

1.0 INTRODUCTION

This Design Access Statement is presented to the Bracknell Forest Council on behalf of Mr and Mrs Adolph who acquired this site to build their family home and have therefore assembled a team of professionals and an award-winning architect to bring their vision of a new family home to reality, recognising the unique qualities of the site and taking a landscape, design and sustainability-led approach to their new home.

The result is a proposal for a replacement dwelling which sympathetically integrates with the site; enhances the landscape and biodiversity; is highly energy efficient; and is of highest design quality.

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The Team:

John Pardey Architects (JPA)

ND Landscape Landscape architects

Fredrick Adam Ltd Planning

GS Ecology Ecology Consultants

Draffin Associates Arboricultural



2.0 BACKGROUND TO THE SITE & DESIGN CONCEPT

The site is approximately 0.17-hectares and currently occupied by Blackthorn Cottage and a 25M2 Annexe. It falls within the open countryside and within the designated Green Belt.

The site is surrounded by agricultural fields and there are no immediately adjacent neighbouring properties.

The existing house is single-storey, clad in cream render set beneath a red clay tiled roof. A small white rendered annexe sits to the north, which has a room in the roof.

The site has separate in and out access, with very limited space for parking.

The immediate landscape is generally flat with the surroundings being a mix of fields and pockets of woodland.

The site was subject to a planning approval (by others) for two replacement dwellings Ref: 21/00218/FUL in November 2021.

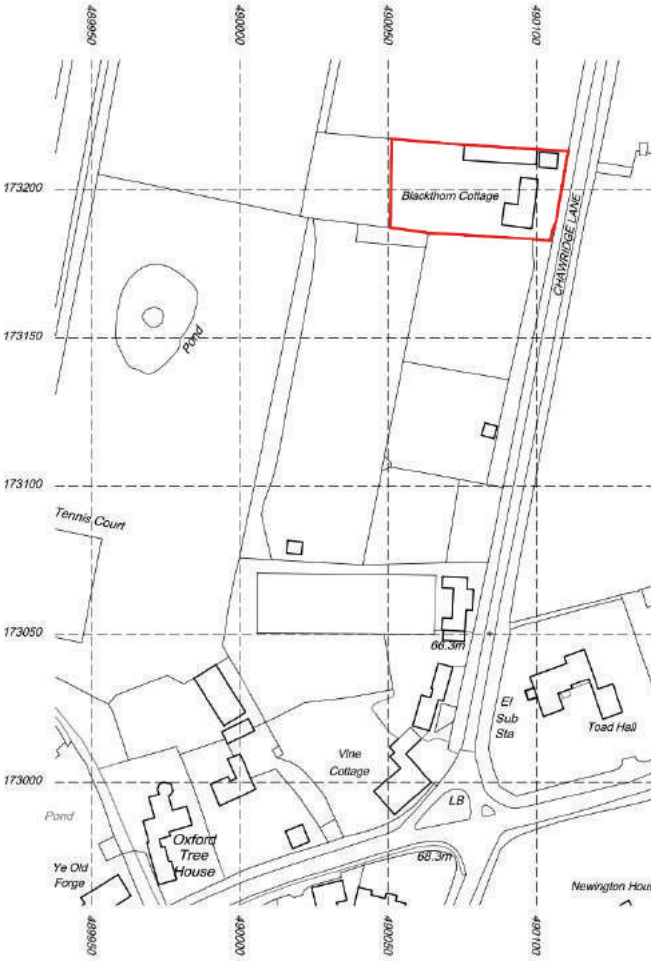
The site has recently received a certificate of lawfulness (23/00460/CLPUD/ACLPZ) for an outdoor swimming pool and associated outbuilding.



View of existing house, looking west



2.1 THE SITE



10m
SITE BOUNDARY LINE (AREA = 0.74 HA)

2.2 THE SITE



The site looking north along the lane

2.3 THE SITE



Existing house from lane



Existing annexe' from lane

2.4 THE SITE – PLANNING BACKGROUND

A Planning Statement by Fredrick Adam Ltd Planning Consultancy forms part of this application, but by way of a brief summary of the key principles:

Key Documents:

- A decision notice and a case officer's report from 6 December 2012: The annexe was retained as a separate dwelling (LPA Ref: 12/00844/LDC).
- A decision notice from 30 November 2021: Approved the demolition of existing buildings and the erection of 2 replacement dwellings (LPA Ref: 21/00218/FUL).
- A decision notice from 1 September 2023: Certificate of lawfulness for the proposed construction of an external swimming pool and an associated garden store.
- Pre-Application advice was provided by BFC on 14 March 2023 (LPA Ref: PRE/22/00867).
- Communication included a letter to BFC from Fredrick Adam Ltd dated 15 June 2023 and a subsequent email exchange between the two on the same date.

Planning Application Overview:

- The site is situated in the Green Belt and consists of a detached 5-bedroom dwelling, a 1-bedroom dwelling, and a residential storage barn.
- The 1-bedroom dwelling was legalized due to a technicality with a certificate issued on 6 December 2012.
- There was another certificate issued on 28 July 2020 for using the barn for residential storage.
- Past planning decisions include various extensions, garage constructions, and the approval for constructing an external swimming pool and garden store.

Site Measurements:

- The main dwelling is 176.1m², the 1-bedroom dwelling is 30.9m², and the storage barn is 114.3m².

National Planning Policy Framework (NPPF) Insights:

- NPPF's Paragraph 149 sees new buildings in the Green Belt as generally inappropriate, but exceptions are made, including replacing a building if the new one isn't significantly larger.
- A further exception involves the redevelopment of previously used land that won't negatively affect the Green Belt's openness more than existing developments.

Proposal:

- The new dwelling would be 291.5m² with a 249.7m² floorspace over one storey. In contrast, current buildings have a footprint of 321.3m² and floorspace of 280.8m² over two storeys. This indicates the new dwelling won't be materially larger.

Local Planning Context:

- Saved policy GB1 of the Local Plan endorses the construction of replacement dwellings in the Green Belt under specific conditions.
- The Local Plan from January 2002 wasn't assessed against the national policy, causing some inconsistencies with the NPPF's Paragraph 149.
- Policy CS9 emphasizes protecting land outside settlements, preserving the Green Belt's integrity, and preventing inappropriate development.

Contention:

- It is argued that the proposed dwelling won't be significantly larger than the existing buildings and would be appropriate for the Green Belt. The NPPF's Paragraph 137 highlights that the Green Belt's primary goal is to prevent urban sprawl and maintain its openness.

Local Housing Policies:

- Saved policy H11 of the Local Plan seeks to preserve the existing stock of small unit accommodation, yet there are exceptions. This policy was incorporated into the Emerging Local Plan through policy LP21, which allows for specific conditions where the loss of residential accommodation might be permissible.

Relevant Policy Weights:

- The application will be determined based on the Development Plan, unless other material considerations arise.
- NPPF's Paragraph 48 and 219 outline the weight and relevance of emerging and existing policies respectively.

Pre-Application Insights:

- BFC's advice from March 2023 recognized the appropriateness of a replacement dwelling in the Green Belt, pointed out conflicts with local housing policies due to the loss of a dwelling, provided architectural style suggestions, and emphasized the preservation of trees and hedgerows.

Proposal's Contention:

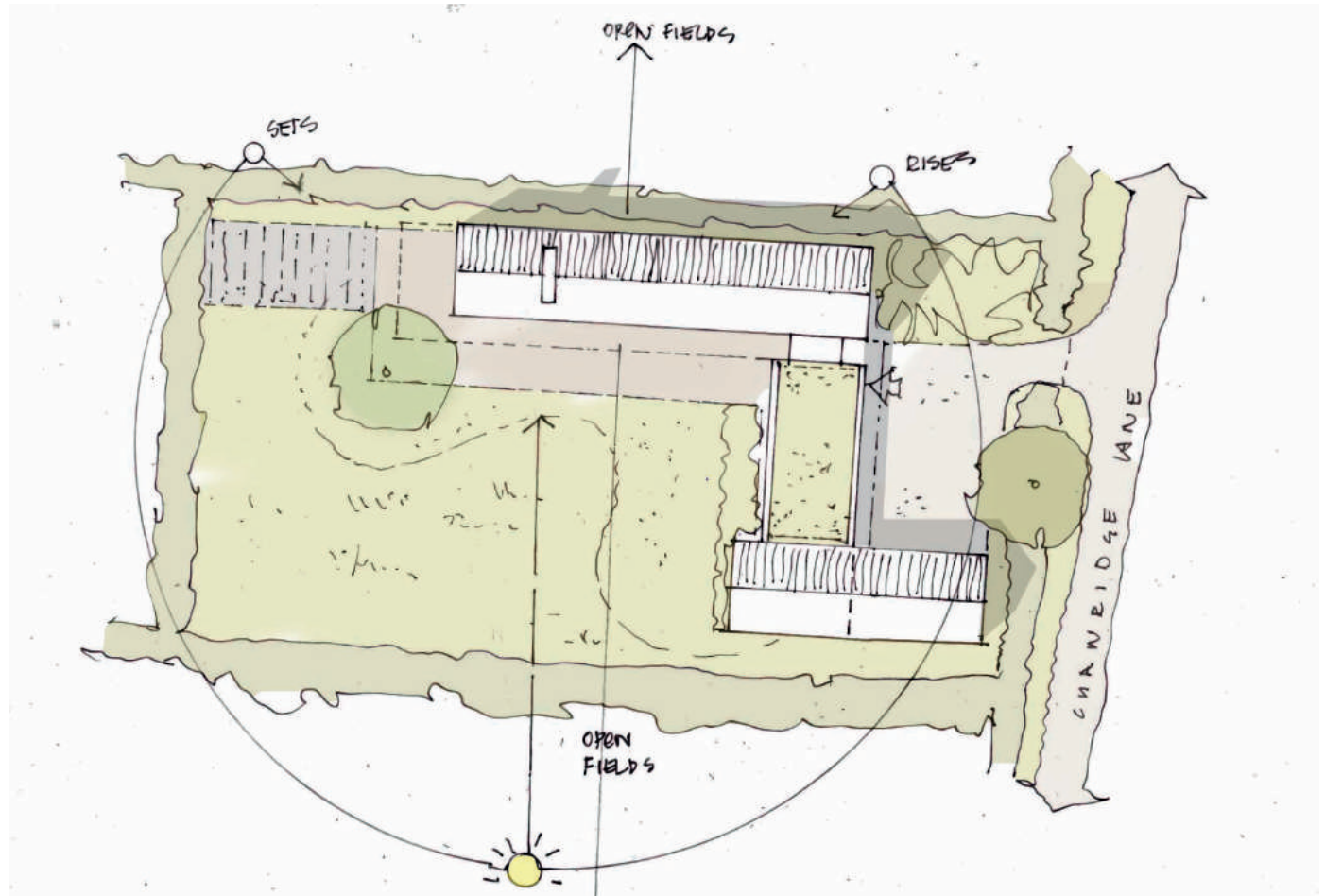
- There's a proposal to remove a 1-bedroom dwelling, which is contrary to local housing policies.
- The dwelling, however, has issues: its dimensions don't align with National Housing Standards and there's no protected escape route, making it potentially unsafe.
- Additionally, the property's owners have no intention of using or renting it out, suggesting that its residential use has effectively been abandoned.

2.5 CONCEPT DESIGN

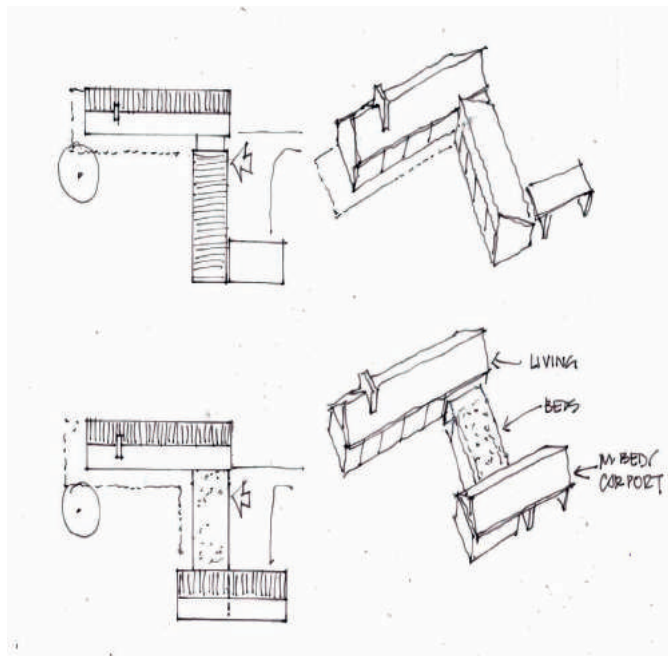
Lead by the sites location in the Green Belt and existing built form, the design concept developed from an idea of a single-storey house with a simple 'L-shaped' plan form wrapping the garden space and facing the sun. Initially, this was formed by two pitched roof wings set at right angles to each other with an entrance between the two wings.

As the design developed, the two roofs were arranged parallel around a central sedum roofed link, containing the entrance.

The main living spaces are arranged along the northern boundary to face the sun. The central link contains bedrooms and entrance, while the master bedroom suite and car port sit beneath the second pitched roof.



Concept site layout



Initial concept sketches

2.6 CONCEPT DESIGN

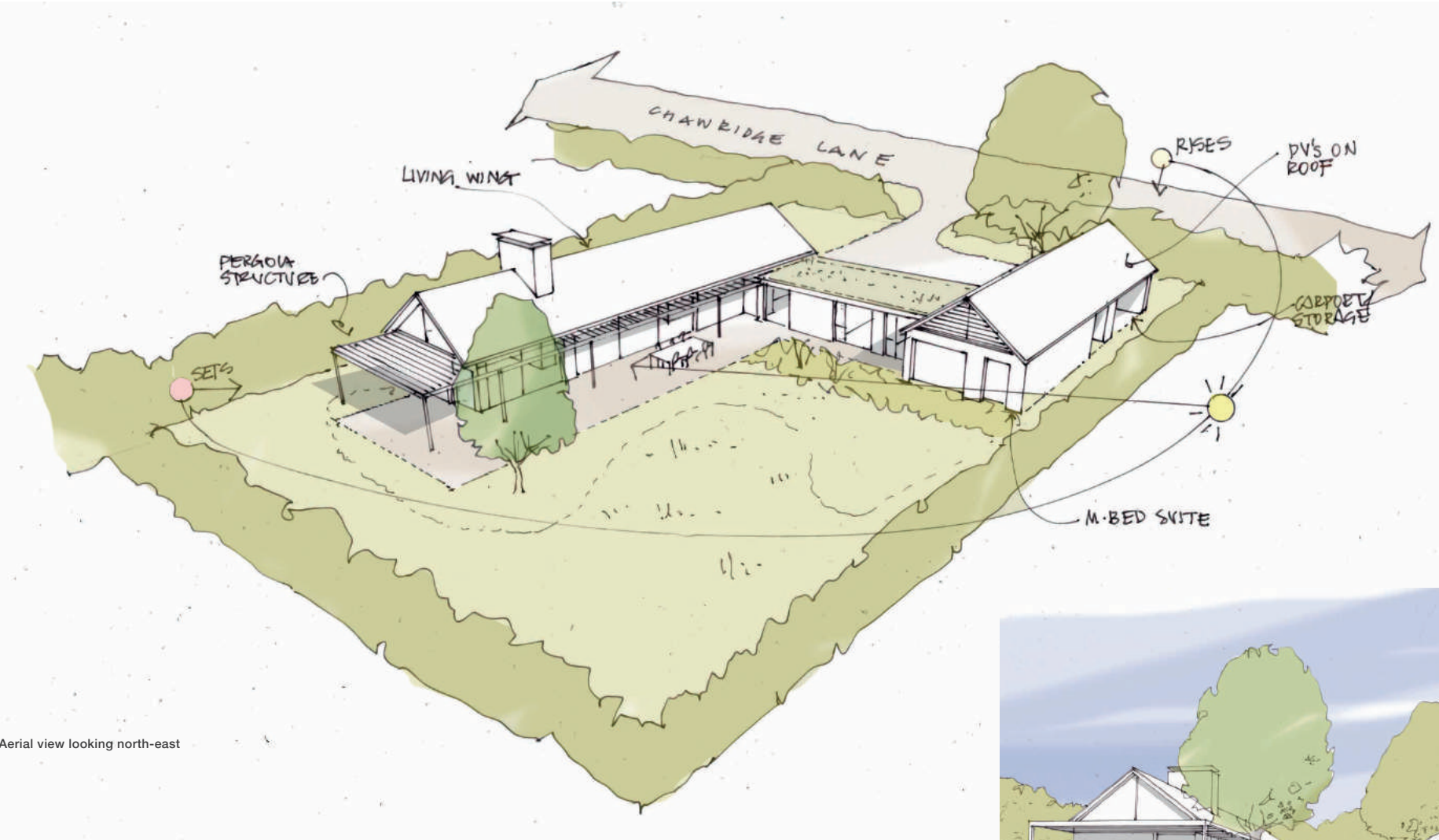


Aerial view looking south-west



Skerch view from lane

2.7 CONCEPT DESIGN

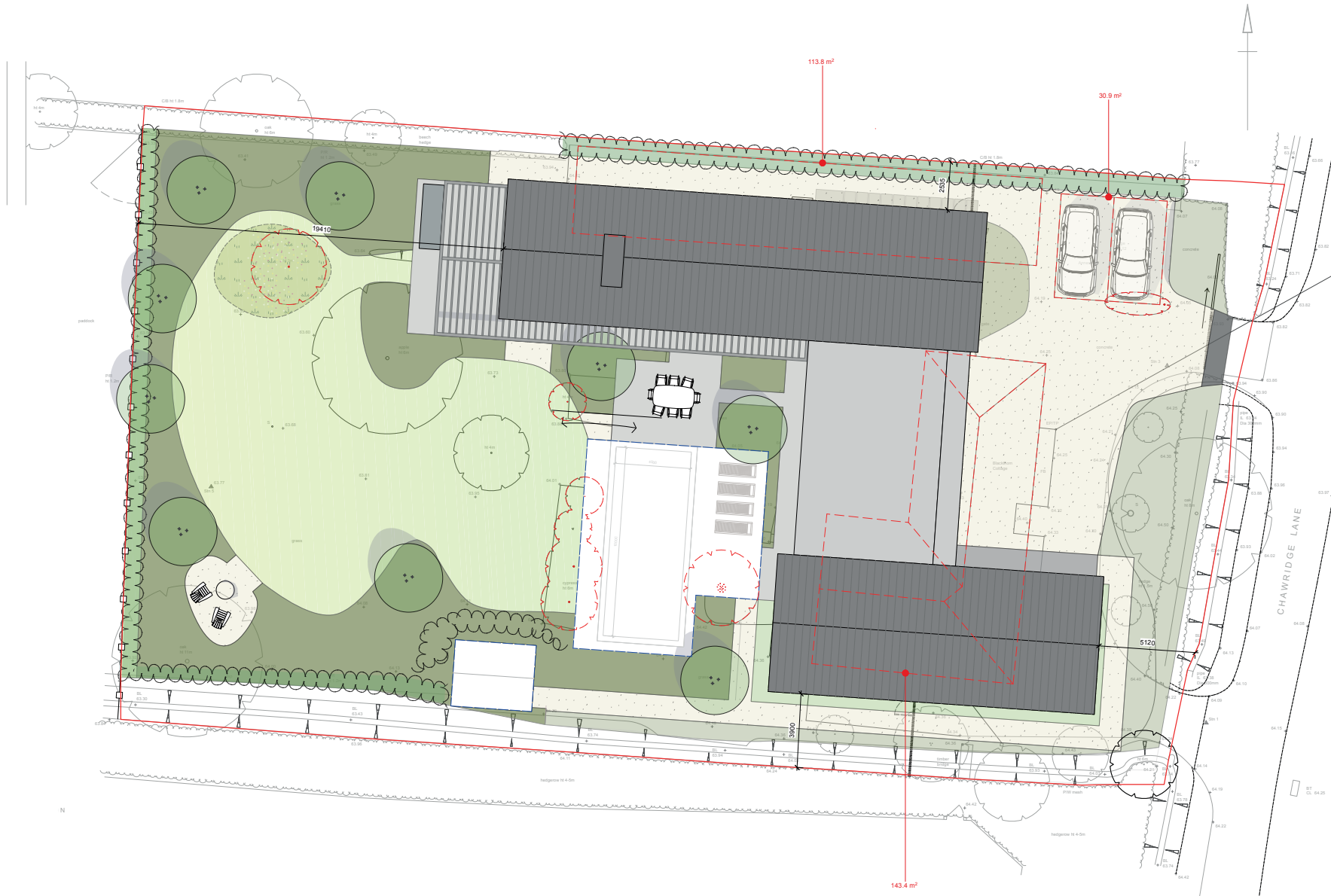


Aerial view looking north-east

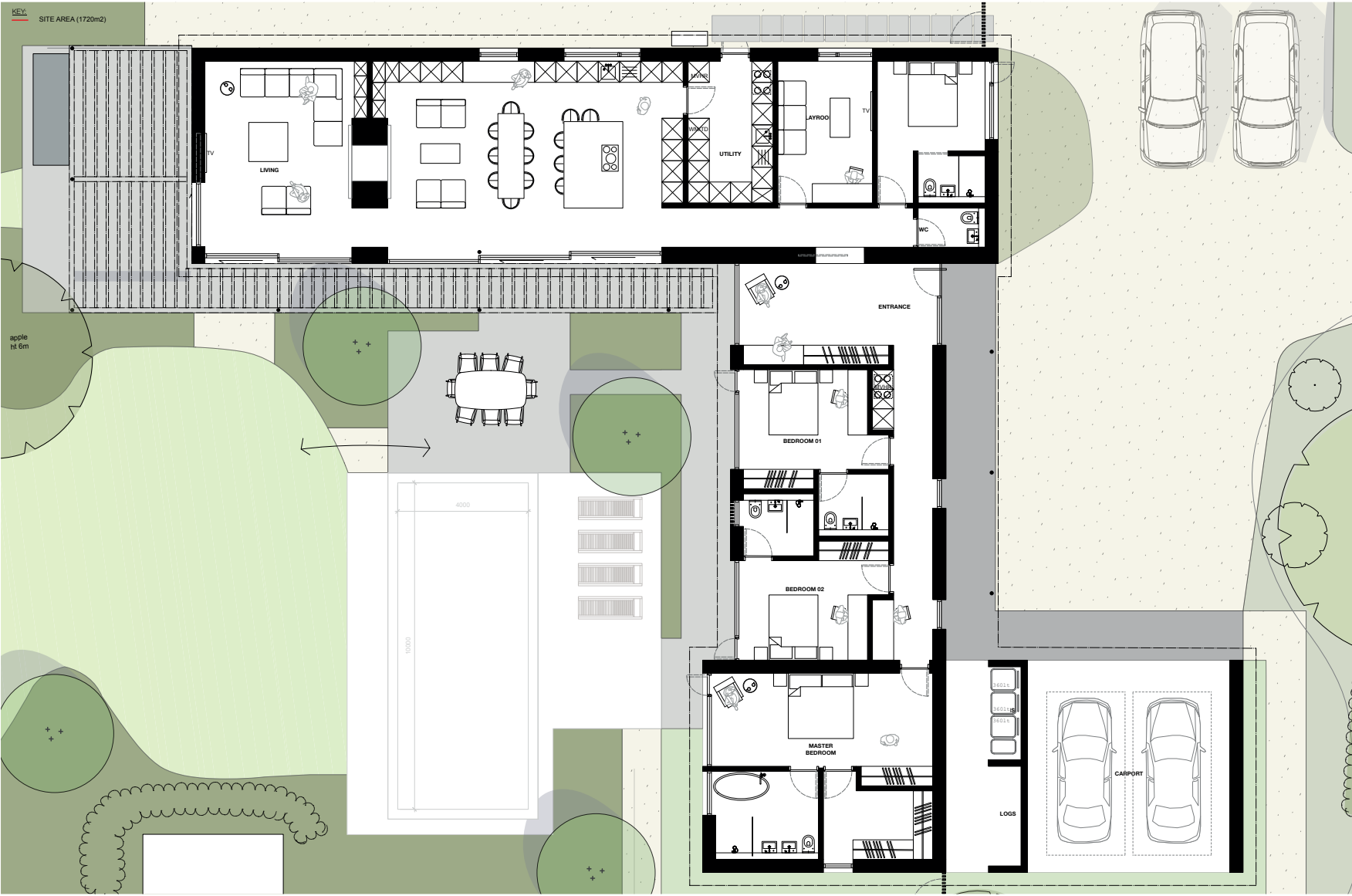


Sketcher view from garden

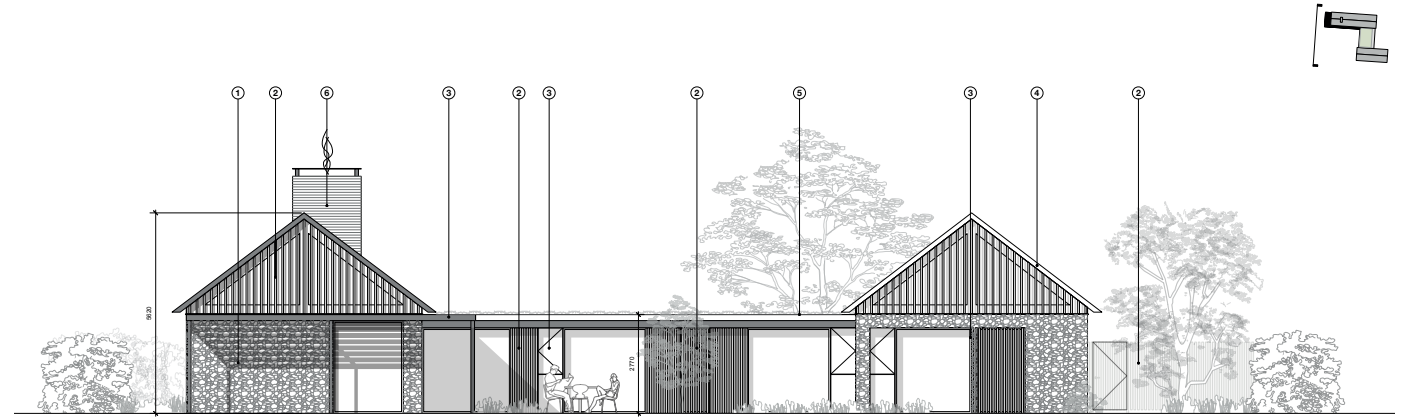
3.0 DESIGN PROPOSAL



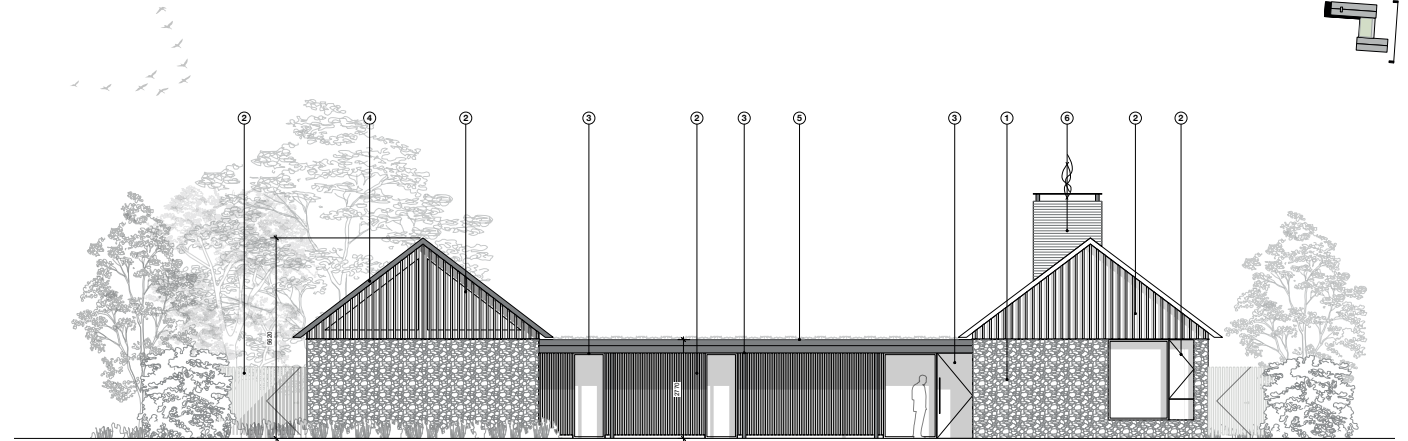
3.1 DESIGN PROPOSAL



3.2 DESIGN PROPOSAL



PROPOSED WEST ELEVATION
SCALE 1:50 (1:100 @ A3)



PROPOSED EAST ELEVATION
SCALE 1:50 (1:100 @ A3)

MATERIALS			
1	FLINT BLOCK	4	ZINC ROOF (ANTHRACITE BLACK/GREY)
2	STAINED BLACK TIMBER CLADDING AND FINS	5	GREEN ROOF
3	PPG ALUMINIUM WINDOW / DOORS / COLONNADE	6	BRICK CHIMNEY

3.3 DESIGN PROPOSAL



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

- MATERIALS**
- | | |
|--|-------------------------------------|
| 1 SLIT BLOCK | 4 ZINC ROOF (ANTHRACITE BLACK/GREY) |
| 2 STAINED TIMBER CLADDING AND FINS | 5 GREEN ROOF |
| 3 PPC ALUMINIUM WINDOW / DOORS / COLONNADE | 6 BRICK CHIMNEY |

3.4 DESIGN PROPOSAL – MATERIALS

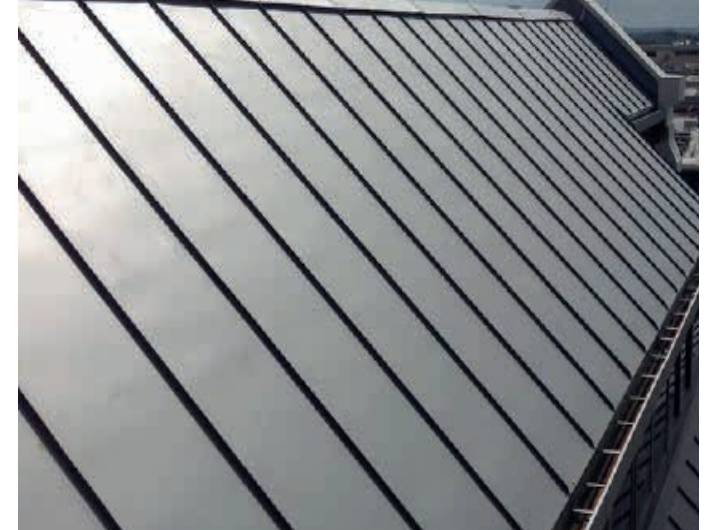
The ground level of the house is to be in flint, with the central joining section clad in a natural sweet chestnut vertical boarding.

This material palette will be complemented by dark bronze coloured anodised window frames. The awning system will be powder coated aluminium to the same colour.

This material palette will lend the house visually recessive, while ensuring an appropriate local vernacular on this part of the Green Belt.



dark grey-brown brick



Black 'Antrazinc' standing seam roofing



Oiled natural Iroko timber



Thin film PV panels (on inner south-facing roof slope)

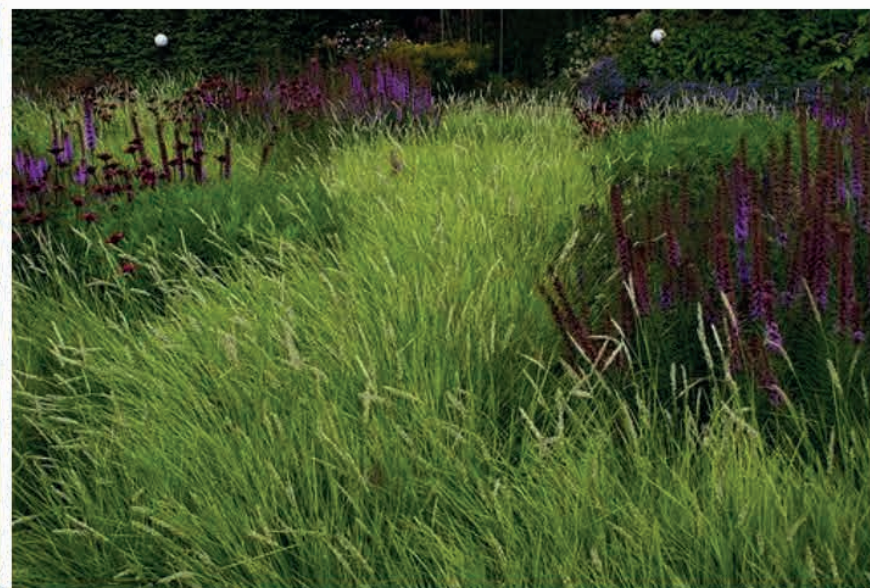
3.5 DESIGN PROPOSAL – LANDSCAPE

This natural family garden aims to create a relaxed outdoor space that responds to the character of the local area. The garden focuses on integrating native plants and promoting biodiversity.

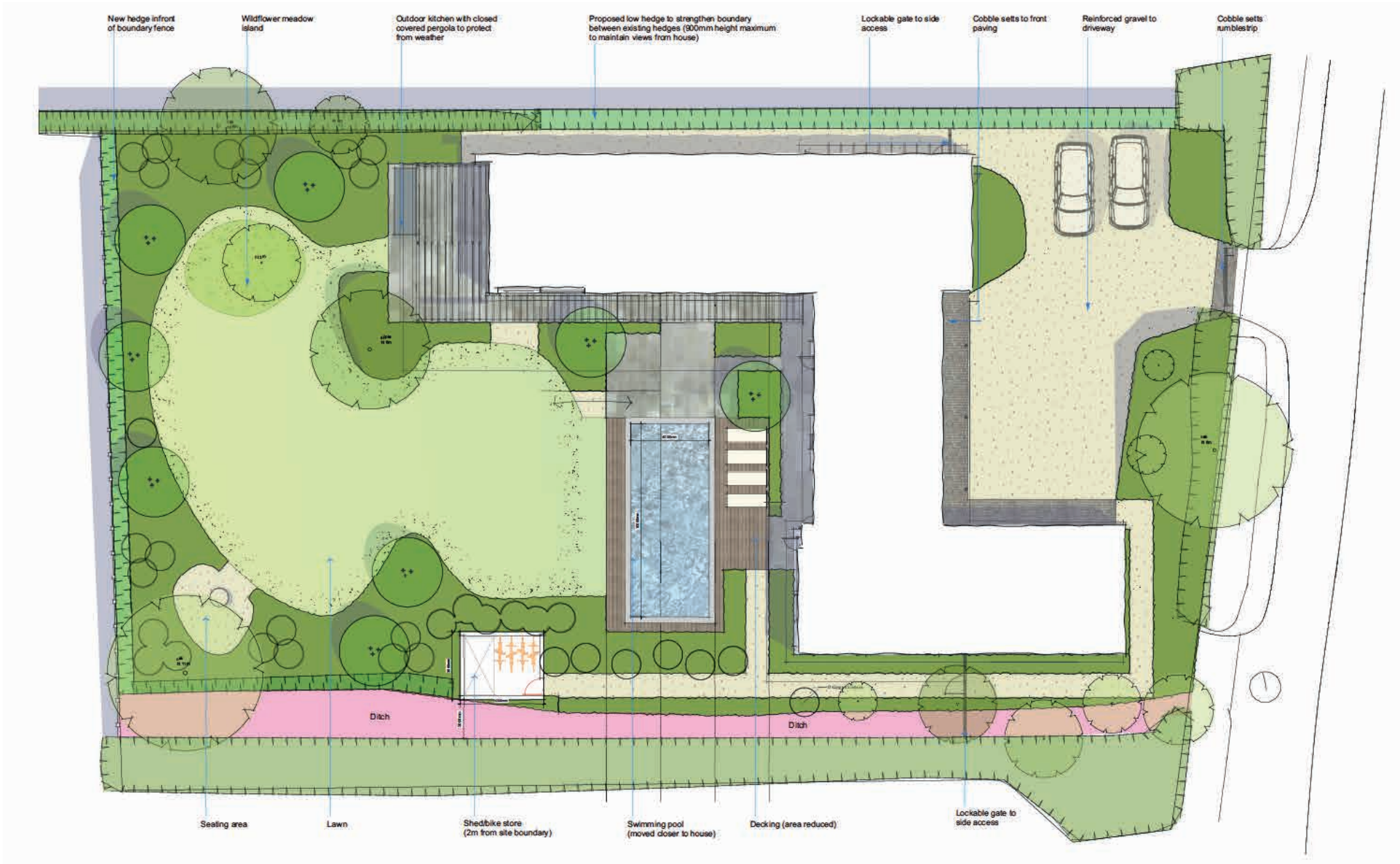
In order to create a low maintenance space, a focused palette of plant species have been selected to form bold groups, punctuated by trees and shrubs. Bird / Bat boxes and log-piles will be included to create wildlife habitats.

The previously granted swimming pool (23/00460/CLPUD/ACLPZ) and seating areas have been located close to the house and surrounded by new planting. The outer borders become more organic with soft flowing lines creating a parkland feel combining wildflower meadow and mown grass.

The front garden maintains the same access point but there will only be one point of entry and exit which will require new native hedging to infill the existing boundary. The driveway is proposed as grid-reinforced gravel to create a permeable and appropriate surface.



3.6 DESIGN PROPOSAL – LANDSCAPE



4.0 ENERGY & SUSTAINABILITY

The applicants are particularly keen to build a highly energy-efficient house. Every effort will be made to reduce the impact of materials and products used in the construction process itself.

The design is based upon the use of timber for all primary structure. It has many advantages in terms of sustainability, but also comes in small increments that can be brought to site through the low bridge. There will be some smaller structural elements in steel for efficiency. The buildings external envelope will be highly insulated using wood-fibre insulation and detailed to minimise air leakage.

An Air Source Heat Pump (ASHP) is to be used for primary space and water heating and this will be powered by rooftop PV panels so producing near zero carbon emissions – the system will be reversible for summer cooling. A

Along with site orientation the windows are positioned, shaded and sized to ensure excellent daylighting levels within the home, while low energy LED lighting will be provided. Smart metering will allow the occupants to properly understand and control their energy usage.

The house has been designed to allow for a good level of natural ventilation. Ventilation is achieved to the main living space through the passive effect, by opening the windows to both sides of the space so that cool air will be drawn into the house.

Water is a precious resource and we will reduce the overall consumption of clean water for non-potable uses by using the following;

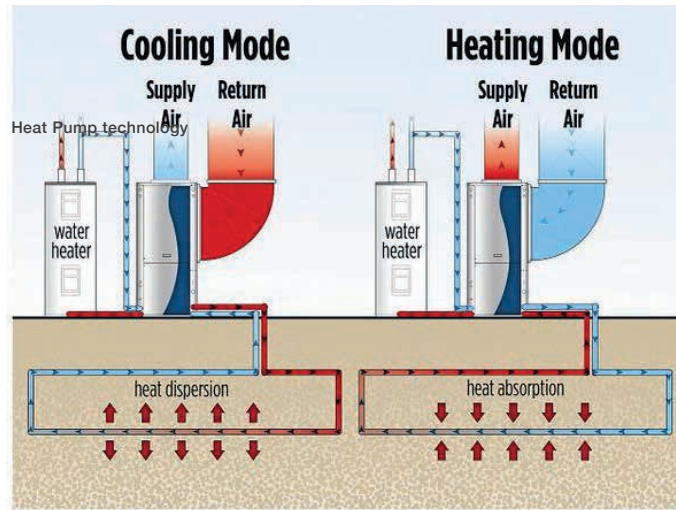
- Dual/low flush WC's
- Aerators and flow regulators on taps and showers
- Clear water meter display to drive awareness of water use run-off

Rainwater will be collected and stored in the existing Victorian rainwater well to the east of the house and used for irrigation.

Permeable gravel and paving will be used for hard-standing.

Foul drainage from the house will be dealt with by a new mini-sewage treatment

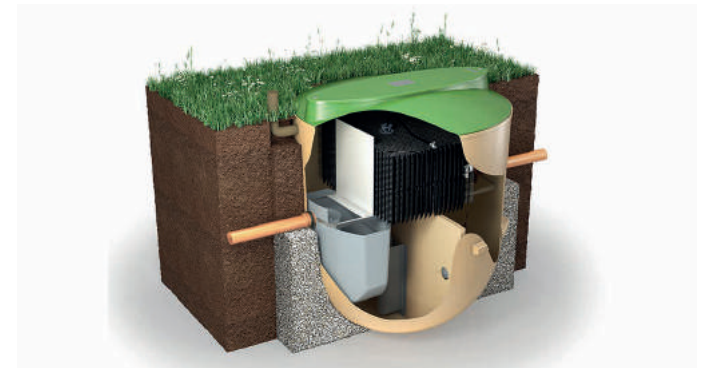
plant such as a Kingspan 'Biotec P12' installed in accordance with Environment Agency guidelines being so close to river.



Photovoltaic panels on main flat roof



Low carbon timber primary structure



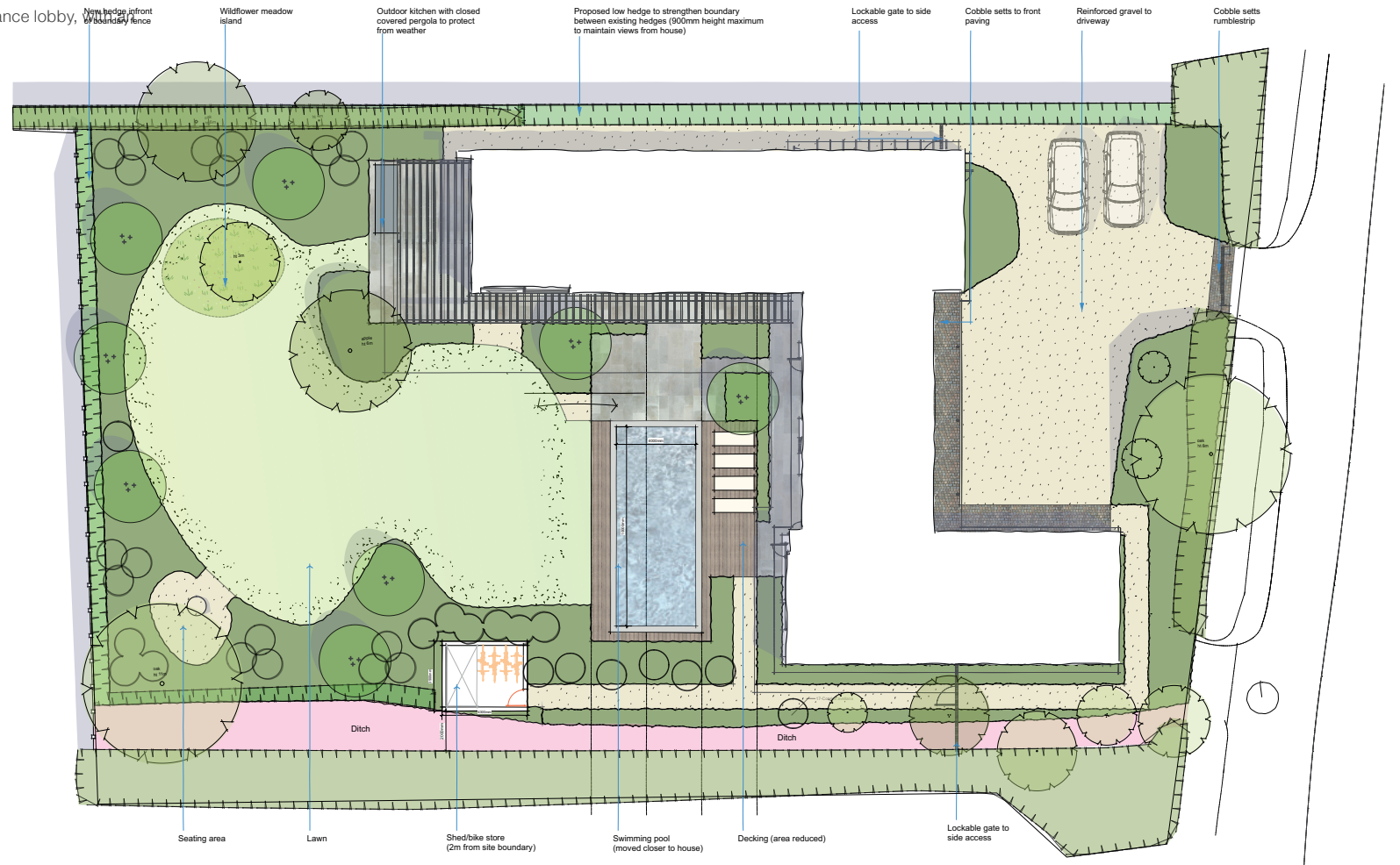
Mini-sewage treatment plant

5.0 ACCESS & PARKING

The proposal offers space for two cars on plot with adequate hardstanding for turning and casual parking.

Car charging points will be provided within the carport, along with storage for a wheeled bins for recycling and for refuse, with a food bin for storage outside the property and a food bin for storage inside the property. Bike storage is located within the garden store.

The site is accessed directly from Chawridge Lane with hardstanding leading to the front door. A level door threshold gives access into an entrance lobby, entry level, M4[1] compliant WC facility.



6.0 VIEW FROM CHAWRIDGE LANE, LOOKING SOUTH-WEST



6.1 VIEW FROM GARDEN, LOOKING EAST



6.2 VIEW FROM GARDEN, LOOKING WEST



6.3 VIEW OF LIVING SPACE, LOOKING NORTH



7.0 SUMMARY

Design

The proposal is of a **high-quality design** that seeks to respect the site and its setting and respond sensitively to the surrounding landscape.

The proposals incorporate many **sustainable measures**, including the use timber for the primary structure; green roofs; rainwater recycling; the use of heat pumps, sedum roof and photovoltaics (PVs) to achieve near zero carbon energy use. The high quality of the design will greatly enhance the appearance of this site and would preserve the character and appearance of the Area.

The proposed development has minimal low-level external lighting.

The proposed development is **more visually discrete** within the site, being 80mm lower than the existing building. The proposed development has a comprehensive landscape strategy that will restore the character of the site and enhance habitats that will result in a significant increase in Net Bio-Diversity on the site.

8.0 THE DESIGN TEAM



Trewarren House, West Wales. RIBA Award 2013.
Gold Medal Award for Architecture in Wales 2013.



Cheeran House, Lower Basildon, Berkshire, National RIBA Award 2016.
Finalist for the RIBA House of the Year Award 2016.



Chestnut Plantation, New Forest 2021

To bring forward a new proposal for a new house of a bespoke design the applicants have appointed **John Pardey Architects (JPA)**.

JPA have established themselves as one of Britain's leading practices in housing, with 60 national & international design awards, including:

The Hind House (2008) in Wargrave was short-listed for the Stephen Lawrence Award for the best new building under £1M in the 2009 Stirling Prize Awards.

It won an RIBA regional Award in 2009

The Pooley House won the RIBA 'Downland Prize' in 2012

The Watson House won an RIBA Regional Award in 2011 and was shortlisted for the RIBA 'Manser Medal'

The Trewarren House in Pembrokeshire won an RIBA Regional Award in 2013 and the Gold Medal for Architecture in Wales

Winner of two RIBA Awards in 2016.

RIBA Award in 2017

Shortlisted for RIBA Award 2019

Double winner at the Housing Design Awards 2020

RIBA National Award in 2021

RIBA National Award in 2022

Finalist for the 'Neave Brown Award for the Best Housing Project in the UK' (Lovedon Fields) 2022

In 2016, JPA featured twice on the Grand Designs 'House of the Year' Awards.

John Pardey Architects were voted as one of Britain's top ten practices for one-off houses in Grand Designs magazine 2012 and rated as one of the top six residential architects in the UK in the Sunday Times in 2014. John served on the national Commission for Architecture and Built Environment (CABE) and the RIBA National Awards Panel. He is the author of four books on architecture and has a further book due for publication in 2023.

John Chaired the 'Grand Designs/ RIBA House of the Year Awards' broadcast over 4 weeks on Channel 4 in November 2019.

ND Landscape are one of a new generation of Britain's leading landscape practices.

Their work is inspired by wild landscapes – the beauty of a woodland glade, wildflower meadow, rugged mountain or sparse heathland is derived from its simplicity and scale.

Observing landscapes and recreating nature is an approach that can be applied to gardens of all sizes, from small urban rooftops to large residential developments.

Although less is often more, there is a balance between minimalism and visual interest. The structural framework of a designed landscape or garden should be kept simple and functional with a focus on scale, proportion and repetition.

Contrast is provided by planting, evolving through the seasons, bringing colour, movement and texture.

John Pardey Architects (JPA)

ND Studio - Landscape architect

Fredrick Adam Ltd - Planning consultant

Draffin Associates - Arboricultural consultants

GS Ecology - Ecology Consultants