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ten

MARCH 2024

# KINGTON LANE

## DESIGN & ACCESS STATEMENT

# KINGTON LANE DESIGN AND ACCESS STATEMENT

## SITE ADDRESS

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# INTRODUCTION



Proposed site location plan showing proposed building footprint.

The proposals seek permission to build a replacement 4 bedroom detached 2-storey dwelling on the existing residential plot at Little Coppice, along Kington Lane. The new dwelling will replace an existing 1950's detached house that is to be demolished in its entirety, where this existing building is not considered to be of sufficient quality or amenity to meet the needs of the applicant's brief.

The design brief also sets high aspirations around quality of design and the environmental performance of the new dwelling, which would not be as practical or cost-effective to achieve through retaining and developing upon the existing building.

An adjacent paddock site also falls within the ownership of the applicant (shown in blue opposite) which has a set of barn outbuildings to its north and a public right of way crossing along its far east boundary. As far as this application is concerned, there are proposals to locate onsite renewables within the paddock associated with the new dwelling.

The design aspirations are to deliver a new self-build dwelling of higher architectural design quality with sustainability, innovation and low energy design at its core. Other core aspirations of the development include:

- A building with a better relationship with its site and surrounding landscape.
- A building more in-keeping with the character of the area.
- Highly efficient building fabric with regards to embodied carbon and energy consumption.
- To create enhanced and safer site access onto Kington Lane.
- To provide onsite renewables.
- To enhance the quality of landscape and biodiversity of the site.

# PRE-APPLICATION ADVICE

## Summary of Response

The applicant has sought pre-application advice on the scheme (planning ref: PRE23/0608) and the proposals on large have received positive feedback from the planning officer in regards to:

- The Character, overall form and material approach of the new dwelling
- The appropriateness of the new building character to its site and location
- The Appropriateness of the building scale to its site

Below are detailed extracts taken from the pre-app response (shown in blue) commenting on how the design responds to specific core areas and policies in this respect:

### Design and visual amenity

*Policy CS1 of the Core Strategy and Policy PSP1 and PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.*

*The proposal comprises a staggered double-gabled building, as such it can be said that to a degree its form takes design cues from the area. Given the countryside location and rural feel, a dwelling that takes reference from a barn in terms of form and materials could also be considered acceptable. Whilst the proposed dwelling would be significantly larger than the existing, submitted plans demonstrate that the site could easily accommodate a property of the proposed size without appearing cramped.*

The design has been worked up to closely respond to the neighbouring buildings character and style, for an altogether more in-keeping aesthetic than demonstrated with the existing 1950's, hipped roof dwelling to be replaced. We also consider the higher standards of design, sensitive placement of the new massing, the form of building and material treatments shown, all serve as an enhancement over the existing building condition and effectively offset any perceived impact of the larger massing.

### Residential amenity

*Due to the distances involved between the pre-application site and nearby dwellings, it is thought unlikely to result in any unreasonable harm to neighbouring amenity.*

*Policy PSP43 sets out guidance as to the level of private amenity space all residential units will be expected to have. Given the size of the plot, it is considered that the development would be in accordance with this policy.*

### Transport (access and parking)

*Access to the new dwelling would more or less utilise the existing properties entry point. Furthermore, given that the development would only result in a modest intensification of the site due to an increase in occupancy by one bedroom, and the proposal incorporates a carport for 2no. vehicles, it is unlikely that the proposed arrangements would result in any severe highway or transportation issues.*

It is worth noting that the landscape proposals also make some effort to actively improve upon the current access point with regards to highway safety, with the boundary treatment altered to improve visibility splays when exiting onto Kington Lane.

### Trees and Ecology

Whilst pre-application advice was limited in this area due to the available information, the following additional surveys have now been procured for the site and the reports appended to the application. Both reports are in support of the proposals.

### Trees

A full Arboricultural Report is now appended, including an Arboricultural Method Statement and Tree Protection Plan to ensure the long-term health of any trees retained on the site. The report concludes that there would be an **overall enhancement** to the site as a result of the works, with the building placement not in conflict with any existing healthy trees, and proposals including for the planting of new native and more wildlife-appropriate tree species to replace a number of lower quality specimens on site.

### Ecology

A Preliminary Ecological Appraisal (PEA) is now appended to support the application. The PEA includes for a Preliminary Bat Roost Assessment (PRA), which has assessed the existing building to have a **low hibernation potential**, without the features required to provide suitable environmental conditions through the winter months.

The outlined mitigation measures have been incorporated into the proposals, and the necessary emergence & re-entry surveys arranged to be undertaken in early May. This is in order for the results to be submitted in support of the application prior to the determination date. The intention is for the final mitigation measures to be agreed and conditioned as part of any planning approval.

### **The ecologist report concludes the following:**

Considering the development proposals and notwithstanding these further surveys, this report has demonstrated that, if the outlined mitigation measures are implemented in full then **no significant residual impact could be expected**, and the proposed application will result in 'no net loss in biodiversity,' whilst also providing opportunities for **'biodiversity net gain'** in accordance with NPPF and Local Planning Policy.



## Existing Dwelling:

Footprint 95m<sup>2</sup>

Volume 520m<sup>3</sup>

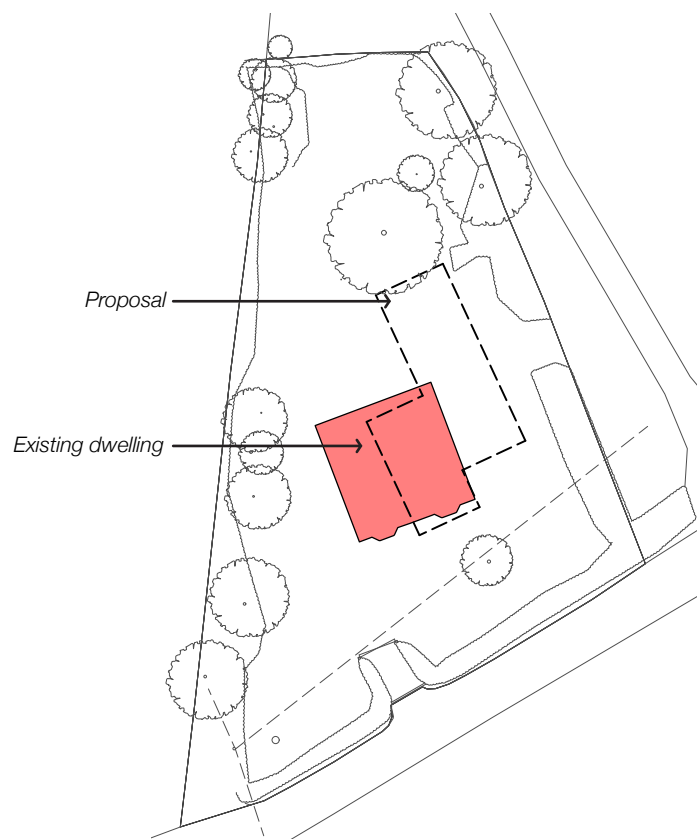
## Proposed Dwelling:

Footprint 137m<sup>2</sup>

Volume 830m<sup>3</sup>

—44% increase—→

—60% increase—→



Plan overlaying the proposed footprint (shown dashed) with the existing dwelling (shown in red).

## Principle of Development

The main area of contention raised in the pre-application advice concerns the increased scale of the new dwelling compared to the existing house, and by virtue of this, concerns around the impact of the new dwelling on the surrounding area.

The site is to be assessed in relation to Policy PSP40 of the Policies, Sites and Places plan (residential development in the countryside), where one such circumstance that new residential development is considered acceptable includes:

*3) the replacement of a single existing dwelling, where it is of a similar size and scale to the existing dwelling, (ii) is within the same residential curtilage, (iii) is of a design in keeping with the locality, and (iv) minimises visual intrusion on the countryside.*

The policy goes on to explain:

*8.36\_It is essential that a replacement dwelling is sensitively designed and located, such that it is in keeping with and makes a positive contribution to, the character of the area and minimises intrusion in the open countryside. In order to achieve this, replacement dwellings should be of a similar size and scale to that which is being replaced.*

It is considered that the proposal does satisfy the general criteria of this policy and would make a positive contribution to the character of the area with a scheme that is:

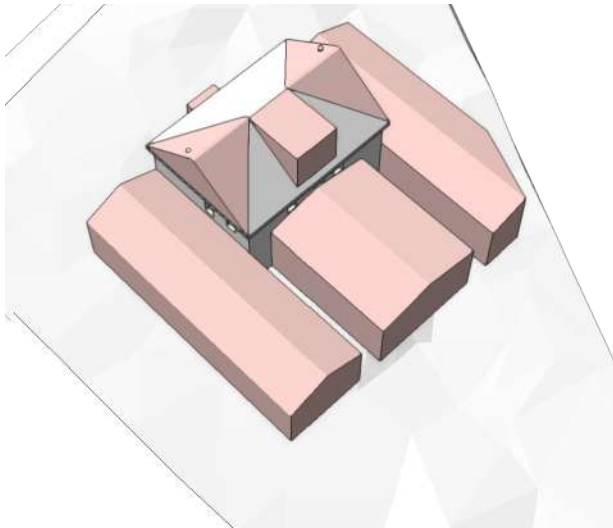
- Sensitively designed and located on the site to reduce its impact
- Designed to be in-keeping with local character, and responsive to the aesthetic and style of neighbouring structures
- Partnered with a landscape proposal and new tree planting as part of a more holistic approach to site enhancements to further its contribution to the area.

Despite these qualities, the policy wording would suggest that the scale of a dwelling is critical in managing the impact it has. Although the proposal is 60% larger in volume than the existing dwelling it replaces, we seek to demonstrate that if the applicant were to make use of current permitted development rights, a **fallback position** is created that would permit a **significantly larger (up to 150% larger)** dwelling on this site.

The permitted development alternative will be far less aesthetically pleasing and less in keeping with the surrounding character and context, due in part to the constraints associated with working with the existing building fabric, materials and overall building placement.

# PERMITTED DEVELOPMENT RIGHTS

Establishing The Fallback Position



Massing model showing scale of new additions permitted.

Shown here is one such example of an alternative development approach that would be permissible under permitted development Part 2: Class A, and that would allow for a significantly larger dwelling on the site than is currently being proposed.

For clarity of the diagram and our safe working assumptions, we have assumed the rear elevation of the original dwelling to be that of the 2-storey fabric, opposed to the current back (kitchen) wall, which is shown dashed grey and proposed as demolished to accommodate the new additions.

Under permitted development, and based on this being a detached dwelling not on article 2(3) land, it would be permissible to make the following additions:

- A single storey rear extension up to 4m in height, extending up to 8m beyond the rear wall of the current building. And although prior approval would be required on this scenario, the impact on amenity of adjoining premises would be negligible with no adjoining properties.
- A single storey side extension up to 4m in height to both the east and west elevations of the dwelling, up to half the width of the original dwelling and extending back up to 8m from the rear wall.
- A hip-to-gable conversion of the existing roof, and addition of a rear facing dormer volume, which as shown fall within the 50m<sup>3</sup> limits on additional roof volume.
- A front porch up to 3x3m in footprint, and 3m in height.

Whilst this approach would facilitate the additional floor space required to meet the client's design brief, it would be significantly less practical and cost effective to achieve the higher standard of design quality and sustainable development principles the applicant aspires to uphold in the scheme.

This approach would almost certainly have a greater adverse impact on the area than the current proposals and would not be required to meet any of the local plan policies or standards in design, limiting the extent to which the scheme would be expected to contribute positively to the area.



Plan showing permitted extensions to the existing dwelling.

## Existing Dwelling:

Footprint 95m<sup>2</sup>

Volume 520m<sup>3</sup>

## Permitted Alterations:

Footprint 260m<sup>2</sup>

Volume 1316m<sup>3</sup>

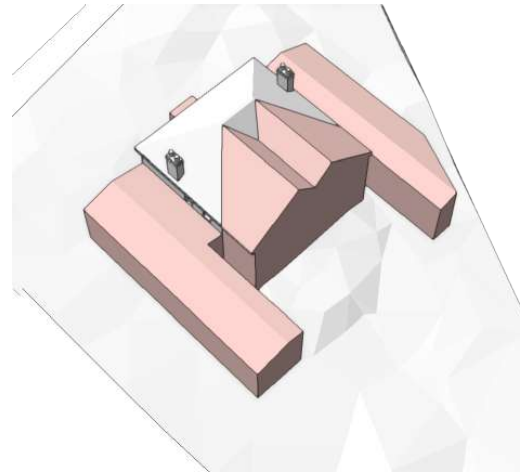
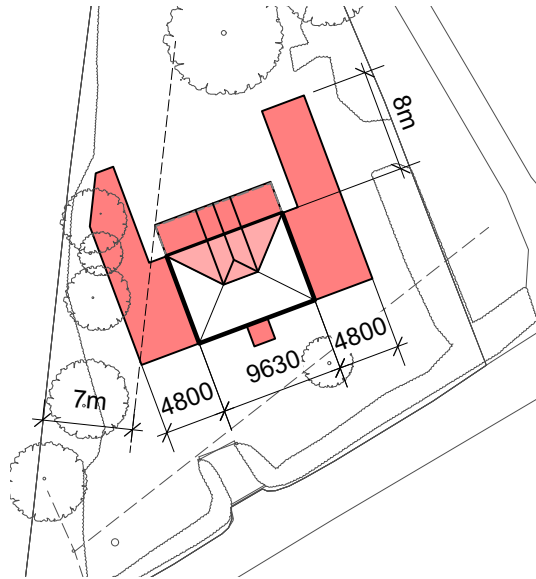
— 174% increase —>

— 153% increase —>

# PERMITTED DEVELOPMENT RIGHTS

Establishing The Fallback Position

Shown here are two further alternative development approaches that would be permissible under permitted development Part 2: Class A, and that would allow for similarly larger dwellings on the site than is being currently proposed.



## Permitted Development Example 2:

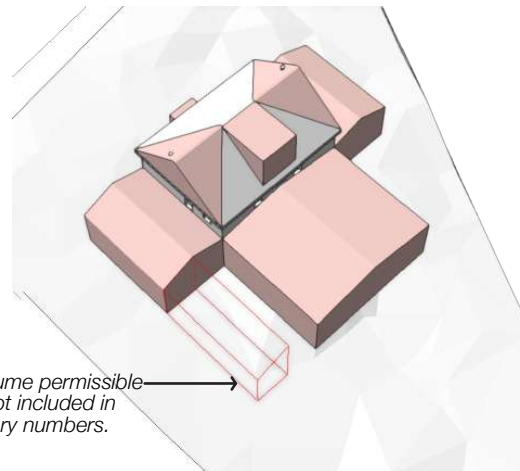
Where it would be possible to add a 2-storey rear extension, whilst maintaining a 7m distance to the boundary, matching the existing roof pitch and without altering the the existing roof. Side extensions could extend up to 8m beyond the rear wall whilst maintaining separation from the rear extension.

### Existing Dwelling:

### Permitted Alterations:

Footprint 95m<sup>2</sup> ——— 130% increase ———> Footprint 219m<sup>2</sup>

Volume 520m<sup>3</sup> ——— 133% increase ———> Volume 1215m<sup>3</sup>



## Permitted Development Example 3:

Where it would be possible to add a significantly larger single storey rear extension up to 4m in height, in addition to the two side extensions and roof alterations shown.

### Existing Dwelling:

### Permitted Alterations:

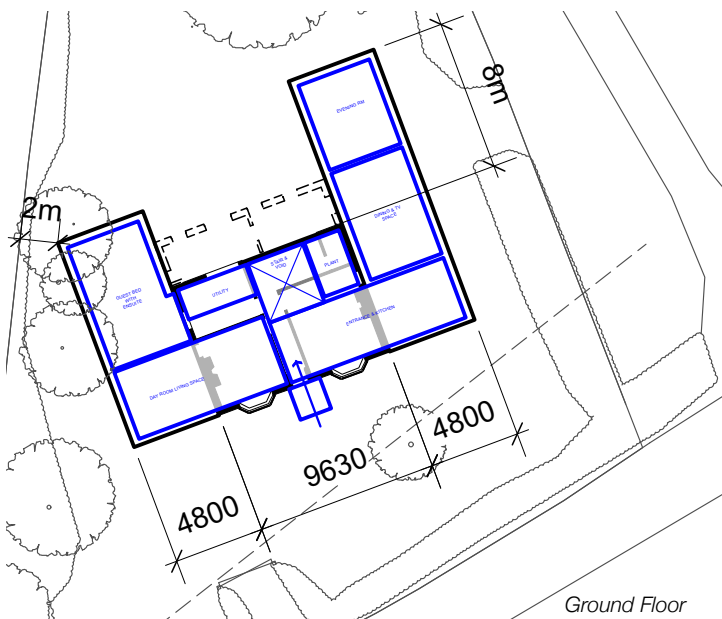
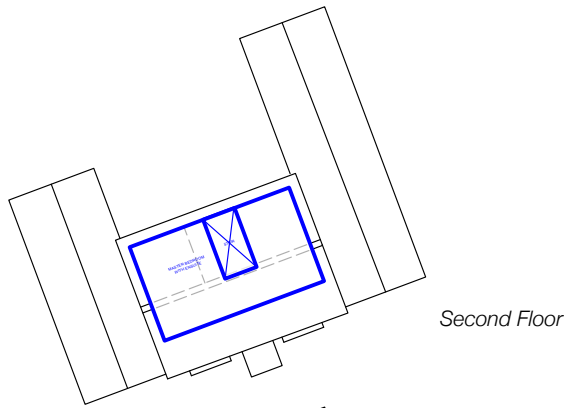
Footprint 95m<sup>2</sup> ——— 131% increase ———> Footprint 220m<sup>2</sup>

Volume 520m<sup>3</sup> ——— 122% increase ———> Volume 1155m<sup>3</sup>



# PERMITTED DEVELOPMENT RIGHTS

Establishing a Reasonable Fallback Comparison



Shown here is an outline scheme for extending the current building through permitted development to achieve the equivalent spaces of the design brief. As the existing dwelling suffers from having limited and poorly proportioned living spaces on ground floor, and undersized bedrooms and bathroom facilities on first floor, there is a clear and reasonable need for the development and enlargement of the dwelling to accommodate the needs of this growing family of four. There is a requirement for guest bedroom space and room to expand the family in the future.

The development would be to provide more adequate sized and better connected living spaces and ancillary functions on ground, including for a separate day room (also playroom), a large utility space, plant and storage areas and a semi-formal breakout & TV area for family and guest gatherings held in the main kitchen/dining space. This is alongside more reasonable scaled and additional bedroom spaces to accommodate the growing family, and additional bathroom spaces.

All the above can be seen reflected in the main proposals, but in the fallback approach corresponds with a much larger overall scheme by comparison owing to the inefficiencies of working around the existing building fabric. In addition to these inefficiencies in space, the overall aesthetic, quality of design and environmental performance of the extended dwelling is also far less successful and more constrained compared with that of the proposal.

## Existing Dwelling:

Footprint 95m<sup>2</sup> ———114% increase——> Footprint 204m<sup>2</sup>

Volume 520m<sup>3</sup> ———106% increase——> Volume 1072m<sup>3</sup>

## Fallback Position:

## Proposed Scheme:

Footprint 137m<sup>2</sup> ———49% increase——> Footprint 204m<sup>2</sup>

Volume 830m<sup>3</sup> ———29% increase——> Volume 1072m<sup>3</sup>

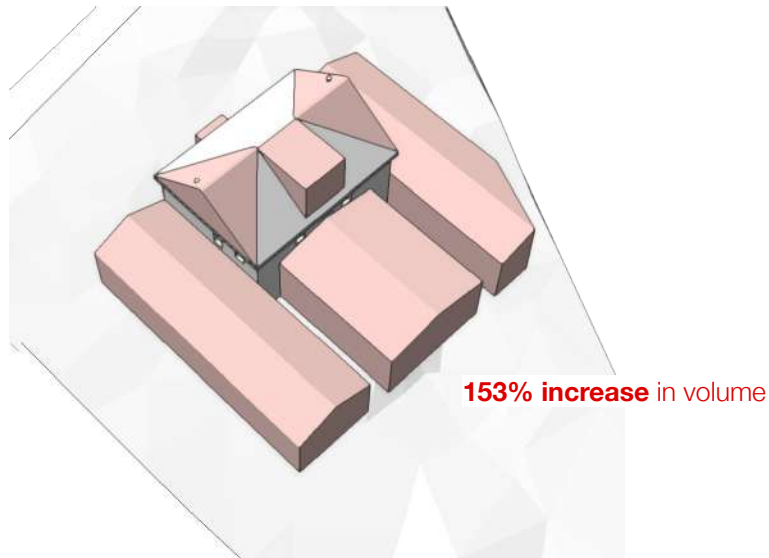
## Fallback Position:

Relevant legal principles for fallback considerations were established in *Mansell v Tonbridge and Malling Borough Council* [2017] EWCA Civ 1314, where it was held to be a material consideration for planning assessments, even in the absence of a reasonable justification for the work as has been provided here. Lindblom LJ confirmed the current legal considerations as follows:

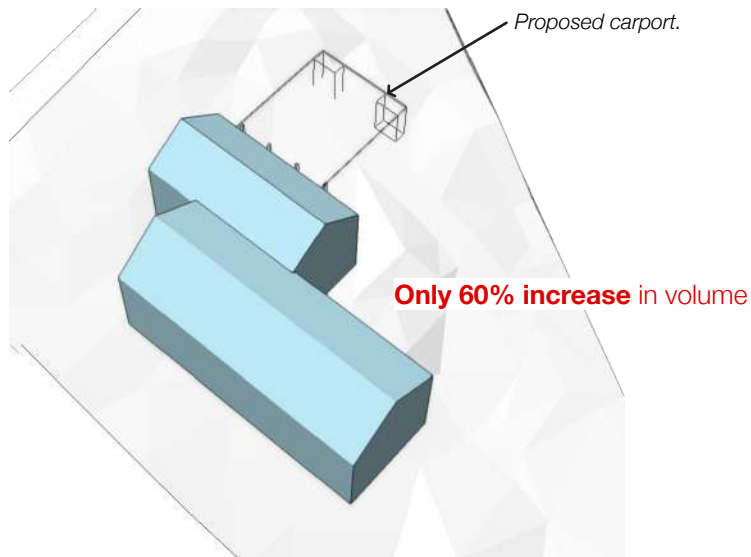
*“The status of a fallback development as a material consideration in a planning decision is not a novel concept. It is very familiar. ... the basic principle is that for a prospect to be a “real prospect”, it does not have to be probable or likely; a possibility will suffice; ... there is no rule of law that, in every case, the “real prospect” will depend, for example, on the site having been allocated for the alternative development in the development plan or planning permission having been granted for that development, or on there being a firm design for the alternative scheme, or on the landowner or developer having said precisely how he would make use of any permitted development rights available to him under the GPDO. In some cases that degree of clarity and commitment may be necessary; in others, not. This will always be a matter for the decision-maker’s planning judgment in the circumstances of the case in hand.”*

# PERMITTED DEVELOPMENT RIGHTS

## Comparison to Proposals



Massing model showing the permissible fallback position.



Massing model showing the current proposal

Under The Town and Country Planning (General Permitted Development) Order 2015, Part 1: Class A, the otherwise permitted fallback position **would allow for an enlargement up to 153%** in massing without planning permission, and without the requirement to complying with local planning policies. The applicant is not seeking to maximise on the development potential of the plot, but instead looking to deliver a smaller building than otherwise permitted, that is weighted towards quality of design, landscape enhancement works, environmental performance and appropriateness to its site and area.

In summary, it is not possible to demonstrate that the proposal has no adverse impact on the area and open countryside (in comparison with the existing dwelling) on the merits of building scale alone - as we are requesting a 60% enlargement.

Although we have demonstrated that the fallback position does have the potential to create a far larger development (in both volume and footprint) compared to what is being proposed, it is not considered this would be the most appropriate route to seeking an enlarged dwelling on the site, as it unnecessarily challenges the applicant's aspirations to provide an exemplar of higher quality and sustainable architectural design in the area.

The existing property is of no significant architectural merit, of a generally poor construction quality, with a massing form not in-keeping with the prevailing character of local area, and thus fails to contribute positively to the local area in this respect.

The proposals on the other hand, although 60% larger, are not inappropriately scaled for the given site, and represent a significant enhancement in overall design and construction quality, being of an aesthetic more in-keeping with the local character of buildings and contributing more positively to the quality of housing stock in the immediate setting. The accompanying landscape proposals offer further enhancements over the existing site condition, providing greater opportunities for biodiversity and green infrastructure, whilst promising to remove a cluster of unsightly out-buildings that currently dominate the rear of site and views into the site.

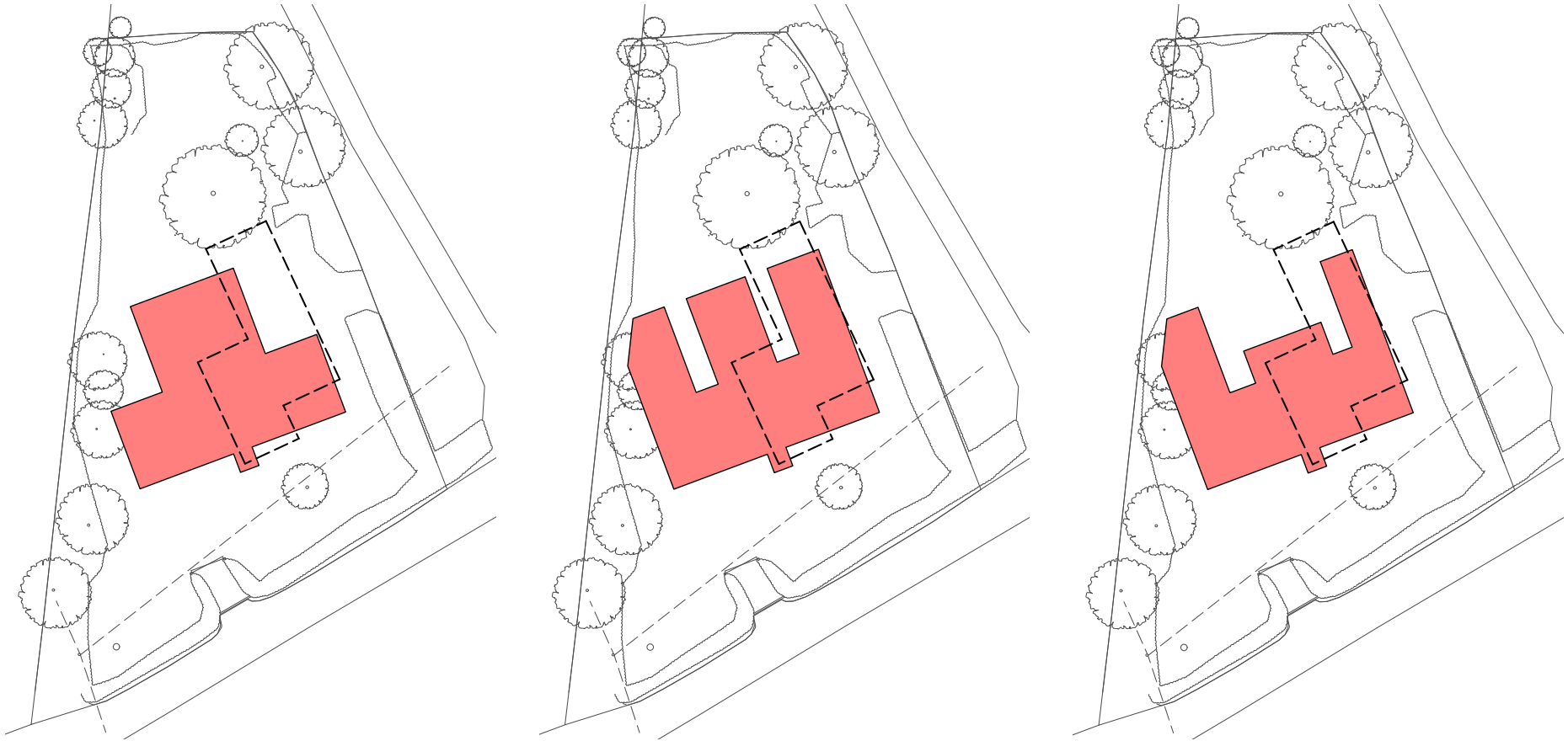
On these qualitative grounds, and whilst also adhering to the local plan policies in support of the above characteristics, we hope to have demonstrated through the following report pages, that the proposals do in fact constitute a positive contribution to the character of the area, and through its sensitive and design-led approach to the development, has effectively minimised and offset any intrusion in the open countryside.

To support this application is to support a scheme that compared with the fallback approach, is:

- Significantly reduced in volume, scale, and footprint, with a reduced impact on the area.
- More sensitively placed on the site and responsive to its immediate setting
- More compliant with the local plan policies around quality of design and sustainability (being free of the constraints of the of the existing building)
- More in keeping with the setting and neighbouring buildings in form and character.

# PERMITTED DEVELOPMENT RIGHTS

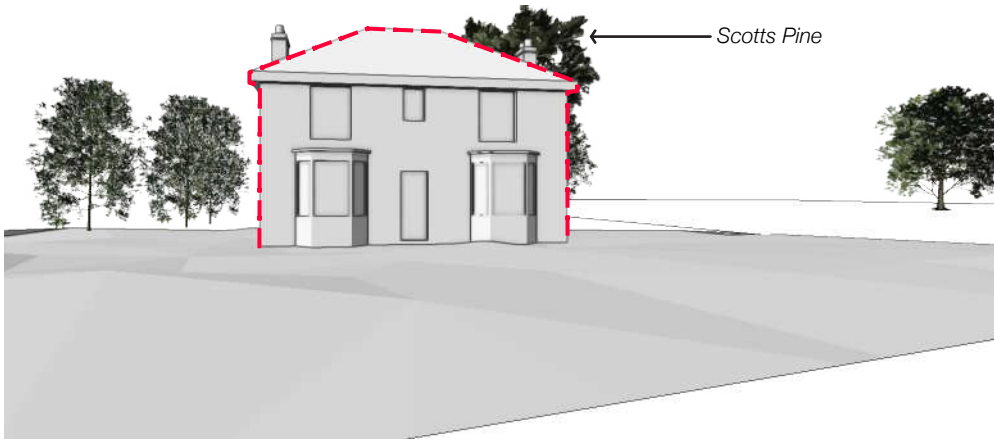
Comparison to Proposals



*Plans overlaying the proposed footprint (shown dashed) with the alternative permitted development schemes discussed.*

# PERMITTED DEVELOPMENT RIGHTS

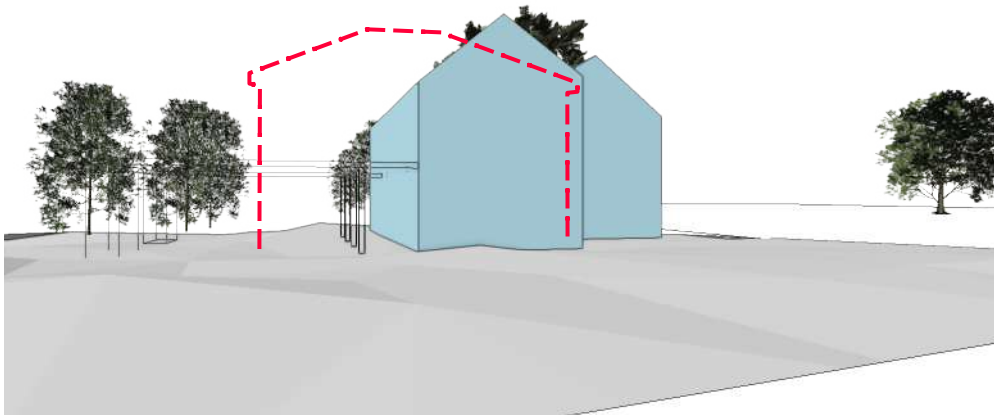
Visual Impact Comparison - View from South



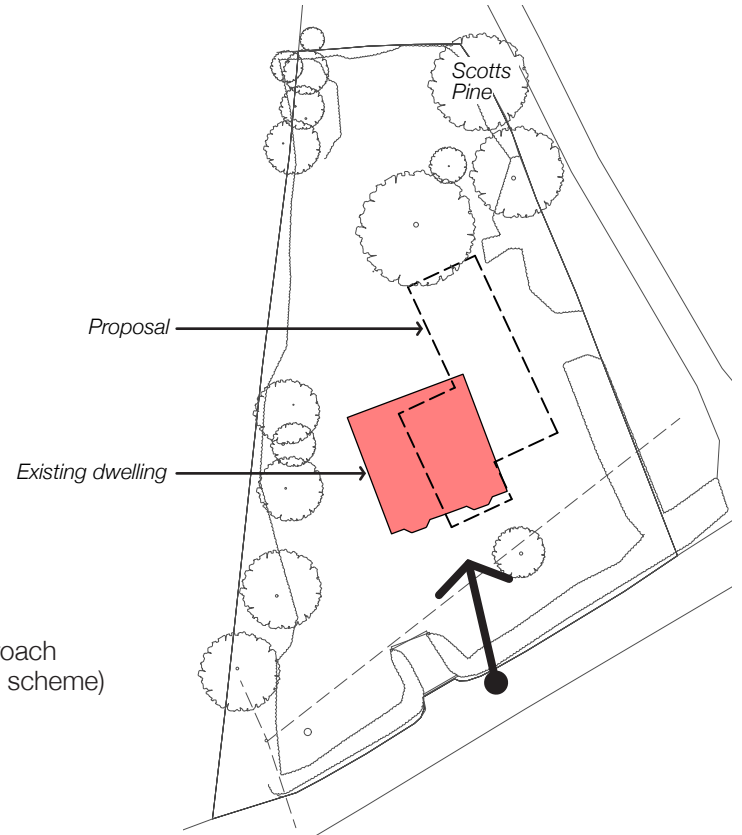
View as Existing



View with Fallback Approach  
(Permitted development scheme)



View as Proposed  
(Carport shown ghosted)

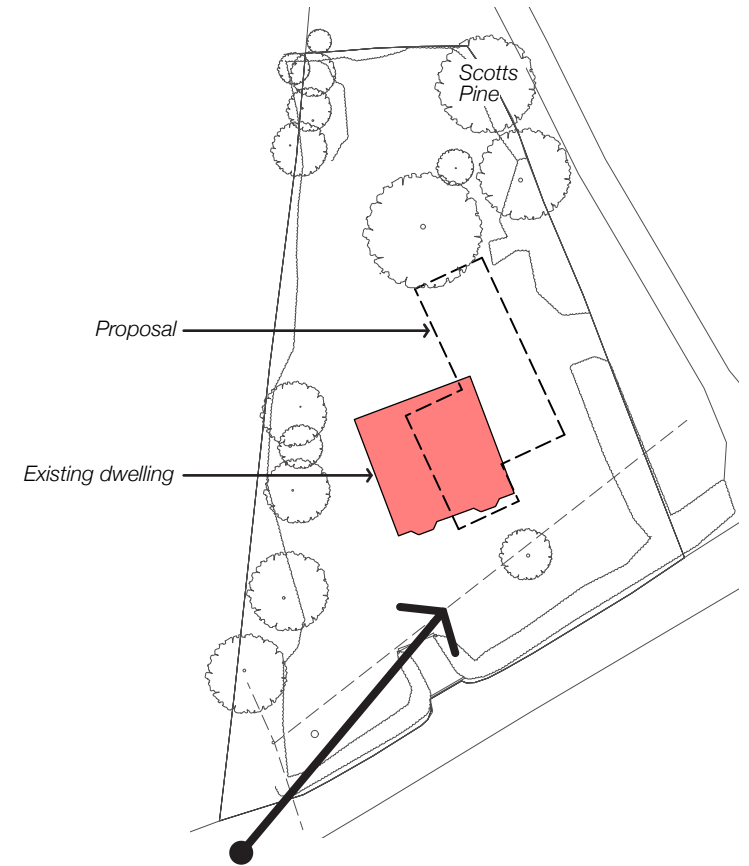
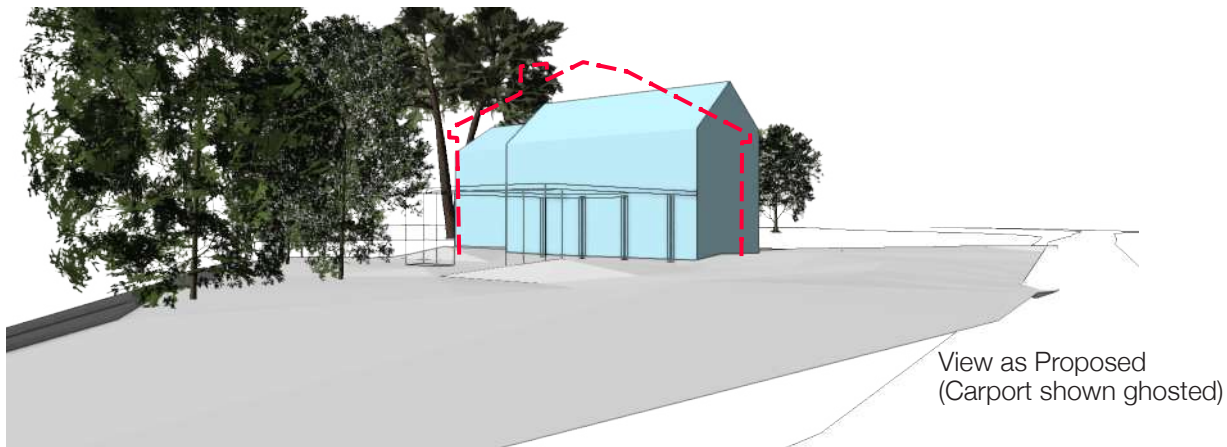
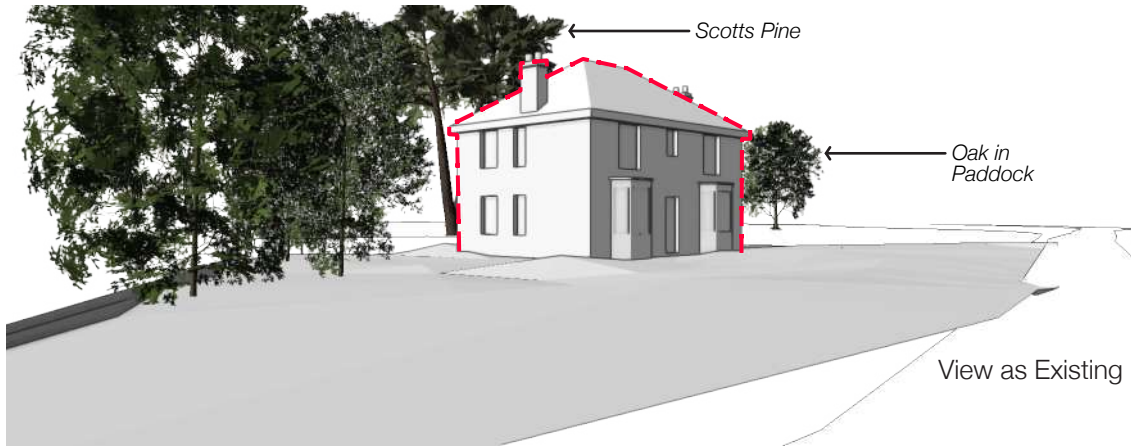


Existing view.



# PERMITTED DEVELOPMENT RIGHTS

Visual Impact Comparison - South West Approach





# SITE ANALYSIS

## Wider Setting

The site (shown in red) is located on the outer western fringe of the town along Kington Lane, separated from the historic centre by Thornbury Cemetery to the east.

The site is situated outside of both the Thornbury Conservation Area and Greenbelt designations, with the latter boundary confined to Kington Lane as shown dashed in green (right).

Thornbury is prized for its historic character and 'rural feel', with the application site situated in one of the stronger rural character settings of the town, bounded by open fields and the paddock to all sides.

The closest neighbouring properties include a set of rural workers cottages (including the Grade II listed 'Wellfield' building) and Lower Marwood Farm to the south, with significant agricultural barn structures that can be seen from the highway.

It is both this strong 'rural' and 'agricultural' character that the design proposals are seeking to emulate in developing the identity of the new dwelling.





# SITE ANALYSIS

## Church as Anchor



*Viewing corridor to church tower framed between trees.*

The site feels relatively detached from the town with a thick tree line running north-south that conceals all but a few building structures from the site's aspect. This visual separation serves only to enhance the more rural and isolated character of site.

Despite this isolation, the tower of St Mary's Church stands proud above the tree line to the north-east, and serves to anchor the site back to its town. This view is framed between two mature oak trees in the neighbouring paddock, as shown in the below photo taken from the site.

The proposals have sought to strengthen the new dwelling's relationship to 'place' and local heritage by engaging positively with this viewing corridor in terms of the overall building placement and orientation on site.



*View to St Mary's Church from the site.*



# SITE ANALYSIS

## Views to Site - View 1



View taken from far east approach (alongside cemetery entrance) where the roof and chimney of the existing building is **entirely concealed** behind tree growth in the middle ground. As the photo is taken whilst there is no leaf growth this also represents a worst case scenario as far as visibility is concerned.

As the ridge line of the proposed building is 900mm lower than the existing structure, the **proposal would be far less visible** in this condition than present.





# SITE ANALYSIS

## Views to Site - View 2



View taken from east on approach to the neighbouring buildings, where the roof and chimney of the existing building is **entirely concealed** behind tree and hedgerow growth in the middle ground. As the photo is taken whilst there is no leaf growth this also represents a worst case scenario as far as visibility is concerned, with far greater obstruction of views towards the building in the summer months.

As the ridge line of the proposed building is 900mm lower than the existing structure, the **proposal would be far less visible** in this condition than present.





# SITE ANALYSIS

Views to Site - View 3



View taken from east alongside neighbouring buildings (including the listed building), where the roof and chimney of the existing dwelling still remain concealed behind the hedgerow growth, even during a time of year with no leaf growth.

As the ridge line of the proposed building is 900mm lower than the existing structure, the **proposal would be far less visible** in this condition than present.





# SITE ANALYSIS

Views to Site - View 4



View taken from the highway immediately east from site demonstrating that even during the bare winter months, the roof and chimney of the existing dwelling still remains substantially concealed behind the hedgerow growth.

Notwithstanding previous comments around the reduced ridge height of the proposal, the proposed roof cladding material is also specified to better blend in with the landscape, which the light grey/silver metal cladding working to reflect light and to visually recede into the sky.





# SITE ANALYSIS

Views to Site - View 5



View taken from highway immediately west from site demonstrating how the existing tree and hedgerow growth effectively conceal the building from view.

Notwithstanding previous comments around the reduced ridge height and proposed roof cladding materials, the proposed plan form and positioning of the new dwelling moves the massing further away from this west boundary, and so will offer an enhanced condition over this still.





# LOCAL CHARACTER

## Town Setting & Castle Street



Castle Street.

Towards the northern end of the High Street the density and vibrancy of the historic and retail centre is maintained but replaced with more closed fronted terraces of houses along Castle Street, built up to the pavement line.

Further north towards Kington Lane, this character rapidly transitions as the density dissolves with increasing space between buildings. Town houses are replaced with semi-detached and detached dwellings and the street frontage begins to recede, giving way to a new dominant landscape character of tall stone walls and the verge.

To continue north along Castle Street this character continues to develop into a distinctively rural village-like identity up until reaching St Mary's Church and Thornbury Castle.



Castle Street junction to Kington Lane.



# LOCAL CHARACTER

Town Setting & Castle Street

Kington Lane offers a more dramatic shift in character with more isolated properties within a more dominant landscape character. You leave the town funnelled by its undulating stone walls and towering trees before this just as abruptly falls away giving reveal to a more distinctive open and rural setting, as previously discussed.



*Kington Lane junction.*



# LOCAL CHARACTER

Kington Lane & Neighbouring Properties

## Local Distinctiveness and Character:

- Rural workers cottages
- Stone and render detached pitched roof dwellings
- Red pan tile roofing
- Small scale windows on ordered traditional elevations
- Multi-form massing with secondary additions
- Stone walls in landscape
- Building close to road
- A pattern of double-gabled roof forms

## Little Coppice:

In contrast to this local character, the existing house is set further back into the plot with a hipped roof volume quite alien to the area. Proposals seek to strengthen its relationship with this local building character and form.



*The Hollow*



*Vine Cottage*



*Wellfield Cottage*



*Wellfield (Grade II Listed)*



# LOCAL CHARACTER

An Agricultural & Rural Setting



*Lower Marlwood Farm - Approach from highway*

The old barns of Lower Marlwood Farm provide a useful precedent for the agricultural metal-clad barn aesthetic we are proposing for site.

These buildings are quite literally embedded in landscape with overgrown planting to all sides, but through their placement and structure also provide a example of building used to frame views out to landscape.

The barns are constructed with stone, timber and metal cladding, and this combined with open framed areas, demonstrates how these larger masses can be visually broken down within the wider setting.



*Lower Marlwood Farm - Barn structures*

# THE EXISTING SITE

## Existing Site Features



Aerial view of site.

The application site is tapered in shape being wider to the south as it abuts the highway (Kington Lane) and narrowing backwards to the north. The main dwelling is positioned relatively central to the plot with a large number of outbuildings scattered to the north.

The key features of the existing site include:

### 1. The Current Dwelling (Little Coppice)

A two storey detached house with single storey rear extension set back from the highway with its driveway and parking to the west side. The main garden spaces wrap around the east and south side of the building.

### 2. Site Access Point

The site is accessed via a gateway in the southern boundary leading onto Kington Lane. The entrance is flanked by mid-level hedges to both sides with poor visibility splays.

### 3. Paddock Access

A nearby access points leads into the adjoining paddock land also under the ownership of the applicant. This connects with an access track leading north into the paddock with stable buildings located at the far rear of the plot (refer location plan on page 1).

### 4. The Paddock

A 3.5 acre plot adjoining the site within the ownership boundary.

### 5. Outbuildings

A set of garage, shed and greenhouse outbuildings clustered to the far rear end of the site.

### 6. West Boundary

A mature hedge boundary flanks the site to the west.



# THE EXISTING SITE

Historic Maps



1880



1919



1949



1951

The current dwelling does not appear on the historic plans until 1951, so has been dated as built between 1949-1951.

# THE EXISTING SITE

## The Existing Building



Corner view (taken from highway) showing south and west elevations.



Rear north facing elevation.



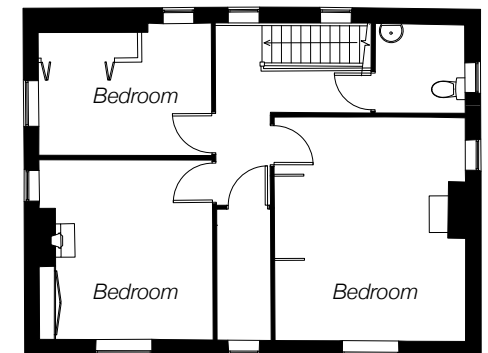
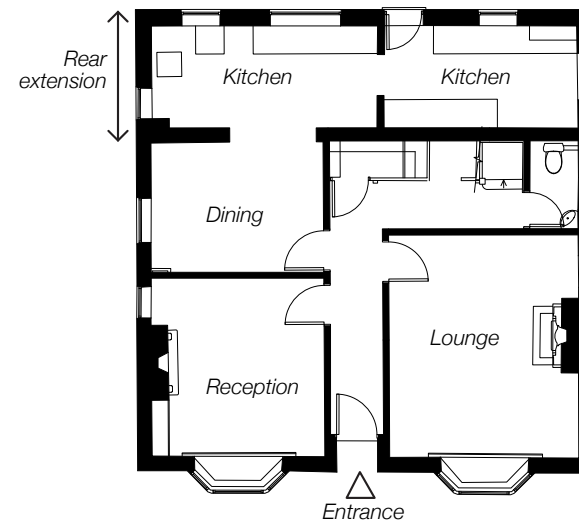
South west elevation facing towards paddock site.

The existing dwelling (Little Coppice) is a detached two storey building initially constructed around 1950, with a single storey kitchen rear extension suspected to be a later addition.

The building has painted render finishes, white uPVC windows and a hipped concrete tile roofing, and along with its poorly set out interior configuration is deemed to be of negligible architectural merit or quality. The hipped roof form is a relatively alien shape within the local context of gable pitched clay tile rural workers cottages, and as such does not add any significant value to the local setting or historical character of the area.

The proposals seek to demolish this building in its entirety to replace the structure with an altogether higher quality and higher performing dwelling. The key issues with the current building include:

- Poor size and orientation of main living and kitchen spaces.
- Poor circulation and connectivity of spaces throughout plan.
- Poor engagement with external space and wider setting.
- Undersized bedrooms on first floor.
- Poorly constructed and performing fabric.
- Relatively low quality building materials used.
- A building and hipped roof form not in-keeping with the local character.





# THE EXISTING SITE

External Views Around Building



View 1 - Along west site boundary.



View 2 - Garage and shed outbuildings along west boundary to north end.



View 3 - Sheds and greenhouses at rear of plot.

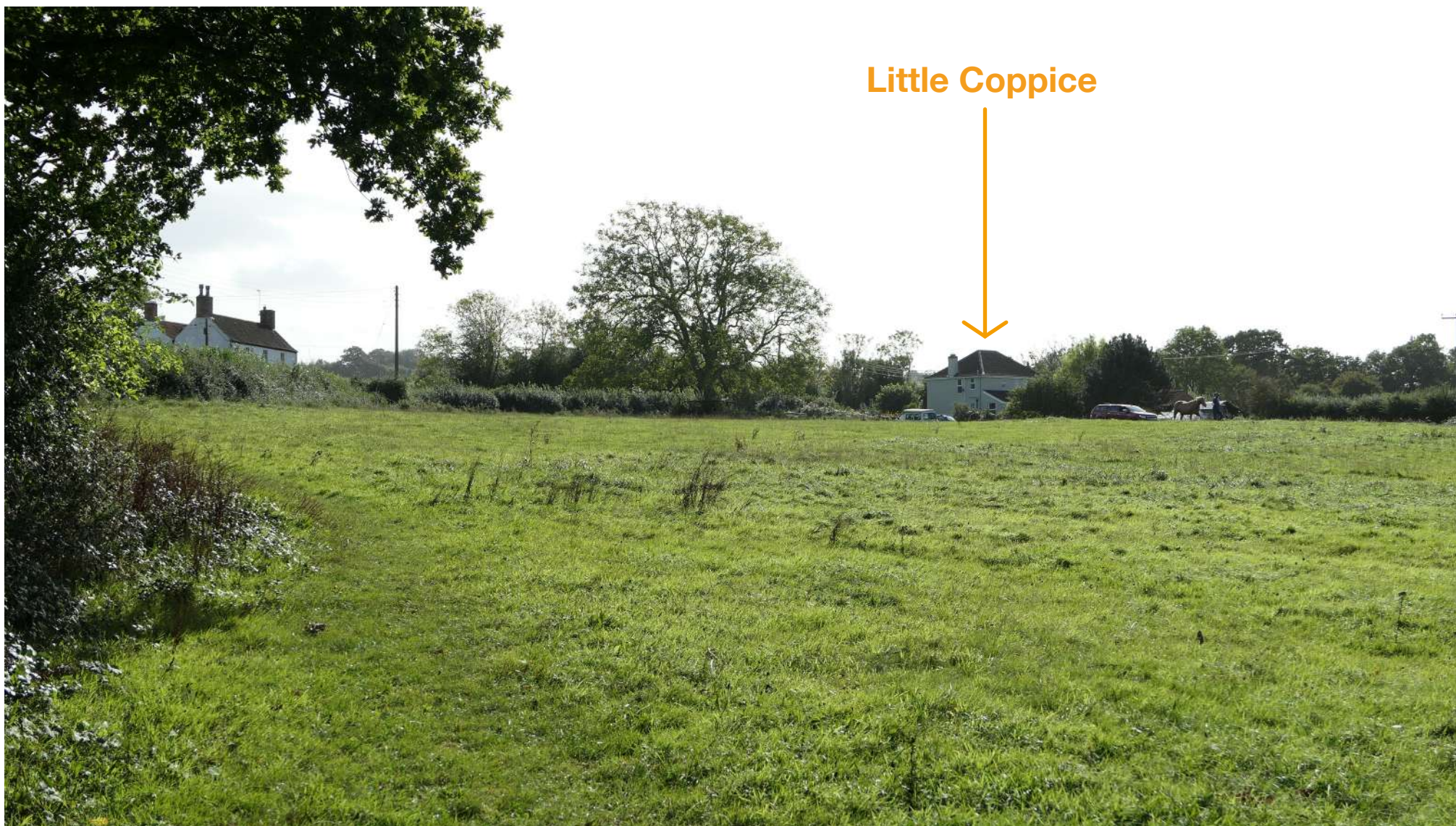


View 4 - Looking towards house from east 'paddock' boundary.



# THE EXISTING SITE

View Across Paddock



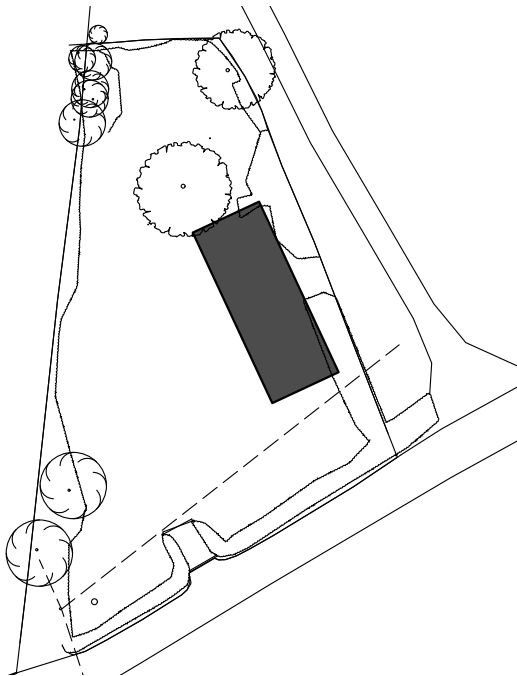
*View from public footpath route across lower east end of paddock.*

# DESIGN DEVELOPMENT

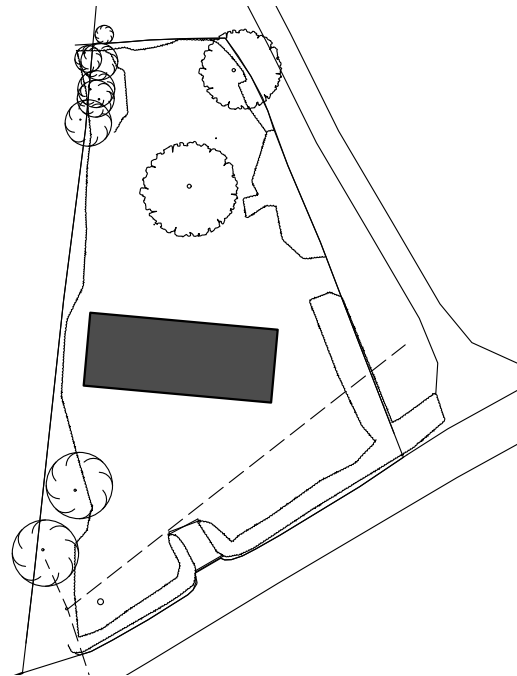
## Building Placement Options Appraisal

Various options have been explored for how best to position the building on site, with a summary of the discarded layouts below:

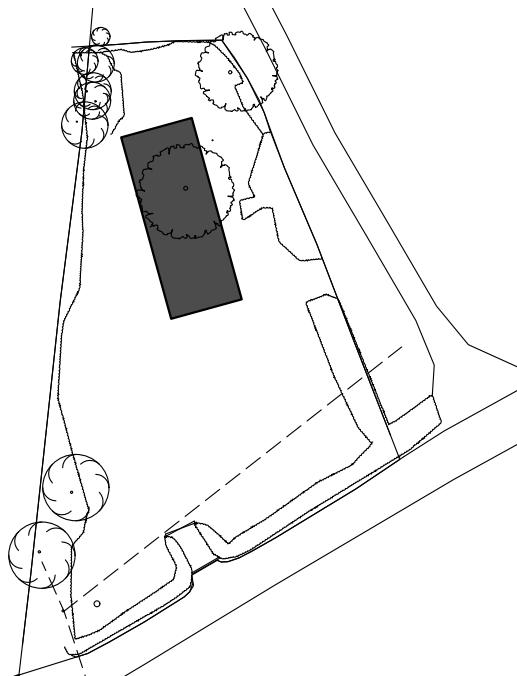
1. Offers the strongest relationship to the paddock, but compromises on the most valuable outdoor and garden space.
2. Usefully divides the site between 'front' and 'back' garden and maximises on south facing interiors, but poor relationship to paddock aspect and a front dominated by car access.
3. Maximises on south lawn frontage but isolated from the primary site access and constrained by converging boundaries.
4. Maximises on best garden space to south and east but compromises any useful west facing external space. A true north orientation (shown dashed) would limit any south facing aspect to end space only.
5. The 'traditional' approach as adopted by neighbouring properties but with a compromised south lawn and being too close to the overhead power lines.



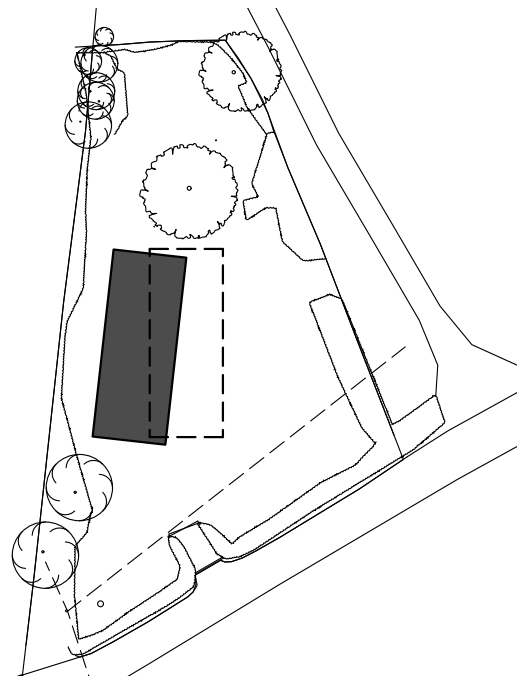
1. Aligned and Anchored to the Paddock.



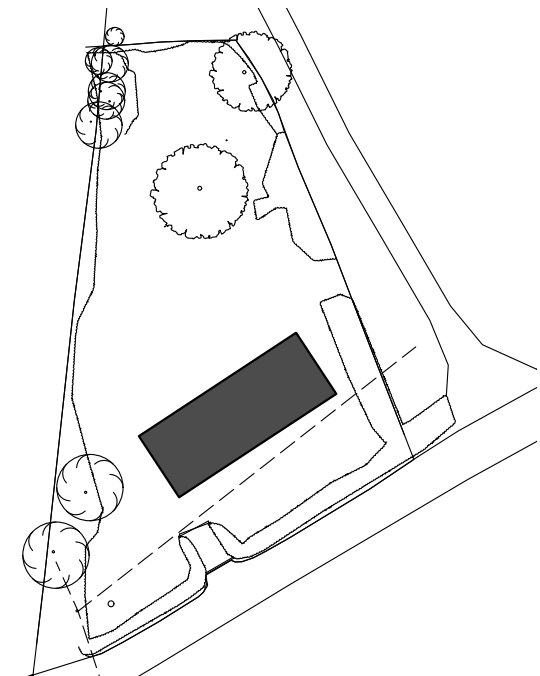
2. Central and Anchored to the West Boundary.



3. Positioned towards the Top Corner.



4. Aligned and Anchored to the West Boundary.



5. Aligned and Anchored to Kington Lane.



# DESIGN DEVELOPMENT

## Proposed Building Placement

The preferred building layout anchors and orientates the dwelling to the principle paddock and town-facing aspect. The core design drivers that support adopting this approach include:

### Providing the best garden space:

The layout maximises on south facing garden space whilst also recognising the principle east-facing views out across the paddock.

### Efficient car access:

The layout works to retain the current access and drive which occupies the least active and useful part of site, to the bottom south-west corner. This minimises space given over to the car access and hard landscaping, although some further work is required to improve upon safe car access and visibility when exiting onto the highway.

### Engages with Church view:

This position and orientation positively engages with the viewing corridor back towards the church tower, strengthening a sense of place and connection back to the wider town setting.

### Orientation to views and sun:

Primarily aligned to address the north-east paddock aspect, the main internal spaces will share in these principle landscape views, whilst benefiting from the early morning and evening sun. A less dominant south facing aspect will help control against excess solar gains in summer.

### Set in from site boundaries:

Retaining generous distance to the site boundaries preserves the ability to retain much of the mature planting around the site, to benefit from the visual cover and layering of views towards and across the site.

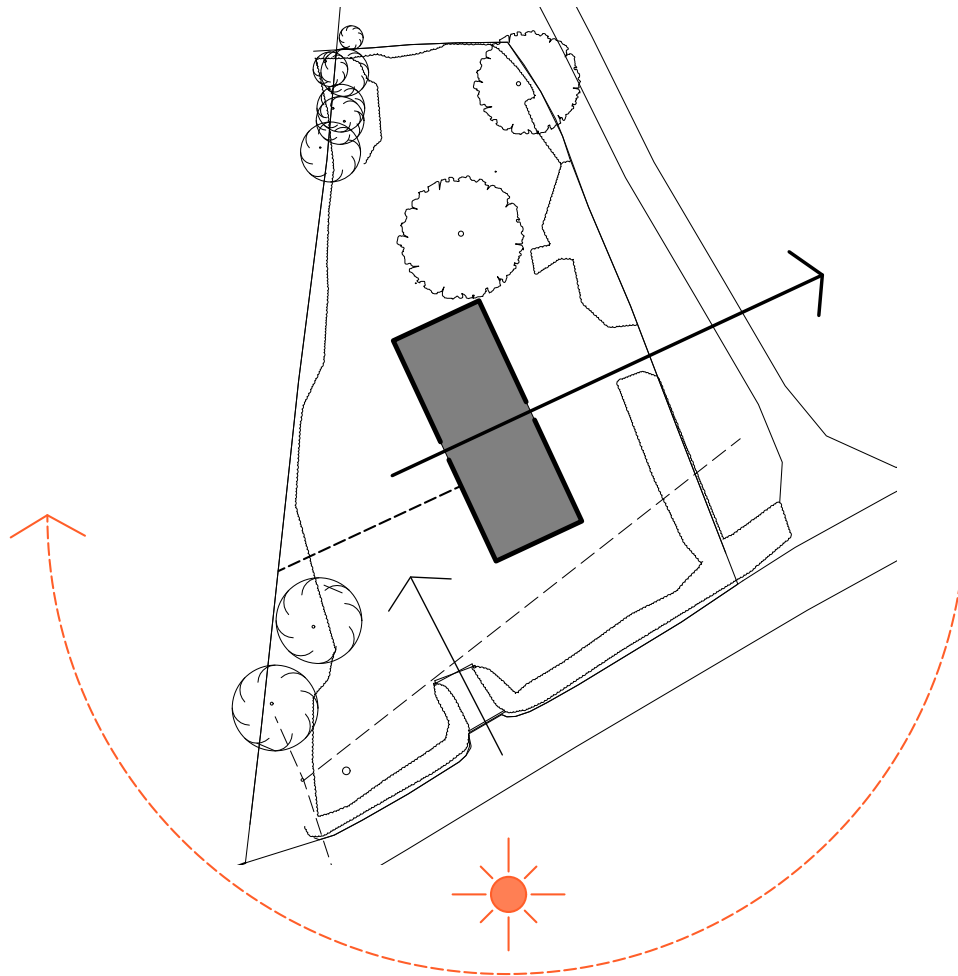
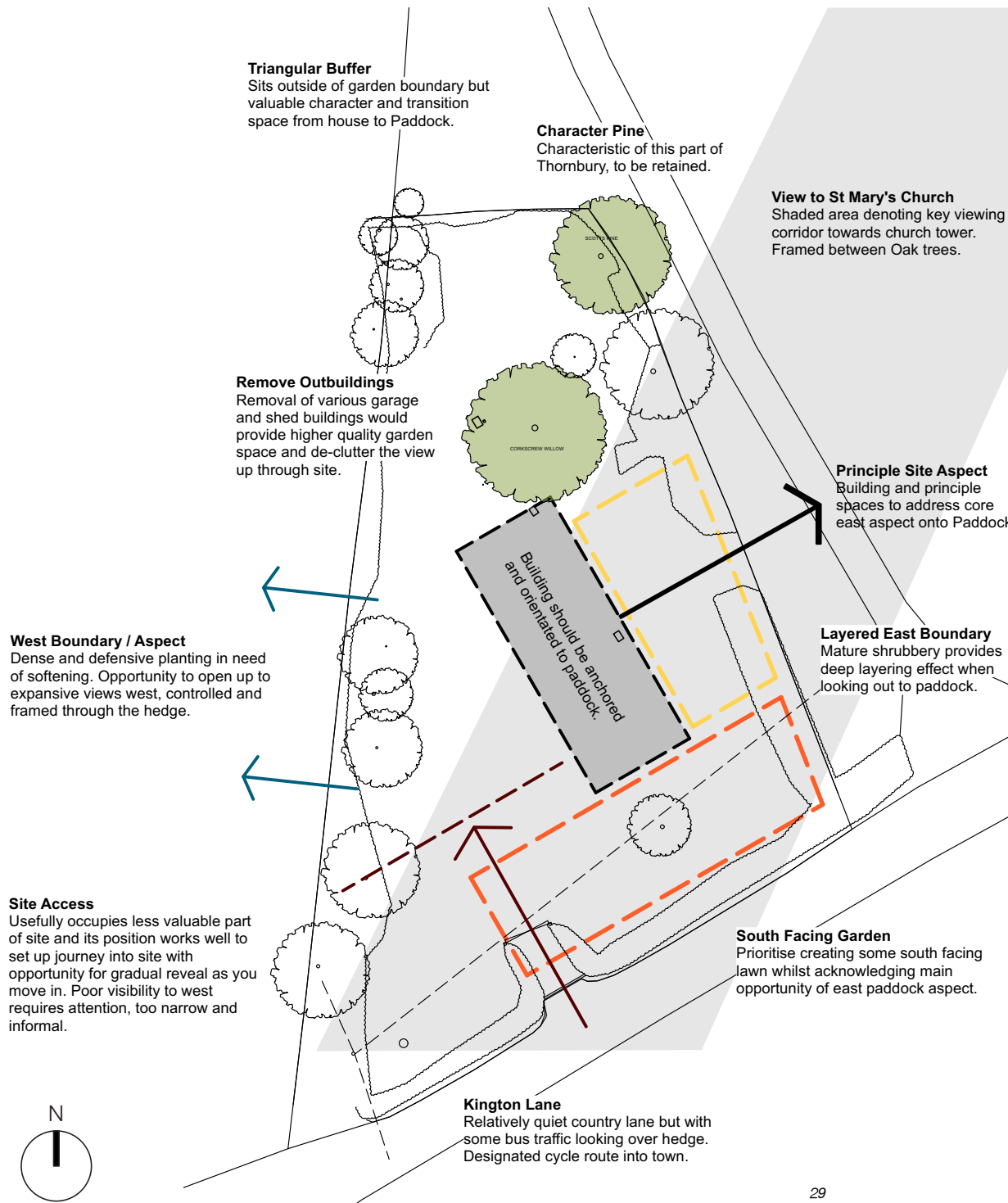


Diagram showing preferred site layout.

# DESIGN DEVELOPMENT

## Site Opportunities and Constraints



Below summarises the key opportunities and constraints considered during the early design development:

### Key Opportunities:

- Response to the open paddock aspect.
- Building further back from the road.
- Best garden spaces to the east and south-east in relation to light and paddock setting.
- Untapped views to the west, and west facing garden spaces benefiting from the evening light.
- Creation of 'character spaces' within the garden responding to the change in aspect, orientation and landscape qualities.
- Use of the building to frame views out into landscape.
- Mature trees worth retaining, and space to introduce new more varied tree planting.
- Level changes across site (falling 2.1m to the north).

### Key Constraints:

- Power lines to south of house with need to set back.
- Vehicular access point is worth retaining but requires improvement for visibility and safe access.
- Mature trees to be retained and protected where of suitable high quality and character.
- The tapered site boundary becomes restrictive to the north end.
- The best visual orientation is to the east, competing with the more standard approach to face south.
- Existing buildings / outbuildings detract from the quality of site and view across the site.