areas
 - Policy EN14 – Managing Flood Risk
 - Policy INF8 – Water Management Infrastructure
 - Policy INF10 – Renewable and Low Carbon Energy Development

Cotswold Design Code D 1-15, 17-25, 26-28, 29, 30-44, 47-58, 59-62, 67.1

- National Planning Policy Framework 2021
 - Paragraph 38_ Decision making
 - Paragraph 39, 40_ Pre-application engagement and front-loading
 - Paragraph 84_ Supporting a prosperous rural economy
 - Paragraph 120_ Making effective use of land
 - Paragraph 126_ Achieving well-designed places
 - Paragraph 152, 153, 154 & 155, 156_ Meeting the challenge of climate change, flooding and coastal change
 - Paragraph 167_ Planning and flood risk
 - Paragraph 190_ Conserving and enhancing the historic environment
 - Paragraph 194_ Proposals affecting heritage assets
 - Paragraph 203_ Considering potential impacts

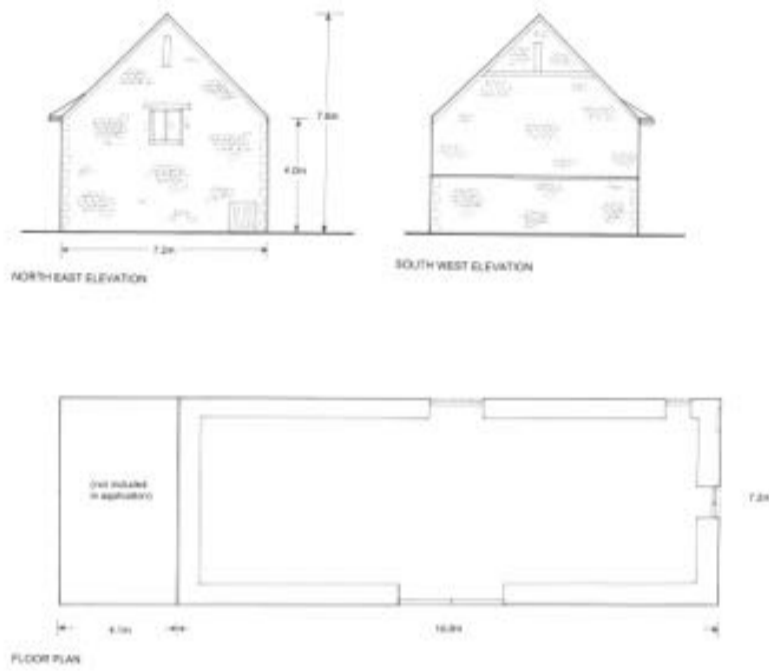
Application History and Development of Relevant Adjacencies:-

Coach House, Middle Duntisbourne,
Cirencester, Gloucestershire GL7 7AR

_No previous application history

Adjacent applications:-

21/00593/LBC _ Reroofing of stone barn, Manor Farm
Middle Duntisbourne Cirencester,
Gloucestershire GL7 7AR



C o n c l u s i o n

From the outset, the main consideration for the new rear extension is how to make an appropriate addition to the house while protecting the character of the existing building and the wider local environment of the Cotswolds AONB.

Employing the highest standard of design, with reference to the relevant planning policy strategies, and employing a positive dialogue with the planning department will result in a well considered and appropriate architectural solution.

The height and form of the new rear extension will remain largely concealed from the main road. The connection between the house and the new rear extension will not compromise the fabric of the existing building. The proposed material palette and resultant composition will be visually interesting but not harmful to the character and appearance of the Cotswolds AONB.

The impact of the development on the occupiers and neighbours has been fully considered with a view to contributing positively to the environment and reinvigorate the house back into use as a family dwelling.

We look forward to establishing a dialogue with the planning department in an effort to ensure the house is retained and functions as intended. In occupation it will provide a positive contribution to the Cotswolds AONB and the wider local environment. We therefore respectfully submit the planning application for your consideration.



front elevation from welsh way

Practice Profile

Previous experience by forresterarchitects

A new build house in Stalham, Norfolk Broads AONB has been designed to Passivehaus principles by forresterarchitects.

The Norfolk and Suffolk Broads is Britain's largest protected wetland and third largest inland waterway, with the status of a national park it is a particularly sensitive location to new-build developments.

From the outset the client was keen to provide an environmentally responsive and sustainably designed solution with the garden pond as a central feature within a well-established garden.



integrated solar thermal and pv roof panels



exterior timber cladding

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