

MEREDITH BARN TIBBERTON GLOUCESTERSHIRE GL2 8DZ

REPLACEMENT OF EXISTING BARN WITH TWO DWELLINGS

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INTRODUCTION

This Design and Access Statement explains the proposals for a detailed planning application for 2 detached family dwellings as a counter proposal to replace the existing large agricultural shed on a triangular plot of land in Tibberton village at the end of Meredith Lane. It currently has permission under Class Q for its conversion to 2 dwelling units.



SITE DESCRIPTION

The site lies on the southern edge of the scattered village of Tibberton, a few miles to the north-west of Gloucester. It is called Meredith's barn and is dominated by a large portal framed late 20th century industrial/agricultural style shed.

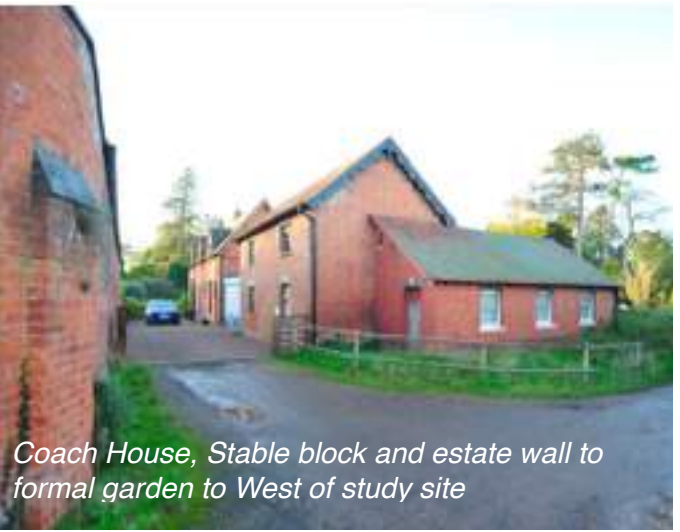
The application site sits adjacent to Meredith, a listed 19th century country house, immediately to the west of the shed, on the other side of Meredith Lane. There are a number of curtilage listed

outbuildings remaining on the Meredith Estate, currently being converted to residential properties, as well as an extensive area of formal gardens surrounded by a tall red brick wall enclosure which also has a large glasshouse built against part of it.

Surrounding the barn on the application site, are 3 other single storey red brick outbuildings in various stages of disrepair (see HIA), the northern one of which is completely overgrown and almost unrecognisable as a building - just fragmented parts of walls remaining. The remaining part of the site is generally overgrown grass and scrub with some abandoned agricultural machinery scattered around.

Immediately beyond the south eastern field boundary is an extensive area of agricultural field, actively used for cultivating seasonal crops. This field area also wraps round the southern edge of the Meredith estate

Beyond the northern hedgerow boundary lies the grounds of a 19th century red brick and stone estate cottage and a much more recent dwelling.



SITE ANALYSIS & LAYOUT

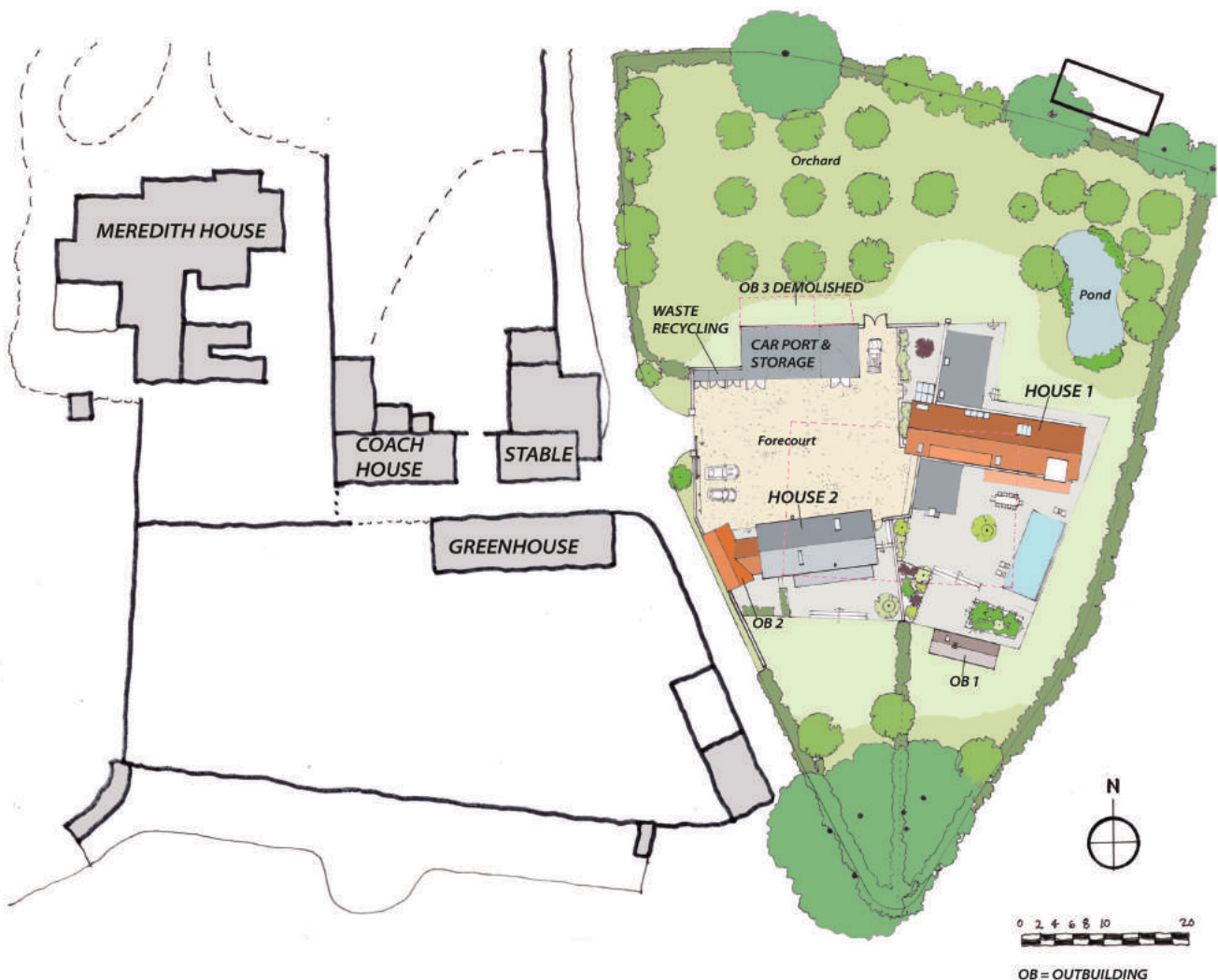
After planning permission was granted for the conversion of the existing large modern shed, work began on dealing with the pre commencement planning conditions, but it soon became clear that a more logical development of the barn site was possible - a solution

that could be more harmonious within the group of special buildings that neighbour the site, as well as capable of creating buildings specifically tuned to high standards of Eco sustainability, something that would be difficult to achieve holistically in the converted barn scenario.

In order to embrace these features, the existing unsightly barn would need to be removed and the two dwellings re-imagined as newly built structures, shown on and adjoining the footprint of the large existing shed on site, and more in tune with their surroundings, reflecting the settlement pattern already established on the adjoining plots.

They would also benefit from the vast knowledge of sustainable construction techniques that have developed in recent times, ensuring that high energy rate standards are achieved.

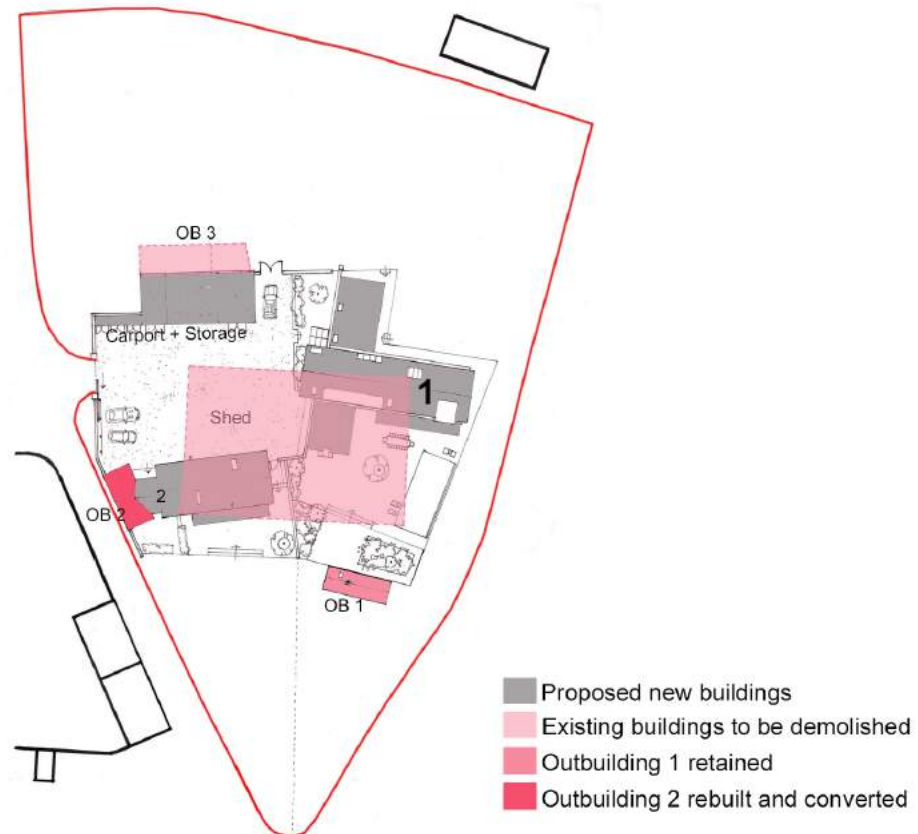
A carefully crafted masterplan needed to be developed that justified a departure from the granted permission.



The developed scheme has equivalent scale and massing to the attractive, domestically scaled, Coach House, Stable Block and Greenhouse structure, within the brick walled formal garden opposite to the west. This group of buildings were formerly the outbuildings to Meredith House and are the nearest set of structures to the existing barn on the application site. They provide the primary influence for the design approach of the proposed new development.

The two new houses will adopt the same 'range' style main blocks in similar widths and lengths as the existing group and, as well as twin pitched gabled roofs, they will also incorporate side extensions as do the Coach House and Stable block.

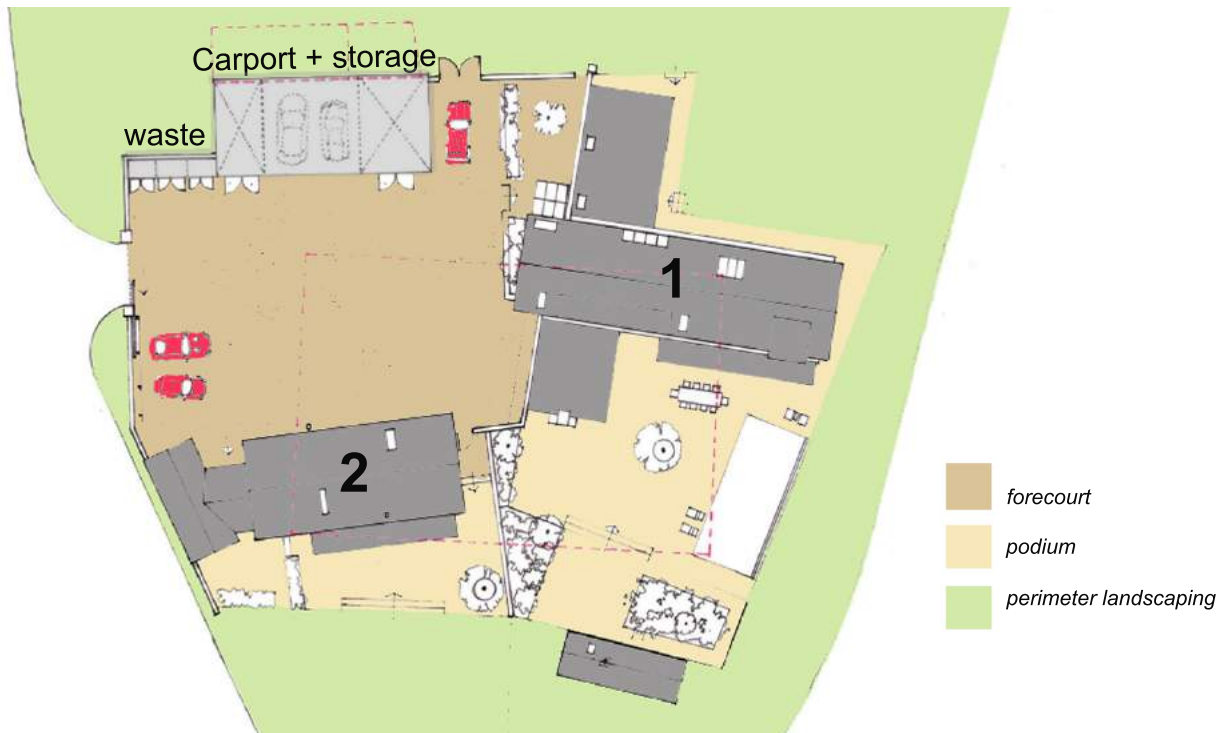
By loosely staggering the new houses on an East - West alignment, directly following that of the existing Coach House and Stable block, a linear flow is created. Developing the proposal in this natural way also allows the new buildings to fall largely within the footprint of the modern barn as mentioned above. This also keeps the built form tightly knit, allowing the landscape within the triangular site to surround it, rather than allowing the buildings to sprawl in all directions across the site.



This concept is aided further by wrapping a boundary wall round two sides of the development (North and West) in red reclaimed brick, to emulate the impressive walls to the formal gardens of Meredith House. This forms an enclosed entrance forecourt, where vehicles can be parked largely out of sight, under a proposed monopitched carport structure which also contains a couple of storage units for each of the 2 new houses. The walled forecourt also gives a sense of uniting the separate structures within it, so that it is not seen as two separate houses, each occupying a separate plot of land - more like a small rural farm holding, where one of the buildings may be perceived as the main house to the farm, the others being part of the complex in much the same way as the buildings opposite - a disguised impression of a farmhouse with its associated and varied outbuilding structures.

The retention of 2 of the 3 small existing outbuildings is an important part of the proposal to help root the development into it's location.

The core of the development for the proposal is purposefully tight, focused at the eastern end of the private lane that runs E - W from Meredith House. It contains not only the forecourt on the NW side of the core but also a slightly raised stone paved plinth as the outdoor amenity space for each house at the southern, more private side, of each dwelling. This serves to contain the natural spread of family outdoor life within a fairly centralised and contained private zone, close within the developed area of the scheme, and out of the public gaze from the north and west.



This allows a more natural and informal landscape treatment within the site to occupy the area around the core to the north, south and east of it, helping to blend it with the rural character of the area. The margins of the perimeter site will be planted with native and fruit trees in the form of an orchard, reflecting its past use, and set within meadow grass and native hedge field boundaries. The grass areas closer into the development core will be shorter than the margins, but will still be a more natural grassland rather than domestic garden. A wildlife pond is envisaged to enhance the local biodiversity.

PLANNING HISTORY

This aspect is covered in detail within the accompanying Planning Statement by Morgan Elliot Planning. Suffice it say that the site does not fall within any statutory environmental designation areas. However to the west as noted above, lies the Grade II listed Meredith House and its curtilage listed outbuildings and formal gardens, all of which help to provide the drivers for the design development of the proposals.

HERITAGE ANALYSIS

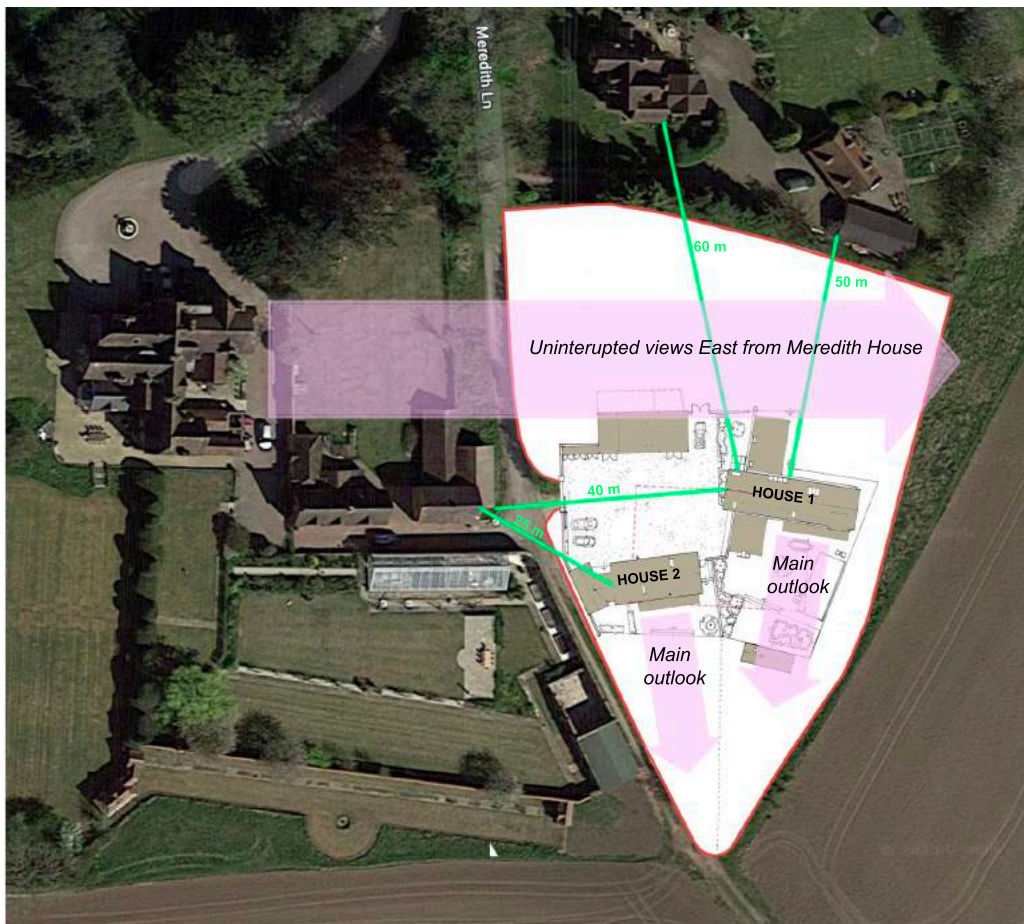
The accompanying HIA report covers the Heritage aspect of the proposal in great detail - the conclusion is that the removal of the large industrial metal shed and its replacement with a pair of well designed new properties with less mass and better architectural quality and material palette, will result in an overall enhancement of the adjacent Heritage assets at Meredith.

OVERLOOKING

Meredith plus the converted Coach House and Stable Block are the closest neighbouring properties. The rear elevation of Meredith will continue to have clear uninterrupted views across the northern section of the application site which will remain undeveloped, but will have an orchard planted in this location as an echo of its previous use when the site had formed part of the Meredith estate.

The adjacent Coach House and Stable Block have their primary aspects facing South, as will the new houses in the proposed development, virtually eliminating the chances of any overlooking between the 2 sites, except for one or 2 very modest openings in the gables of the new houses, set apart from the the closer Stable block gable by 25m and 40m respectively from each of the proposed houses

There is very limited overlooking across the 2 properties on the adjoining northern plots partly due to the distances they are apart from the proposed houses (60m and 50m respectively from House 1) and because of the intervening dense treed hedgerows, plus



the fact that the neighbouring properties have their primary aspects oriented on an E-W axis to the estate cottage and SW - NE axis for the smaller newer property. In addition the proposed new houses are both sparsely fenestrated on their northern facades. Furthermore the introduction of the new orchard will introduce tree canopies between the 2 plots.

BOUNDARY TREATMENT

The surrounding site perimeter will be defined by a native hedge treatment in line with FoD guidelines, similar to the existing northern boundary hedge, a small section of which will be used to separate the gardens of the 2 properties in the southernmost section of the site. Part of the central western boundary will use the same reclaimed red brick wall as used in the Meredith estate opposite, but shorter (approx 1.5 - 1.6m ht). This walling will also be used judiciously within the core of the development to subtly define the shared forecourt and the closer divisions between both new houses. The details of the site boundary treatment are covered in more detail by the Landscape architects, MHP in their documentation that accompanies this submission.



USE

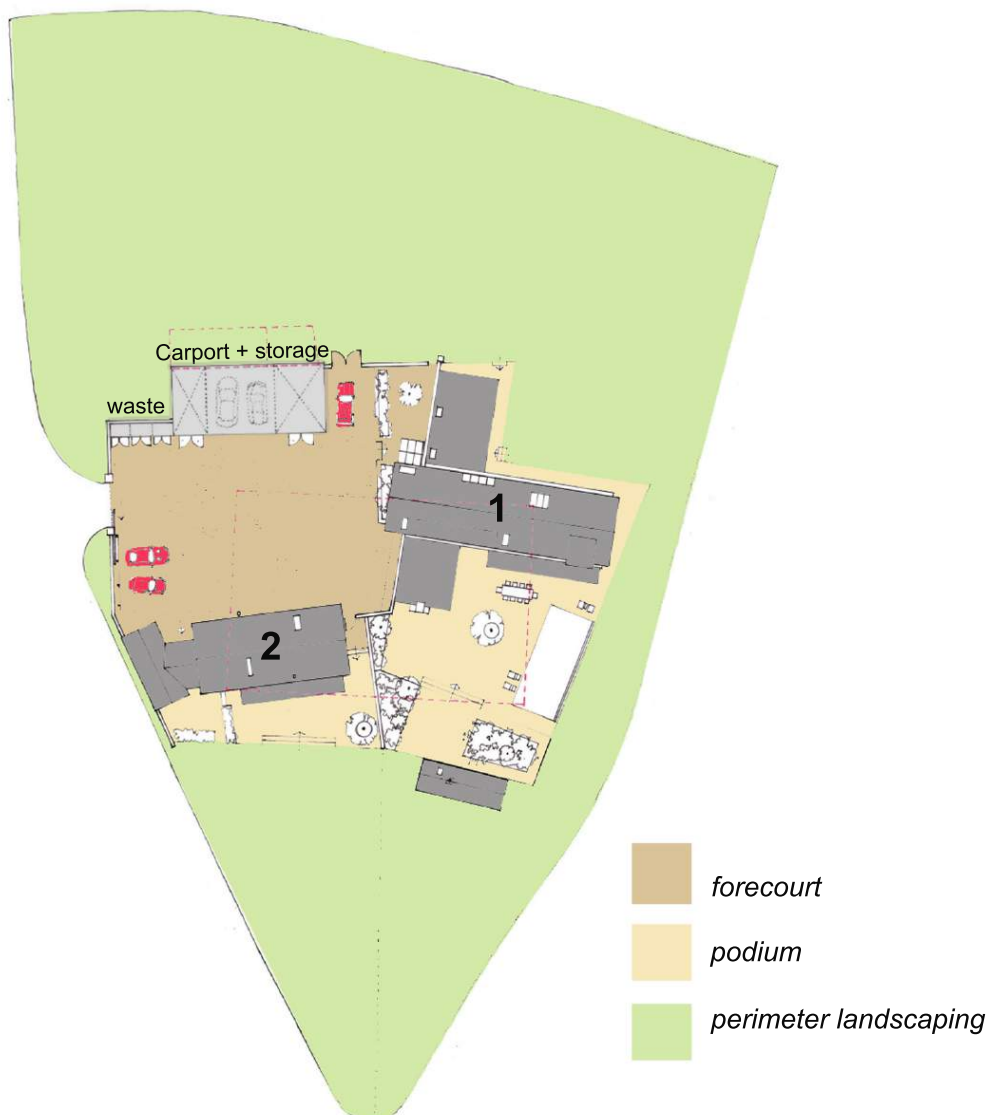
The application comprises a detailed planning submission for 2 single family detached houses; a 4 bedroom House (HOUSE 1) and a 3 bedroom House (HOUSE 2), both on 2 levels to replace the large agricultural shed that currently occupies the site.

The proposal provides the opportunity to refresh this part of the site and to re-inhabit it with a small residential development (2 family houses) of an appropriate size, scale, form and mass - contextually more compatible with the handful of neighbouring properties.

The entrance forecourt will have 3 formal parking spaces for House 1 and 2 for House 2 but the ability exists within the forecourt to park up to 6 additional visitor or casual spaces.

Both houses are designed to sit on a solid podium which is only apparent from the other side from the forecourt and varies in height from approximately 250mm - 650mm, depending on the natural ground level around the perimeter. The extent of the podium defines the domestic outdoor amenity space associated with each house, beyond which the gardens will be generally wilder in nature.

The intention is to design the 2 houses as representative of good, quietly contemporary houses of today and which respect and enhances the character of the neighbouring Meredith estate, to create a positive impact in this area. There is a commitment to quality and longevity from the clients who will be the end users of this development and the proposals will use up to date technology and construction techniques to achieve high levels of energy efficiency and good modern standards of comfort. The house will be designed to ensure minimal running costs and create a sustainable form of development, something that would be less achievable as a conversion.



AMOUNT

The site area is approx. **4,580** sq m (1.13 acres or 0.46 hectares)

The footprint areas of existing buildings on site are:

Area of the large modern shed = 500 sq m (*Proposed to be demolished in new proposal*)

Area of Outbuilding 1 = 17 sq m

Area of Outbuilding 2 = 19 sq m

Area of Outbuilding 3 = approx 40 sq m (*Proposed to be demolished in new proposal and replaced with equivalent amount of area in 2 storage units within the forecourt*)

Total Area of existing building footprints = 500 + 17 + 19 + 40 = **576** sq m

The % age cover of existing building footprint on the site = $576/4580 \times 100 = 12.6\%$

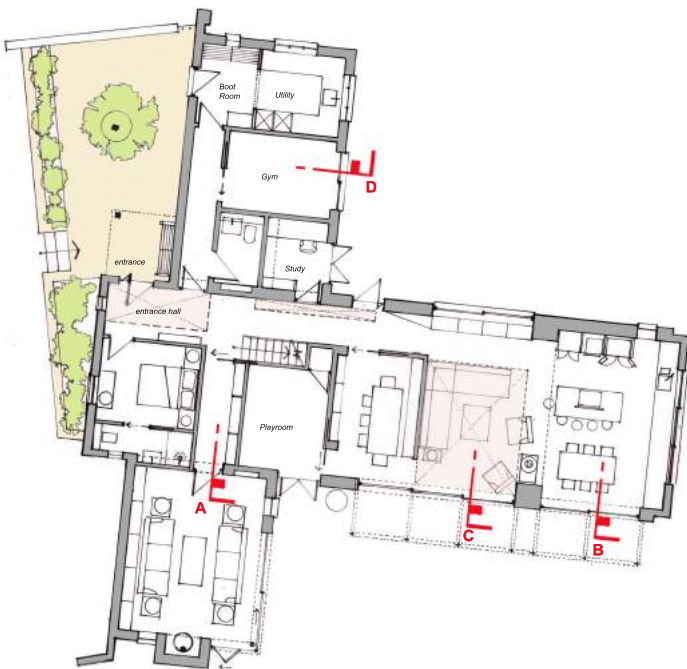
Floor Areas of proposed new development :

HOUSE 1

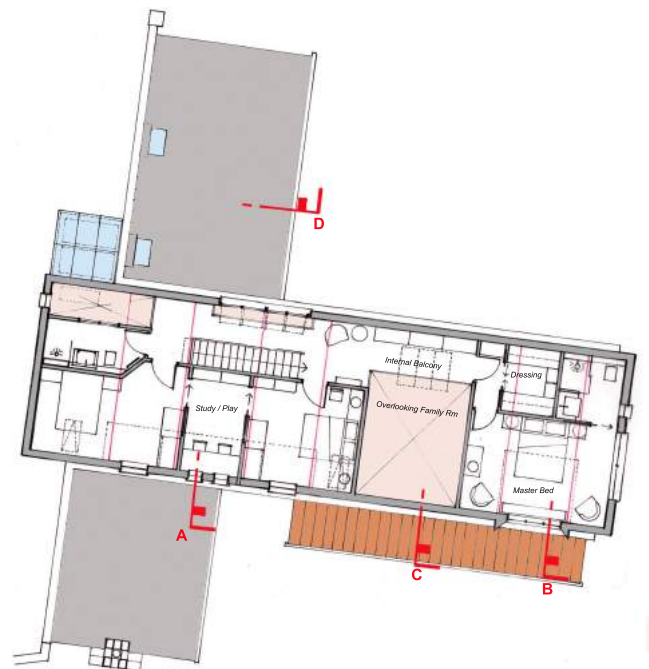
Proposed Ground Floor Area = **197** sq m GIA

Proposed First Floor Area = **110** sq m GIA

Total GIA of House 1 = **307** sq m GIA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

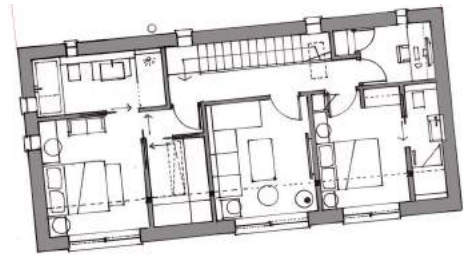
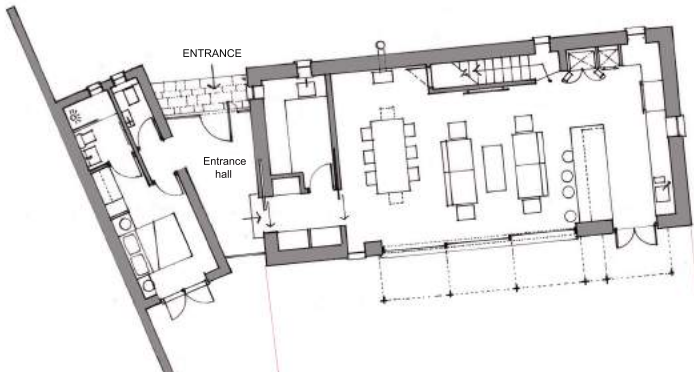
HOUSE 2

Proposed Ground Floor Area = **88** sq m GIA

Proposed First Floor Area = **78** sq m GIA

Existing area of Outbuilding 2 = **19** sq m GIA
(Area of outbuilding included in new house)

Total GIA of House 2 = **185** sq m



GROUND FLOOR PLAN

FIRST FLOOR PLAN

Total Area of both proposed houses = 307 + 185 = **492** sq m

Total Footprint Area (Ground floor only) of both new houses = 197 + 88 + 19 = **304** sq m

STORAGE UNITS (2No.)

Unit 1 = **25** sq m

Unit 2 = **15** sq m

Total new Storage Units = **40** sq m

Existing OUTBUILDING 1 (retained as outbuilding) = **17** sq m GIA

Footprint of Total new development (Ground floor only) = 197+88+19+17+40 = **361** sq m

The % age site coverage of proposed development footprint = $361/4580 \times 100 = 7.9\%$
compared with 12.6% site coverage of the existing building footprint

The total new development footprint of 361 sq m represents 62.5% of the existing total building footprint of 576 sq m (see above)

DOMESTIC CURTILAGE

Ground areas of proposed hard surfacing (Forecourt and outdoor amenity spaces directly associated with each House):

Forecourt = approx 450 sq m

Outdoor amenity podium, House 1 = approx 395 sq m

Outdoor amenity podium, House 2 = approx 120 sq m

Total Area of hard landscaped surfaces = 450 + 395 + 120 = **965** sq m

The Total area of the combined proposed building footprints plus the associated areas of hard surfacing represents the core of the development ie the effective domestic curtilage (361 + 965 = **1326** sq m), plus a small amount of soft informal landscaped area laid to lawn for each house. This area represents only **29%** of the total site area (4580 sq m), the remainder of which is given over to informal landscaping as described earlier.

Parking (*within the forecourt*)

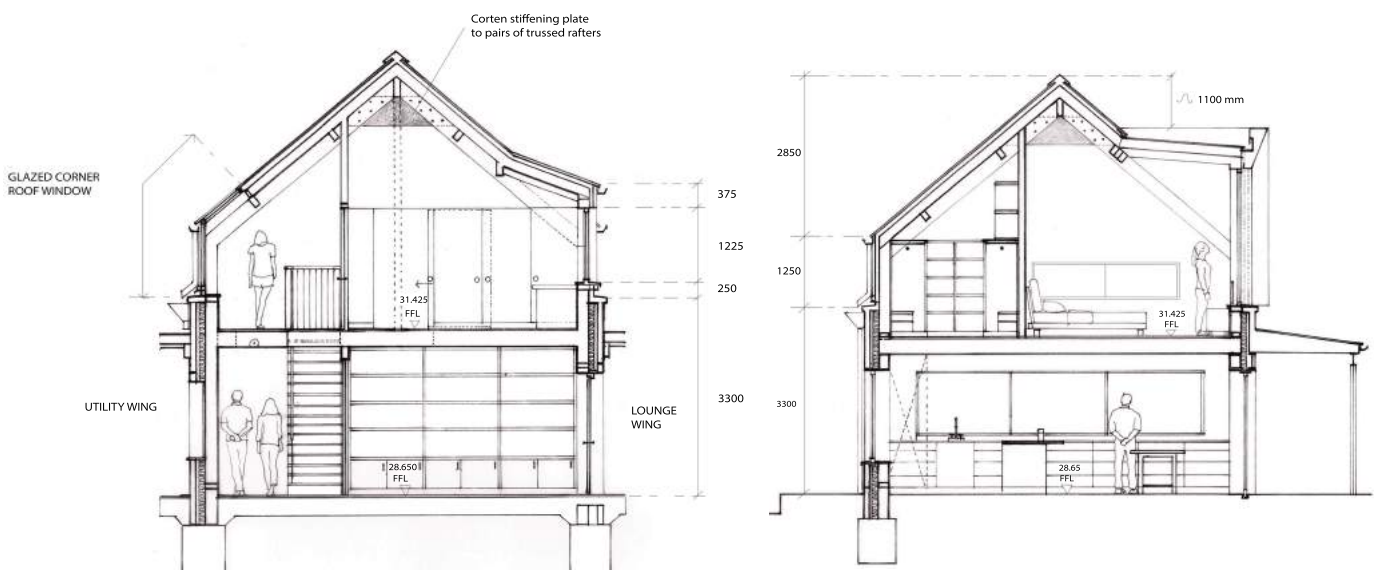
House 1 - 3 formal parking spaces (2 of which will be under cover in a carport)

House 2 - 2 formal uncovered spaces.

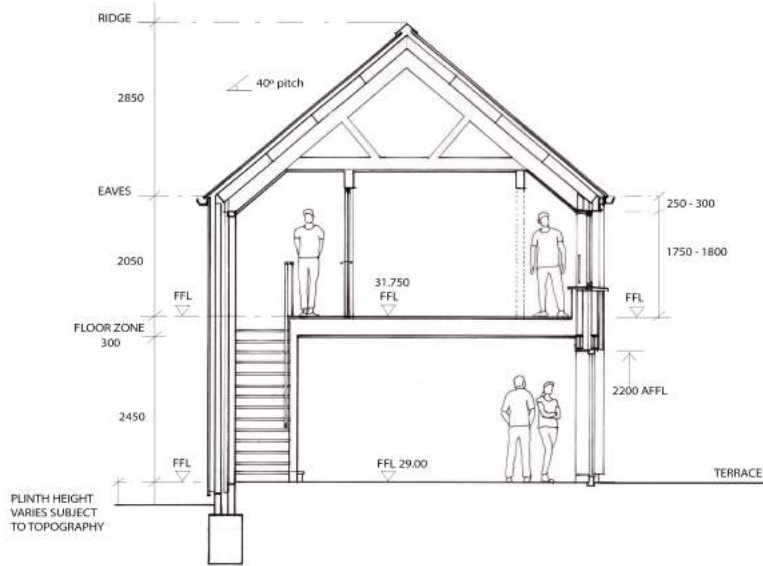
Additional parking - up to 6 No. additional shared /visitor spaces are also available including manoeuvring space

Ridge and Eaves Heights

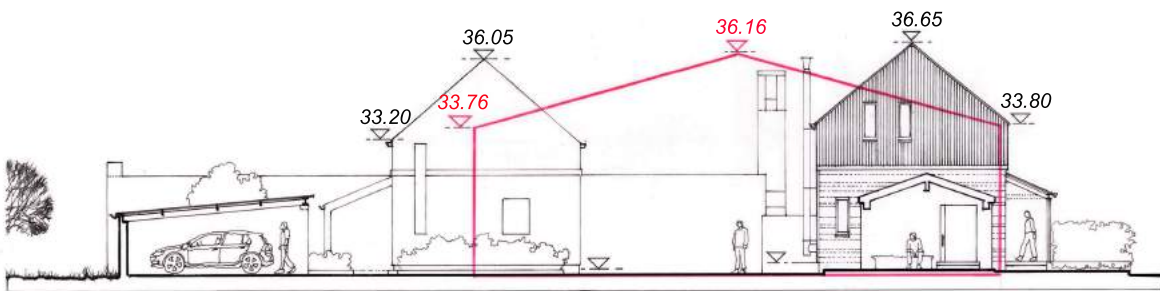
House 1



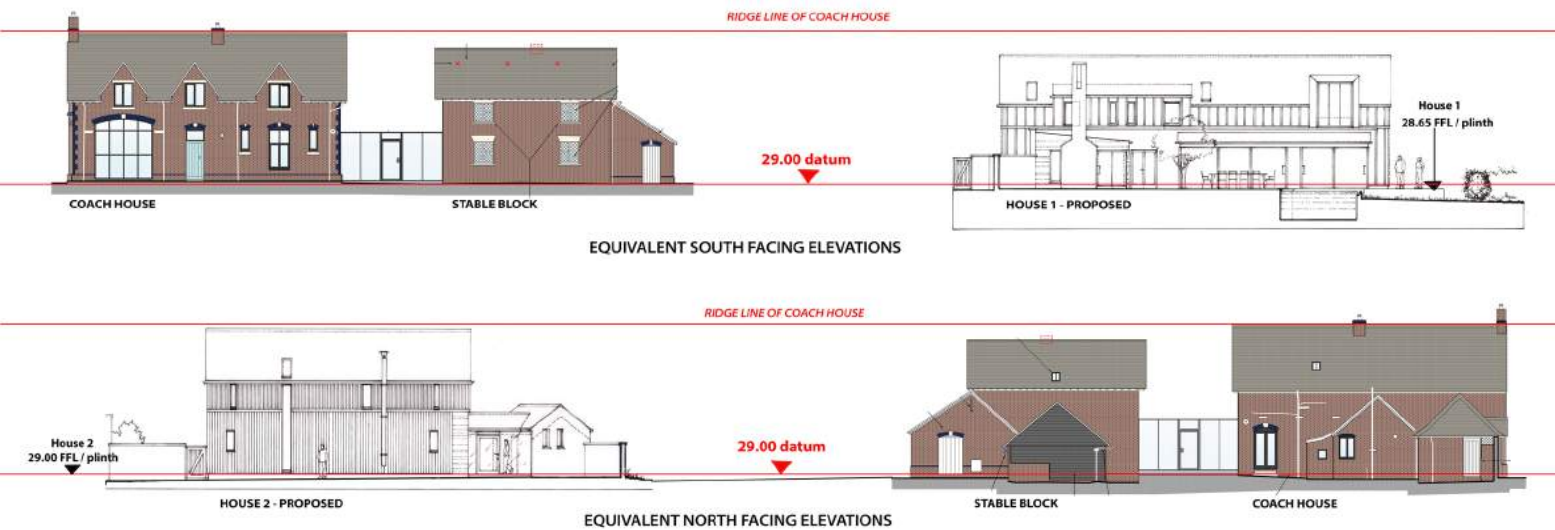
House 2



MASSING and SCALE (of proposal with existing large shed)



MASSING and SCALE (with adjacent Coach House and Stable Block at Meredith)



PLANNING

At the beginning of July this year, a Pre Application meeting was held on site to discuss the sketch proposals that had been developed for the scheme over the previous months, the details of the preferred scheme proposal having been forwarded to the Planning Authority a few weeks beforehand - copied here below.



Pre App CGI - Aerial view from the North

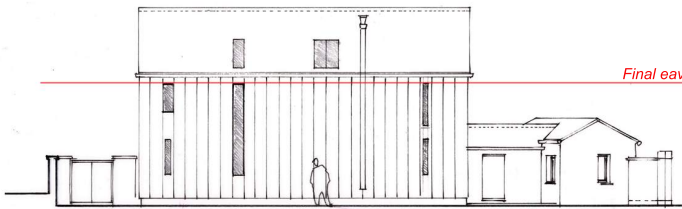


Pre App CGI - Street level view from the East

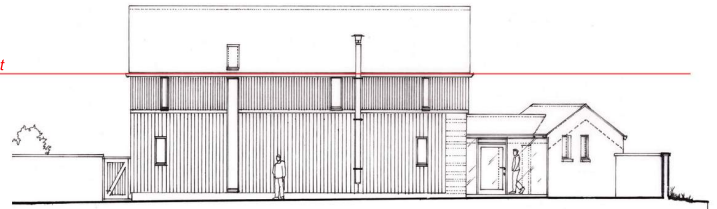
In attendance from the Council Planning Dept were: Roland Close, Planning Officer and Minette Matthews, Conservation Officer. Both of their reports from the meeting are included in the Planning statement by Elliott Morgan Planning. The conclusion was that there would be no objection to the principle of development provided that the details were satisfactory. This section will therefore only concentrate on the suggestions affecting the architectural proposals and the design team responses, which are in brief:

1. House 2 elevations - consider Timber cladding rather than dark metal

The design team were happy to incorporate this, including the use of Sioo:x treatment to protect the timber (cedar), but also to advance the weathering process of the timber, and to maintain a regular tonal colouration - warm silver grey - to the whole facade. In addition 2 board widths have been adopted with less wide boards on the higher section of the walls than those below it, as a device to ensure that only full length boards are used above and below the dividing line. Boards could not be produced in sufficient lengths to ensure only full length boards are used from floor to eaves and to the full gable elevation.



Pre App North facing elevation - House 2



Final Planning - North elevation - House 2

2. Outbuilding No. 2 (OB2)- consider not altering the roof and not linking it to House 2 and only using it for domestic storage

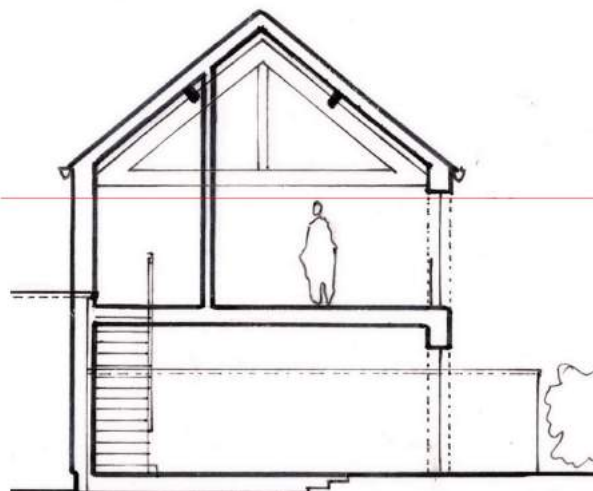
This proposal was reviewed but in the end it was decided that such a proposal, whilst completely acceptable in principle, inevitably had the effect of making a bigger more bulky building for the house as the converted accommodation would need to be added into the new build proposal. Or it would extend the dwelling to impact unfavourably on the 2nd house.



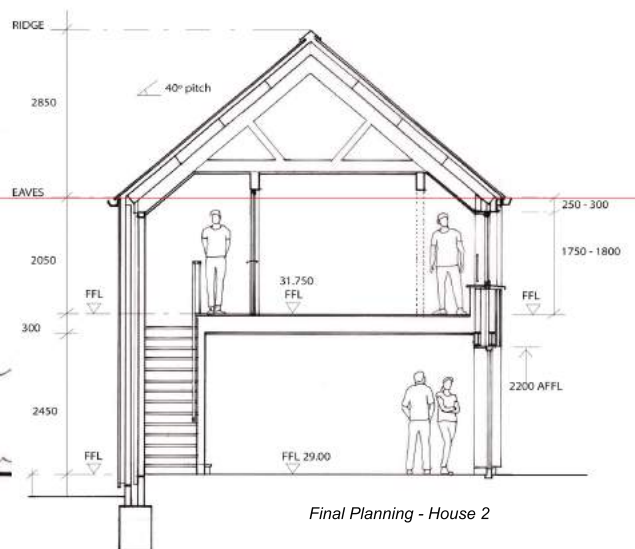
Instead, in an attempt to give OB2 its independent status, the walls to the front and back of the entrance hall link were made full length and height glazed screens (with a fully glazed front door added). This has had the effect of providing a visual separation between the house 2 and its ancillary accommodation, in effect making the house seem smaller but also giving OB2 a sense that it stands alone. The glass walls front and back show the 'see throughness' of the proposal, further contributing to the idea of separation

3. House 2 - lower the eaves to circa 4.7m from Ground floor floor level (currently 5.2m)

An eaves height of 4.8m above ground floor level has been achieved with some constructional adjustments to the structure which result in the first floor window head ht. being 1.75m above first floor level which is felt to be just about acceptable ; any lower and it is in danger of being below eye level, hence eaves level being at 4.8m above ground floor level. This revision also works with achieving a minimum floor to ceiling ht. at ground floor of 2.45m which was felt to be the minimum height for this open plan space without it feeling like the room height was too tight for the interior architecture.



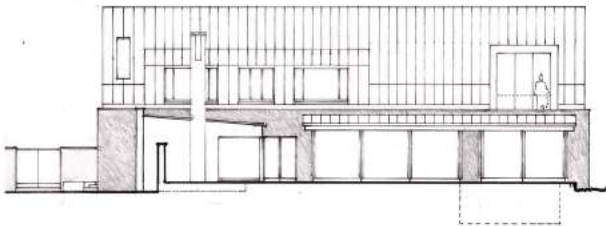
Pre App Section House 2



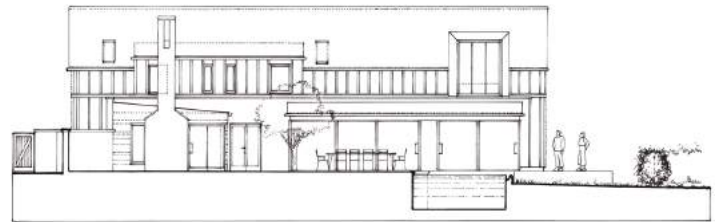
Final Planning - House 2

4. Reduce size of glazed openings at first floor level, facing south in particular in both Houses

The exercise in item 3 above has partly aided this desire by bringing the head ht. of the windows on the house 2 elevation down. This, coupled with some further proportional reduction to the frames, has resulted in overall reduction to the first floor south facing windows in House 2 of nearly 40% and by the same process in House 1, a reduction to the run of windows on the left hand side of the south facing elevation of over 30%



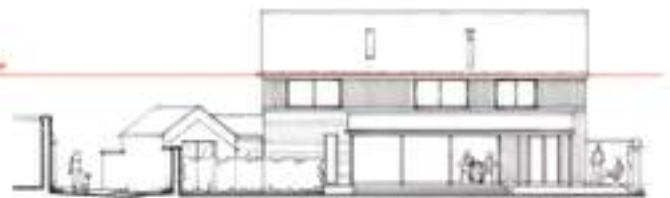
Pre App South facing elevation - House 1



Final Planning - South elevation - House 1



Pre App South facing elevation House 2

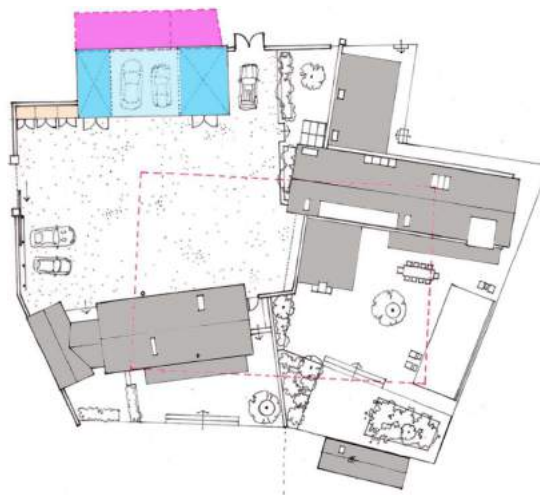


Final Planning - South elevation - House 2

5. Outbuilding 3 (northernmost) -suggestion for ruins to be demolished and replacement accommodation built within the forecourt

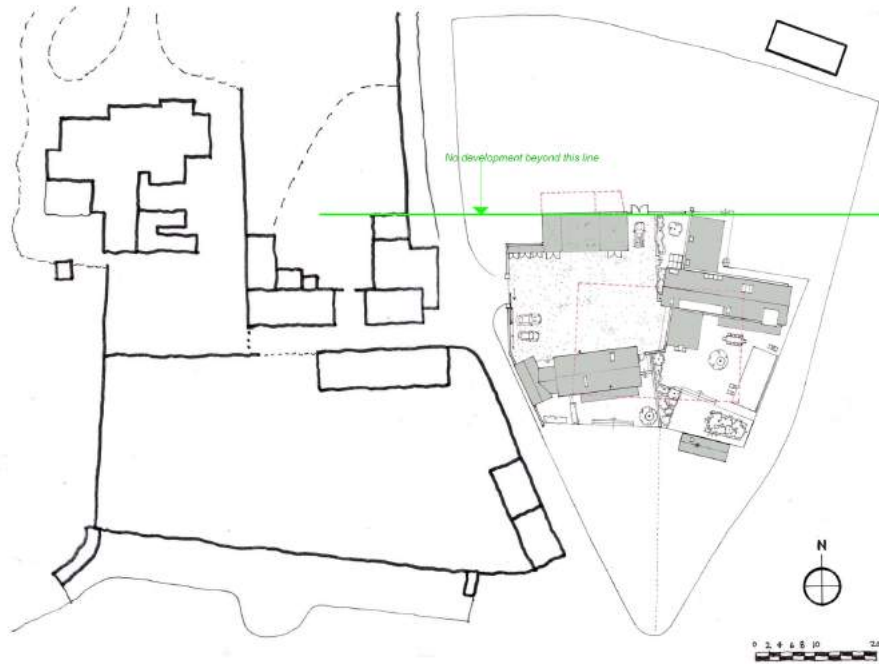
The design team are happy to adopt this option. As OB3 was planned to be rebuilt on the same footprint as storage accommodation, it is actually more logical to have this facility within the forecourt and divided proportionally as individual storage units for each House. The concept is expanded to provide a floating roof spanning across a 6m wide space between the storage units, to allow for 2 generous parking spaces under cover as an open carport

- Outbuilding 3 to be demolished
- Brick walled storage units accessed within forecourt
- Roof between storage units creates car port below
- Refuse / Recycling enclosures

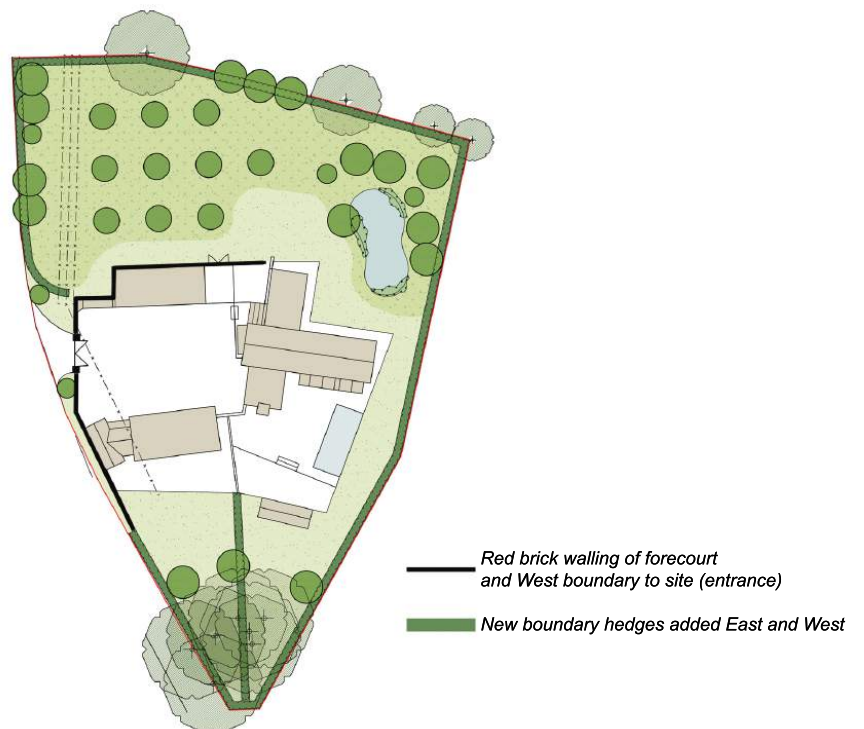


6. The residential curtilage should not extend beyond a notional E-W line set by the most northern extremity of the side extension of the Stable block to Meredith house

The design team are agreeable to this proposal and have made small adjustments to the forecourt walling layout to reflect this northern boundary, the area beyond which will be planted as an orchard, also reflecting its former use in this area. In addition, a wildlife pond is added in this area to enhance the biodiversity.



The fruit tree species are detailed further in the landscape report, as are the new native hedgerows which define the boundaries where there are no walls. Other ecological mitigation and enhancement issues are covered within the Landscape report.



7. Fine adjustments to final layout of House 1

A small adjustment has also been made to the final position/layout of House 1, compared with that shown in the pre app information provided, in response to the overshadowing of the East gable of House 2 on House 1, which is shown as part of the updated proposed site plan in the earlier sections of this report, as submitted with the formal planning application.



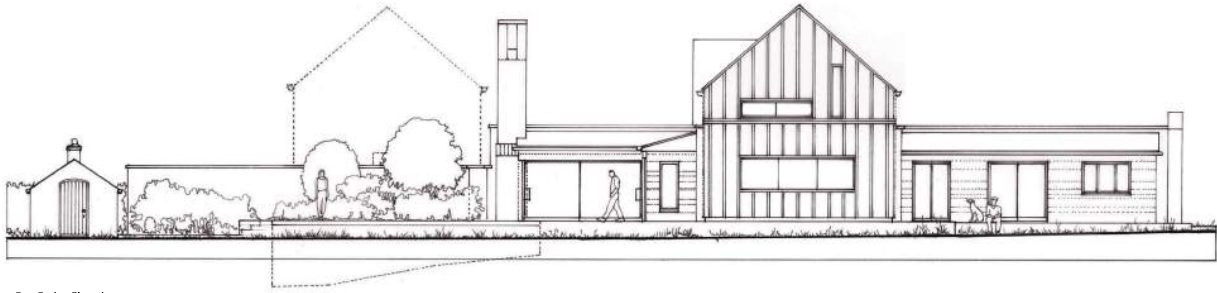
APPEARANCE

The concept for the development and its scale, mass and layout on the site is explained at the outset of this report under the heading SITE LAYOUT. The developable land is well defined as a central core, surrounded by a loose native landscaping arrangement.

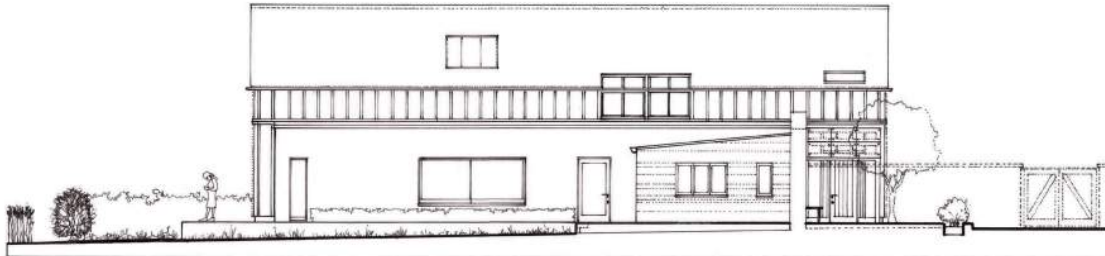
The impression created for the proposal of 2 houses is one of a single development, much in the style of a small farmstead, with familiar building forms, but a contemporary version of one. The element that creates the unification of buildings within the scheme is the use of a large communal forecourt with its surrounding reclaimed red brick wall. The yard will contain the cars, recycling/waste storage as well as general domestic storage within small lock up units, all out of public sight. The buildings are sited strategically around this yard.

Entering the courtyard, the gable of the main building (emulating the farmhouse as the host building) lies immediately ahead with its strong autumn brown profiled facade. To the right stands the second house (giving an impression of a simple pitched roof barn structure) with its softer weathered timber clad facade and limited openings addressing the forecourt. The smaller monopitch structures (storage units, waste/recycling enclosures and open carport style parking) appear to the left as smaller outbuilding type structures. The ground surface of the yard will consist of self draining monolithic bound material made up of limestone gravel fines and recycled materials to give a light coloured soft natural look, using amber Cotswold stone surface aggregates.

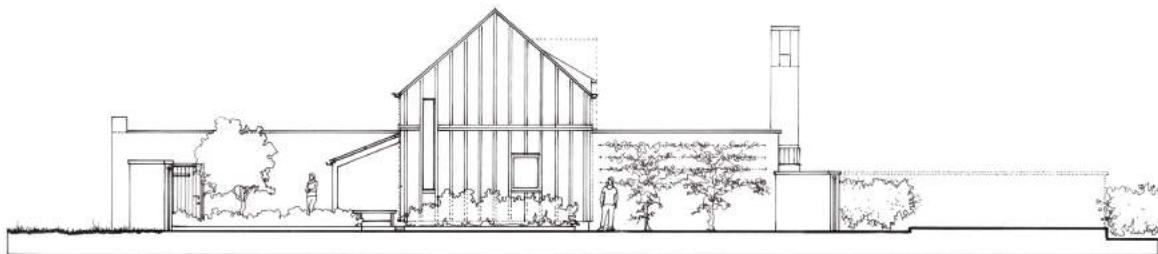
All materials are natural and selected for their ability to weather gracefully, creating an architecture that is crisp and contemporary but also with a soft natural weathered look.



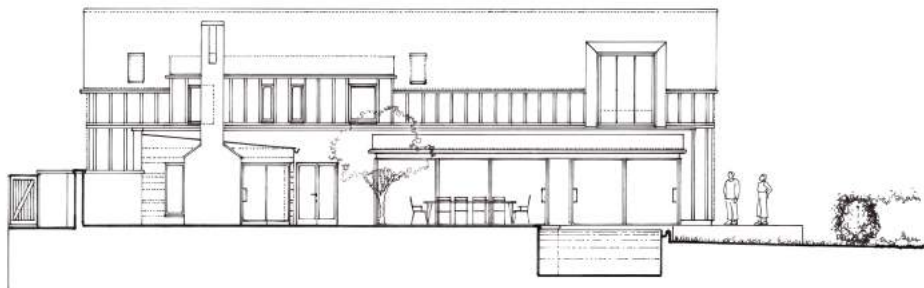
East Facing Elevation



North Facing Elevation



West Facing Elevation



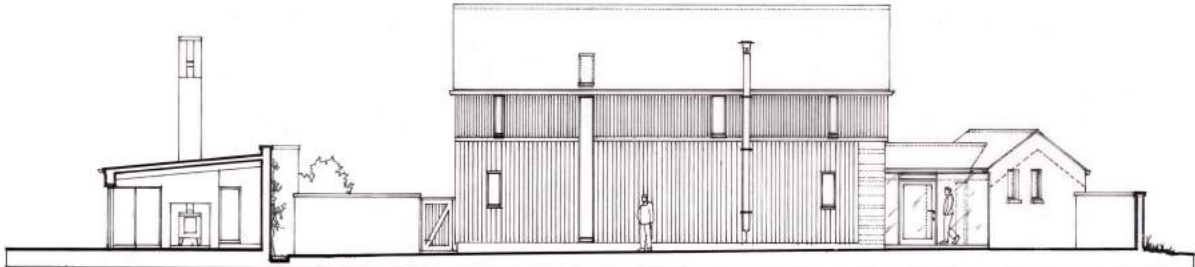
South Facing Elevation

Material selection as well as adopting a similar scale and form to the existing Coach House, Stable Block and Greenhouse conversion opposite, are key to establishing a complimentary neighbour, not one that just mimics it. The adoption of red reclaimed bricks is however maintained as the one clear and obvious link. This establishes a connection with these immediate neighbours and also reflects the key building fabric of the local region - fair faced red brick. This brick cladding is used not only for the walls that surround the courtyard but also for the lower half of House 1 beyond the forecourt wall. Integrated with the walling of the forecourt are the the storage units and recycling/waste enclosures which are also finished in the red brick

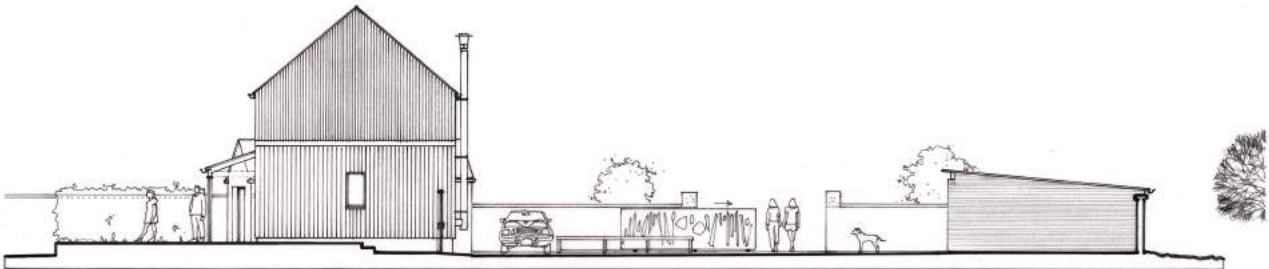
The other materials are: weathered and profiled corten steel wall cladding for the upper parts of the wall for the flanking elevations of the main EW spine range in House 1. The walls of House 2 are generally clad in Sioo:x treated vertical larch boards in 2 thicknesses, where the treatment advances the natural weathering process to give a warm light grey tone to the timber. All other natural external timber elements within the scheme will be

made up in either larch or oak and also treated with Sioo:x to establish a uniformity of design coloration. All timber wall cladding sits on an exposed slightly recessed reconstituted Cotswold stone plinth exposed 150mm min all round the perimeter of the house.

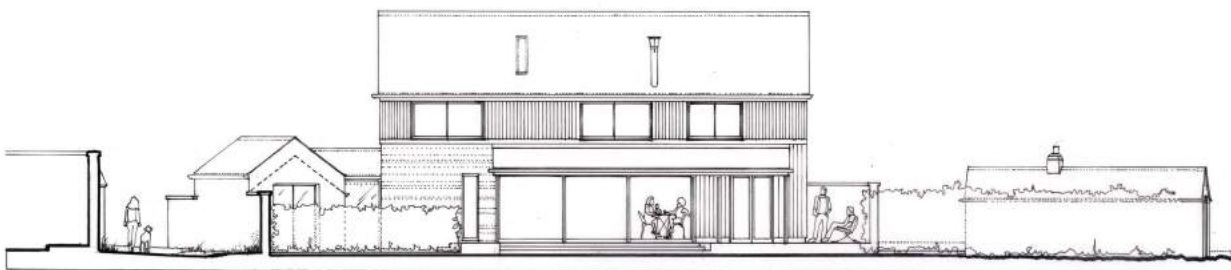
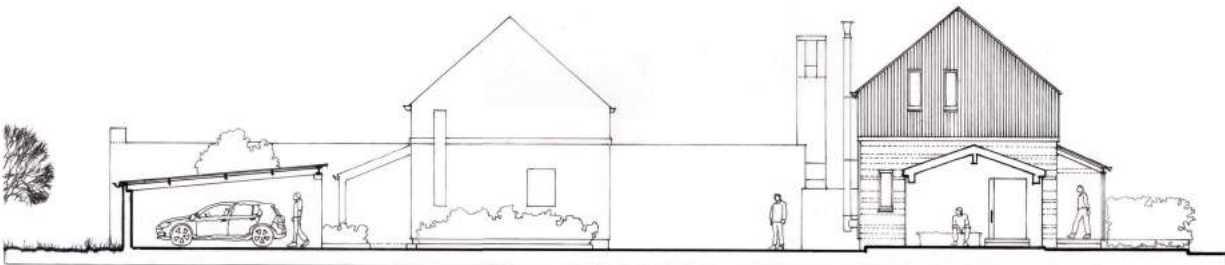
All doors and composite windows throughout the scheme will be selected as minimal width metal frames with minimal sight lines, powder coated light grey in timber, brick and stone facades, and quartz grey in corten steel clad walls.



North Facing Elevation



East Facing Elevation



Throughout the scheme the roofs are finished in low profile corrugated metal of 2 types:

1. Corten steel corrugated roofs on the main range building of House 1, its verandah roof, the rebuilt outbuilding No.2 roof plus the linked section of roof between OB2 and House 2.

2. A natural quartz grey weathered zinc corrugated profiled roof is specified for House 2 main roof and verandah roof, plus for the side wing roofs of House 1, as well as for the storage units and covered carport plus the small roofs over the waste and recycling enclosures.

The rural flavour of the corrugated roof profiles will also help in bedding the development into its edge of settlement location.

The combination of the selected materials forms a complementary hue with the overall appearance of the Meredith Estate. Most importantly, the new development will establish its own character, not only through its material selection, but in its careful attention to a more contemporary detail design development. It's success depends on these principals, but always against a backdrop of familiar scale, form and massing with the buildings and structures that surround it. This gives a sense of belonging but also adds a new identity which blends with and compliments the local environment.

LANDSCAPING

The site is bordered by open agricultural fields, bound by hedgerows and occasional woodland copse. To the north and west, the site is bordered by residential built form. The application site is formed by both grass and scrub areas.

The core of the proposed development occurs in a concentrated and well defined central location, reflecting the pattern of the original outbuildings of Meredith House positioned opposite, directly to the west. The extensive areas of remaining open land to the north and south of the site, and to a smaller extent the east, provide opportunities to improve the existing elements of landscape - new native trees and hedges, a new orchard within wildflower meadow areas and a pond in the norther part of the site - which would conserve and enhance the local character and provide a suitable transition to the agricultural fields and the wider rural landscape to the south and east.

The proposals are seen as a natural small scale extension of the adjoining residential buildings to the west and, combined with the proposed landscape improvements to the site, will not be visually incongruous from nearby or distant views from the Southwest.

A detailed comprehensive Landscape evaluation report has been prepared by the Landscape architects , MHP Design Ltd, which accompanies this report.

ACCESS

The village of Tibberton is within 5 minutes walk from the site, with its local amenities - primary & nursery school, village hall and church, plus its public transport bus links to surrounding communities and to Gloucester (7km to the NW, 15 minutes travel time), Highnam (with additional day to day services and facilities, only 3km to SE), Taynton and Newent.

The proposed access onto the site is sited 3-4m north of its current position to the east off Meredith lane. Two brick piers (with simple stone feature tops), 4m apart, forms the entranceway to the central part of the generous forecourt. The sliding Corten steel entrance door between the piers is set back a cars length from the lane to allow cars off the track before the gate is opened. Carparking and storage functions are amply accommodated for within the walled forecourt, as well as having easy vehicle manoeuvring space.

A single shallow step to an entrance threshold for each house forms the access platform to the front door of each. Both houses have their ground floors on a single level which is also flush with the external amenity podium areas to the south . Staircases to the first floor areas are easy going and of generous widths, as are corridors and doorways within the dwellings.

The intention is that the dwellings will be flexible; they will be '*homes for life*' and will be easily adaptable to the requirements of future generations.

SUSTAINABILITY

The development proposals are considered to be an extension to a small but well established settlement at the southern edge of Tibberton village. The development location is considered to be sustainable.

The procurement of the building will contribute to the overall enhanced sustainability. Its construction will utilize low embodied energy materials generally and high rated green guide materials. Wherever possible, it is proposed to utilise off-site construction for the main building structures. High thermal insulation standards will be adopted as well as ensuring a high degree of air tightness. Systems utilizing energy efficient services will be used incorporating the latest heating and water systems (using water and energy efficient devices and appliances) as well as specifying 'A' rated energy efficient white goods and light fittings in 'conjunction with an energy system that can be operated using a 'smart meter' giving the user complete clarity on the energy performance and usage throughout the building.

The works will include the installation in both houses of air or ground source heat pumps to provide heating, which will negate the need for any fossil fuel heating such as an oil or gas boiler. Such a system, with no CO2 emissions, will help contribute resilience to climate change, improving the environmental sustainability credentials for this development and improving the living standards for the occupiers.

The use of modern, energy efficient appliances will enable occupiers to minimise their use of and expenditure on electricity. It is intended that the cost of electricity required to run the air source heat pump system will be offset by not having to rely on oil or gas. A single electric car charging point will be installed for each house.

The energy usage resulting in reduced running costs will be a key driver in the development of the detailed proposals for the site. This will be achieved by using the most up to date technologies in building construction and services design.

The dwelling will be procured using a combination of local knowledge and skills, together with modern building techniques and materials that help deliver a building that is anchored in its environment through a diligent approach to sustainability and materiality.

