

MERRY HALL PORTHEAST WAY DESIGN & ACCESS STATEMENT

Proposals for Replacement Dwelling Design & Access Statement

for
Victoria Wright (Bunney)
Merry Hall Portheast Way
Gorran Haven PL26 6JA

Prepared by
Allison Tatterton Chartered Architect
Version 3 November 2023



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The Location

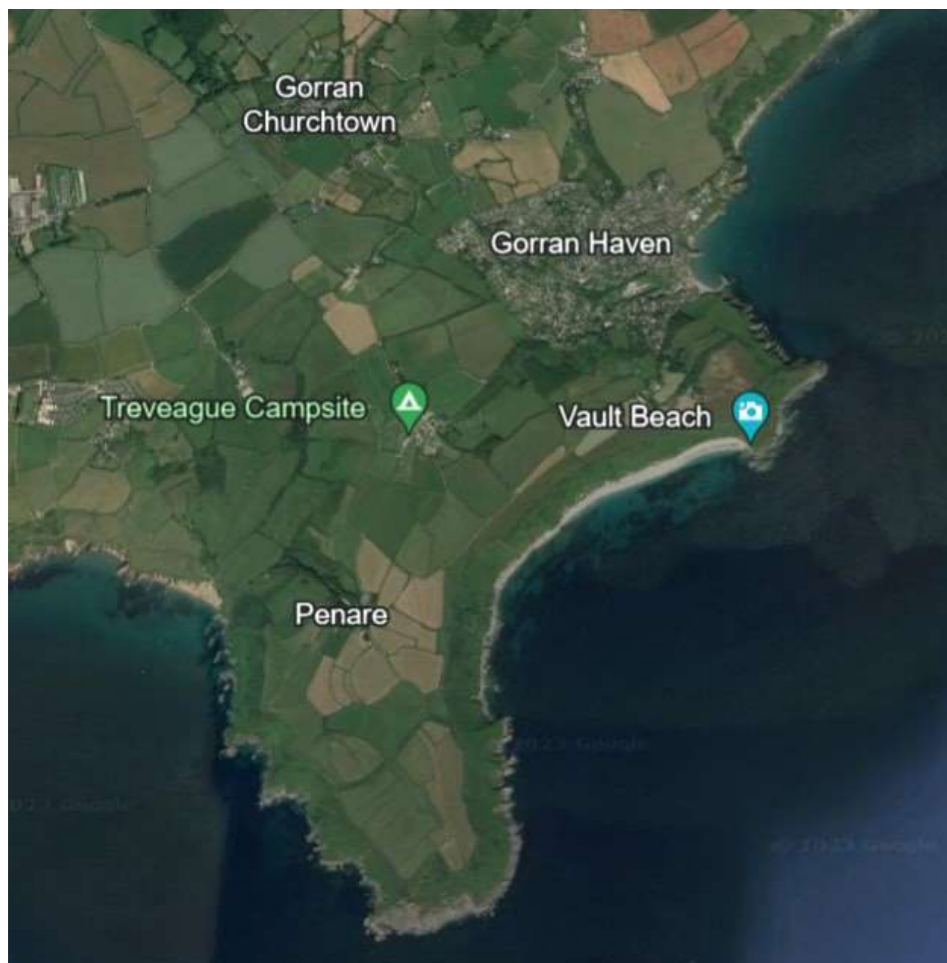
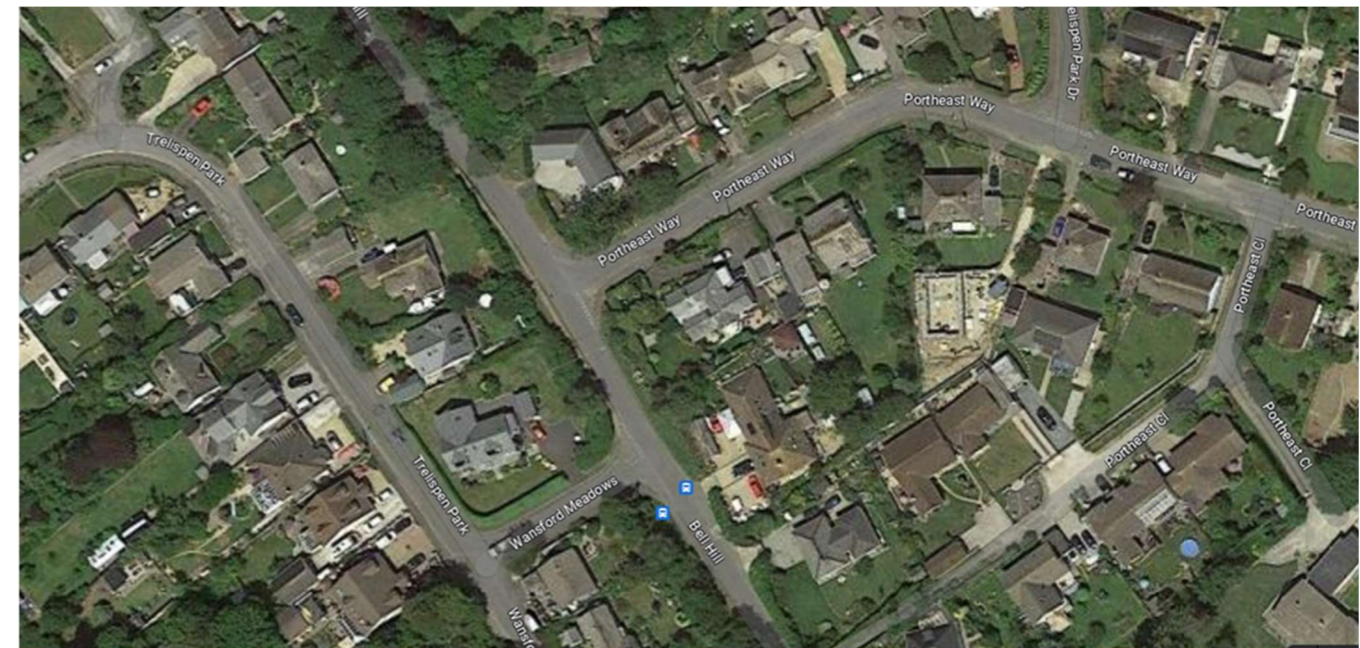
The property is located to the western end of Portheast Way, set within the wider residential area of the small coastal village of Gorran Haven, on the South Coast of Cornwall. The single store dwelling is to the south of the residential street with a large sloping south facing garden, approx 60m above sea level and falling approx. 4m across the whole plot. The residential area is part of the Parish of St Goran and is entirely set in an area of outstanding natural beauty (AONB).

Coordinates are:

Latitude: 50.242 / 50°14'31.8"N

Longitude: -4.798 / 4°47'52.9"W

OS Eastings: 200589 OS Northings: 041747 OS Grid: SX005417



Source: Extracts and images from Google Earth & Google Maps have been used for indicative and illustrative purposes only, all are within the public domain.

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The Brief

Under new ownership, the existing house needs extensive renovation to bring it up to current thermal and construction standards as well as modern family living standards.

A local family, rooted in Gorran Haven for several generations, have recently moved to the property to start their next chapter. As a blended family, they have 5 teenagers aged 13 to 17, with one recently embarking on an agricultural apprenticeship. As such they will be based at home for several years to come and yet need that growing independence. The parents, one a key-worker and one running a busy Cornwall based business, also need their personal space. Therefore, the current 4 bed bungalow with a single bathroom will not meet their needs.

The preference is for each teen to have some personal space preferably as a bedroom with bathroom area. Two of these can be multi-functional as a guest bedroom and as a cinema lounge. There should also be a principle suite with ensuite and walk in storage, a family kitchen with dining and sitting areas. A study to allow work from home and a separate games room would be desirable. Utility and storage areas need to be considered together with plantroom for the heat pump, mechanical and electrical and services.

The whole family are heavily involved in the community and outdoor pursuits including gig rowing, sailing, equestrian, dog walking etc and as such an indoor/outdoor space is required for secure storage and drying of the large kit items involved. Parking is also required in the garage space and up to 4 vehicles externally.

The family are extremely hands on and are anticipating a self-build approach to the procurement of this project.

The Existing Property

Options to renovate compared with the proposal to build a replacement dwelling to current standards were reviewed extensively.

Merry Hall is a large single storey dwelling with an almost square footprint and steeply sloping pitched roof. Due to the sloping ground levels the flat roofed sun room to the rear is raised almost a metre above ground level.

The property has a number of outbuildings in varying states of dilapidation including a large double garage attached sheds, plus five large greenhouses.

The main building is masonry with limited insulation value, concrete floors and a steeply pitched roof with concrete roof tiles, common in the vicinity and two tall narrow chimneys. The outside is rendered although this has started to crack in places. The frontage to the street is a typical 1930s symmetrical appearance with a central front door and bay window to each side. The rooms are characterised by small single glazed windows in poor repair with high cills affording low light levels and limited interaction with the outside. The boundaries are largely evergreen hedging.



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The Existing Property

Portheast Way is a residential loop road, characterised by a series of detached dwellings, built in the 1950s, set back into fairly large garden plots to afford front and rear gardens and amenity space. Many of the properties have had additions or loft conversions to create dormer bungalows and several have built additional dwellings in the large gardens. This precedent makes this property ideal to be converted to allow the blended family multi-generational living and remain living in their home village. The property does not have any historic features of note.

Renovation of the existing property would need to include insulation throughout to walls, floors and roof, with a repairs to the masonry fabric. New doors and windows, together with all finishes, fixtures and fittings. New services, power, lighting, heating and hot water, all would need full replacement since the building has not been renovated since the early 1980s.

The extent of the renovation required, the dilapidated nature of the large garage and outbuildings, together with the need for additional space for the blended family to enable them to all stay living, studying and working in Cornwall for the longer term suggests that it would be more cost-effective, faster and more sustainable to rebuild the house to modern standards.



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Site Appraisal

Topography – ground slopes quite steeply but evenly to the south full length of the plot, falling approx. 4m north south.

Solar – plot is south facing with the north elevation to the main residential street.

Neighbours – residential neighbours to all four boundaries although primary accommodation is not on the boundary

Grain – predominantly residential, detached dwellings mix of single and two-storey with many dormer bungalows and side extensions. Many have detached garages and outbuildings and cul-de-sac groupings are common.

Boundaries – evergreen hedging mostly 2-3 metres high

Views out – sea view to the south from the loft level, garden view through out

Views in – typical residential pattern views from upper levels into garden areas although fairly large plots so no overlooking issues

No right of way through the site

Within Area of Outstanding Natural Beauty (AONB)

Not Listed or curtilage

No historic features of note remain (refurbishment in 1980s)

Not conservation area

No large trees of importance, mainly fast-growing ornamental shrubs and bushes.

Proximity to coast results in exposed location although the actual plot is fairly sheltered

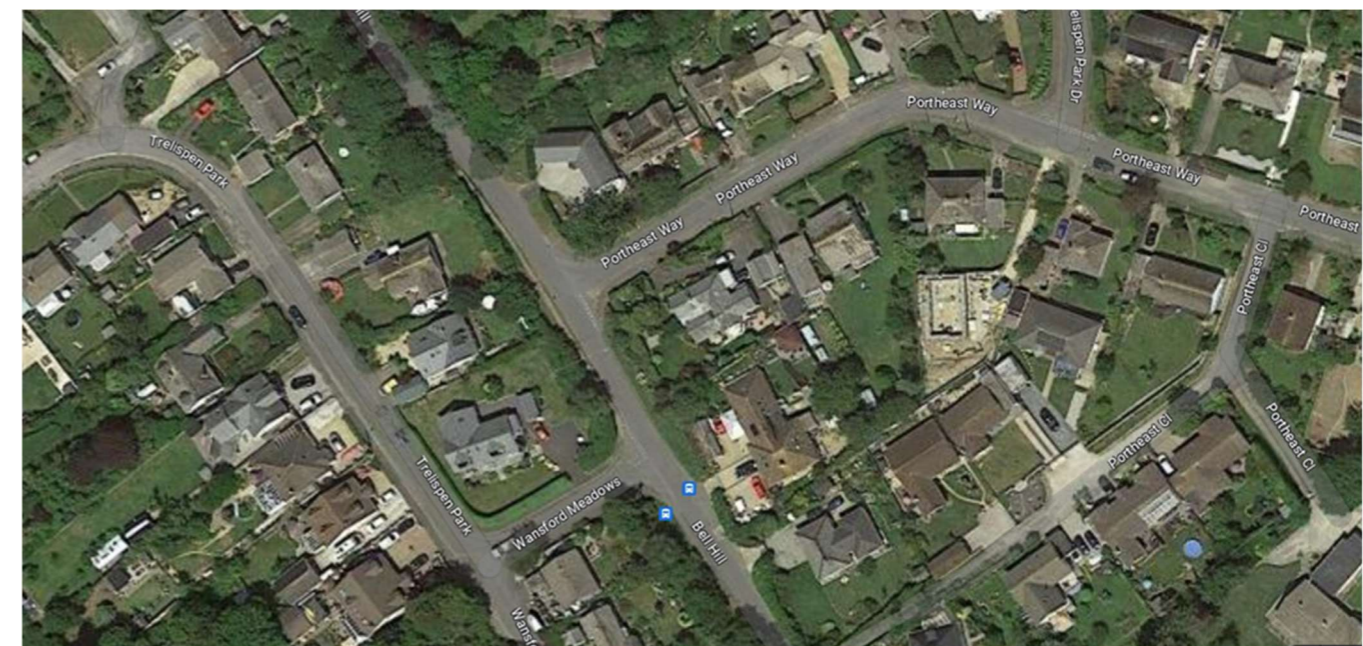
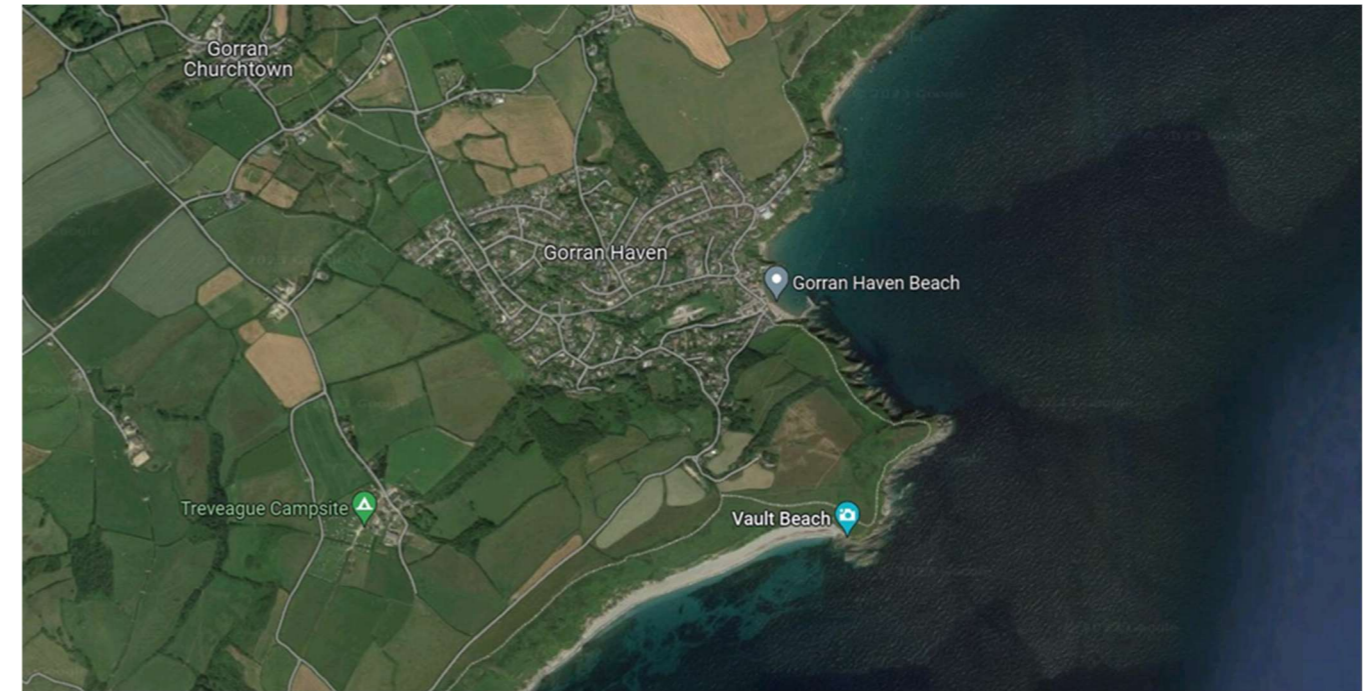


Source: Requestaplan

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Site Considerations

- Keep the building height to the street similar to the existing – eaves and ridge line.
- Keep the footprint broadly similar to the existing dwelling and rationalise the out-buildings.
- Consider access for vehicles, parking and turning.
- Drainage – mains connection, gravity fed.
- Fuel source – currently oil storage tank in garden for boiler – all needs replacing, consider heatpump
- Electrical power – existing domestic power supply to site, consider solar thermal and pv
- Access during construction – typical residential street, use existing driveway for access and keep vehicle movements to minimum.
- Existing building fabric is likely single skin masonry with very poor thermal performance and no inherent aesthetic value as has rendered surface. Will need stabilising and lining throughout – retrofit insulation either internally or externally or rebuild to current standards.
- Existing windows poor quality single glazed casements – will need replacement.
- Any original features were stripped in the 1980's and interiors are now tired and dated.
- Consider rebuild to current construction standards, with reference to the original dwelling.
- Best views likely form first floor level, to south, east and west – consider upside down living.
- Sunlight will track from east to west with only north elevation not getting direct sun.
- Two storey maximum with upper storey set into roof space. Taller flats to 3 storeys have recently been built on Trewollock Lane, but additional height would possibly be incongruous here.
- Limited budget, may require second dwelling in garden to enable the refurbishment. This could also enable the extended family to remain living in Gorran Haven for years to come.
- No physical limitations / disabilities for intended occupants currently to be considered. However, it is good practice to consider any future developments and ageing population.



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Energy Rating

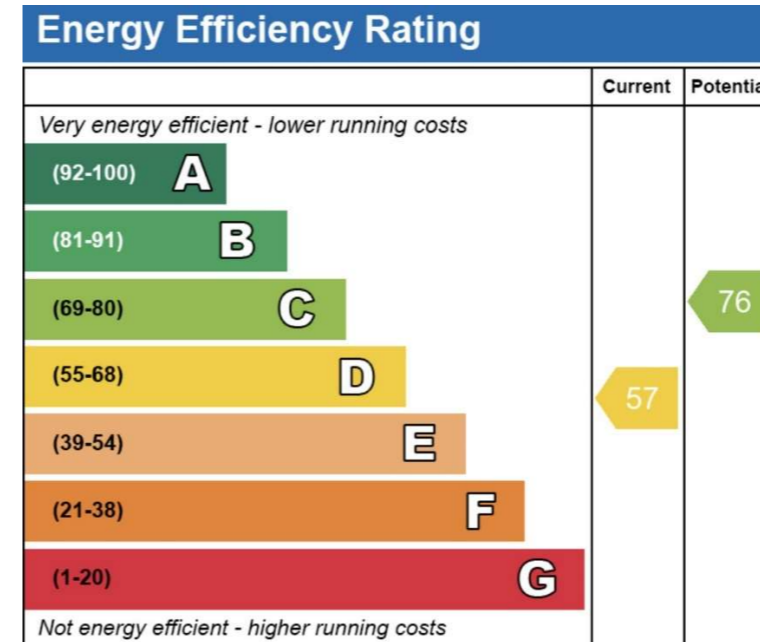
In common with most of the properties in the area, Merry Hall has an Energy Rating D. The potential to upgrade through renovation and addition of PV and solar thermal has been assessed and the rise in score could possibly be to level C. However, this would be difficult and expensive to implement.

Use of a heat pump would be the preferred choice for replacement of the redundant oil fired boiler, however, it is extremely difficult to sufficiently insulate and draught proof an existing property of this nature to make this viable.

These considerations all encourage the option to rebuild the dwelling in order to achieve a higher Energy Rating suitable for heating with ASHP.

Merry Hall Portheast Way Gorran Haven ST. AUSTELL PL26 6JA		Energy rating D
Valid until 4 February 2033	Certificate number 0360-2217-3220-2807-3335	

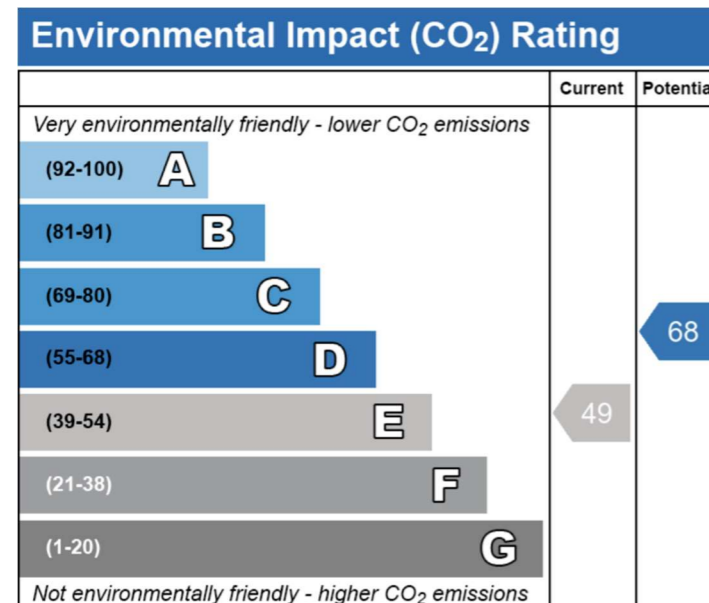
Property type	Detached bungalow
Total floor area	86 square metres



The existing property's Energy Rating is D with the potential of improvement to C.

Energy efficiency measures to be included with a new replacement dwelling will all help to improve energy efficiency and to reduce carbon emissions and use renewable technologies rather than fossil fuels. These include:

- Above regulation insulation thickness to reduce heat loss, fabric first approach
- Improved air-tightness to reduce heat loss
- Controlled solar gains, making use of the low warm sun in shoulder seasons, while avoiding overheating in peak months
- Use of natural ventilation in all rooms to allow individual control of the immediate living environment and purge heat gains
- Air Source Heat Pumps (ASHP) for heating and hot water supply
- Mechanical Ventilation and Heat Recovery (MVHR) system to provide (prewarmed) fresh air
- Photovoltaic (PV) panels to the south east facing roof
- An electric car charging point (EV) with provision for battery storage in the garage
- Smart rainwater storage butts can also be used primarily for garden irrigation



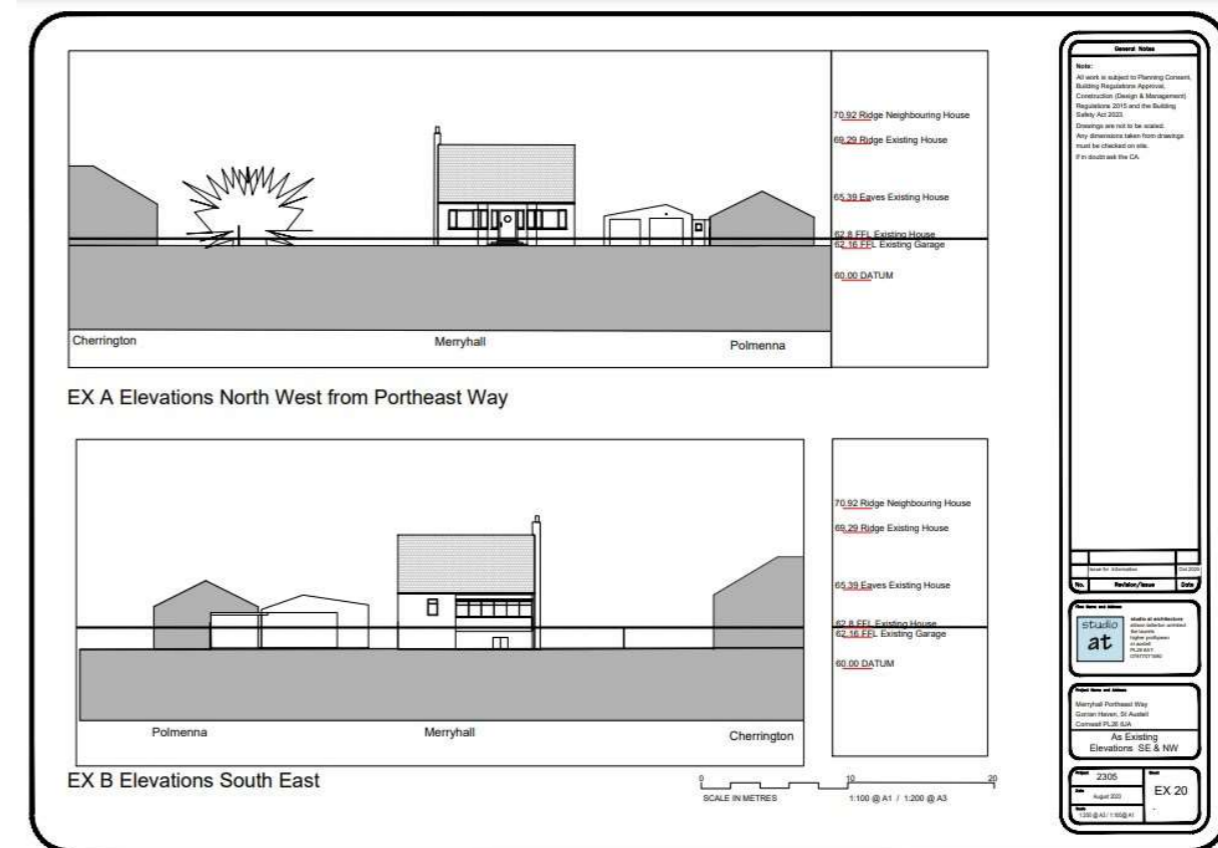
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Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Massing Study

Survey carried out to establish the eaves level and ridge height for the existing building and for the neighbouring properties.

Merry Hall internal floor level 62.8

Merry Hall eaves 65.4 (2.6m AFFL))

Merry Hall ridge 69.3 (6.5m AFFL)

Footprint of main house 115sqm approx. 9.5 x11m for main hose, 9.5x13 with rear sunroom

Footprint of outbuildings' inc double garage approx 85sqm

Footprint of greenhouses approx. 30sqm

Total built footprint of existing 230sqm

Consider use of dormer style roof to south to maximise light and views.

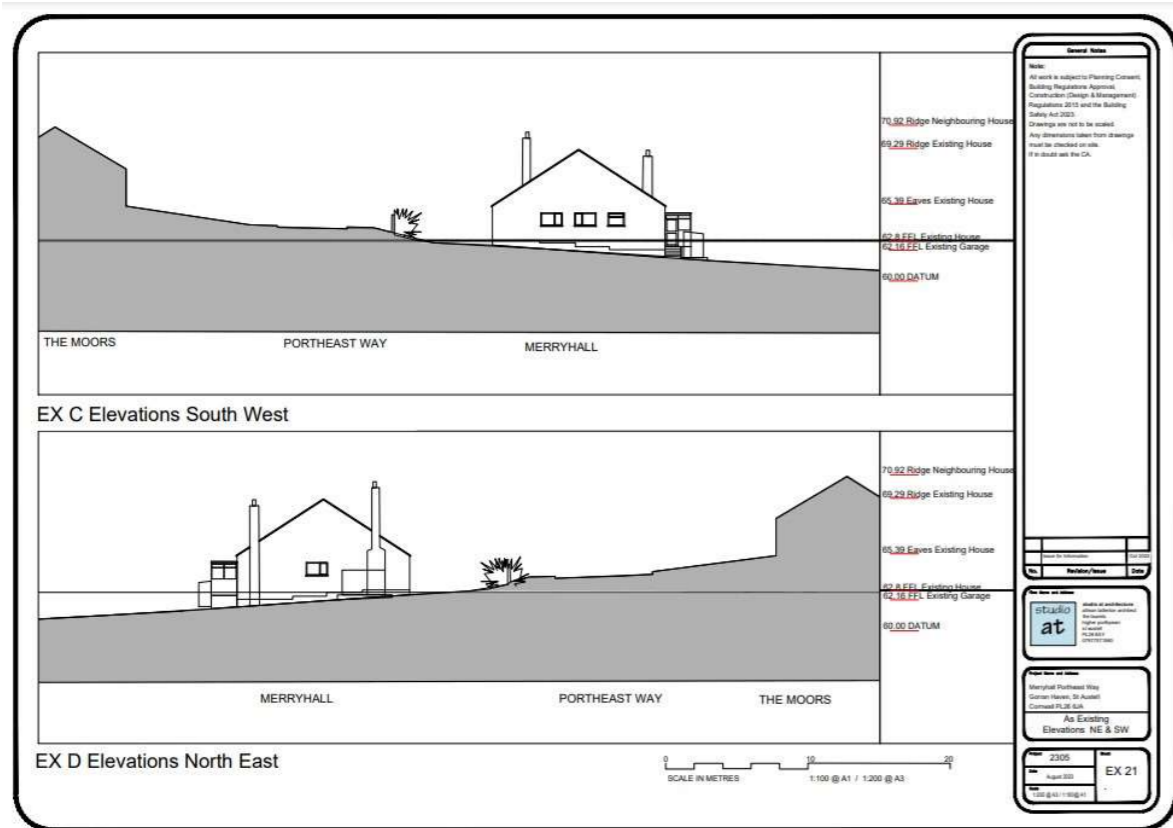
Optimum efficiency and use of materials suggests floor to ceiling of 2400mm (less plasterboard wastage) and the reduced floor to floor of 2700mm affords better headroom at the perimeter (eaves) and a staircase that is more comfortable with 15 risers of 180mm or 16 of 168.75mm. 15 risers would require a 3750mm long staircase.

Glazing to south and south-east for main views and for sunlight and daylight. Also, to south for access to garden.

Keep the building height and overall massing similar to that of the existing dwelling.

Consider references to the existing – eaves and ridge heights.

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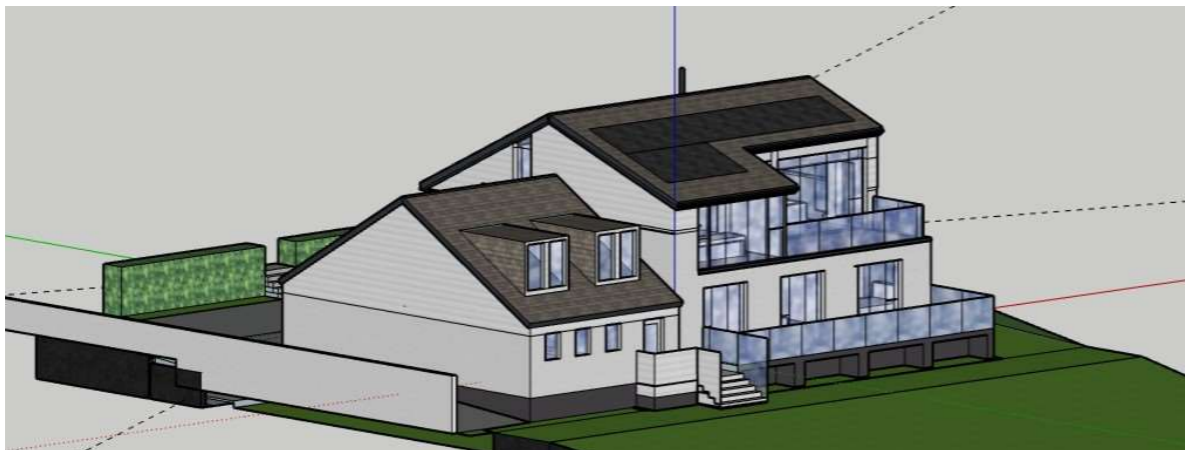
Massing Study

Rebuilding allows the buildings to be pulled away from the boundary, benefitting the direct neighbour at Polmenna (built up to the boundary), affording better access for maintenance and allowing vehicular access (ride on mower essential) to help maintain the extensive sloping garden. This can be done using the existing driveway entry point and dropped kerbs.

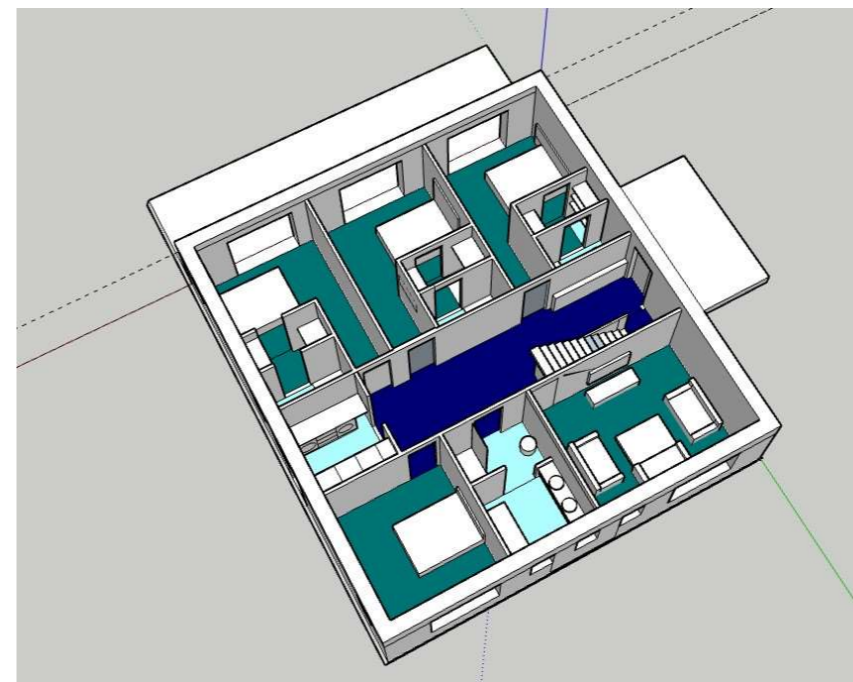
Despite the need for additional bedrooms and flexible living space, suggesting a two storey house, the applicants were keen to keep the size and massing of the new house similar to the existing property, with a high pitched roof, separate garage and living areas, quite sheltered and private to the street frontage but more light and open to the garden, the sunlight and the views.

The ridge and street eaves have been kept to within a metre of the existing, the almost square footprint replicated although widened slightly to allow the additional bedrooms. Upside down living has been adopted to make best use of the high level views to the more public spaces.

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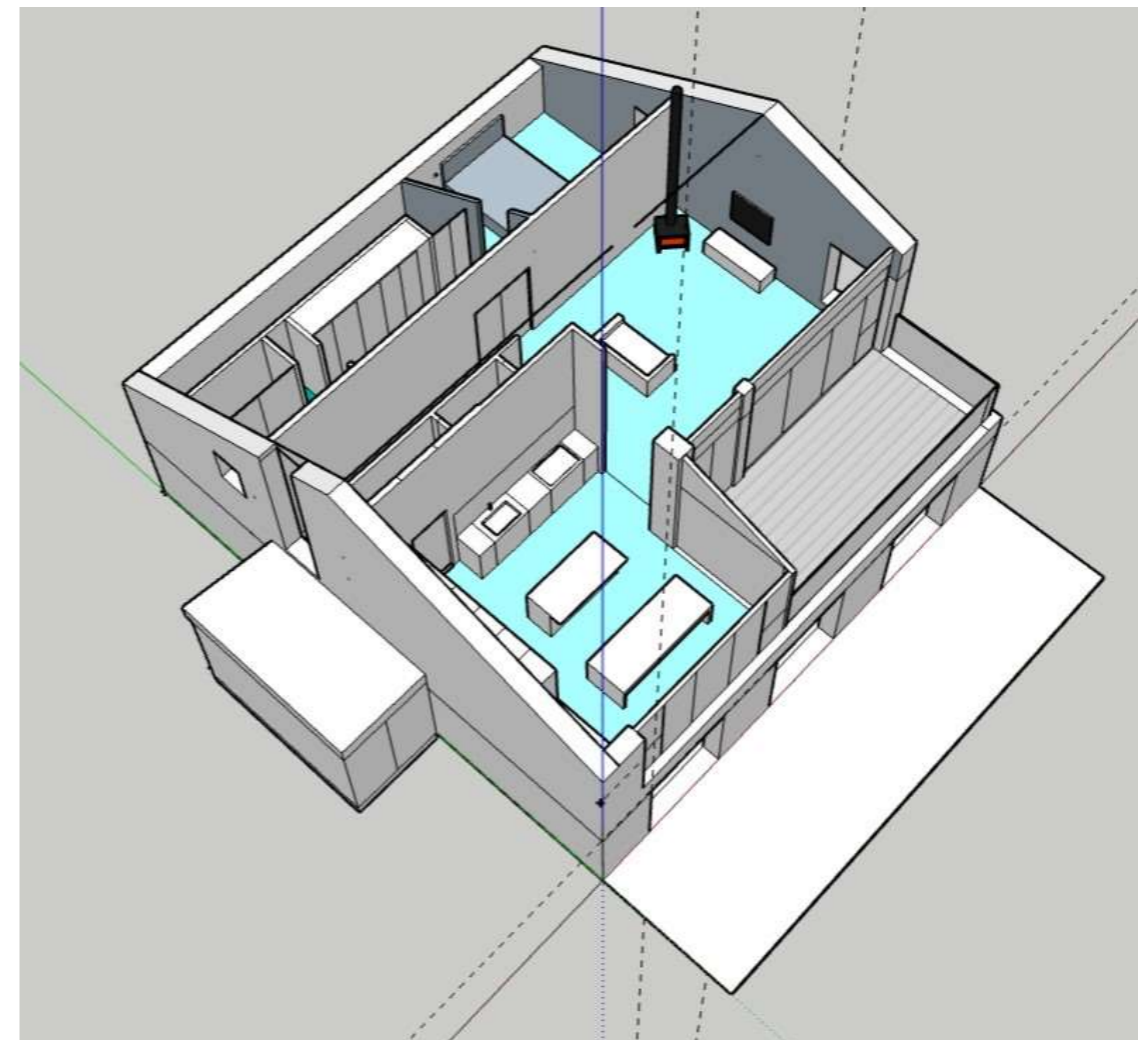
Ground Floor Plan



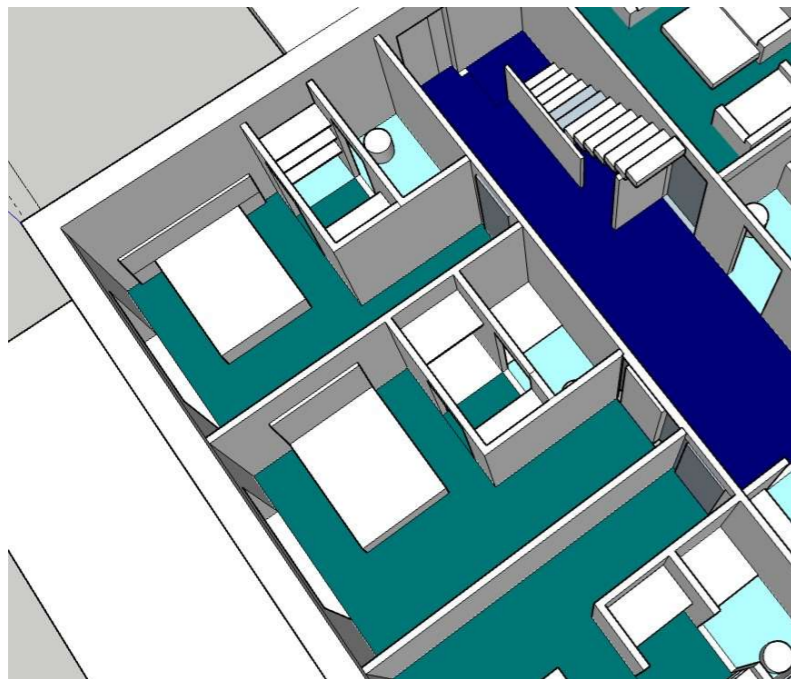
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Three bedrooms with small ensuite showers, directly accessing the garden, a cinema room and additional bedroom for occasional use as bedrooms, together with a utility / plant room and a family bathroom. A common hallway providing a noise buffer to give the teens some privacy and independence.

First Floor Plan



The principle common areas are at First Floor level to make best use of the light and the views. With a kitchen dining space, a sitting room with a multi-fuel stove and a vaulted ceiling to make good use of the high pitched roof. Nestled into the eaves is the principle bedroom suite with dressing area and ensuite creating a buffer to the more public spaces. A small set back provides a small outdoor space directly off these common areas.



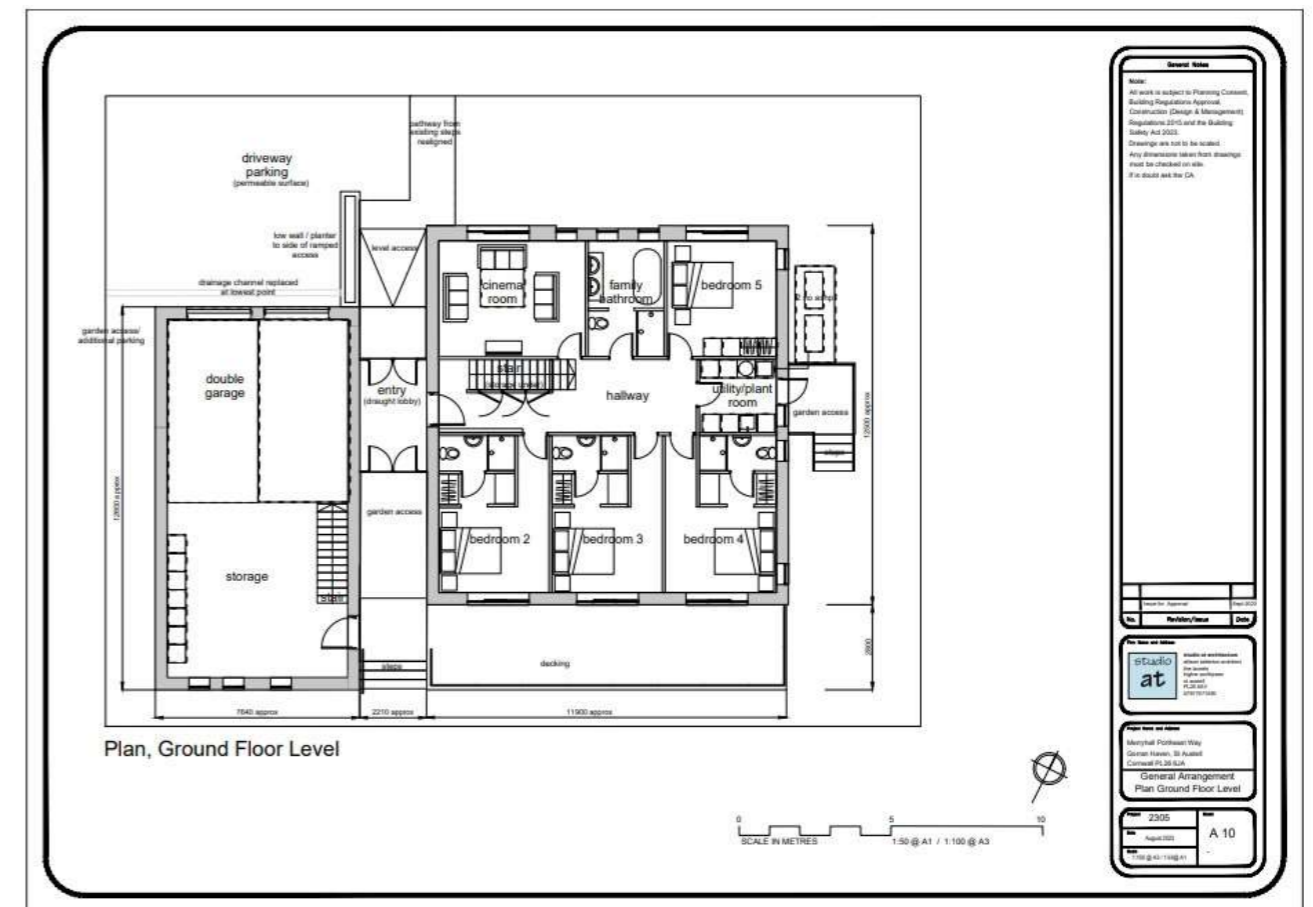
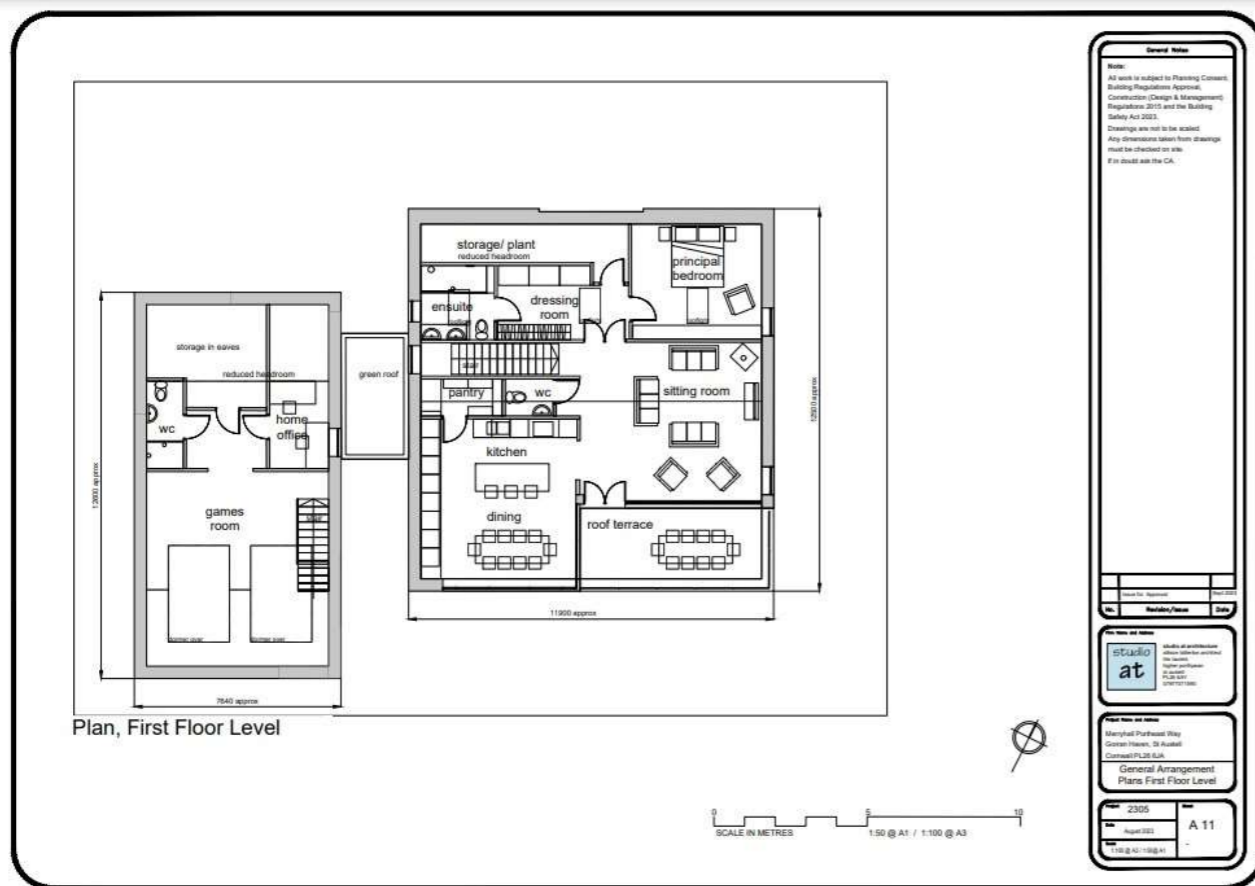
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Plans

Two distinct blocks recognisable as main house and garage with a low glazed link between. Principle rooms at first floor to enjoy the light and the views. Home office in eaves of garage to give some separation between work and home



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Areas

Footprint of main house as proposed is approximately as follows:

The dimensions proposed for main house proposed are approximately 11900mm wide (street frontage) x 12500mm deep compared to the existing 9290 wide x 11245 + 2150mm lean-to extension.

The area is 147sqm GEA for main footprint of house proposed compared to the existing 114sqm.

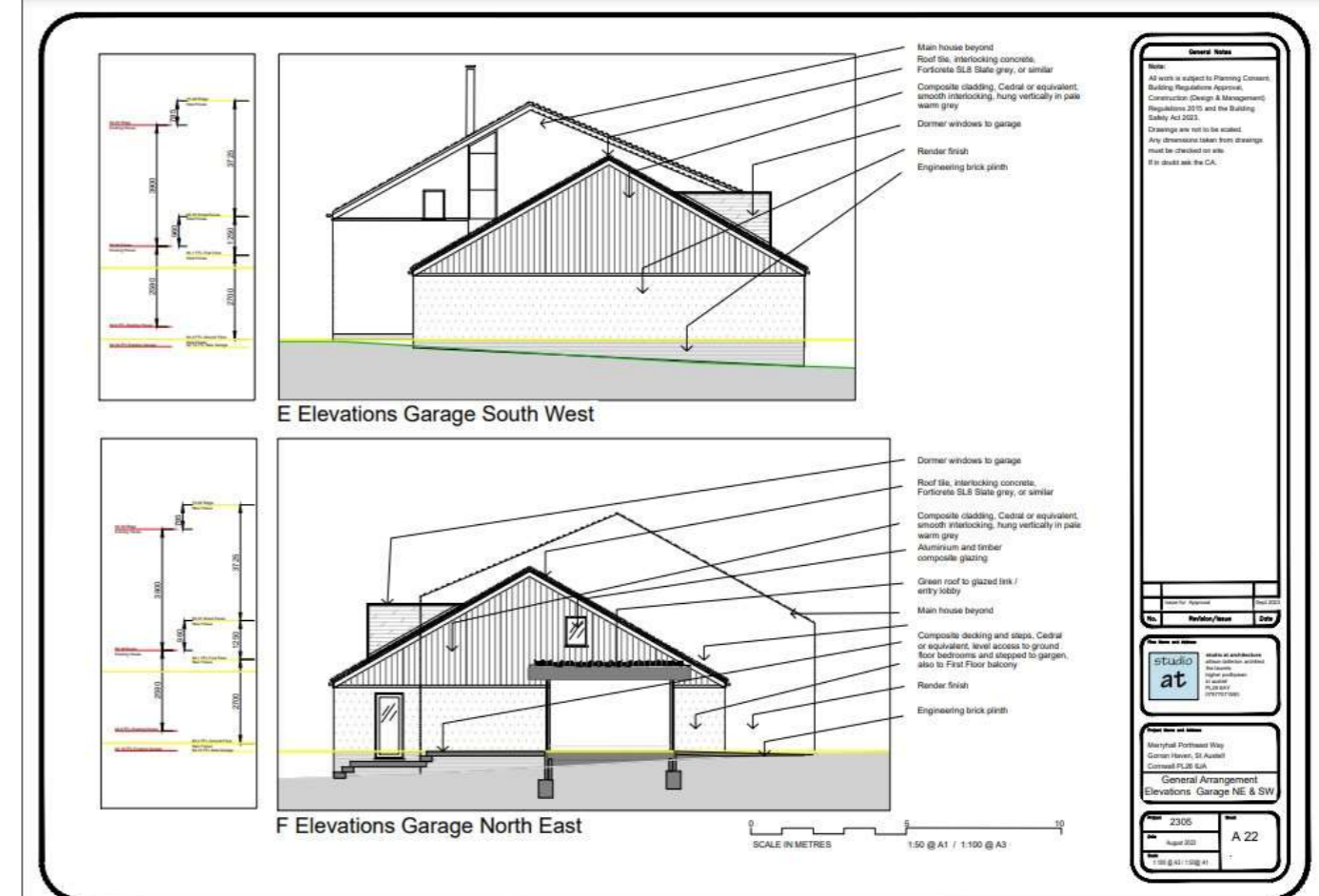
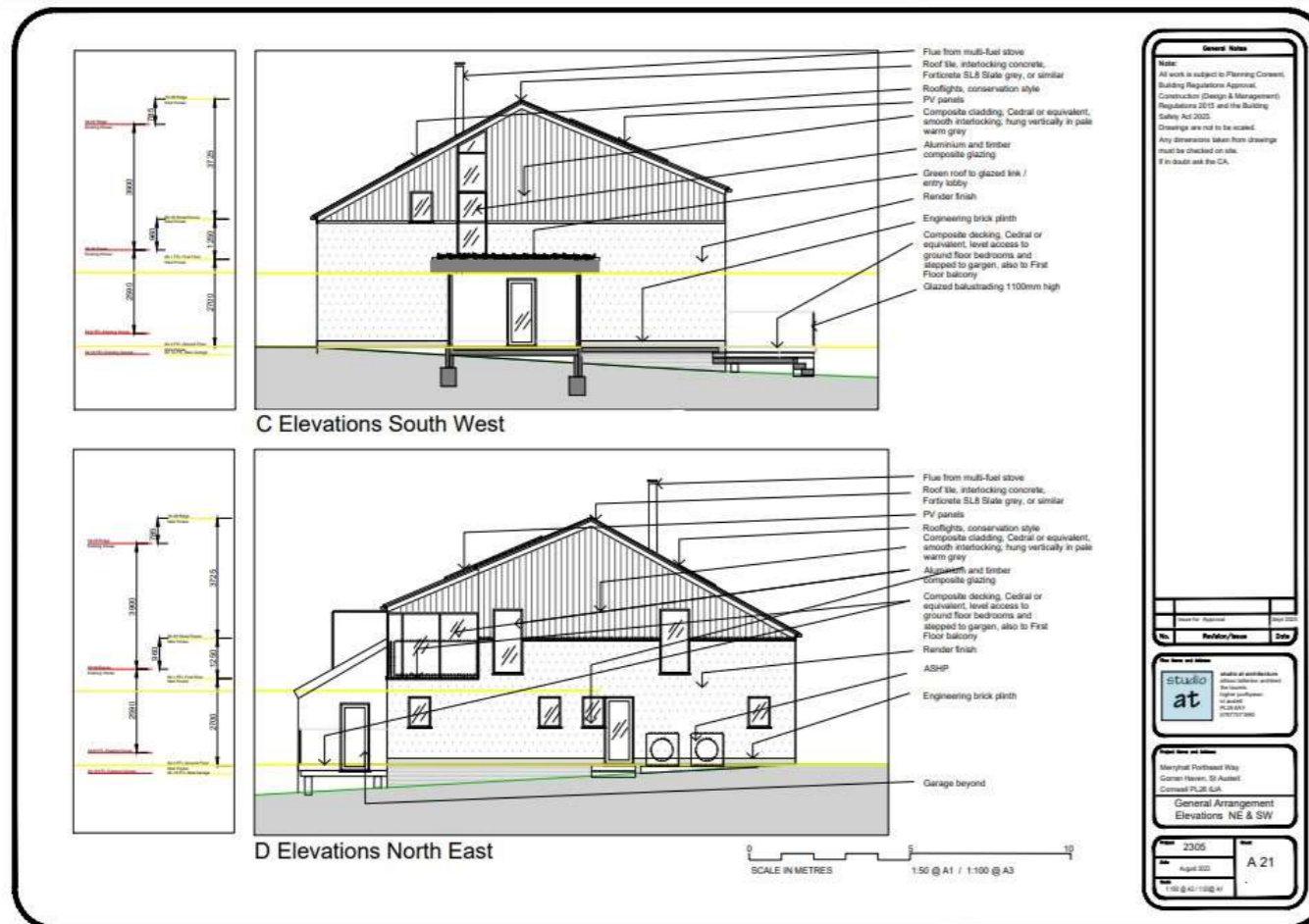
The proposed garage is approx 6740mm wide x 12590 deep. Occupying a similar footprint to the existing jumble of outbuildings.

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Keep eaves and ridge heights within a metre of the existing property. Glazing to south and west to maximise light and view and access to the garden.

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Level access throughout the ground floor to maximise accessibility and future proof.

Renewable technologies to be integral, such as PV, ASHP and greywater use, with a green living roof to the link block to encourage biodiversity.

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Materials Proposed

Roof:

Concrete roof tiles, such as the Forticrete SL8 as it has all the benefits of a large format interlocking concrete tile, has all the required interface details and is widely available, whilst having a thin edge and traditional slate-like appearance that has been accepted by Cornwall planners on other projects.



Forticrete SL8 roof tiles

Windows:

Aluminium double glazed units

Cortizo range can be purpose built in cost effective manor for sliding doors and windows, in any RAL colour to complement the cladding.

Rationel Aura Plus composite windows are a cost effective solution offering the discreet sightlines of aluminium glazing in RAL colour to match the sliding doors but with the softer, less commercial, use of wood frame internally, better suited to a home.



Rationel Aura Plus



Cortizo glazing

Cladding at upper level:

Propose a durable weatherboarding material such as Cedral. Suggest using the smooth interlocking (click together) format laid vertically in a warm pale grey to give a more contemporary feel rather than rustic.



Cedral warm grey

Cedral hung vertically and to dormer



Stone feature



Floor to ceiling aluminium glazing with opening lights

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Local Precedent and Context



A sample of some of the neighbouring buildings to indicate the local vernacular, pallet of materials and sense of identity.

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Site Layout

Retain use of the existing driveway and dropped kerbs, with new permeable surfaces and drainage. Pull the rebuilt garage away from the existing Polmenna buildings on the boundary. Provide additional off street parking for young adult family to have independence. Retain pedestrian steps and realign path to new entry through glazed link, offering a draught and acoustic lobby to the main house and direct access to the garden. Decking to provide outside space direct from the main bedrooms and allow steps to give garden access.



Foul sewerage from the dwelling will be handled by the existing combined mains sewer connection provided to the original house, the occupancy will also remain the same and therefore the replacement dwelling will have no additional impact.

Surface water will be dealt with as existing, again by the existing combined mains sewer connection, albeit with a smart water butt strategy to reduce the peak flow of surface water into the mains system.

A simple scheme of hard and soft landscaping is proposed for the application, with the use of permeable gravel to the parking and turning areas, natural stone details to the walling, slabs and paving to the hard-landscaped areas. A combination of native bushes, flowering plants and lawn to the soft-landscaping areas primarily enhancing, retaining and relocating the existing planting. The mature boundary hedges will predominantly remain as existing, trimmed back to help with new growth, with non-native species removed.

Exterior lighting is to adopt the principles required to ensure dark skies are retained through use of fittings to ensure minimal glare and light trespass. Additionally, to eliminate sky glow, the lighting will be kept to a minimum, angled downwards and the illumination brightness set to be the minimum required for adequate safe navigation to/from the dwelling. Provision of such lighting is proposed on the grounds of safety and security of the occupants and visitors to the property.

Trees There is a single small apple tree affected by the proposed replacement house. If possible it will be relocated elsewhere within the large garden.

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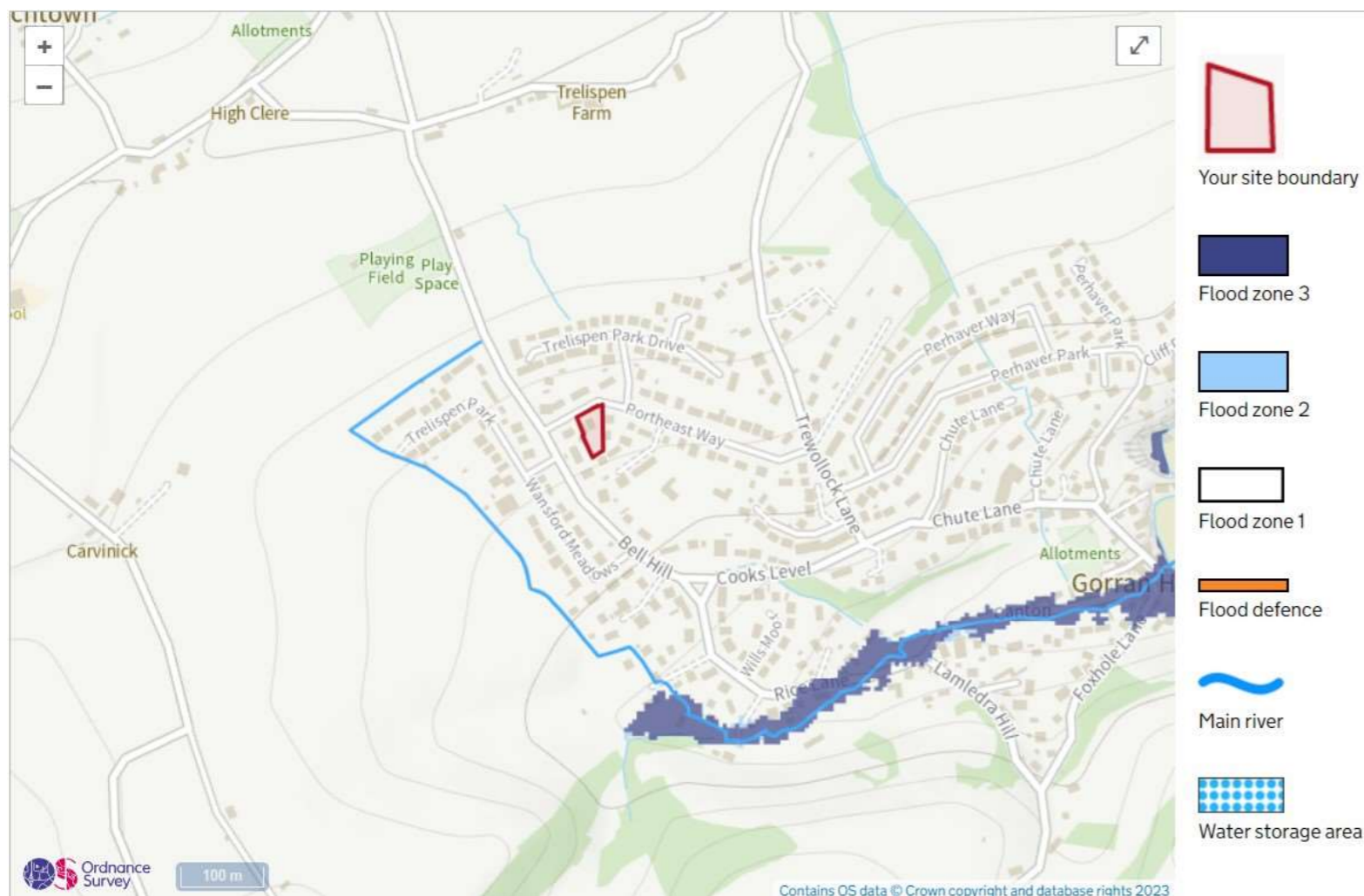
Ecology & Geology

A review of the Ecology & Geology trigger list and Cornwall Council interactive mapping for ecology and protected species suggests the site is not near to a risk area.

Environment

A review of the flood risk for the site with the Environment Agency identifies the area proposed for the buildings is located in Flood Zone 1. Land within flood zone 1 has a low probability of flooding from rivers and the sea.

Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application. The site is approximately 0.14 ha.



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Planning Policy

The proposals are for a replacement dwelling only, rebuilding of the existing dwelling, by the current owners to meet the needs of their family and to current building standards. This falls entirely within the current physical boundaries of the existing settlement. As such this forms a householder application with an element of self build.

This proposal has been developed with due consideration of the Strategic Policies set out within the Cornwall Local Plan 2010 - 2030, including:

Policy 1:

Presumption in favour of sustainable development A planning application that accords with the policies of the Local Plan that will be regarded as sustainable development and be approved unless material considerations indicate otherwise.

Policy 2:

Spatial Strategy Seeks to ensure that design is of the highest quality and seeks to ensure that the built environment can adapt and be resilient to climate change. The building of a replacement dwelling to current enhanced standards, using high quality materials is considered to ensure the delivery of a high quality outcome. In addition, the enhanced energy efficiency being delivered within the proposed scheme ensure that this is accounted for and meets the Council's stated objective of tackling climate change.

Policy 2a:

Key Targets The proposed scheme for a replacement dwelling of proportional bed spaces to that to be replaced will ensure that the role and function of the applicants within the local community will be sustained.

Policy 3:

Role and function of places The scale and mix of development is comparative to that being replaced, by replacing 1 underperforming house with 1 new sustainable dwelling, whilst ensuring that the landscape character and natural beauty of the AONB is both conserved and enhanced by this development.

Policy 12: Design

The proposed scheme will ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive natural and historic character. The well considered design and the use of good quality external materials, that will mellow with age, will ensure that the scheme fits within its context and enhances the character of the local area. The overall design ensures that the replacement house can be easily adapted in the future and can truly be used as a 'lifetime home'. The development will be of an appropriate scale, density, layout, height and mass with a clear understanding and response to its village setting. It will provide continuity with the existing landscape and respect and work with the natural and historic environment. The proposal is designed to ensure that there is no adverse impact or increase of overlooking to any of the neighbouring houses.

Policy 13: Development Standards

The proposed replacement house ensures that sufficient internal space has been allowed for, along with considered design of the internal layout and will utilise all opportunities for natural lighting and ventilation. The proposed scheme includes a designated area for the storage area of waste, recycling and compostables.

Policy 14: Renewable and low carbon energy

The timber frame proposal is to include increased levels of insulation, with careful detailing ensuring a well sealed, airtight building. A fabric first approach, combined with enhanced energy efficiency strategies and the inclusion of renewable energy strategies and sustainable technologies will ensure that the proposed scheme is resilient to climate change. These strategies include the replacement of the existing oil boiler with an air source heat pump (potentially two to allow further zoning of the rooms to be heated. A large photovoltaic array for generating electricity is proposed to the main southeast facing roof whilst a mechanical ventilation and heat recovery unit will constantly provide pre-warmed fresh air to the building, and smart water butts will store collected rainwater around the building.

Policy 23: Natural Environment

The proposal is of an appropriate scale, mass and design and will sustain the local character and enhance the natural environment on the site. A preliminary roost and nest assessment has been carried out. Upon inspection of the existing building, there is no evidence of bats or nesting birds. The application site is outside of a SSSI and given the self-contained nature of the proposed development the application for a replacement dwelling will fully accord with Policy 23 of the Cornwall Local Plan.

Policy 24: Historic Environment

The site is not within the Gorran Haven Conservation Area. However, it is considered that through the design, detailing and choice of materiality, the proposal will enhance the design, character, appearance and significance of the village.

Policy 26: Flood risk management and coastal change

The application site is located entirely within Flood Zone 1 and is at the lowest risk of flooding.

Policy 27: Transport and accessibility

The existing vehicular and pedestrian access point onto the site is to be retained and enhanced with development proposal seeking to improve the current parking situation, with the ability to provide better accessibility generally and the provision of EV charging. The replacement of the driveway surfaces will also provide a better drainage solution.

In addition to the Cornwall Local Plan, the proposal has also been developed using the guidance sought from the following documents, ensuring that the aims and principals of each of these documents is upheld within the proposed development:

- National Planning Policy Framework (February 2019).
- Cornwall Council Climate Emergency Development Plan Document. Gorran Haven does not currently have a neighbourhood plan.

Consultation: Prior to submission of this application, the proposals have been discussed with the occupiers/owners of the immediate neighbouring properties, with these discussions informing the development of the scheme up to the point of submission. The submitted scheme has also to be discussed with the St. Goran Parish Council. We consider the proposal to be policy compliant and fully supported by the intent of the Cornwall Local Plan policies and we consider the proposals to be appropriate, viable and successful addition to the context and character of the local area and wider AONB.

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Accessibility

The design of the replacement dwelling has the opportunity to provide living accommodation that is safe, secure and accessible to disabled users, with the design allowing for a 'lifetime home' space to be created. The proposed dwelling will be constructed in accordance with current Part M of the Building Regulations to ensure that the proposal will provide reasonable provision for disabled people to gain access to and use the proposed dwelling and the sanitary conveniences.

Approach to the Replacement House

Vehicle and pedestrian access to and from the site will be via the existing level driveway, some 3.2m wide, from the existing public highway known as Portheast Way, having a carriageway in each direction running approximately east-west. A slightly increased driveway and parking area will allow vehicles to park side by side on a fairly level area of the site with a minimum of two parking spaces adjacent to the dwelling entrance and two within the garage.

Entrance to the Replacement House

Pedestrian access to and into the new dwelling will be provided via a path and gentle ramp (approx. 1 in 18) adjacent to the new parking area. This leads into the glazed link providing a draught and acoustic lobby to the main house with a sheltered entrance door at ground floor level. This access will be a vast improvement over the existing house which has 3 curved narrow steps. The principal entrance door is to have an 'accessible threshold' designed in accordance with guidance contained within 'Accessible Thresholds in New Housing: Guidance for House Builders and Designers' by The Stationery Office. This principal entrance door would give a clear minimum unobstructed opening width of 775mm in strict compliance with Approved Document to Part M of the Building Regulations (2004).

Circulation with the Replacement House

The replacement house is two storey with all suitable accommodation at the ground storey. All entrance level corridors to be minimum 1200mm wide to enable wheelchair users to access doors, with all access doors to habitable rooms to provide a clear opening width of min. 750mm.

WC provision in entrance storey of the Replacement House

All new dwellings are to have a WC accessible to wheelchairs users in the entrance storey. Doors are not to open into the accessible WC, and the WC is to be centrally located in a minimum 900mm wide WC compartment, with minimum 750mm clear space in front of WC.

Future proofing and lifetime home

A similar accessible wc is provided at first floor level since this is the primary accommodation level. There is the possibility of providing a platform lift at a later stage if this is considered necessary by the residents. Consideration has been given to providing sleeping, living, bathing and potentially cooking (utility room) facilities at the ground storey should single storey living become necessary in the future.

Provision of accessible electrical switches and sockets in the Replacement House

Electrical switches and sockets and controls are to be installed at appropriate heights between 450mm and 1200mm above finished floor level.

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Summary

We firmly believe that building a replacement dwelling on this site, to meet the current standards for building and addressing the need to reduce of fossil fuels in line with the Climate Emergency, in order to provide a safe, secure, comfortable home for this local family, to enable them to continue to live and work in Cornwall for the foreseeable future, is the right thing to do. The design has been developed with sensitivity to the locality and the neighbourhood, keeping to a size, scale, form and massing that is recognisable and appropriate to the site. The materials proposed are durable and similar to those on other properties in the immediate area.

The specific planning concerns have also been addressed to ensure good design and quality. With reference to the Chief Planning Officer's Guidance note: Good Design in Cornwall, we feel the proposals provide an entirely appropriate solution within the context of the residential area of Gorran Haven. The proposals respond to the site and the surroundings and respect the neighbouring buildings. The materials selected are considered to fit with the palate of locally available materials in form, texture and colour, as used on neighbouring properties. The proposals include provision for the various outdoor activities and physical pursuits enjoyed by the members of the family, together with the needs of their employment, affording them an active lifestyle despite the many sedentary restrictions of working lives. The external areas and amenity space are to remain proportionate to the new building with enclosed and well-defined private spaces, both internally and externally, are provided. A review of the energy efficiency potential of the existing dwelling compared with the potential for a more sustainable and durable solution with a replacement dwelling with appropriate provision of renewable energy sources rather than fossil fuels resulted in the proposal for a replacement dwelling to provide a longer term solution enabling the local family to remain in the area for the foreseeable future.