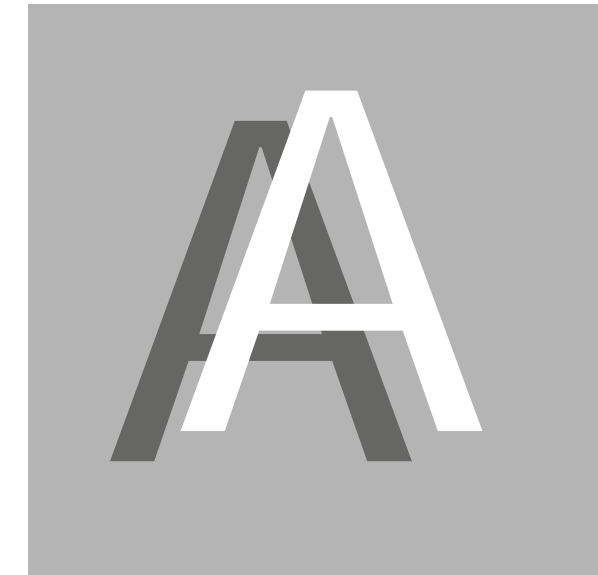


HOUSEHOLDER APPLICATION REPORT AND DRAWINGS

Seeking consent for a domestic extension and
roof dormers to an existing detached 'chalet' bungalow;
Additional gross floor area proposed is 40sqm



ARDMORE
On Behalf of Annie & Steve Parfitt
HOUSEHOLDER APPLICATION REPORT & DRAWINGS
March 2024

Bourne Lane
Brimscombe
Gloucestershire GL5 2RQ



Document Reference No. ARD/P/001/DAS(A)

ARDMORE | - CONTENTS OF THIS REPORT



ARDMORE : View across the valley, looking WEST towards Minchinhampton Common - from Ardmores rear garden

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ARDMORE | - INTRODUCTION



Ardmore is a sixty five year old 'Chalet' bungalow on Bourne Lane, Brimscombe with unrealised views out to the west across the valley towards Minchinhampton Common. The current long-term owners now wish to improve and extend the property whilst addressing long-held frustrations related to lack of views, daylight and usable living space within their home.

Built in the late 1950s on a 'standard' local developer's house plan, this 2-storey bungalow is situated on the west-facing slopes of the Golden Valley with a generous rear garden. This portion of Bourne Lane is characterised by a mixture of modern and traditional houses located directly off and slightly below the level of the lane. *Ardmore's* setting, although picturesque, is not reflected in the design and configuration of the dwelling itself which fails to take advantage of beautiful views and good internal daylight. This proposal remedies this by maximising the natural benefits of this peaceful location and allowing the owners to fully enjoy their home.

The householders have been in occupation for 25 years and are now wishing to plan their retirement whilst remaining in a refreshed and refurbished home which maximises space, views and living opportunities.

Following a pre-application process in late 2023, this report and drawings is a householder planning application seeking consent for a lateral extension and roof dormers to this existing detached chalet bungalow. The additional gross floor area proposed is 40sqm.

ARDMORE | - DESIGN SUMMARY



ARDMORE : The centre property in this photo



ARDMORE : Existing Site Section

Ardmore is an outdated chalet bungalow. This planning application seeks consent to upgrade the property in order to provide more usable floorspace at first floor (mainly within the existing roofspace plus a lateral first floor extension over an existing 1980s outshot), and improved internal daylight and views of the valley. This will enable the householders to remain in the property until older age

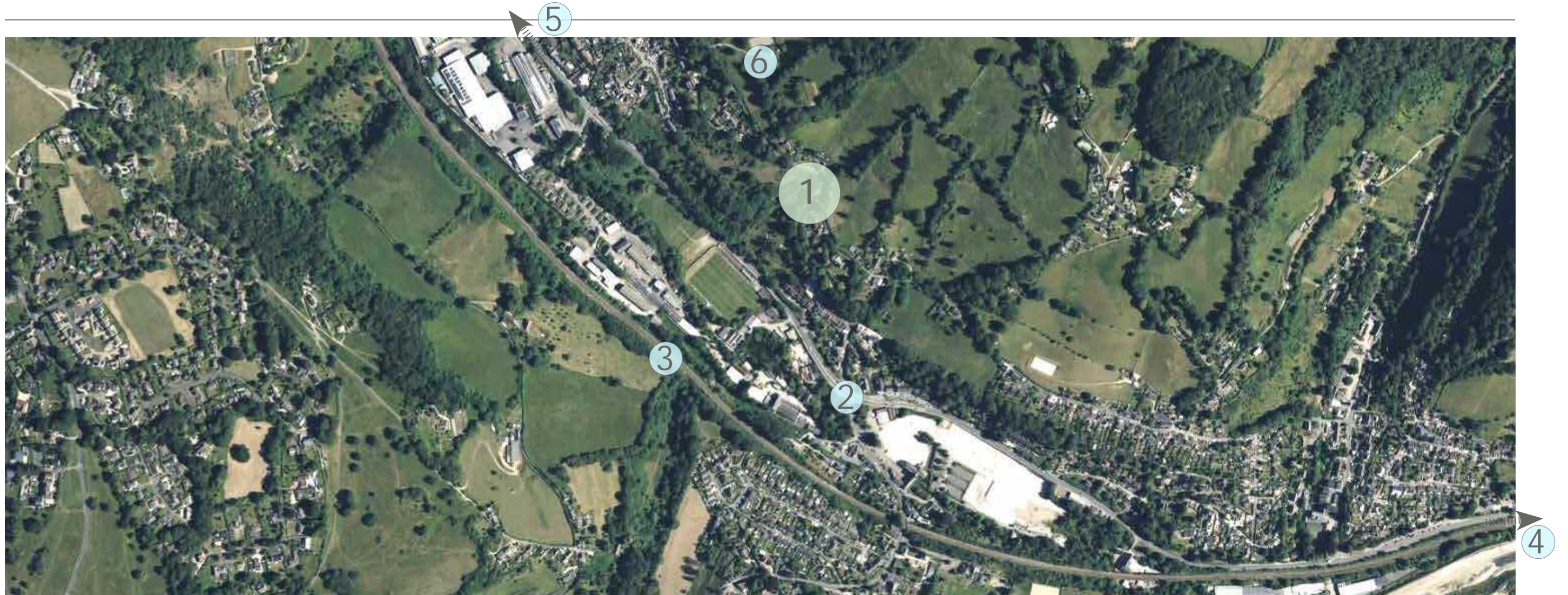
We have listened to the comments made by SDC at the pre-application stage (see section in this report) and have revised the design to address the comments. The design presented here seeks to;

- Retain the main roof geometry and ridgeline
- Provide dormers in the existing roof to improve first floor headroom
- Extend laterally over the existing outshot in order to create an additional bedroom etc.
- The proposed lateral extension is to have a ridge line below the line of the main roof
- The footprint of the existing building/outshot is NOT being increased by these proposals
- The height of the existing building is NOT being increased
- The main addition in scale and mass is the first floor extension over the existing outshot
- Only 40sqm of additional floorspace is proposed

There is little consistency in scale, mass or style of the buildings along Bourne Lane, even within this small cluster of buildings (in photograph, left) where building scales are different and even the wall rendering is different in colour shade across the adjoining buildings, and the intergration of some modern stone cladding is, again, inconsistent. *Ardmore* is outdated and visually very tired. The proposals, we argue, do not detract from any character or group appearance in this very heterogeneous building context and, actually improve the building both visually as well as functionally into the future.

In accordance with SDC comments, we have modified the proposals to present a more traditional (dormer-style) design whilst maintaining an approach that will provide benefit to the householders in terms of some additional, useable floorspace as well as the ability to enjoy an improved, quality home into retirement.

ARDMORE | - CONTEXT



Existing Context Plan



1. ARDMORE on Bourne Lane
2. A419 London Road
3. Railway Line
4. Towards Chalford / Cirencester
5. Towards Stroud
6. Red Horse Riding School

Houses and Surroundings

- Mixture of existing 18/19C cottages plus later 20C development
- Steep south and west-facing valley sides
- Aspect to south and west over London Road, the railway line and over towards Minchinhampton Common
- Bourne Lane winds east/west along the valley contours and navigates through woodland and pastureland with a 'ribbon' development of dwellings and some farm buildings along the route
- Ardmore is NOT listed nor is the property in a Conservation Area

ARDMORE BRIMSCOMBE
FOR ANNIE & STEVE PARFITT

PLANNING APPLICATION
March 2024

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ARDMORE | - THE SITE & IMMEDIATE SURROUNDINGS



Context Plan showing Immediate Area

1. ARDMORE, Bourne Lane, Brimscombe, GL5 2RQ
 2. A419 - London Road (in valley bottom)
 3. Bourne Lane
 4. Football Pitch - Brimscombe & Thrupp FC
 5. Industrial Estate
 6. Grazing Meadows
- The owners of Ardmore also own some pastureland to the north-east side of Bourne Lane and separate from the application site.



View from rear garden across valley looking south-west



Ardmore - View of front garden facing Bourne Lane

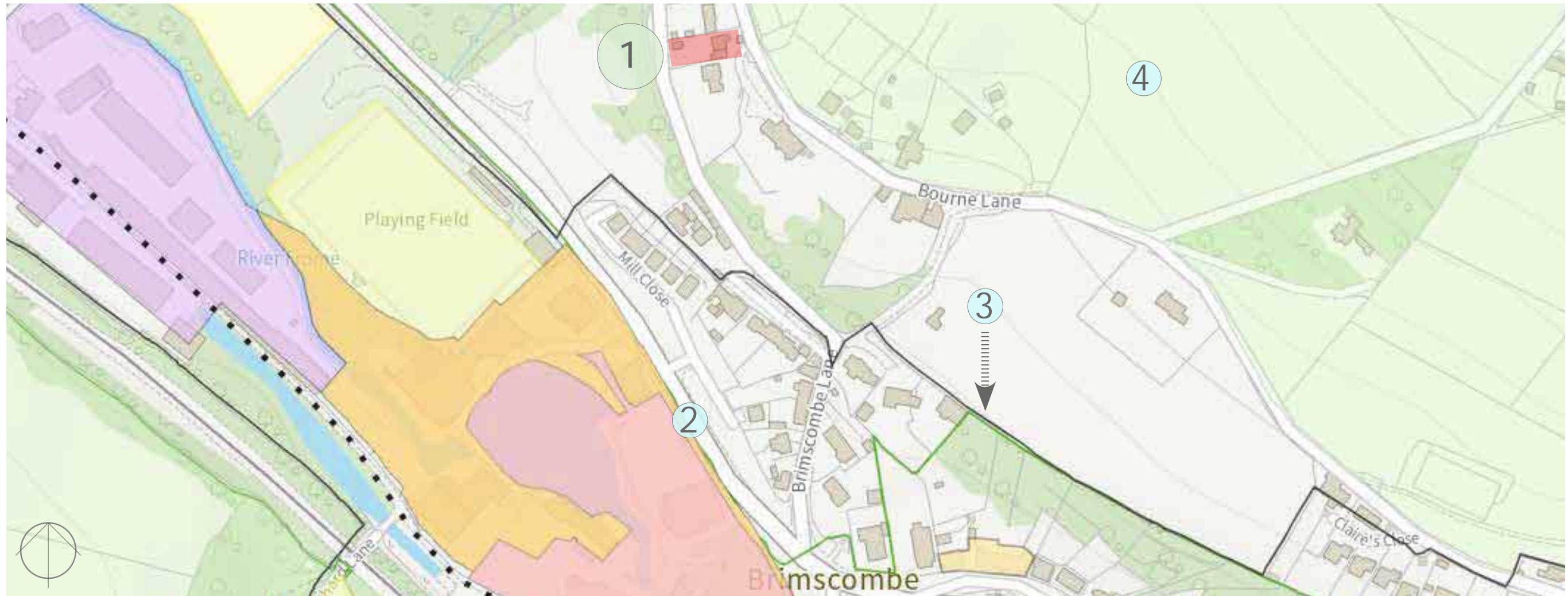
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ARDMORE | - OUTSIDE CONSERVATION AREA BOUNDARIES



Conservation Area Plan (extract)

1. ARDMORE, Bourne Lane, Brimscombe, GL5 2RQ ■
2. A419 London Road
3. Conservation Area Boundary
4. Cotswold National Landscape

Application Property is outside the local Conservation Area Boundaries

- *Consulting the Stroud District Local Plan (on-line) confirms that the application site and property are outside the Conservation Area and Cotswold National Landscape*
- *Local Plan extract (above) accessed 5 January 2024*
- *The application property is NOT listed or close to any listed buildings*

ARDMORE BRIMSCOMBE
FOR ANNIE & STEVE PARFITT

PLANNING APPLICATION
March 2024

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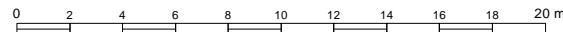
Document Reference No. ARD/P/001/DAS(A)

ARDMORE | - LOCATION PLAN



1. ARDMORE, Bourne Lane, Brimscombe.
2. Existing out-buildings
3. Bourne Lane
4. Brimscombe Lane
5. Paddocks and grazing meadows
6. Existing residential neighbours
7. Unmade track

The owners of Ardmore also own some pastureland (5) to the north-east side of Bourne Lane, separate from the application site.



Location Ordnance Survey Plan



ARDMORE BRIMSCOMBE
FOR ANNIE & STEVE PARFITT

PLANNING APPLICATION
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ARDMORE | - SDC PRE-APPLICATION CORRESPONDENCE #1



STROUD DISTRICT COUNCIL

Ebley Mill • Ebley Wharf • Stroud • Gloucestershire • GL5 4UB
Telephone 01453 766321 • Facsimile 01453 750932
www.stroud.gov.uk

Email: planning@stroud.gov.uk

Contact: Nick Gardiner
Email: nick.gardiner@stroud.gov.uk
Our Ref: 2023/0629/PREDSK

29 January 2024

Dear Sir/Madam

**Re: Ardmore, Bourne Lane, Brimscombe, Stroud.
Erection of a first floor and side extension.**

I write subsequent to your recent pre-application discussions concerning the above. Having given the matter due consideration I can offer the following advice with regard to your proposals.

Site Description

The application site consists of a detached bungalow forming part of a row of dwellings to which Ardmore has a shared vehicular access from with High Trees from Bourne Lane, Brimscombe.

The site does not fall within land designation, but the Cotswold National Landscape (formerly AONB) falls to the other side of Bourne Lane (east). The site is outside any defined settlement development limits and as such is considered to be in the open countryside in policy terms.

Proposal

The description of development submitted is for a first-floor extension to the main dwelling and side extension.

Relevant Planning Policy Guidance

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The adopted Stroud District Local Plan, November 2015 is the development plan for Stroud District. Due weight should be given to policies in this plan according to the degree of consistency with the National Planning Policy Framework (NPPF). The NPPF is a material consideration in planning decisions.

Full details of the NPPF are available to view at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

For the full content of the Stroud District Local Plan policies above together with the preamble text and associated supplementary planning documents are available to view on the Councils website http://www.stroud.gov.uk/info/plan_strat/newlocalplan/PLAIN_TEXT_Local%20Plan_Adopted_November_2015.pdf

Local Plan policies considered for this application include:

CP14 - High quality sustainable development.
HC5 - Replacement dwellings.
HC8 - Extensions to dwellings.
ES3 - Maintaining quality of life within our environmental limits.
ES6 - Providing for biodiversity and geodiversity.
ES7 - Landscape Character.
ES12 - Better design of places.

Appraisal

Policy HC8 allows extensions to dwellings subject to meeting several criteria, including that the height, scale and design is in keeping with the character and appearance of the host dwelling and its wider setting, and that the extension can be accommodated within the site without appearing cramped or overdeveloped and that adequate residential amenity and parking area would still be provided.

Officers are not convinced that the proposal would represent a householder extension and appears in plan form as a replacement dwelling with the character and form of the host dwelling completely lost. A householder application would be expected to demonstrate through demolition plan and structural survey that a good proportion of the existing dwelling is to remain and that it is capable of withstanding the additional load of the first floor proposed.

As such, please see the below criteria for a replacement dwelling contained within the current local plan for properties in the open countryside.
Policy HC5.

The replacement of dwelling houses outside defined settlement development limits will only be permitted where all the following criteria are met:

1. the residential use has not been abandoned
2. the scale, form and footprint of the replacement dwelling is smaller than, or of a similar size to the existing dwelling (including any extensions), and the design does not detract from the character or appearance of its surroundings
3. a minor enlargement of the replacement may be permitted, but only to allow the dwelling to achieve a basic living standard and where the design does not detract from the character and appearance of the area
4. the existing dwelling is not a caravan or mobile home

Design, appearance, and impact on the area

The existing dwelling form part of a cluster of similar dwellings, some of which have been subject to traditional alterations, such as dormers and relatively small-scale extensions. The properties are slightly staggered but do from a rough linear row. Ardmore has a relatively narrow plot with the current single storey side extension / garage forming the boundary with High Trees.

The proposed first floor extension to the main body of the host dwelling is described as dormers. It raises the eaves and changes the orientation of the roof and roof pitch whilst maintaining the ridge height as it is at the moment.

The consequence of this is that it creates an awkward, slack roof pitch and accentuates a now wide side elevation as the roof needs to span over a deeper footprint due to the host dwelling being a bungalow.

The proposal then extends a first floor-element over the existing single storey side extension. The side extension is a modern take on a barn aesthetic with in-set balconies to front and rear at the end of long and narrow barn shape completed in modern materials of dark grey zinc calling and standing seam roof. This has what reads as an overly complicated linked roof between the two extensions. Due to the extension introducing a second floor along the boundary over the current single storey, the plot appears overdeveloped.

Written Response from SDC dated
29 January 2024

Based upon Pre-Application report submitted December 2023

SDC Reference No. 2023/0629/PREDSK

Officer; Mr Nick Gardiner
Senior Planning Officer

ARDMORE | - SDC PRE-APPLICATION CORRESPONDENCE #2

	Comments from SDC at Pre-Application	Responses by Applicant following Pre-Application
<p>The scale, form, design, detailing and finishing materials are all at odds with the vernacular and as such is atypical at this juncture of Bourne Lane. This would result in harmful and discordant development, particularly due to the close relationship Ardmore has to the surrounding, similar in design properties, to which Ardmore sits amongst.</p> <p>Overall the proposed extension appears overly complicated and represent the total loss of the simple character and form of the host dwelling, as mentioned more akin to a replacement dwelling. Notwithstanding, officers would not be supportive of the proposal as submitted as extension or as a replacement dwelling in this location and the site specifics being in a row of similar properties.</p> <p>The proposal in contrary to HC8 and HC5 as well as CP14 and ES12 of the Stroud District 2015 Local Plan.</p> <p>The submitted report does show how the proposal has evolved. There is a scheme which offered traditional dormers and a simple first floor side extension to match the roof pitch of the host dwelling but was discounted due to head room concerns. This may be more appropriate in design terms.</p> <p>Residential Amenity The proposal offers concerns in terms of overbearing and overshadowing to High Trees due to the long linear form of the first-floor side extension along the boundary. There are no second-floor windows to current dwelling with the proposal introducing first floor windows and balconies. Potential impacts from overlooking causing loss of privacy to the immediate neighbours needs to be considered and would be assessed as part of a site visit of a planning officer should an application be submitted. Due to the land levels it is accepted that there may be some mutual overlooking between neighbours, and proposal should not give rise to an unacceptable impact of overlooking and each property should maintain an area of private amenity area in accordance with the Residential Design Guide.</p> <p>Biodiversity The proposal as submitted involves significant roof works, and from the photos submitted we would advise that a Preliminary Ecological Survey (PEA) would need to support an application. Should the initial survey report indicate that additional surveys are required, these would need to be done prior to an application being made as well as being done within the bat survey season.</p> <p>Highways The proposal would increase the dwelling size; however the proposal does not propose access alterations and the frontage appears to offer sufficient space for two vehicles to park in line with the adopted Parking Standards and as such the proposal does not give concerns in highway safety terms. This would be assessed as part of any application.</p> <p>Conclusion Officers would not be supportive of the proposal as a householder extension nor as a replacement dwelling scheme. A simpler, more traditional form of development may be looked upon more favourably in this location.</p> <p>As with all planning proposals, should an application be necessary or not it is important that you discuss your proposals openly with neighbours and those directly affected. It is also important that you involve your local town or parish council, many of whom would appreciate you briefing them of your proposals prior to submission.</p> <p>In closing, may I confirm that the above is the independent opinion of an officer and is not binding on the council, nor does it constitute a formal determination under the Town and Country Planning Act 1990.</p> <p>Yours sincerely, Nick Gardiner Senior Planning Officer</p>	<ul style="list-style-type: none"> - Pre-app proposal “appears in plan form as a replacement dwelling” - “Character and form of host dwelling completely lost” - “The existing dwelling forms part of a cluster of similar dwellings” - The pre-app “creates an awkward, slack roof pitch” - “Plot appears overdeveloped” - Roof “reads as overly complicated” - The design represents “harmful and discordant development” - Design “represents the total loss of the simple character and form of the host building” - “Officers would not be supportive of the proposal ... [and recommend] you involve your local parish council” 	<ul style="list-style-type: none"> → - Existing plan form remains unchanged. Vast majority of existing dwelling remains so not a ‘replacement’ → - There is little character in existing dwelling. This is one of the reasons the applicant is seeking aesthetic & functional improvement → - Bourne Lane is very mixed in scale, design, style and heights (single & 2-storey dwellings) → - The main roof has now been retained and the proposals have been revised in this regard → - Plan-form unchanged from existing. Additional floor area is only 40sqm. The current footprint remains unaltered. The main roof ‘triangle’ (ridge to eaves) now remains unchanged (revised from pre-app) → - The roof has been simplified since pre-app with the introduction of more ‘traditional’ dormer forms in the main roof as well as cutting back the size of the lateral extension (removing balcony to Bourne Lane) → - The new redesign presented here introduces more traditional roof forms (dormers) thus omitting what might have been described as a ‘discordant’, perhaps top-heavy, roof form → - The form and appearance of a ‘dormer bungalow’ has now been re-introduced into the design with dormers → - Consulted with local parish council. See section in this report for parish council response.

ARDMORE | - THE PROPERTY & IMMEDIATE SURROUNDINGS (PHOTOGRAPHS)



Approach along Bourne Lane (looking south)



View to Ardmore from Bourne Lane (across neighbour's frontage)



View from shared driveway showing adjoining house ('High Trees')



Neighbour's gable wall ('Fairbourne') to north



Rear top garden with neighbouring house ('High Trees') in background



Ardmore - View of sloping rear garden up to house (looking east)

ARDMORE BRIMSCOMBE
FOR ANNIE & STEVE PARFITT

PLANNING APPLICATION
March 2024

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Document Reference No. ARD/P/001/DAS(A)

ARDMORE | - VALLEY CONTEXT #1

'High Trees' flank wall

Views across to Minchinhampton Common

'Fairbourne' flank gable



ARDMORE : View across the valley, looking WEST towards Minchinhampton Common - from Ardmores terrace / rear garden

ARDMORE BRIMSCOMBE
FOR ANNIE & STEVE PARFITT

PLANNING APPLICATION
March 2024

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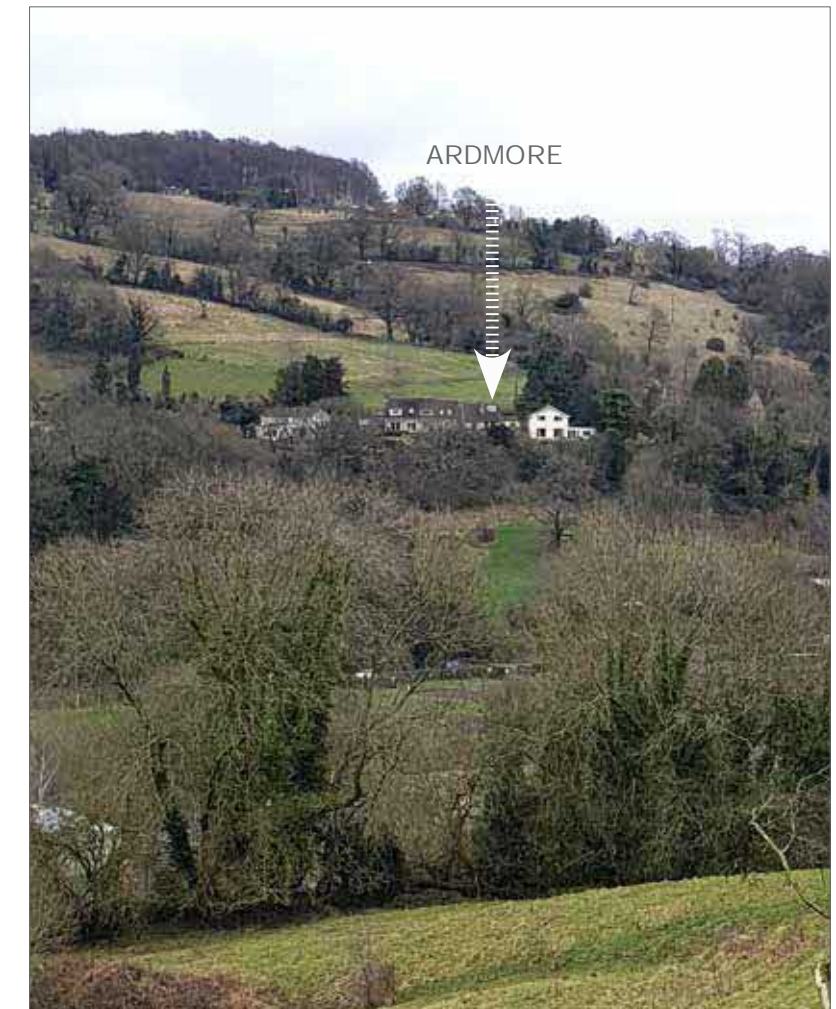
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ARDMORE | - VALLEY CONTEXT #2

The photographs on this page were taken from the other (western) side of the valley, looking back towards Bourne Lane and the application site amongst adjacent properties.

Bourne Lane 'contour' 

A419 Stroud Road 



FROM ACROSS THE VALLEY : Views back across the valley from Bagpath / Swells Hill in Winter

Points to Note:

- *Dark-coloured roof materials are important in order to 'blend in'*
- *Light-coloured render to wall tends to unify the cluster of buildings along this part of Bourne Lane*
- *The roof ridgeline of Ardmore appears slightly lower than the immediate neighbours*
- *Ardmore is located between 'High Trees' to the right (south) and 'Fairbourne' to the immediate left (north). 'Fairbourne' has visible roof dormers and High Trees is orientated with its gable end towards the valley (ie, at 90 degrees to the prevailing contours).*

ARDMORE BRIMSCOMBE
FOR ANNIE & STEVE PARFITT

PLANNING APPLICATION
March 2024

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SPACE FOR COLLABORATIVE ARCHITECTURE

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ARDMORE | - VALLEY CONTEXT #3

This photograph was taken from the north, along Bourne Lane (adjacent to 169 Thrupp Lane). The photo was taken from a prominent curve in the lane that reveals a view of the 'cluster' of properties within which Ardmore is located. Ardmore is actually 'hidden' behind the adjacent Fairbourne bungalow (in foreground).

ARDMORE - Hidden in 'gap' between Fairbourne and High Trees

'Fairbourne' (running along contours)

'The e w a y s' (corner of Bourne and Brimscombe Lanes)

'High Trees' (beyond Ardmore) and at 90 degrees to the prevailing contours



FROM ALONG BOURNE/THRUPP LANE: Viewed from North

Points to Note:

- *Ardmore is hidden behind Fairbourne from this location*
- *It is apparent from a view such as this that properties along this part of Bourne Lane sit either "in parallel" to the contours (such as Fairbourne) or "at 90 degrees" to the contours (such as High Trees)*
- *This supports the observation that the properties along Bourne Lane are very heterogeneous and display very different styles and aspects to the valley*

ARDMORE | - DESIGN APPROACH & DRAWINGS



Proposed Elevation to Rear Garden - New Dormers in Existing Roof and Outshot Extension

This Section of the report Includes ...

1. Design Approach
2. Analysis of Neighbouring Properties along Bourne Lane
3. Existing Building at Ardmore & Proposed Extension
4. Developing the Design ...
5. Floor Plans (Existing & Proposed)
6. Elevations (Existing & Proposed)
7. Proposed Cross Sections
8. Proposed 3D Design
9. Precedents - Form & Materials
10. Proposed Additional Floor Area

Drawings that make up this application ...

Drawing Register;

- Drawing No. ARD/P/001 - Location Plan @ 1-200 scale
- Drawing No. ARD/P/002 - Block Plan @ 1-200 scale
- Drawing No. ARD/P/003 - Site Roof Plan @ 1-200 scale
- Drawing No. ARD/P/004 - Existing Elevations @ 1-100 scale
- Drawing No. ARD/P/005 - Existing Floor Plans @ 1-100 scale
- Drawing No. ARD/P/006 - Proposed Site Section @ 1-200 scale
- Drawing No. ARD/P/007 - Proposed Elevations @ 1-50 scale
- Drawing No. ARD/P/008 - Proposed Floor Plans @ 1-50 scale
- Drawing No. ARD/P/009 - Proposed Sections @ 1-50 scale
- Drawing No. ARD/P/010 - Proposed 3D Design @ 1-100 scale

ARDMORE | - DESIGN APPROACH # Page 1

Ardmore is an existing detached bungalow (with an existing first floor in the roof) built in the late 1950s. The building is situated on the west-facing slopes of the Golden Valley with its long garden sloping down to Brimscombe Lane. Most properties in this part of the lane are on the west side of Bourne Lane and are a mixture of similar bungalows and modern houses as well as older nineteenth century properties. The east side of the lane here is wood and pastureland and rises up from the lane.

The current bungalow can be described as a 'chalet' bungalow. Most of the accommodation is on the ground floor with a central internal stair rising into the main, pitched, roofspace. Two existing bedrooms are built into this first floor roofspace with small side windows in the existing side flank walls. There are no existing windows that look either towards the rear garden and the valley beyond or towards the front of the property and Bourne Lane.

There is an existing single-storey outshot attached to the east of Ardmore with a 'faux' front pitched roof and a flat roof beyond to the rear garden. The outshot was built in the 1980s and currently accommodates a bedroom and a study.

Although situated in a beautiful position overlooking the valley and wooded pastures, the design of the existing bungalow, particularly at first floor level, does not take advantage of the potential views or daylight available. As with most dormer bungalows the floorspace and headroom in the roof bedrooms is currently compromised at eaves level. The existing geometry of the roof also makes the incorporation of a small en-suite bathroom (beneficial for approaching older age) very challenging.

The proposed designs illustrated here seek to remedy these issues by adding dormers to the main roof and extending sideways over the existing outshot (see photo below).



Existing single-storey outshot with 'faux' roof connected to the main bungalow

ARDMORE BRIMSCOMBE
FOR ANNIE & STEVE PARFITT

PLANNING APPLICATION
March 2024

The owners (and applicants) have lived at Ardmore for 25 years and are now wishing to plan their retirement whilst remaining in a refreshed and refurbished home which maximises space, views and living opportunities.

The accommodation currently has three bedrooms and a single ground floor bathroom (as well as a study, kitchen and 'knock-through' living room). There is also an existing small single-storey conservatory to the front garden that requires refurbishing / redecorating. The rear garden slopes down and away from the bungalow (see site cross section provided) with a secluded terrace immediately outside the back door. The rear of the property is not overlooked at all as the properties on either side project forward towards the valley and have windowless flank walls facing Ardmore on both sides. The intention is to create a verandah over this rear terrace with a balcony above, accessed from the reconfigured bedrooms at first floor.

All the new additional floor area is proposed at first floor - exploiting the current eaves space within the main roof, and building a new first floor over the existing outshot. At the same time this will allow windows to be incorporated into the roof and into the end walls of the new outshot extension, thus providing views out across the valley and much improved internal daylight.

The existing external materials of the bungalow are cream-painted render under the original late 1950s concrete roof tiles. All window frames are dark painted timber with black UPVC guttering. The proposal is to remove the concrete tiles and replace with dark zinc standing-seam roofing and guttering whilst forming new dormers within the roof. Wall rendering and windows will be refurbished and repainted.

The aspiration is to improve the quality and life-span of this tired bungalow.



Existing rear terrace with windowless flank walls of next door properties

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ARDMORE | - DESIGN APPROACH # Page 2

As discussed previously the primary reason for this application is to ensure the house remains habitable and fit-for-use for the applicants as they enter older age. For example, ensuring that a toilet and bathroom is on the same floor as the dormer bedrooms, and to ensure that accessibility is maintained to support possible reduced mobility in the future. This is important as it supports the applicant's ability to continue to live independently without requiring support into older age.

The works proposed here are designed to extend the life of the building and keep it working as a functioning home with better facilities as well as improved environmental and wellbeing features. These include much improved views of their beloved Golden Valley and better internal daylight particularly at first floor level with new proposed dormer windows looking towards the valley and across the nearby pastures.

We have addressed SDC comments made at pre-application and returned to a more 'traditional' dormer design approach as illustrated below.



Proposed Elevation to Bourne Lane - New Dormers in Existing Roof and Outshot Extension

We attended the local Parish Council meeting on Tuesday 12th March 2024 to explain the design proposal and seek Parish support. The salient points of the meeting are summarised here;

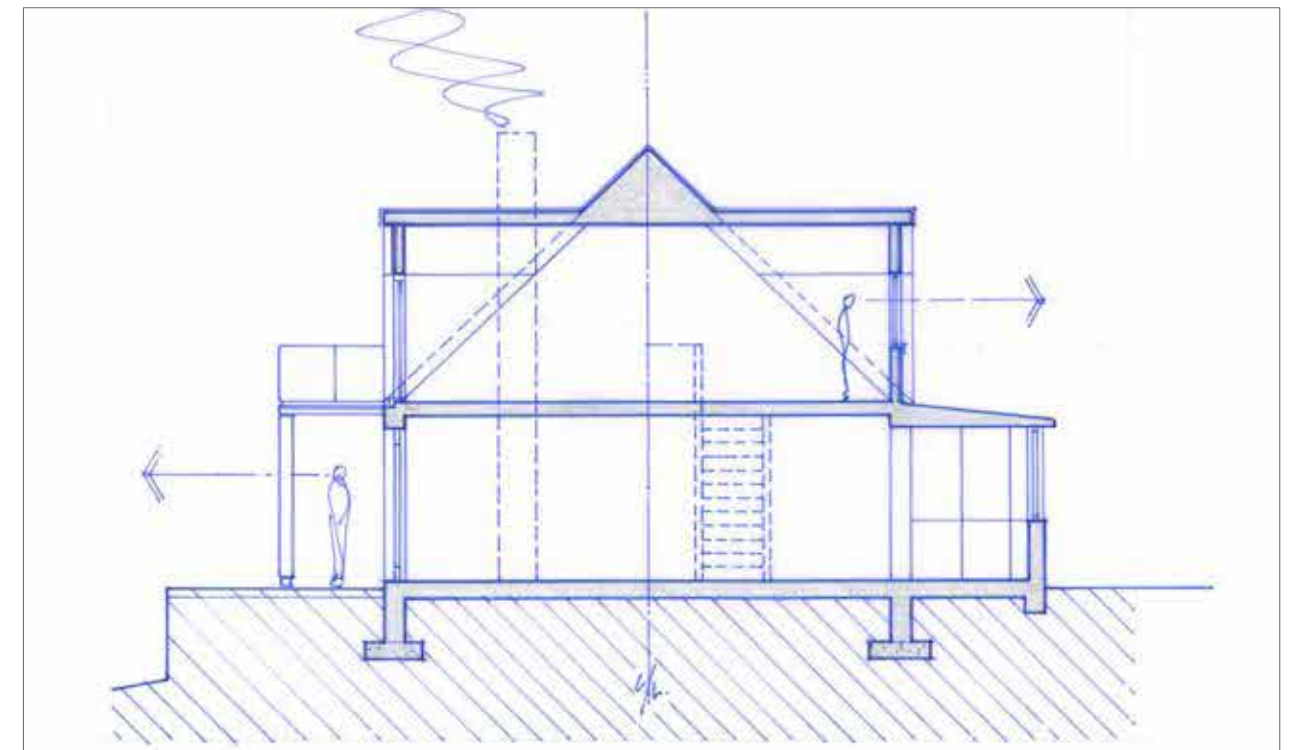
- Applicant / Agent invited to present proposals for ARDMORE
- Explained SDC concerns on previous (pre-app) design
- Comments from Parish Council on revised design were positive

Please refer to Appendix C for further detail around the Parish consultation.

We also consulted the immediate neighbours who are unanimously supportive.

Please refer to Appendix B for further detail in this regard.

These revised proposals adopt a more traditional dormer design, provide much-needed internal improvements and visually upgrade the quality of this tired 65 year-old bungalow.



Proposed Cross Section through Main Bungalow Roof

ARDMORE | - ANALYSIS OF NEIGHBOURING PROPERTIES ALONG BOURNE LANE #1

Ardmore ridgeline (to be retained)

Dormers in Bungalow



'Fairbourne' with 'Ardmore' beyond - looking south west (note quoin detailing and stone cladding on Fairbourne)

'High Trees' 2-storey house (at 90 degrees to contours)

Lateral extension to 'Fairbourne'



'High Trees' - 'Ardmore' - 'Fairbourne' - looking south west

Rendered walls are common in this cluster of buildings



'Fairbourne' and 'Ardmore' - viewed from the paddock looking west

The immediate area comprises an extremely heterogeneous architectural environment. The homes along Bourne Lane are a combination of older buildings which have been extensively converted ('Threeways'), painted brick semi-detached properties (1&2 'Port Cottages / Hillside'), a bungalow which has had an additional floor added ('Rutland'), a Barn conversion ('The Old Stables'), a rendered 2-storey house ('High Trees'), and a large property originally built by mill owners ('Hillsleigh Grange'). The immediate neighbouring property ('Fairbourne') has also been laterally extended in recent years.

Therefore, within a very short distance there are new-build properties, 1960's rendered bungalows, and older stone properties all of which show signs of significant extension or modernisation but with no overall unified local design approach. This heterogeneous context with widely dissimilar architectural styles is a characteristic of this part of Bourne Lane.

Bourne Lane properties are a mixture of dormer bungalows (with a first floor within the roofspace) and conventional 2-storey homes, offering a range of different scales, volumes and masses. Ridgelines vary as well. Within the immediate adjacent cluster of properties (the two-storey 'High Trees' and the dormer bungalow at 'Fairbourne') share material similarities with the use of concrete roof tiles, wall rendering and bounded generally by local drystone walls to the lane, although colour, detail and stone (including quoin-work on Fairbourne) again are different from property-to-property.

Main points to note here :

- Mixture of scales, heights and detailing of properties
- Single and two-storey buildings along Bourne Lane
- Properties either run 'in parallel' with contours or are placed at '90 degrees' to contours (eg, High Trees) thus presenting a gable end to the valley
- Render colour shades and stonework to some walls are different property-to-property
- Pitched roofs prevail.

ARDMORE | - ANALYSIS OF NEIGHBOURING PROPERTIES ALONG BOURNE LANE #2

Dormer Bungalow with later, lateral extension



'Fairbourne'

2-storey house, mainly rendered with stepped, tiled roofs with gable facing Bourne Lane



'Threeways' - on corner with Brimscombe Lane

Building (and plan) tapers towards the street corner as a gable end



'Threeways' - on corner with Brimscombe Lane

Neighbouring buildings have markedly different proportions, sizes, scale and massing.

Walking along Bourne Lane, back towards the junction with Brimscombe Lane. There are two properties - 'Fairbourne', the adjacent dormer bungalow with a later extension and 'Threeways', a 2-storey house with a tapering plan / shape as the building comes to the corner with Brimscombe Lane.

Fairbourne is also a bungalow with rooms within the 'dormer' roof and finished externally with concrete tiles. There is a later sideways (lateral) extension to the south at Fairbourne, towards Ardmore. Wall finish to Fairbourne is sand/cement render with stone quoins and some areas of stone cladding that make the exterior detailing of Fairbourne different from Ardmore in this regard. Window frames are white, in contrast to Ardmore's dark-painted frames.

Threeways has also been extended laterally over time, with a narrower 2-storey section advancing towards the front corner of the property. The walls are also rendered (different shades of cream from Fairbourne or Ardmore). Threeways has main pitched roofs but no dormers. The plan-form of Threeways and the scale (2-storeys) are again different than Fairbourne or Ardmore although the falling gradients of Bourne Lane towards the junction with Brimscombe Lane help to ameliorate any height differences between the properties.

Main points to note here :

- Lateral extensions prevail
- Single and two-storey buildings co-exist along Bourne Lane
- Buildings run along contours and also sit at 90 degrees with gable ends to lane or valley
- Render colour shades and stonework detailing (present on some properties) is varied and differs property-to-property

ARDMORE | - ANALYSIS OF NEIGHBOURING PROPERTIES ALONG BOURNE LANE #3

Note some facade detailing shared between Old Stables and Hillsleigh Grange



'The Old Stables' (formerly Les Ecuries)



'Hillsleigh Grange'

Very different aesthetic to the neighbouring Hillsleigh Grange (Main gable and roof facing Bourne Lane at 90 deg to contours)



'High Trees' - presenting a pitched gable to Bourne Lane

South from Ardmore along Bourne Lane reveals three more neighbouring properties, again of remarkably different styles, ages, scales and materials.

Walking south along the Lane, away from the junction with Brimscombe Lane. There are three properties - 'High Trees', the adjacent 2-storey rendered house, Hillsleigh Grange, a large period property in stone with tradition detailing & elevational features and 'The Old Stables', a single-storey conversion in traditional stone under a double-pitched slate roof.

'The Old Stables' also has a lateral extension in a contrasting timber frame (see next page) incorporating extensive glazing to take advantage of good valley views. Roof materials vary considerably from modern concrete tiles ('High Trees'), traditional stones tiles ('Hillsleigh Grange') and slate ('The Old Stables').

Main points to note here :

- Lateral extensions are commonplace
- Single and two-storey buildings co-exist along Bourne Lane
- Render and stonework to walls with differing elevational detailing from property-to-property
- Pitched roofs prevail but with very contrasting materials (concrete tiles, stone, slates)

ARDMORE | - ANALYSIS OF NEIGHBOURING PROPERTIES ALONG BOURNE LANE #4

Later additions into the pitched roofscape



'Hillside' / 'Port Cottages'

Previously a bungalow - now a 2-storey house



'Rutland'



'The Old Stables' - contrasting extension towards views

Walking further south along Bourne Lane, one encounters further contrasting properties.

'The Old Stables' (see previous page for main house) has a contrasting timber-framed and glazed extension to capture great valley views (see righthand photo here).

'Rutland' was previously a bungalow constructed on a stone clad 'plinth'. A second (matching) floor has subsequently been added (with a stone string course marking the interface between the floors) under a concrete tiled pitched roof and gable ends. The main body of the house is rendered in a cream shade with window frames painted in a dark contrasting colour.

'Hillside' (photo to left) is different again - painted brick/stonework under a slate pitched roof. Later rooftop additions (flat-roofed dormers) have been added to maximise the useable floorspace within the roof.

Main points to note here :

- Lateral and upward extensions are evident (bungalow into 'house' extensions)
- Single and two-storey buildings are commonplace
- Render, stonework, painted brickwork and timber cladding are evident
- Pitched roofs prevail but with a variety of finishing materials

ARDMORE | - ANALYSIS OF NEARBY PROPERTIES #5

Extension in timber with generous roof overhang



'Rosenheath' 151, Thrupp Lane

Existing bungalow as backdrop to new extension



'Rosenheath'

Recessed balcony with overhanging roof gable



165A, 'Silver Trees'

Looking slightly further afield (north along Thrupp Lane) reveals nearby properties, again of quite different styles, ages, scales and materials.

Such properties reinforce the heterogeneous nature of the domestic architecture along Thrupp and Bourne Lane - as new-build and extended homes.

'Rosenheath' appears to be an older 'chalet' type dormer bungalow with a contrasting upper floor lateral extension with a timber frame and cladding (and generous overhanging roof eaves).

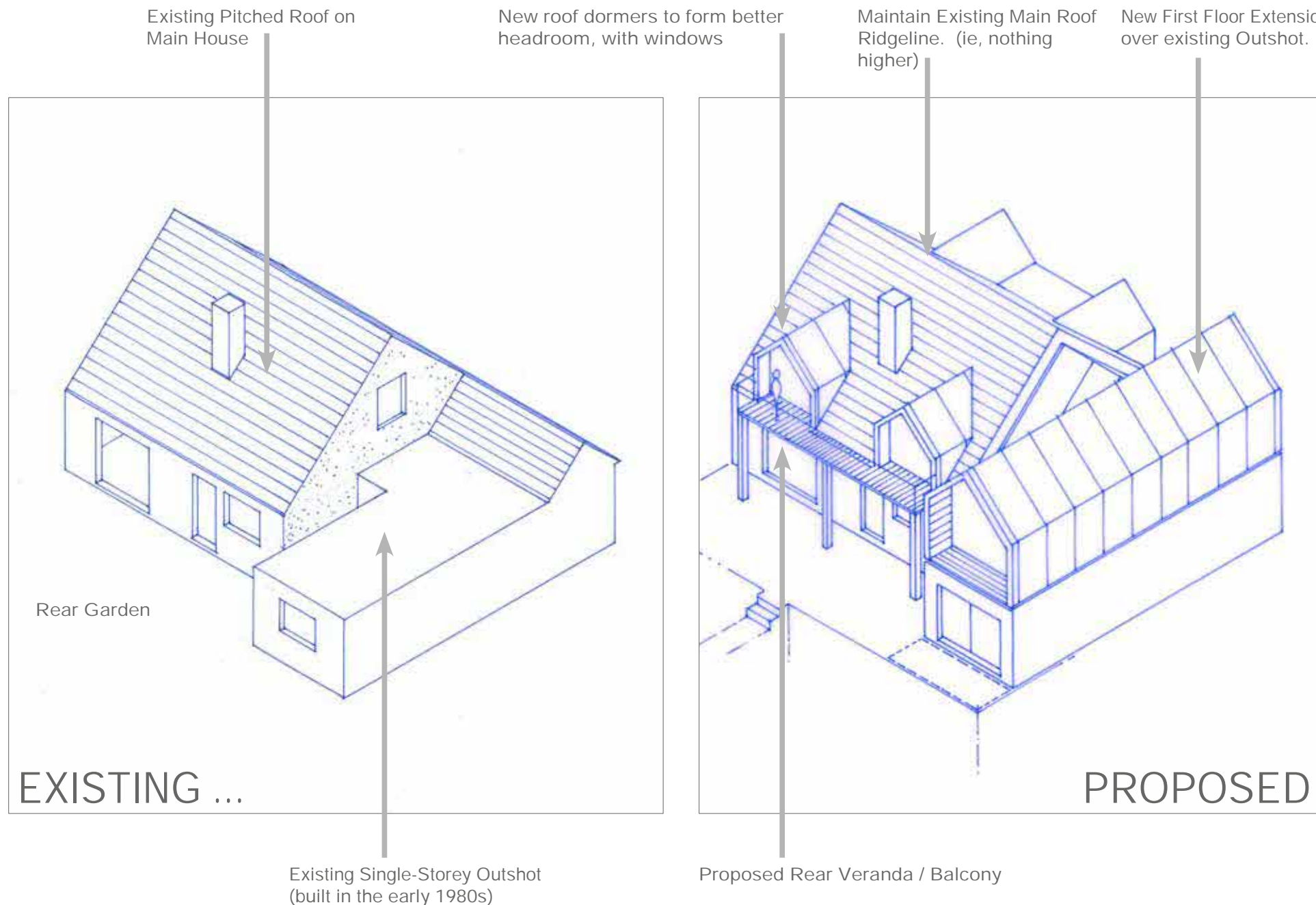
'Silvertrees' is a substantial 3-storey new-build home employing stone cladding, render and pitched roof tiling common in the Thrupp / Bourne Lane vicinity. The stone reads as a 'plinth' upon which this low-energy home sits.

Main points to note here :

- Sizeable, lateral upper floor extensions
- Larger new-build homes ('tucked' into the surrounding hillsides)
- Render, stonework and timber cladding are all evident
- Contrasting forms, design approaches and detailing are evident
- Some recessed balcony details with overhanging roof gables
- Heterogeneous domestic architecture in the Thrupp / Bourne Lane vicinity.

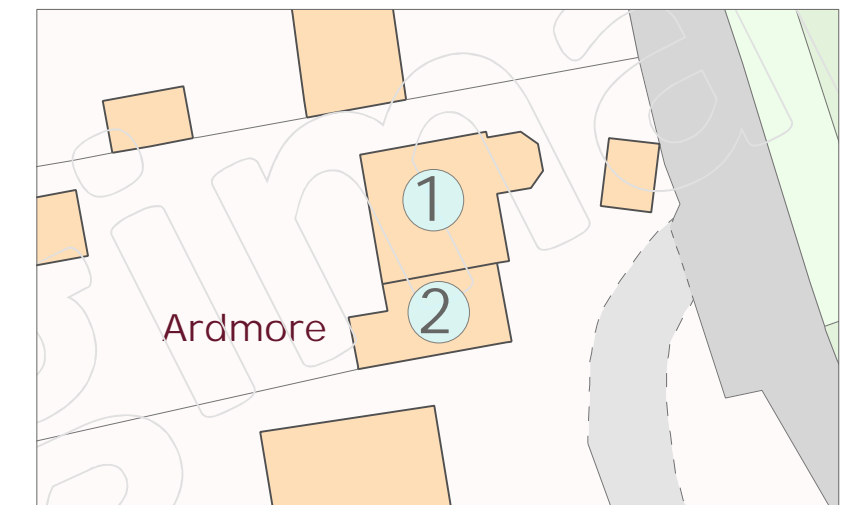
In conclusion, this photographic analysis of properties up and down Thrupp and Bourne Lanes confirm an extremely heterogeneous architectural environment. Bungalows and houses of very different forms, materials, finishes and detailing are all evident and co-exist.

ARDMORE | - EXISTING BUILDING & PROPOSED EXTENSION (OVERVIEW)



The proposals for Ardmore are to;

- Form new dormers within existing main pitched roof that provides improved head room in existing first floor rooms
- Create an extended roof (over existing outshot) which is compatible with the house form and maximises usable headroom
- New outshot roof to be subordinate to existing ridge line (a lower ridgeline over the outshot extension)
- Replace aging concrete roof tiles with dark grey zinc roofing over all roofs



1. Main House
2. Existing single-storey Outshot

Existing House and Proposed Additions viewed from South West

ARDMORE BRIMSCOMBE
FOR ANNIE & STEVE PARFITT

PLANNING APPLICATION
March 2024

Co_lab
SPACE FOR COLLABORATIVE ARCHITECTURE

Document Reference No. ARD/P/001/DAS(A)

ARDMORE | - DEVELOPING THE DESIGN - ITERATIVE SKETCHES # 1

Roof to new extension to be below main roof ridge

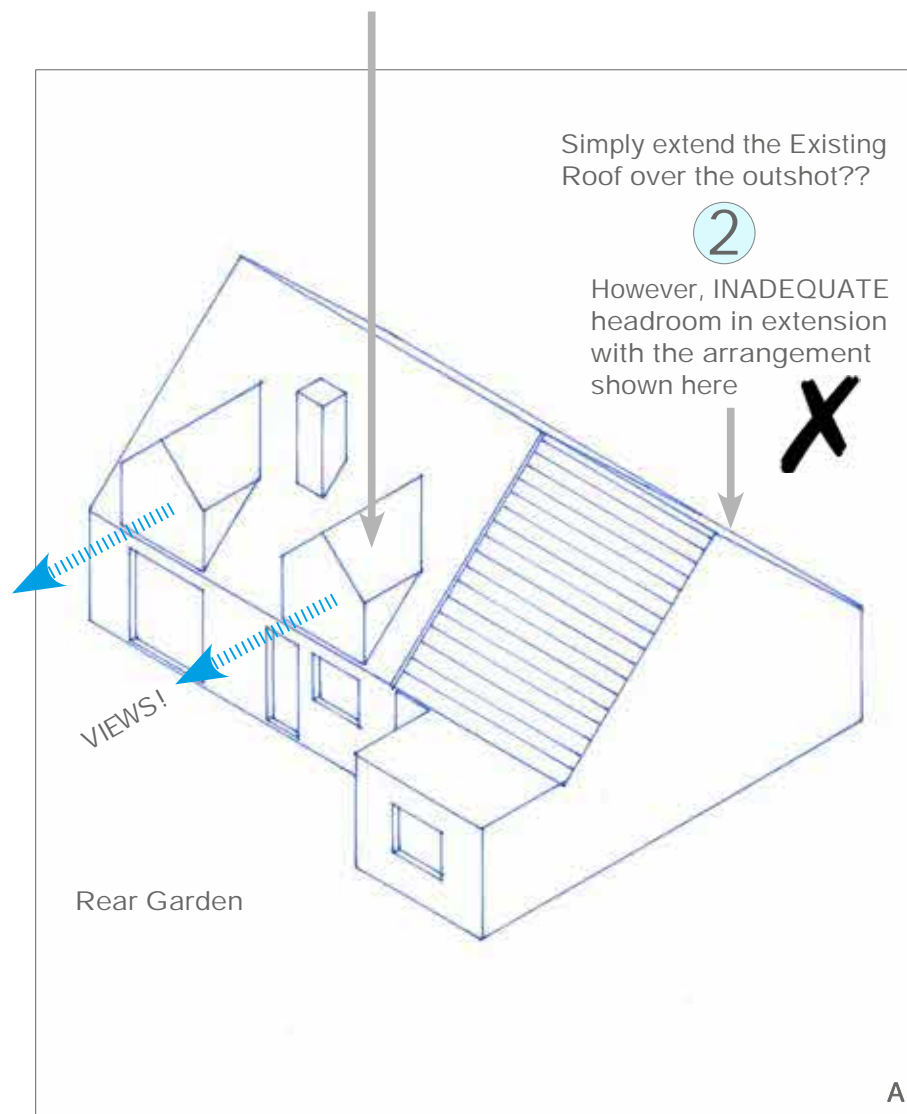
1 Create dormers within existing roof to improve headroom, daylight and views out from existing bedrooms

4 Improve Headroom by forming Dormers

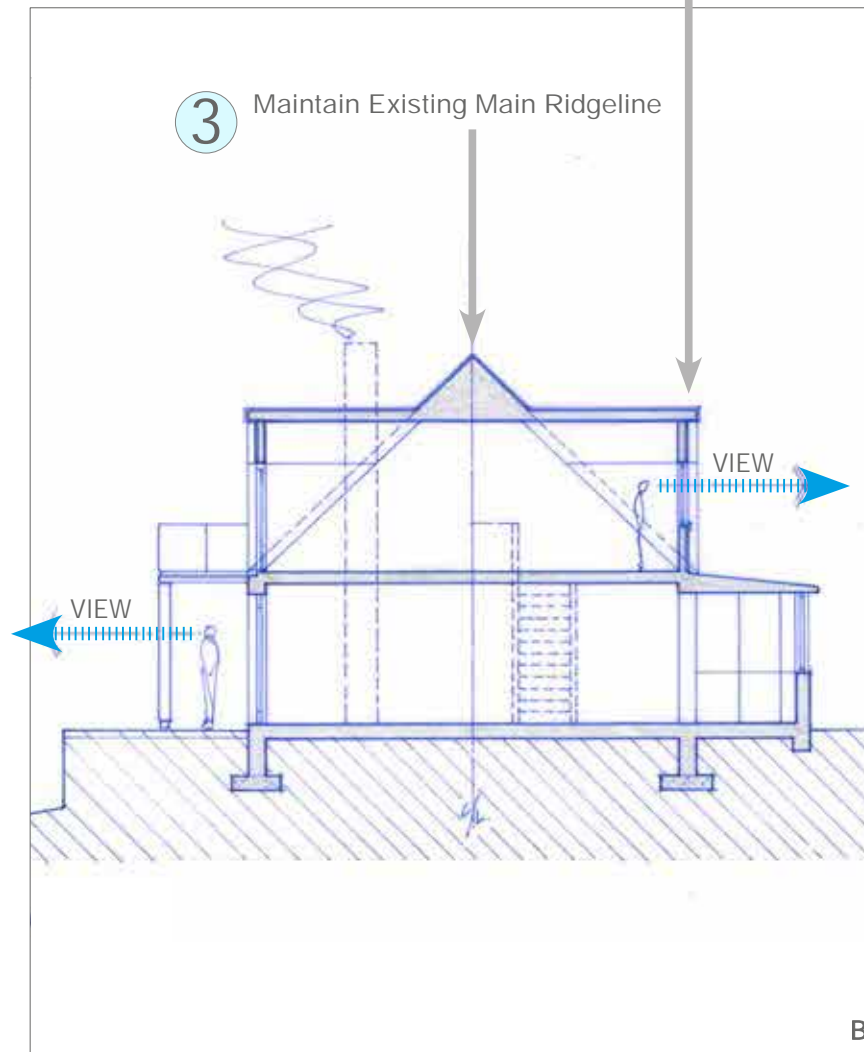
5

6

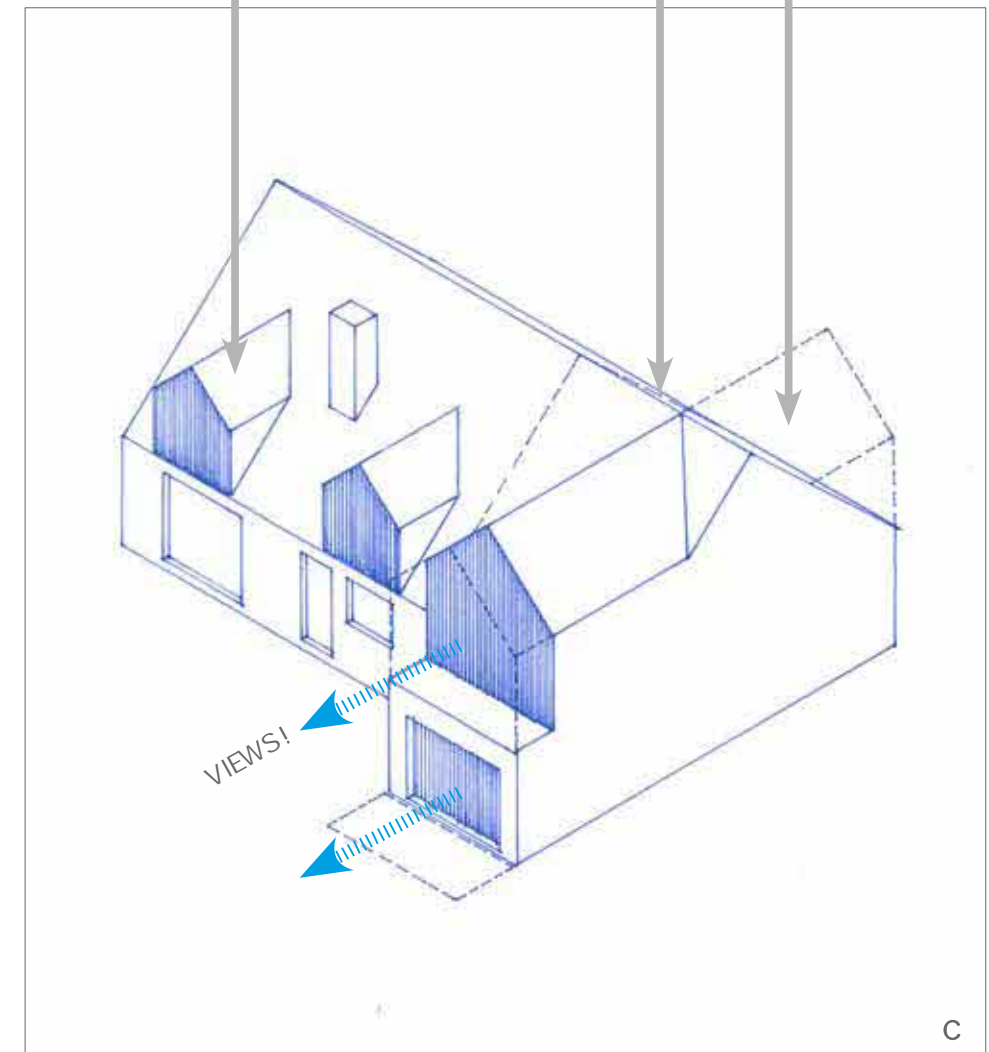
Form an extension at 90 degrees to main roof on outshot



3D View from South West



Cross Section through Main Bungalow



3D View from South West

Developing Ideas for Extending the Dormer Bungalow

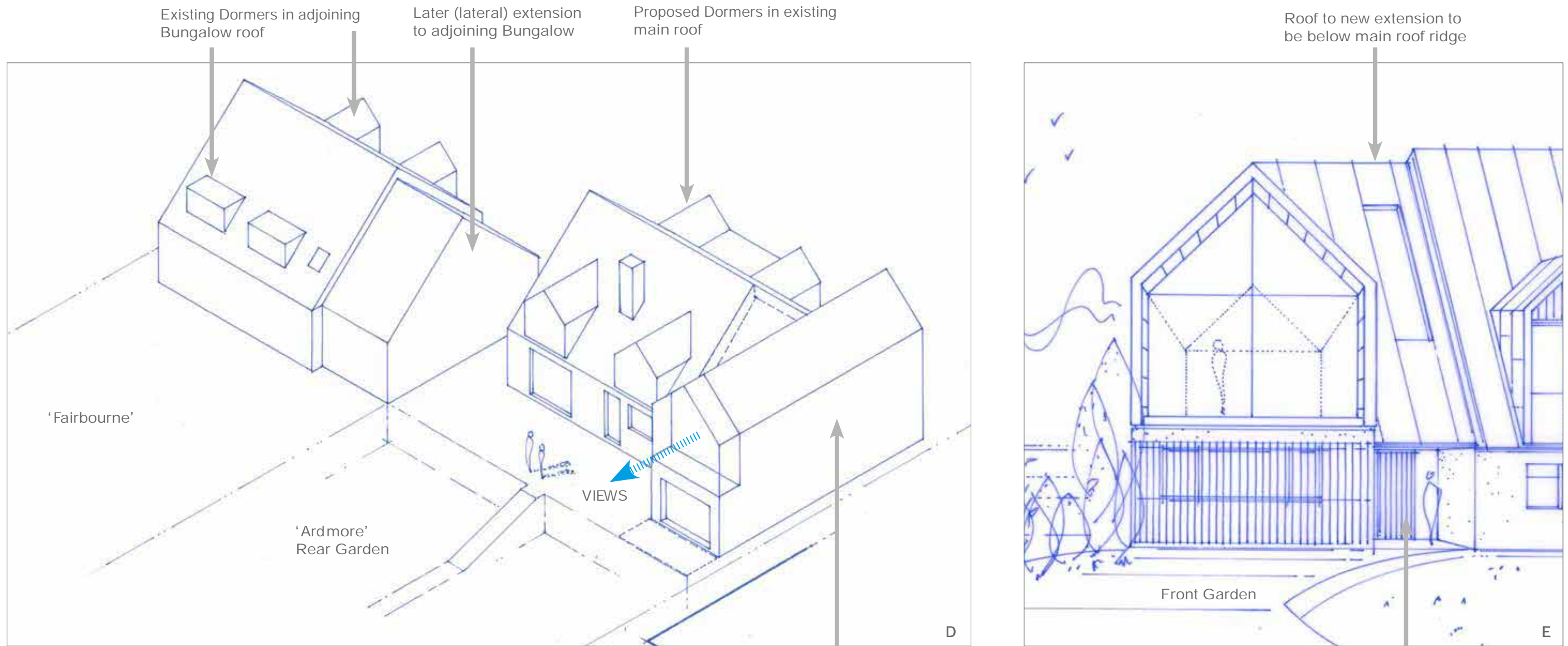
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PLANNING APPLICATION
March 2024

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SPACE FOR COLLABORATIVE ARCHITECTURE

Document Reference No. ARD/P/001/DAS(A)

ARDMORE | - DEVELOPING THE DESIGN - ITERATIVE SKETCHES # 2



3D Sketch from South West

Maintaining the rhythm of main roof pitches with added dormers along this section of Bourne Lane

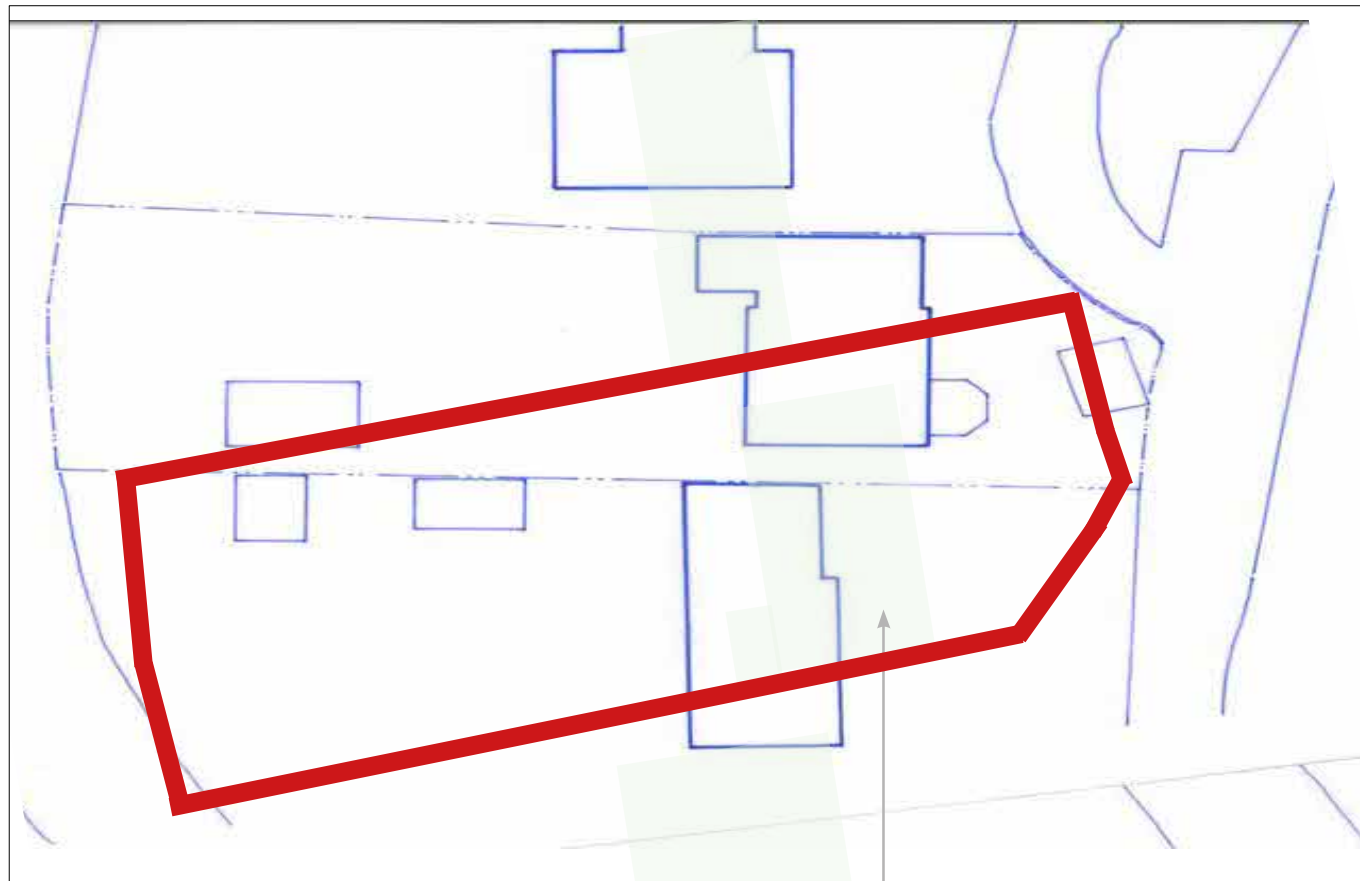
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March 2024

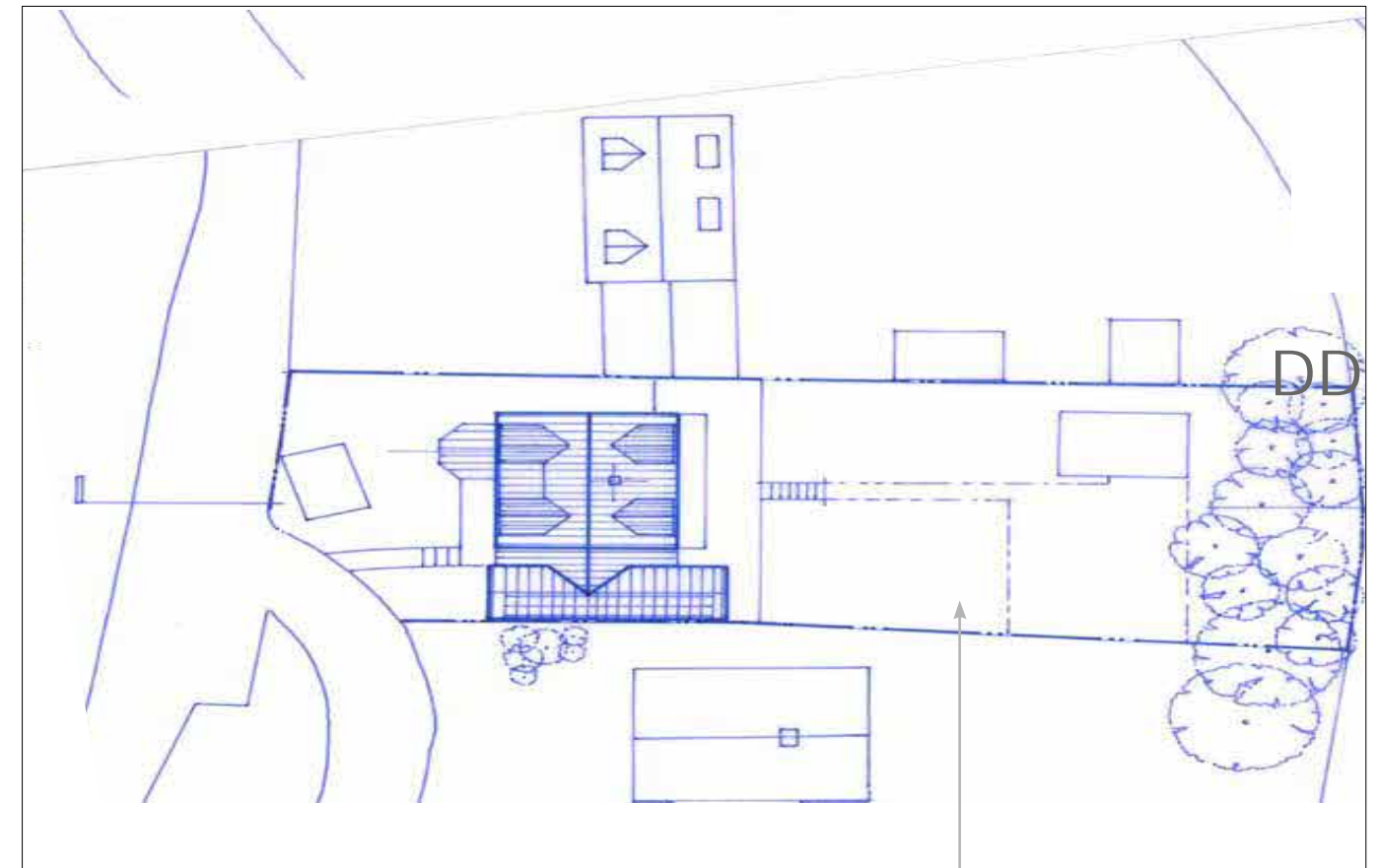
Co_lab
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Document Reference No. ARD/P/001/DAS(A)

ARDMORE | - BLOCK PLAN & PROPOSED ROOF PLAN



BLOCK PLAN

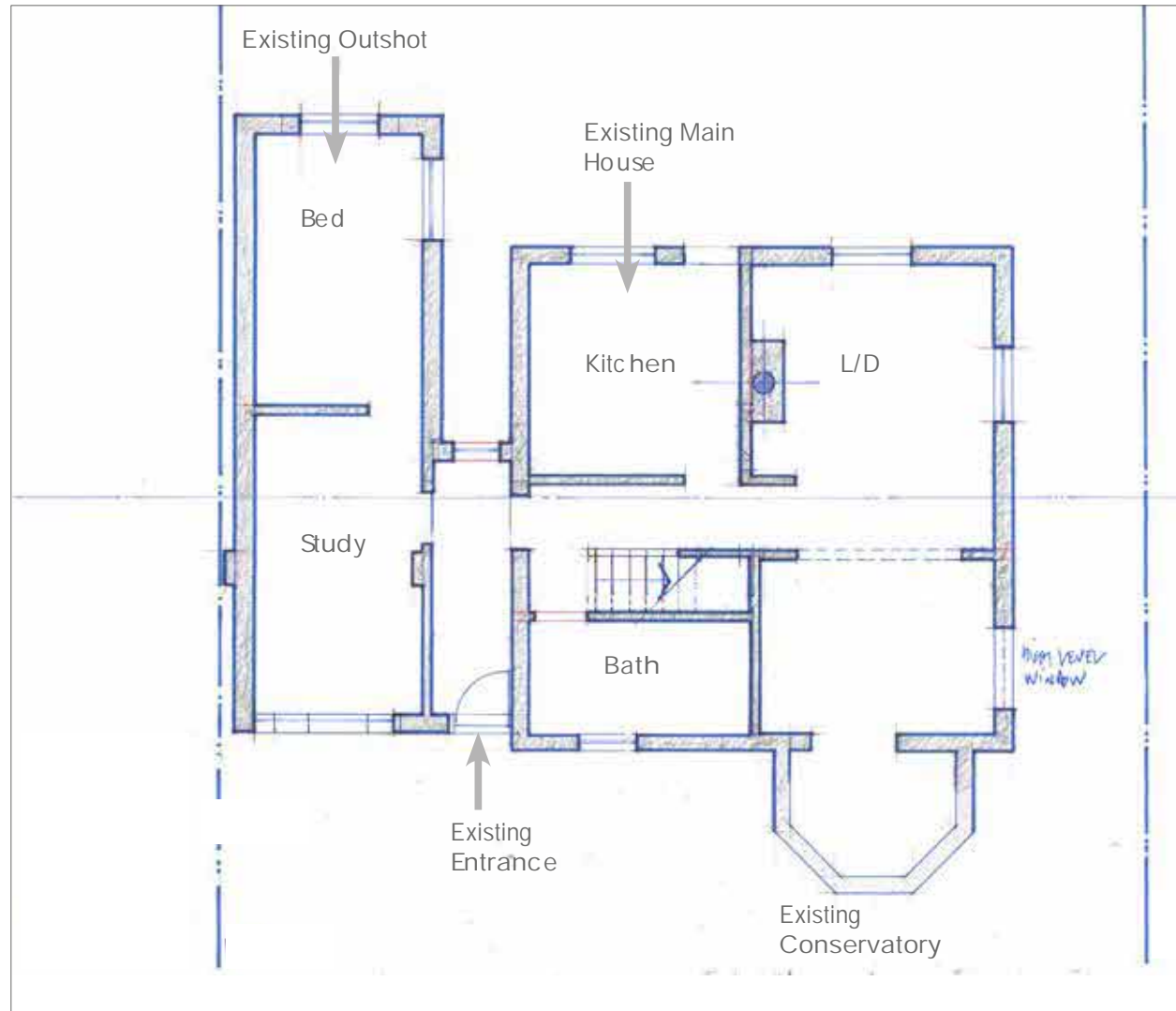


PROPOSED ROOF PLAN
(See Site Cross Section DD)

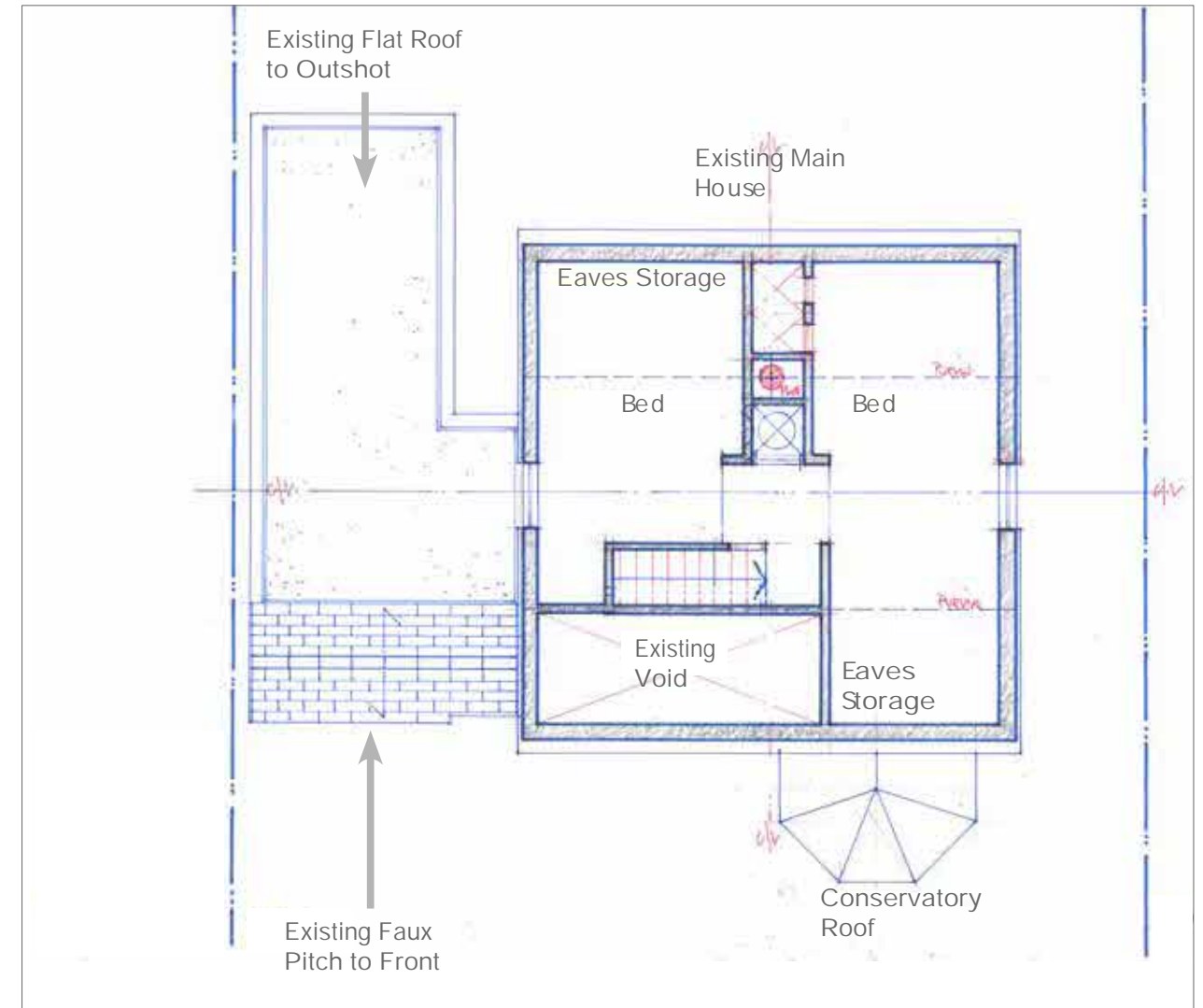
Note : Proposed footprint is not exceeding existing building footprint



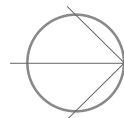
ARDMORE | - EXISTING FLOOR PLANS



G round floor (existing)
 Site Width = 13.5M



1st floor (existing)



ARDMORE | - EXISTING ELEVATIONS



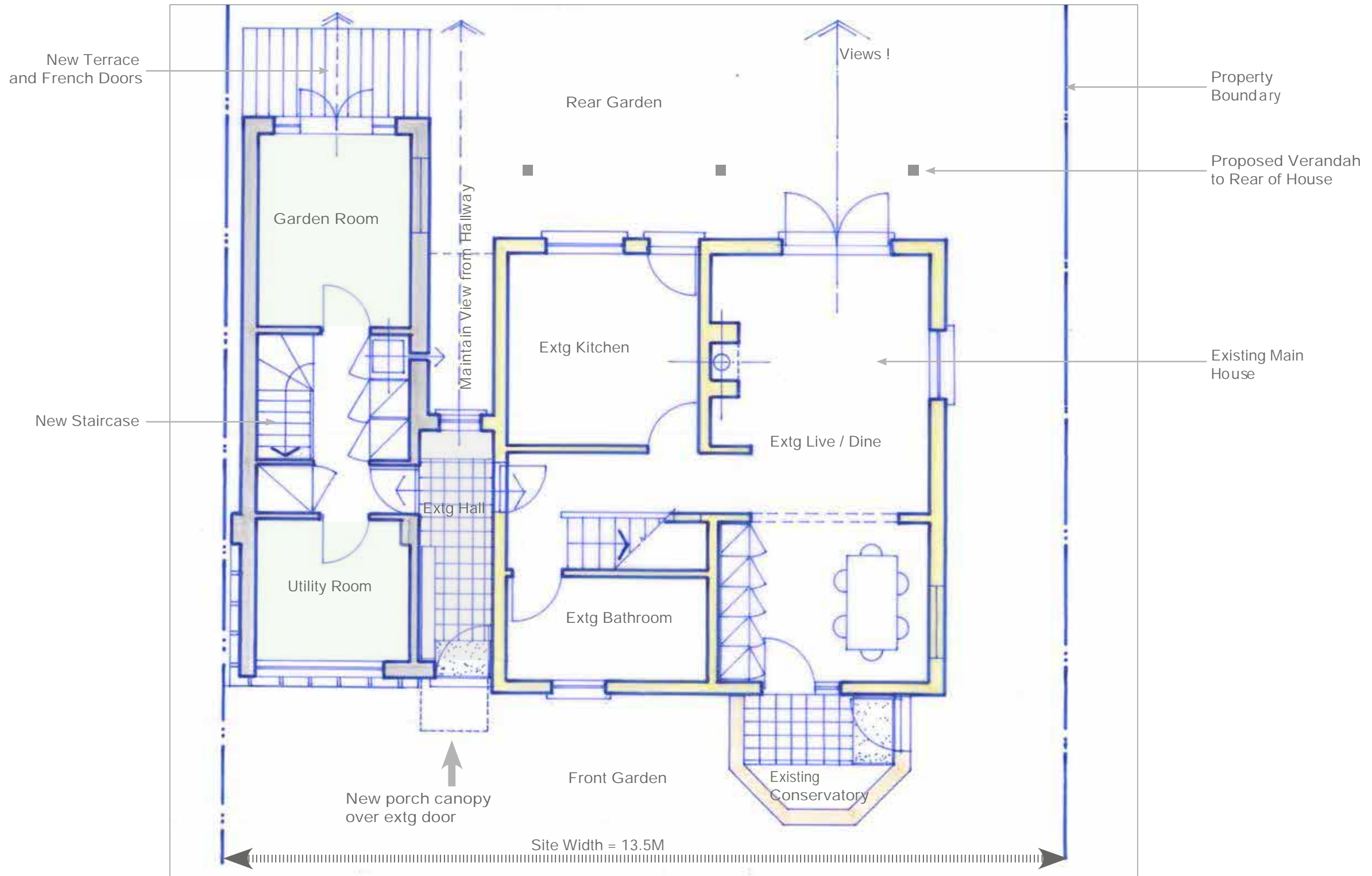
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March 2024

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SPACE FOR COLLABORATIVE ARCHITECTURE

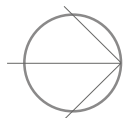
Document Reference No. ARD/P/001/DAS(A)

ARDMORE | - PROPOSED GROUND PLAN



ARDMORE BRIMSCOMBE
FOR ANNIE & STEVE PARFITT

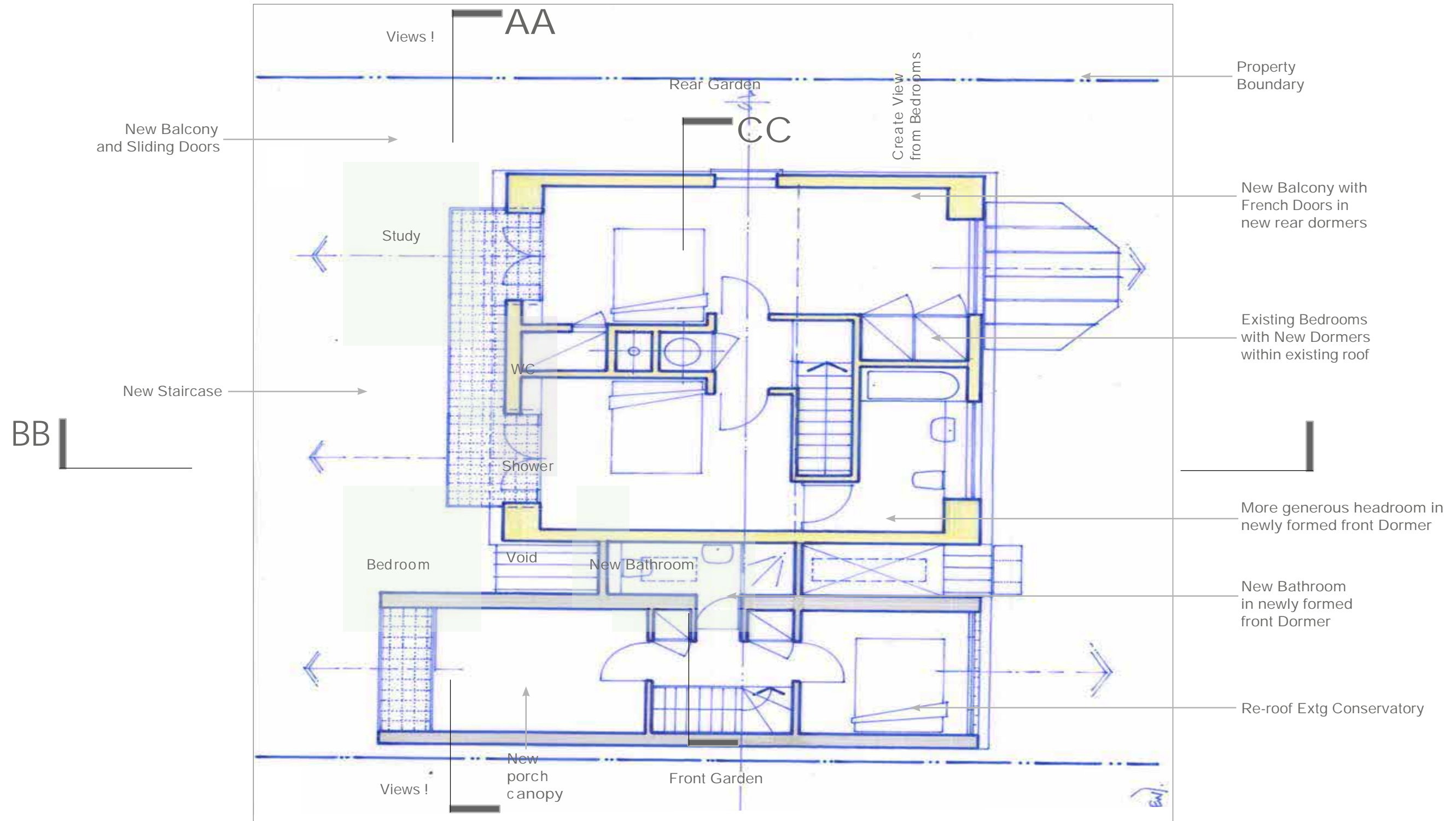
PLANNING APPLICATION
March 2024



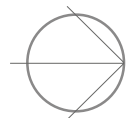
Co_lab
SPACE FOR COLLABORATIVE ARCHITECTURE

Document Reference No. ARD/P/001/DAS(A)

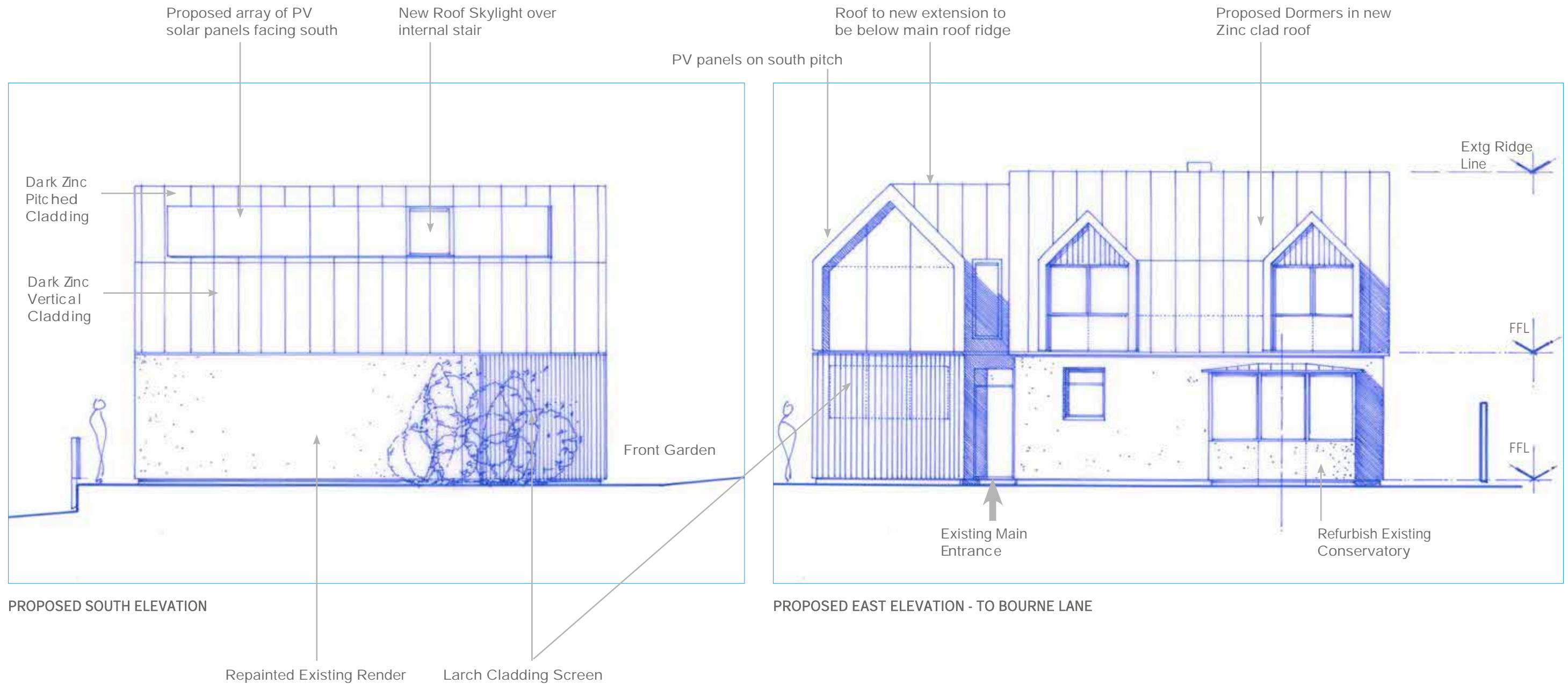
ARDMORE | - PROPOSED FIRST FLOOR PLAN



1



ARDMORE | - PROPOSED ELEVATIONS # 1



ARDMORE | - PROPOSED ELEVATIONS # 2



ARDMORE BRIMSCOMBE
FOR ANNIE & STEVE PARFITT

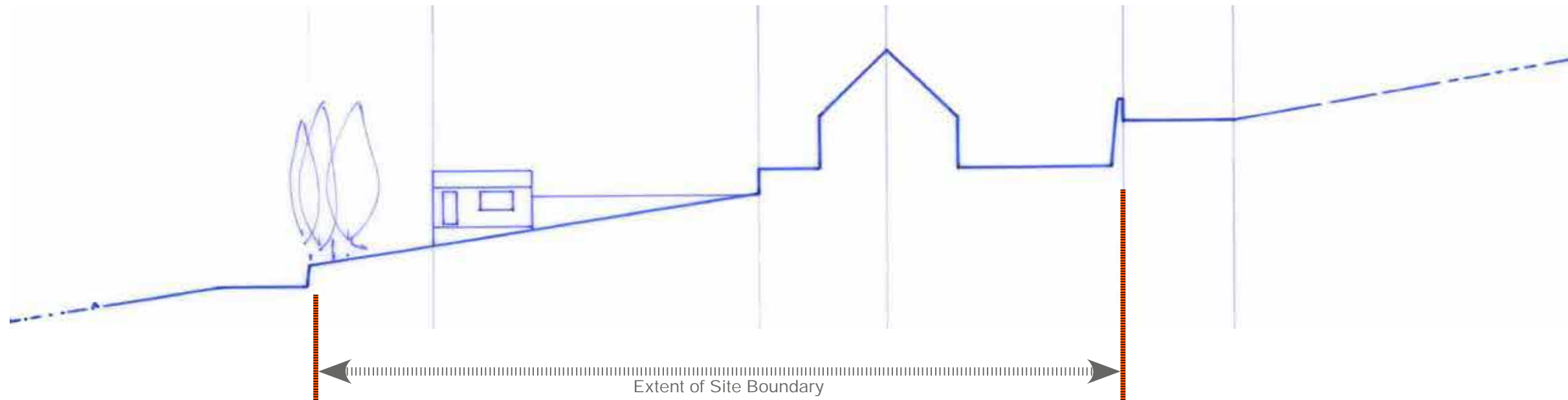
PLANNING APPLICATION
March 2024

Co_lab
SPACE FOR COLLABORATIVE ARCHITECTURE

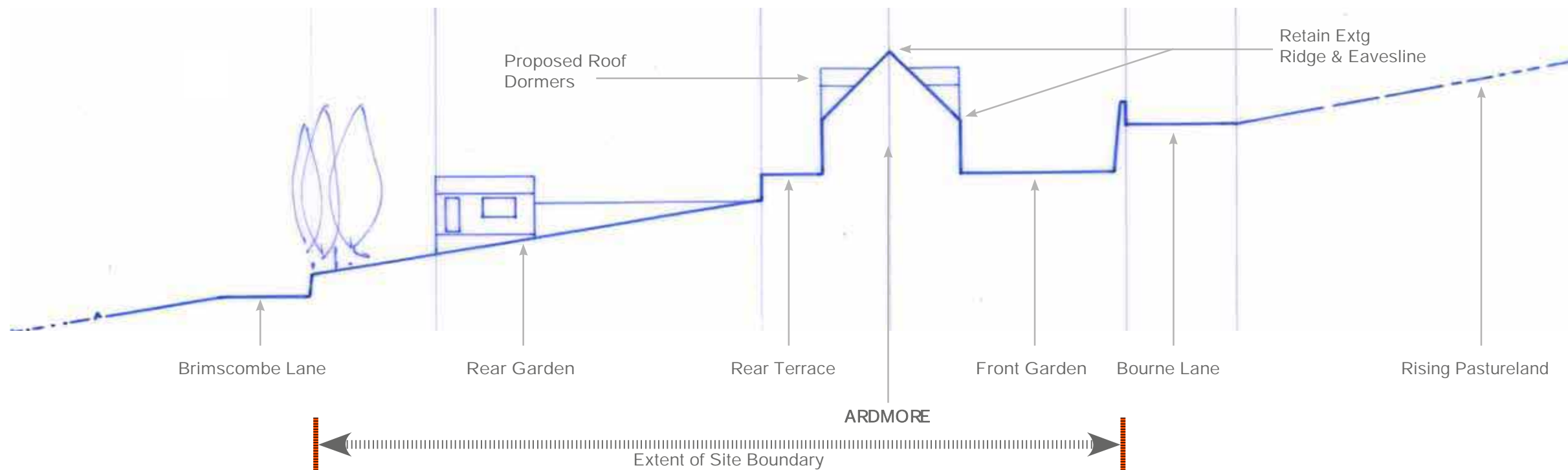
Document Reference No. ARD/P/001/DAS(A)

ARDMORE | - EXISTING & PROPOSED SITE SECTIONS (DD)

EXISTING SITE SECTION



PROPOSED SITE SECTION - SHOWING MAIN ROOF PROFILE (with proposed dormers)



ARDMORE BRIMSCOMBE
FOR ANNIE & STEVE PARFITT

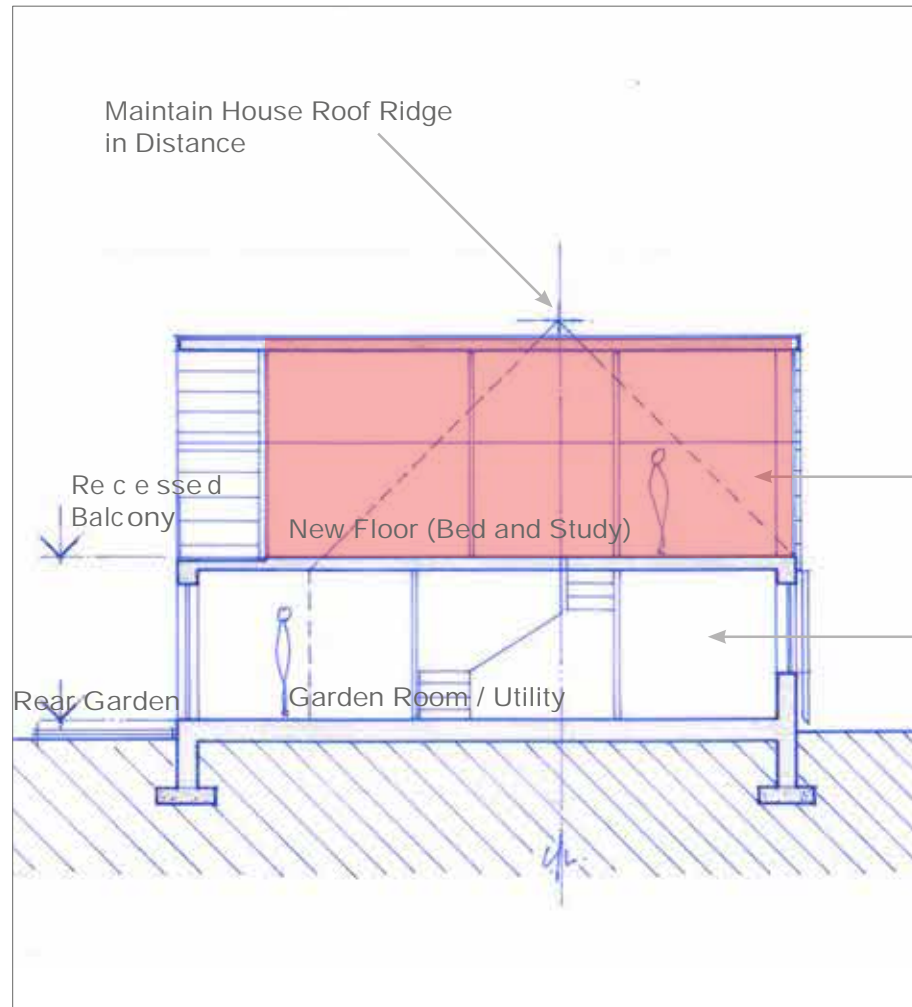
PLANNING APPLICATION
March 2024



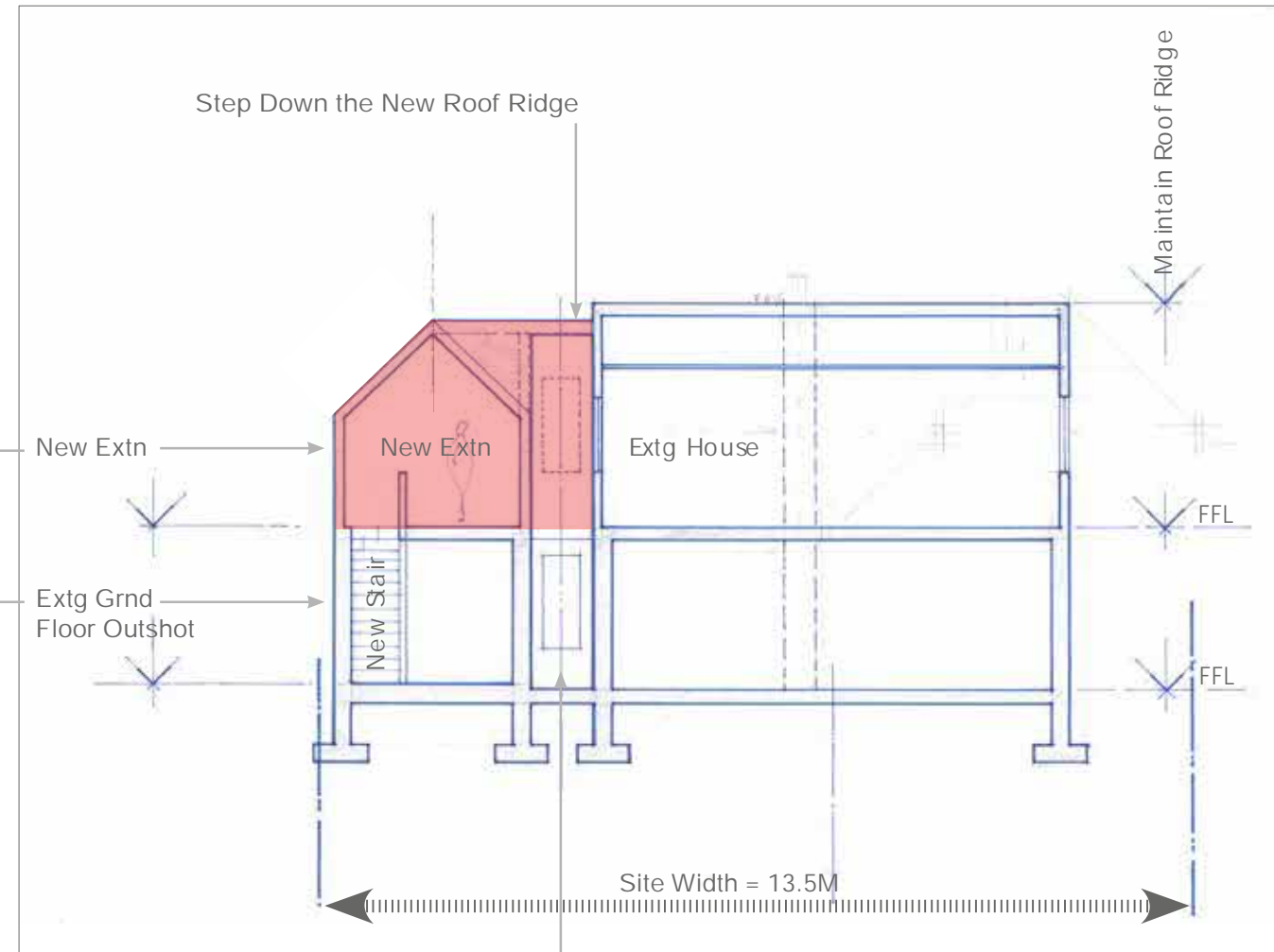
Co_lab
SPACE FOR COLLABORATIVE ARCHITECTURE

Document Reference No. ARD/P/001/DAS(A)

ARDMORE | - PROPOSED CROSS SECTIONS (Showing Outshot Extension / Main House)



THRU' NEW OUTSHOT EXTENSION AA
(See plan for section locations)



NORTH / SOUTH SECTION BB

PROPOSED WORK :

Form NEW EXTENSION at first floor above existing outshot

OPEN-UP the house to views and daylight

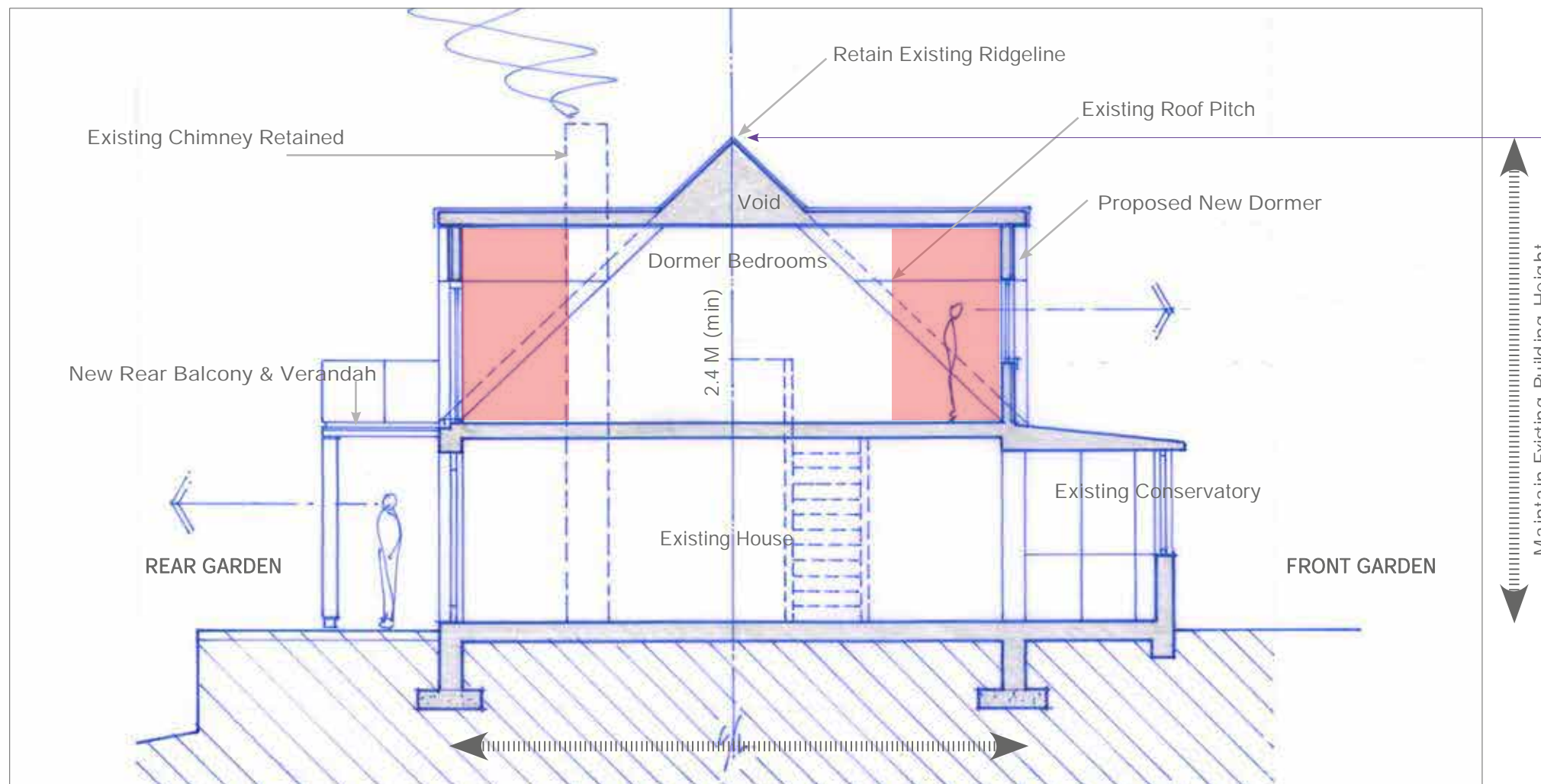
MAINTAIN the existing main roof ridgeline

SUBORDINATE extension roof-line below main house ridgeline

OVERALL height and width of existing main building to be retained

Extent of Proposed New Outshot Extension

ARDMORE | - PROPOSED CROSS SECTION (Through Main House)



PROPOSED WORK :

Form NEW DORMERS in existing main house

OPEN-UP the house to views and daylight

MAINTAIN the existing main roof ridgeline and pitch

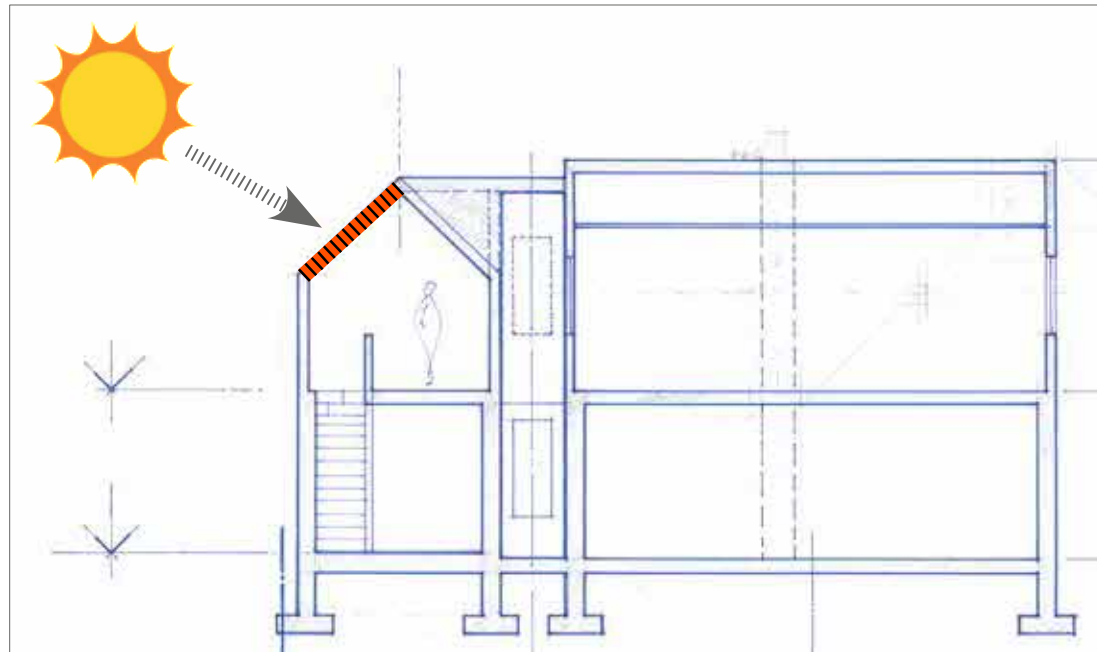
OVERALL height and width of existing main building to remain the same, unaltered.

THROUGH MAIN HOUSE CC -
(See plan for section locations)

Maintain Existing Building Width

Extent of New Headroom in Proposed Main House Dormers

ARDMORE | - PROPOSED ENHANCED ENERGY STRATEGY



This proposal includes steps intended to improve the environmental performance of the home, reducing overall carbon emissions, installing solar panels, enhanced thermal insulation and other measures in line with Policy CC1 - the proposed neighbourhood development plan for Brimscombe and Thrupp.

Installing an adequate array of roof-mounted solar panels that convert daylight to electrical energy forms the cornerstone of the proposed energy strategy for Ardmore. The location of the proposed array is shown on the application drawings (facing south). Forming dormers in the existing main bungalow roof provide the opportunity to fully re-insulate the entire roof and improving window/door seals in order to reduce draught leakage - working towards a 'fabric first' approach.

The proposed new-build extension over the existing side outshot will also be fully insulated to current regulatory standards.

The installation of water butts to the rear garden will provide some rainwater harvesting for garden irrigation in the future.

Ardmore was constructed in the late 1950s when environmental measures and the conservation of fuel and power standards were limited, if non-existent. Carrying out improvement works at Ardmore should include upgrades to the fabric (insulation and draught exclusion) as well as reducing carbon by installing PV cells and a more efficient boiler.

- ✓ PHOTO-VOLTAIC SOLAR CELLS
- ✓ ENHANCED THERMAL INSULATION
- ✓ NEW UPPER FLOOR WINDOWS WITH IMPROVED DRAUGHT SEALS
- ✓ NEW BOILER
- ✓ RAINWATER HARVESTING
- ✓ ELECTRIC VEHICLE CHARGE POINT



PV Cells



Improved Thermal Insulation



RW Harvesting



Draught Seals



EV Charging Point



Efficient Boiler

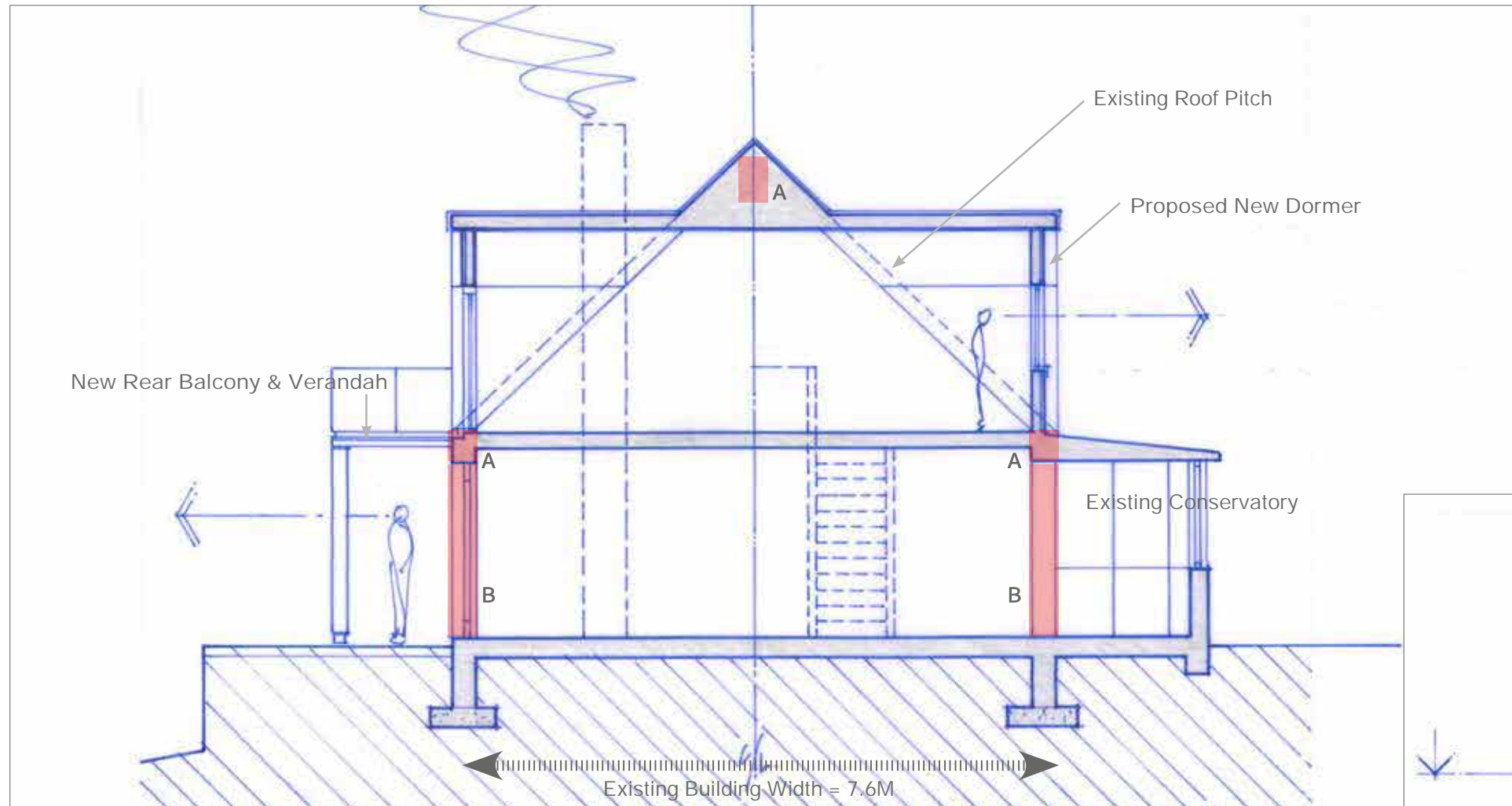
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FOR ANNIE & STEVE PARFITT

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ARDMORE | - OUTLINE STRUCTURAL STRATEGY



THROUGH MAIN HOUSE

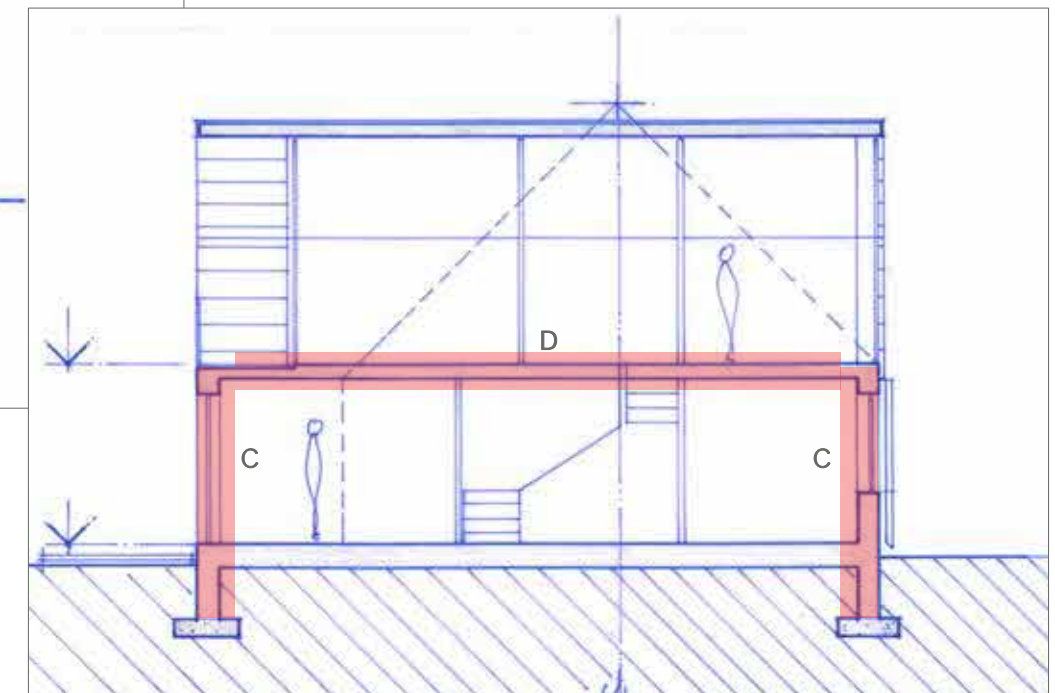
Areas requiring Structural Investigation work (pre-construction)

PROPOSED STRATEGY :

The applicant works in the construction industry and a STRUCTURAL ENGINEER will be appointed to provide structural advice prior to any works commencing

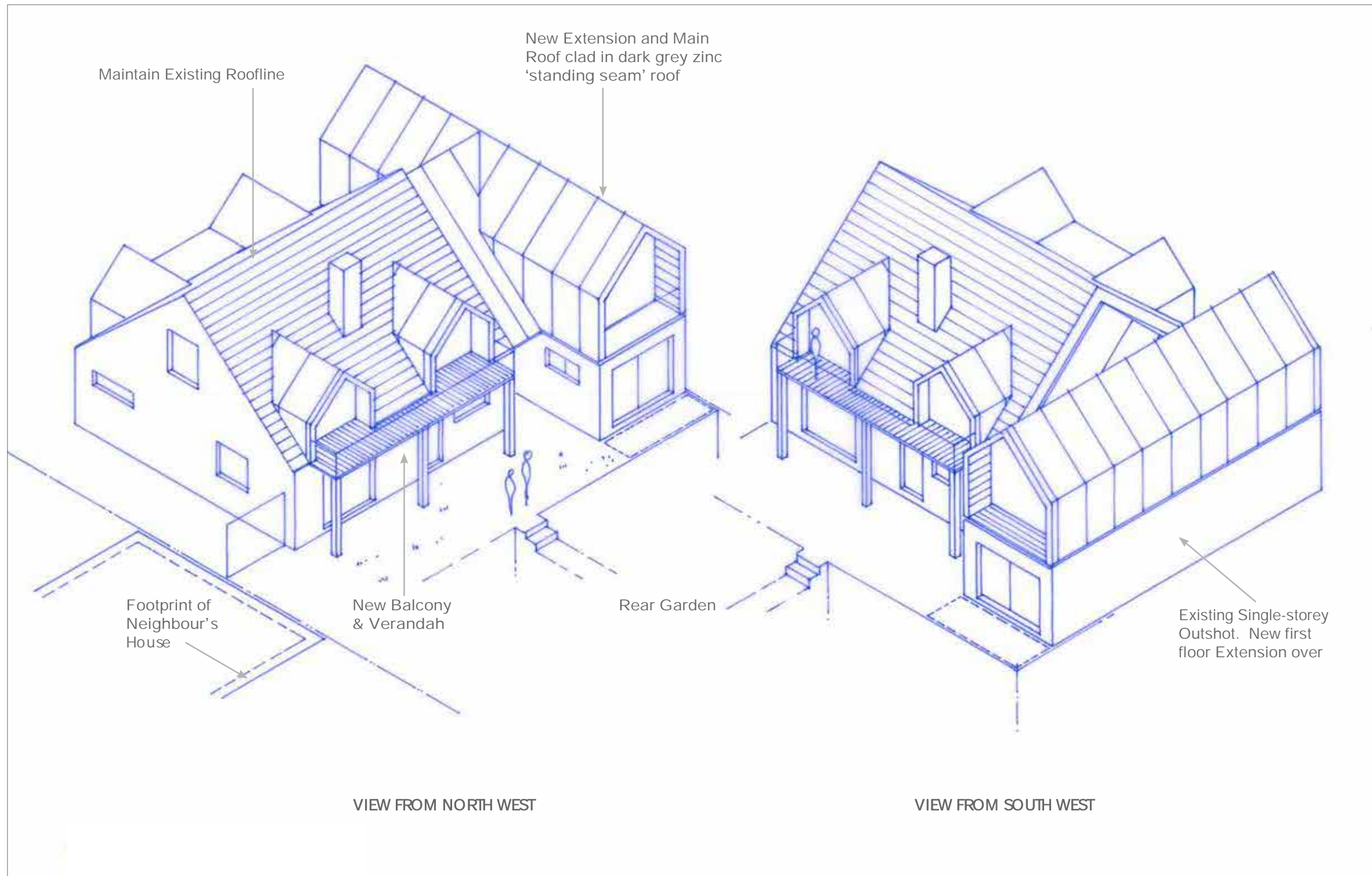
Structural Works will include:

- A. Structural proposals to ensure the integrity of the main roof
- B. Structural investigations to ensure all supporting walls are adequate
- C. Structural investigations to ensure the existing single-storey outshot including foundations are adequately designed to accommodate new, increased loadings
- D. Extg outshot roof to be replaced with new internal floor



THROUGH OUTSHOT

ARDMORE | - PROPOSED 3D DESIGN - (Rear of Property)



PROPOSED WORK :

Form NEW DORMERS in existing main house (maintain the ridgeline)

EXTEND out above the existing outshot

OPEN-UP the house to views and daylight

MAINTAIN the existing main roof ridgeline

SUBORDINATE outshot extension roofline below main house ridgeline

Form new BALCONY and verandah to rear garden

Views from Rear Garden

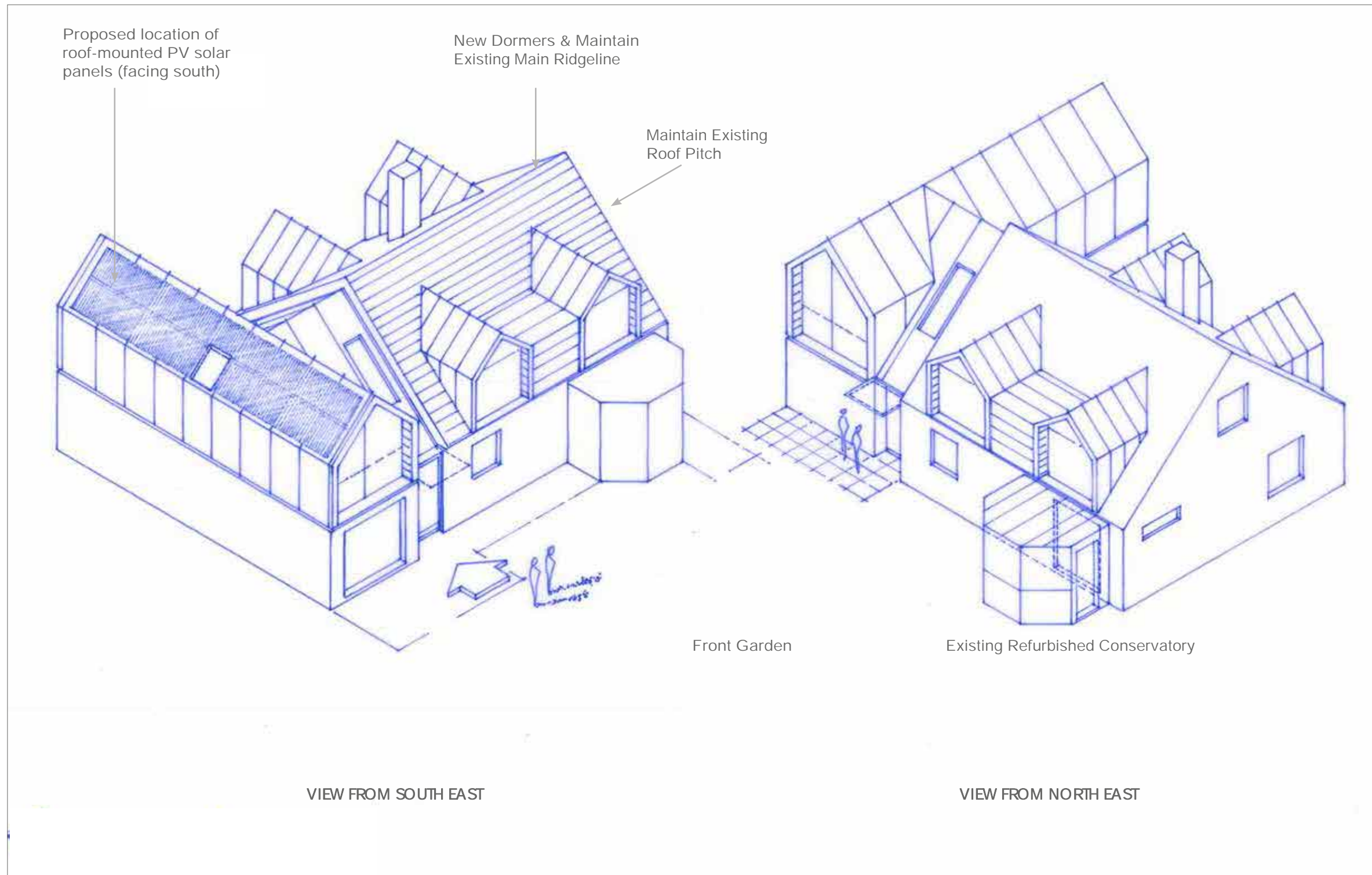
ARDMORE BRIMSCOMBE
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Document Reference No. ARD/P/001/DAS(A)

ARDMORE | - PROPOSED 3D DESIGN (Front of Property)



PROPOSED WORK :

Form **NEW DORMERS** in existing main house roof

EXTEND out above the existing outshot

OPEN-UP the house to views and daylight

MAINTAIN the existing main roof ridgeline and roof pitch

SUBORDINATE extension roofline below main house ridgeline

REFURBISH existing front garden conservatory

Views from Front Garden

ARDMORE | - PRECEDENT FORM & MATERIALS



Modern Forms - Natural Materials - Capture the Views !



Maximise Views !



New Materials - Zinc, Glass, Timber Frame



New Materials to 'Lift' the Home



Modern Forms
Natural Materials
Connect Inside with
Outside



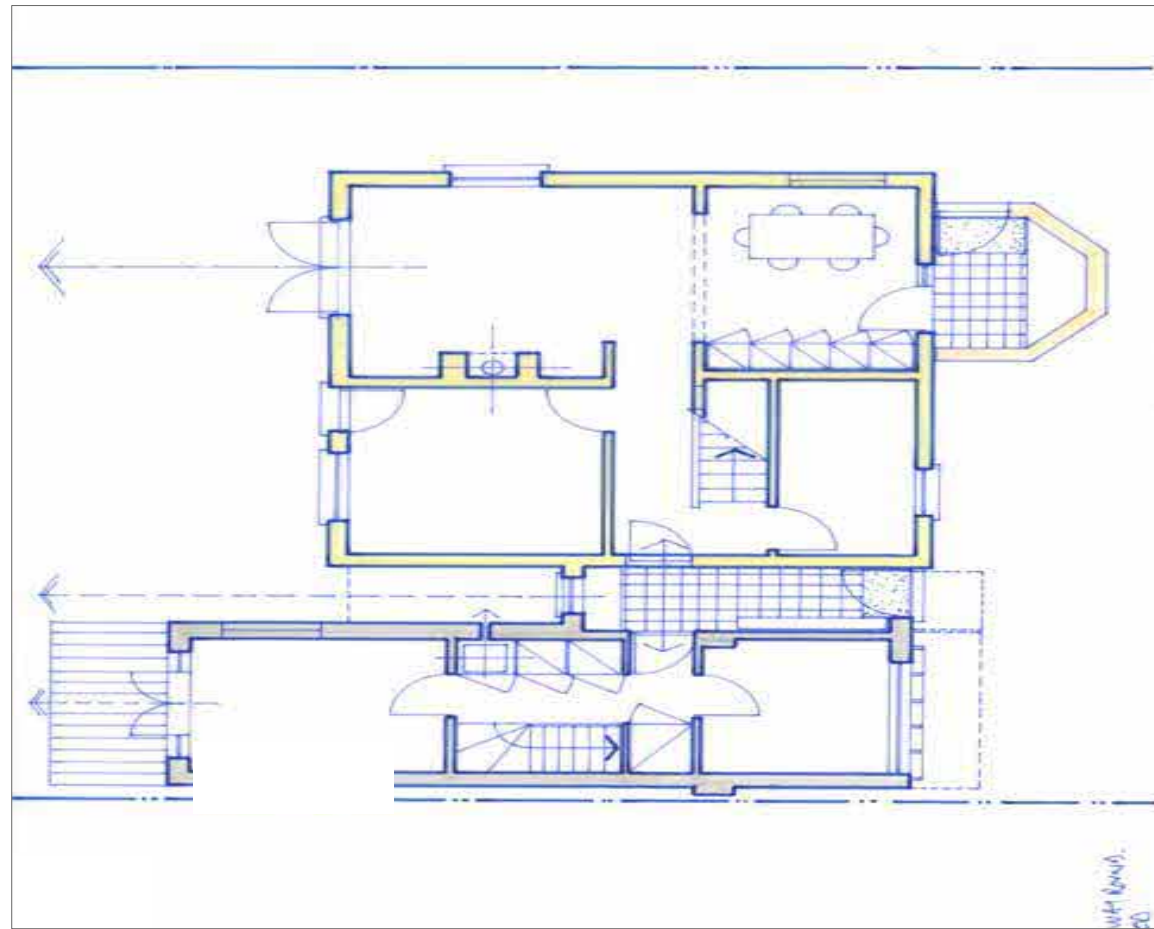
New Zinc Roof Cladding with Windows



Dark Grey Zinc Standing Seam Roofing

Gabled roof forms already in area (along Thrupp Lane)

ARDMORE | - PROPOSED ADDITIONAL FLOOR AREA

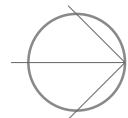


G round floor (No Additional Floor Area)



1st floor (40 Sq M Additional Floor Area)

New Proposed
Additional Floor Area
40
Sq M (GIA)



ARDMORE | - SUMMARY OF PROPOSALS

To recap, the primary OBJECTIVES when building at Ardmore will be to;

- Improve the FUNCTIONALITY of the home and future proof for older age (& improve useable area with additional living space). Improve the building's thermal & energy performance.
- Improve the householder's ENJOYMENT and wellbeing into older age and maximise valley views both to the east and the west and encourage good daylight penetration throughout the house.
- DESIGN : Create an appropriate bulk & mass which harmonises the main house and extension whilst maintaining the existing main ridgeline (with a subordinate extension ridgeline).

Approximate 'New' Floor Areas :

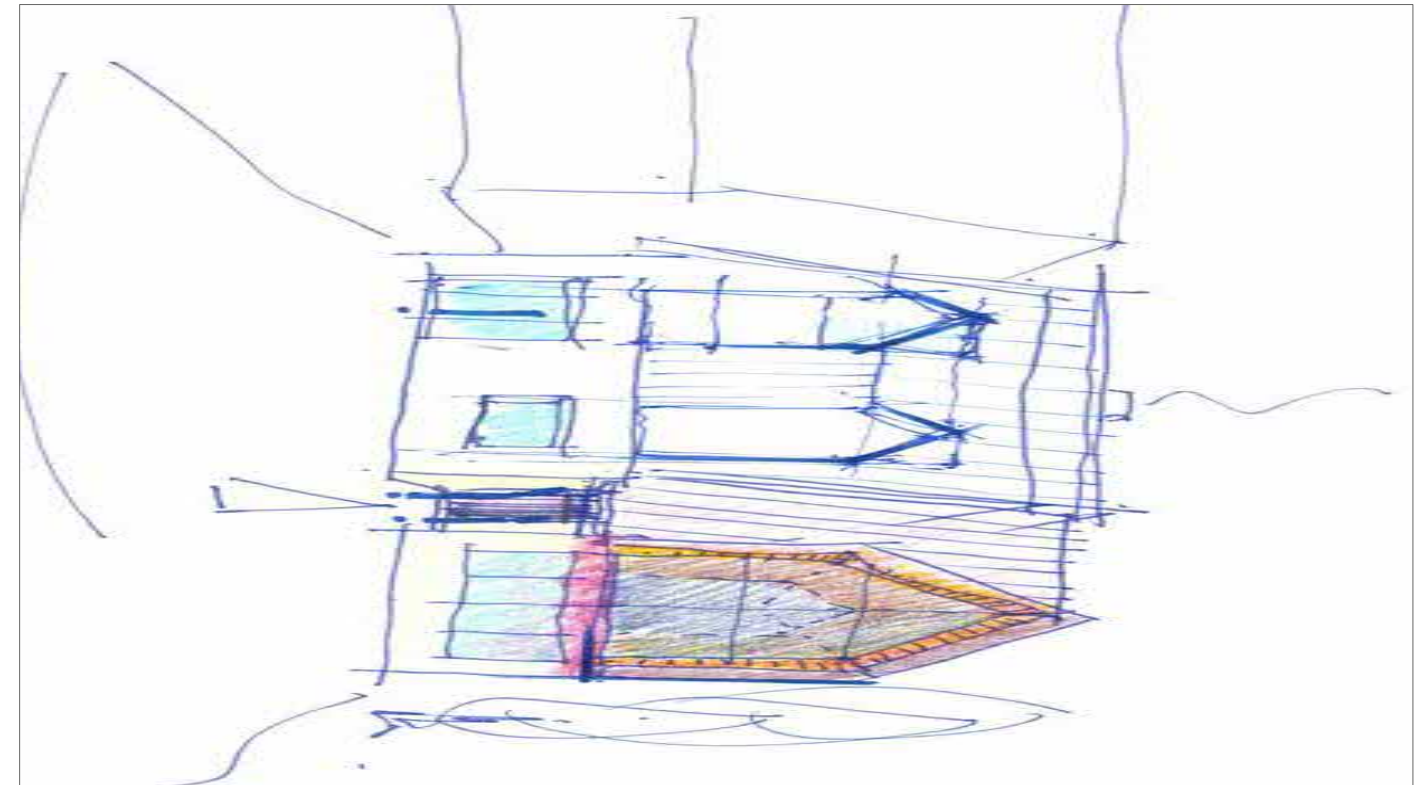
Ground Level Outshot extension = 0 sqm

First Floor Outshot extension = 25sqm

Proposed Main House Dormers (bedrooms) extn = c.9sqm

Proposed Main House New Bathroom = c.6sqm

Total 40sqm (Gross Internal Area)




ARDMORE : Concept Sketch

ARDMORE | - APPENDIX

- A. SDC Validation Checklist
- B. Neighbour Consultation
- C. Consultation with Parish Council
- D. Wellbeing Statement
- E. Drawings for Print @ A3
(if required)

ARDMORE | - (A) SDC : PLANNING VALIDATION CHECKLIST - HOUSEHOLDER



STROUD DISTRICT COUNCIL
www.stroud.gov.uk

V. Sept 2019

Local validation checklist – Householder

This checklist has been created in order to clarify what information Stroud District Council requires to be submitted with your planning application. Any application submitted that does not provide the necessary information will not be validated and will not be progressed. If an invalid application is submitted, Officers will set out what further information is required in writing. Any application that remains invalid after 21 days will be returned and a £25 administration fee charged.

Applications can be made via the Planning Portal website www.planningportal.gov.uk. Alternatively, please submit one copy of each document and plan and send to planning@stroud.gov.uk


For further information about the level of detail required for plans, please view the Council's Drawing Standards document, available at:

If after viewing the Drawing Standards you are still unsure about that needs to be supplied with your planning application, please contact 01453 754442.

Please note: Stroud District Council reserves the right to request further information not listed below that is reasonably required for the determination of your planning application.

National Requirement List	Tick when provided
Completed application form (including ownership certificate, either A, B, C or D)	✓
Correct fee (where necessary) Planning portal fee calculator https://tapp.planningportal.co.uk/FeeCalculator/StandardOne?region= Stroud District Council website https://www.stroud.gov.uk/media/558323/planning-fees-january-2018.pdf	✓
Design and Access Statement Required for development: <ul style="list-style-type: none"> that is major development of one or more dwelling in a Conservation Area of 100sqm new floor space to be created in a Conservation Area for applications for listed building consent 	* ✓
Site location plan (at a scale of 1:1000, 1:1250 or 1:2500) Application site outlined in red All other land in the applicant's ownership outlined in blue	✓
Block Plan (at a scale of 1:200 or 1:500) (Existing and proposed)	✓
Elevations (at a scale of 1:100 or 1:50) (Existing and proposed)	✓
Floor plans (at a scale of 1:100 or 1:50) (Existing and proposed)	✓
Roof plans (at a scale of 1:100 or 1:50) (Existing and proposed)	✓
Site sections (at a scale of 1:50 or 1:100 through buildings or 1:200 or 1:500 through land)	✓
Finished Floor and Site Levels (at a scale of 1:200 or 1:500) with a fixed datum point In the case of householder development, the levels may be evident from floor plans and elevations, but particularly in the case of sloping sites it will be necessary to show how proposals relate to existing ground levels or where ground levels outside the extension would be modified. For proposed detached outbuildings, a plan will be required to indicate a fixed datum point. The fixed datum point could be the measurement of a windowsill above	✓

✓ : Provided
 N/A : Not Applicable
 * : Design Report included even though a single dwelling application with only 40sqm of new floor space



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www.stroud.gov.uk

ground level on an existing building that is to be retained.	✓
Ground levels should also be taken into account in the formulation of design and access statements.	✓
Local Requirement List – in alphabetical order (please note not all requirements may be applicable)	Tick when provided
Archaeological Assessment For developments that includes new buildings or ground disturbance on or adjoining a heritage asset of archaeological importance. Further details and guidance can be found on the Gloucestershire County Council website, available at https://www.gloucestershire.gov.uk/planning-and-environment/archaeology/archaeological-planning-advice/	N/A
Biodiversity Survey You should submit a biodiversity survey when the development proposal (including any off-site works) will affect: <ul style="list-style-type: none"> Designated sites Priority Habitats Other biodiversity features Species protected by law Priority Species 	N/A
Community Infrastructure Levy (CIL) CIL Levy is applicable to extensions over 100sqm. Forms available at https://www.stroud.gov.uk/environment/planning-and-building-control/community-infrastructure-levy-cil	N/A
Daylight/Sunlight Assessment Required to show the impact of the proposed development on a neighbouring property and garden if the proposal is greater than one storey in height or a large single storey extension.	N/A
Flood Risk Assessment Required if the proposed site is located in flood zones 2 or 3. See Environment Agency website for further information, available at https://flood-map-for-planning.service.gov.uk/	N/A
Heritage Statement Required if the proposed development may affect a designated or undesignated heritage asset and <ul style="list-style-type: none"> including archaeologically sensitive areas, Ancient monuments, The building is Listed or may affect the setting of a Listed Building, Registered Parks and Gardens, Development in or affecting the character of a Conservation Area For further information see the Historic England website, available at https://historicengland.org.uk/services-skills/our-planning-services/charter/working-with-us/	N/A
Tree Survey Required for any development (including the provision of hard surfaces, site construction compound areas, utilities, excavations or changes in ground levels) that would <ul style="list-style-type: none"> be within 15m of any tree protected by a Tree Preservation Order or in a Conservation Area be within 10m of any other tree that is 5m or over in height or has a trunk diameter of 250mm or more Tree surveys must be written in accordance with the guidance in British Standard 5837 Trees in relation to design, demolition and construction – Recommendations.	N/A

ARDMORE | - (B) NEIGHBOUR CONSULTATION

Immediate neighbours have been consulted in advance of lodging this application - during February / March 2024.

Immediate neighbour to the south - 'High Trees' a 2-storey pitched roofed house with mainly rendered walls and including a single storey outshot extension to the south (away from Ardmore). Neighbour written comments are;

- *On Tue, 5 Mar 2024 at 9:54, householder email wrote:*
- *Subject: Proposed house alterations*
- *To whom it may concern*
- *"Our neighbours at Ardmore have shown us their proposed alterations to their property. We are in complete agreement with them. The improvement will be an asset to our group of houses showing an amount of care for property and respect of our area. The green aspects which they are including is very gratifying to see. Their forward-thinking, to be able to use Ardmore as a forever home, is encouraging to see."*
- *Yours sincerely*
- *Signed: Next door neighbour, High Trees, Bourne Lane*

Immediate Neighbour (South) - 'High Trees'



Immediate neighbour to the north - 'Fairbourne', a dormer bungalow under a pitched roof with mainly rendered and stone clad walls. Neighbour written comments are;

- *On Fri, 1 Mar 2024 at 10:08, householder email wrote:*
- *To whom it may concern.*
- *"Having had the opportunity to view the proposed architectural drawings for the conversion of Ardmore with the applicant, we have no objection to this planning application being made."*
- *Signed: Next door neighbour, Fairbourne, Bourne Lane*

Immediate Neighbour (North) - 'Fairbourne'



ARDMORE | - (B) NEIGHBOUR CONSULTATION (contd.)

Other neighbours have been consulted in advance of lodging this application - during February / March 2024.

Neighbour to the north - 'Threeways' a 2-storey pitched roofed house with mainly rendered walls, next-door-but-one. Neighbour written comments are;

Neighbour (North) - 'Threeways'



- *On Sat, 2 Mar 2024 at 10:04, householder email wrote:*
- *“Thank you for showing me your plans for your house extension. A lot of detailed work and planning has been done.*
- *I very much like your thinking particularly with the extension and the materials being used.*
- *I also think adding dormers into the existing roof will significantly improve both the look and space available inside.*
- *As the house is part of our row, this work will continue the theme of individuality of all our houses. They are all very different.*
- *None are the same and it's great to have something different and which will add to the feel and appearance of our neighbourhood.*
- *I look forward to watching this development take place. Good luck with it all and hopefully the planners will be supportive.”*
- *Signed: Neighbour, Threeways, Bourne Lane*

ARDMORE | - (C) PARISH COUNCIL CONSULTATION

The Applicant and their agent met with Brimscombe and Thrupp Parish Council on Tuesday 12th March 2024 to present the designs for Ardmore in advance of lodging this application.

The Parish Council were made aware of the SDC pre-application feedback (SDC letter dated 29 January 2024 - Reference 2023/0629/PREDSK)

Date of Parish Council meeting : Tuesday 12 March 2024 at 6pm
Venue : Parish Council Offices at Brimscombe Port
Present : Parish Councillors, Applicant, One member of public
Purpose : Monthly PC Meeting - Minuted by parish council representative.
Approximately 7 parish members present.

Applicant / Agent invited to present plans / drawings for the proposed remodelling of Ardmore, as part of the consultation process prior to lodging an application with SDC;

Presented proposed plans, sections, elevations, isometric 3D drawings and site photographs in hard copy A3 format (see drawing examples to right here);

Outlined the SDC pre-application concerns and explained that we had subsequently re-designed the proposals. The revised approach could now be described as more 'traditional' in appearance than the previous pre-app design;

Applicant / Agent described the proposed materials and external finishes (dark zinc roofing, refurbished render etc), we described the 'green' energy-saving proposals (including PV cells) and we also described the 'future-proofing' thrust of the proposals to enable the applicant to continue to live at Ardmore into older age;

The general response from the Brimscombe and Thrupp Councillors at the meeting was positive, with no outward negative comments;

Applicant / Agent explained that we had canvassed and received positive views from Ardmore neighbours along Bourne Lane (see Appendix B) and were intending to lodge a planning application forthwith.



Extracts from Planning Application drawings as presented to Parish Council

ARDMORE | - (D) WELLBEING STATEMENT

Taking Advantage of Beautiful Surroundings During Retirement

Having lived locally most of their lives, and at Ardmore for the last 25 years, the owners wish to extend their home to improve their facilities and benefit from the great views and natural setting in the Golden Valley - something that is not currently provided by the design of their outdated chalet bungalow.

The owners and applicants - working in education and construction - are approaching retirement and wish to stay in the area they know well and in the home that they are very familiar with. Like all of us, the couple are wishing to improve their wellbeing and exploit the natural benefits of the location by improving the quality of space in their home for themselves and family into the future - 'future-proofing' their home for retirement.

Surrounding ambient noise levels (traffic noise etc) and light pollution levels are low and contribute to a special tranquillity at Ardmore and along Bourne Lane. This is in a hidden corner of the valley, and the couple wish to be able to fully benefit from this setting with a re-configured home that provides views and improved interior daylight.

The applicants also own some pasture land along Bourne Lane (separate from the bungalow and to the opposite side of the lane) upon which they graze horses. Research suggests wellbeing is also enhanced by contact with animals and livestock and Ardmore will continue to provide the couple with such access to their horses and other animals.

The proposed works to the bungalow, as described here with changes to the roof and an extension over the existing outshot, will hugely improve the possible views across the valley and allow a great deal more natural daylight to enhance the ambience of the interior rooms. These changes will prolong the life of the bungalow and provide the couple with much-needed wellbeing improvements into retirement.



Proposed Swift boxes (2no) on north gable



ARDMORE | - (E) APPENDIX

- Scaled Drawings for Print @ A3 (if required)

Drawing Register;

Drawing No. ARD/P/001 - Location Plan @ 1-200 scale
Drawing No. ARD/P/002 - Block Plan @ 1-200 scale
Drawing No. ARD/P/003 - Site Roof Plan @ 1-200 scale
Drawing No. ARD/P/004 - Existing Elevations @ 1-100 scale
Drawing No. ARD/P/005 - Existing Floor Plans @ 1-100 scale
Drawing No. ARD/P/006 - Proposed Site Section @ 1-200 scale
Drawing No. ARD/P/007 - Proposed Elevations @ 1-50 scale
Drawing No. ARD/P/008 - Proposed Floor Plans @ 1-50 scale
Drawing No. ARD/P/009 - Proposed Sections @ 1-50 scale
Drawing No. ARD/P/010 - Proposed 3D Design @ 1-100 scale

Notes on Authorship and Document Purpose;
All Copyright (c) remains with the document
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This document has been produced for the property owner
and Stroud District Council and no other party should act
on the information contained within.

Refer to Appendix E for drawings for print
if required. Responsibility is not accepted for errors made
by others in scaling from these drawings. All construction
information should be taken from figured dimensions only.

ARDMORE BRIMSCOMBE
FOR ANNIE & STEVE PARFITT

PLANNING APPLICATION
March 2024

Co_lab
SPACE FOR COLLABORATIVE ARCHITECTURE

Document Reference No. ARD/P/001/DAS(A)

ARDMORE | - SITE LOCATION PLAN @ 1:200 WHEN PRINTED AT A3



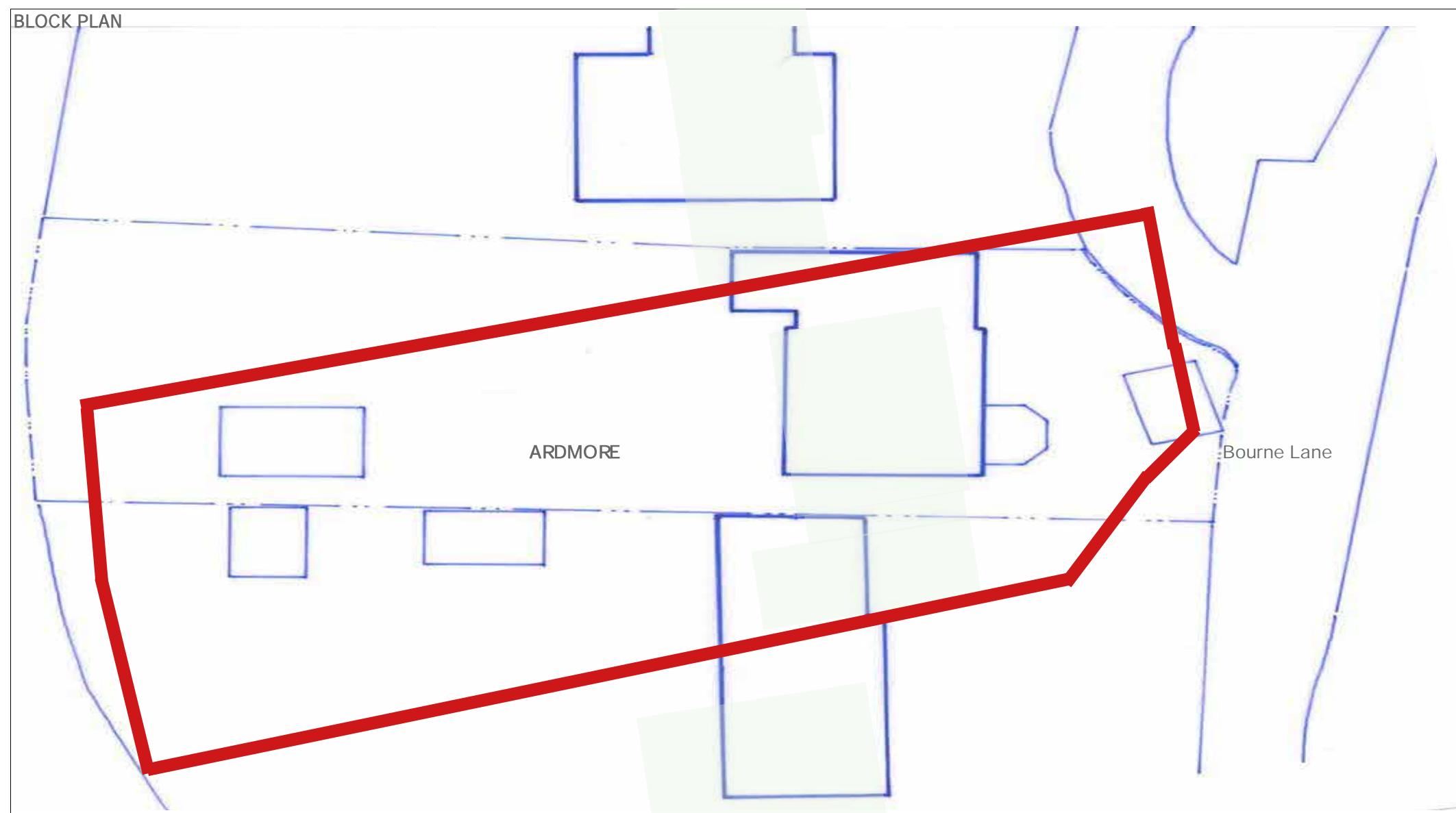
ARDMORE BRIMSCOMBE
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SPACE FOR COLLABORATIVE ARCHITECTURE
Drawing No. ARD/P/001

ARDMORE | - BLOCK PLAN @ 1-200 WHEN PRINTED AT A3



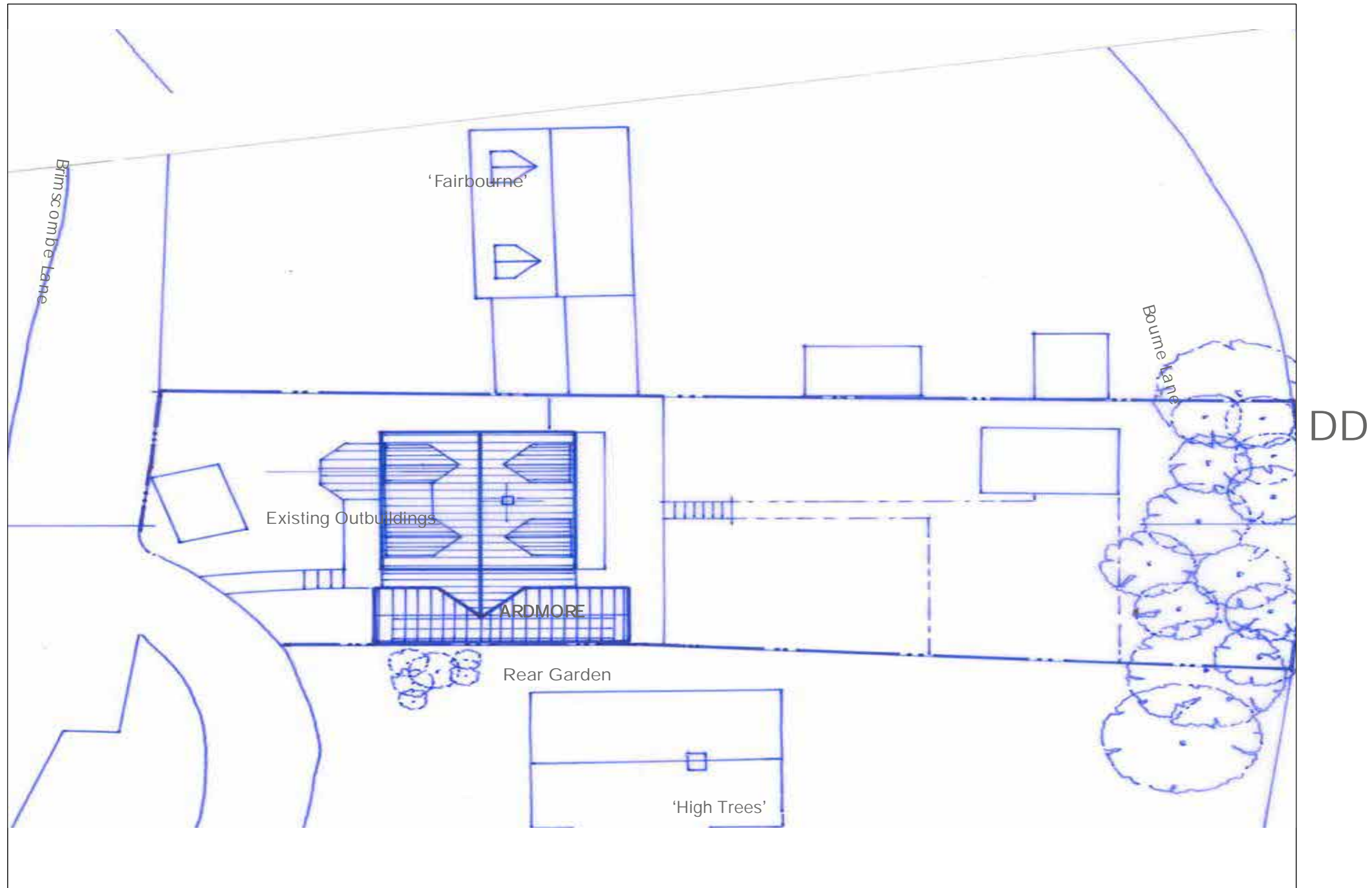
ARDMORE BRIMSCOMBE
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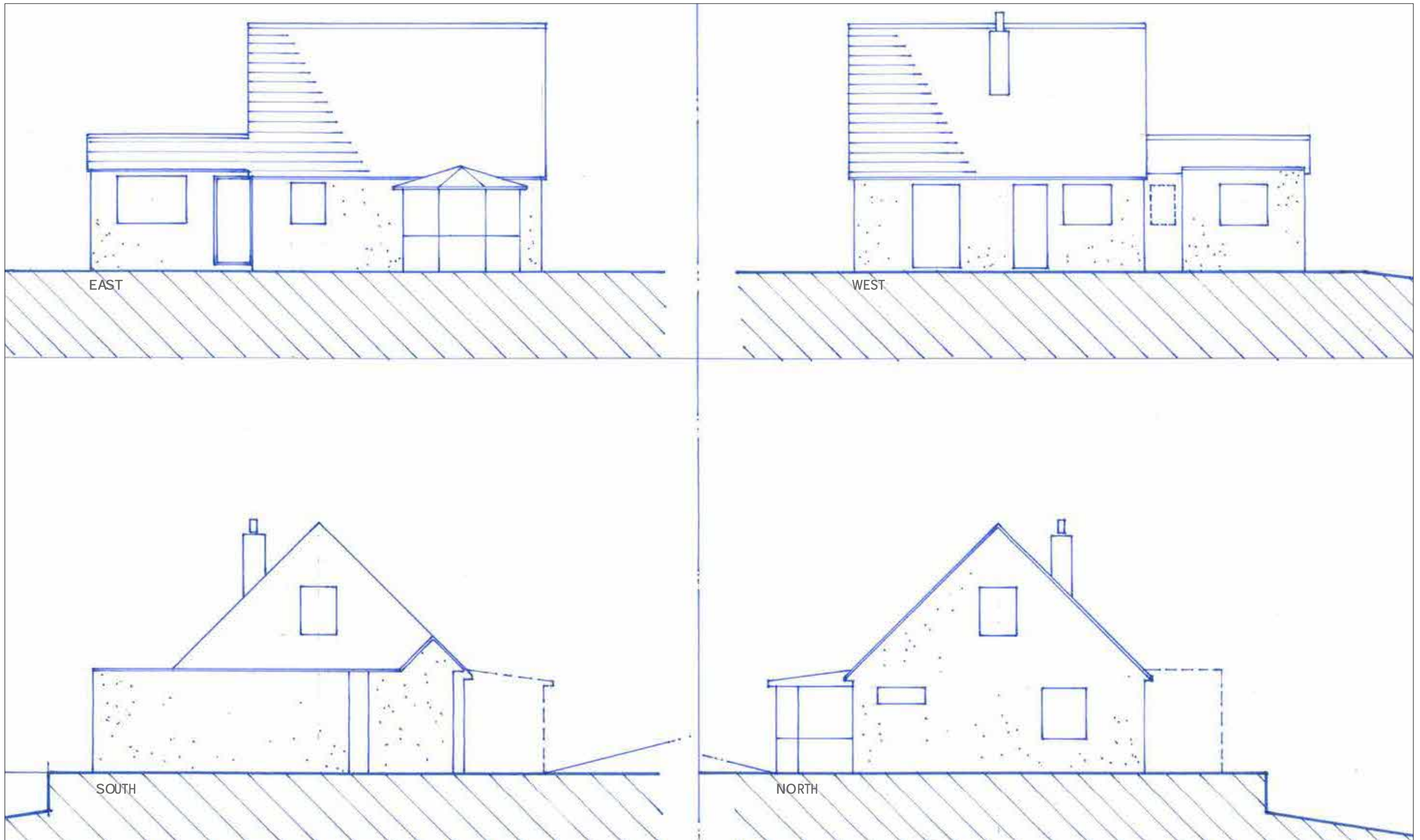


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Drawing No. ARD/P/002

ARDMORE | - PROPOSED ROOF PLAN @ 1-200 WHEN PRINTED AT A3



ARDMORE | - EXISTING ELEVATIONS @ 1-100 WHEN PRINTED AT A3



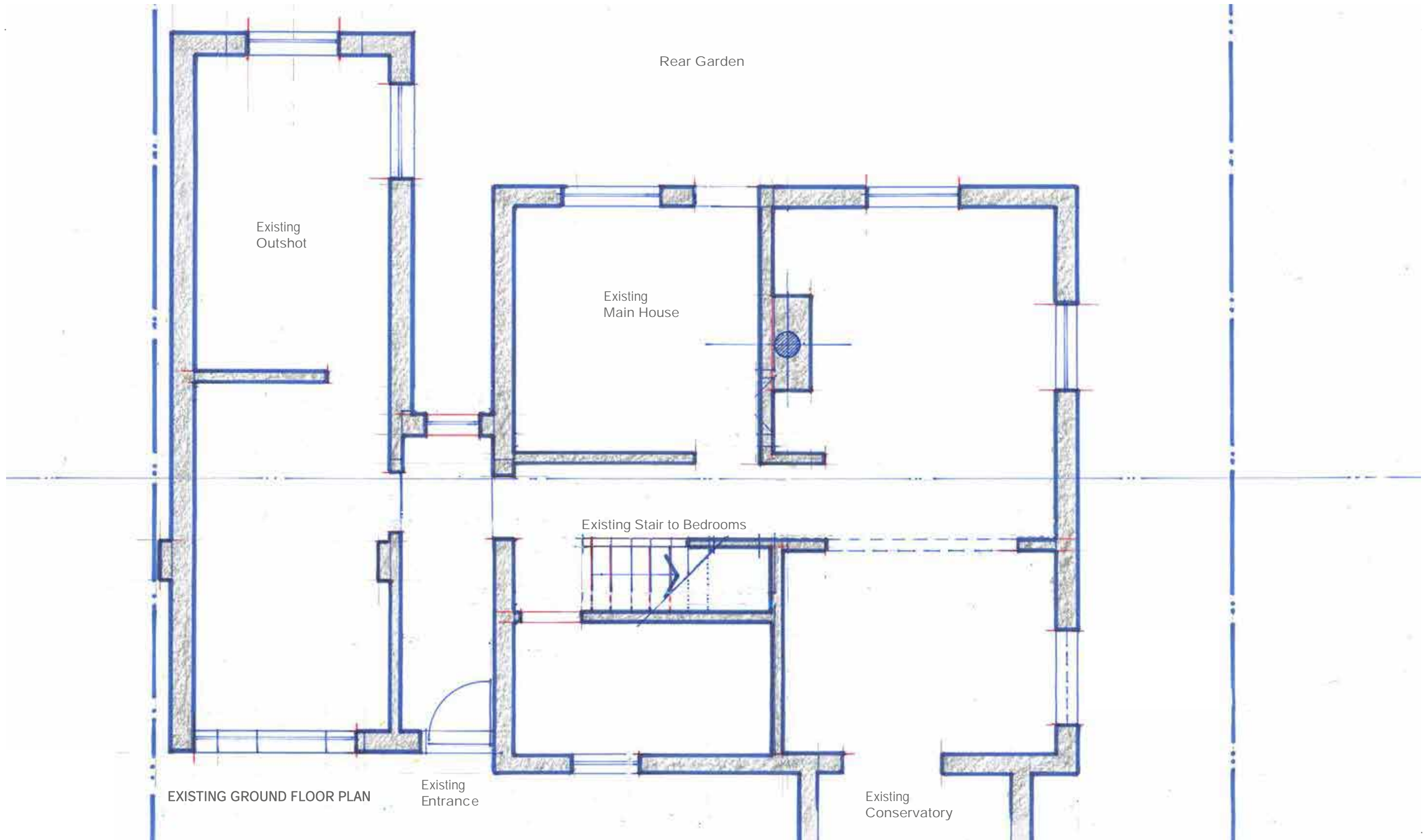
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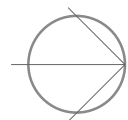
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ARDMORE | - EXISTING FLOORPLANS @ 1-50 WHEN PRINTED AT A3



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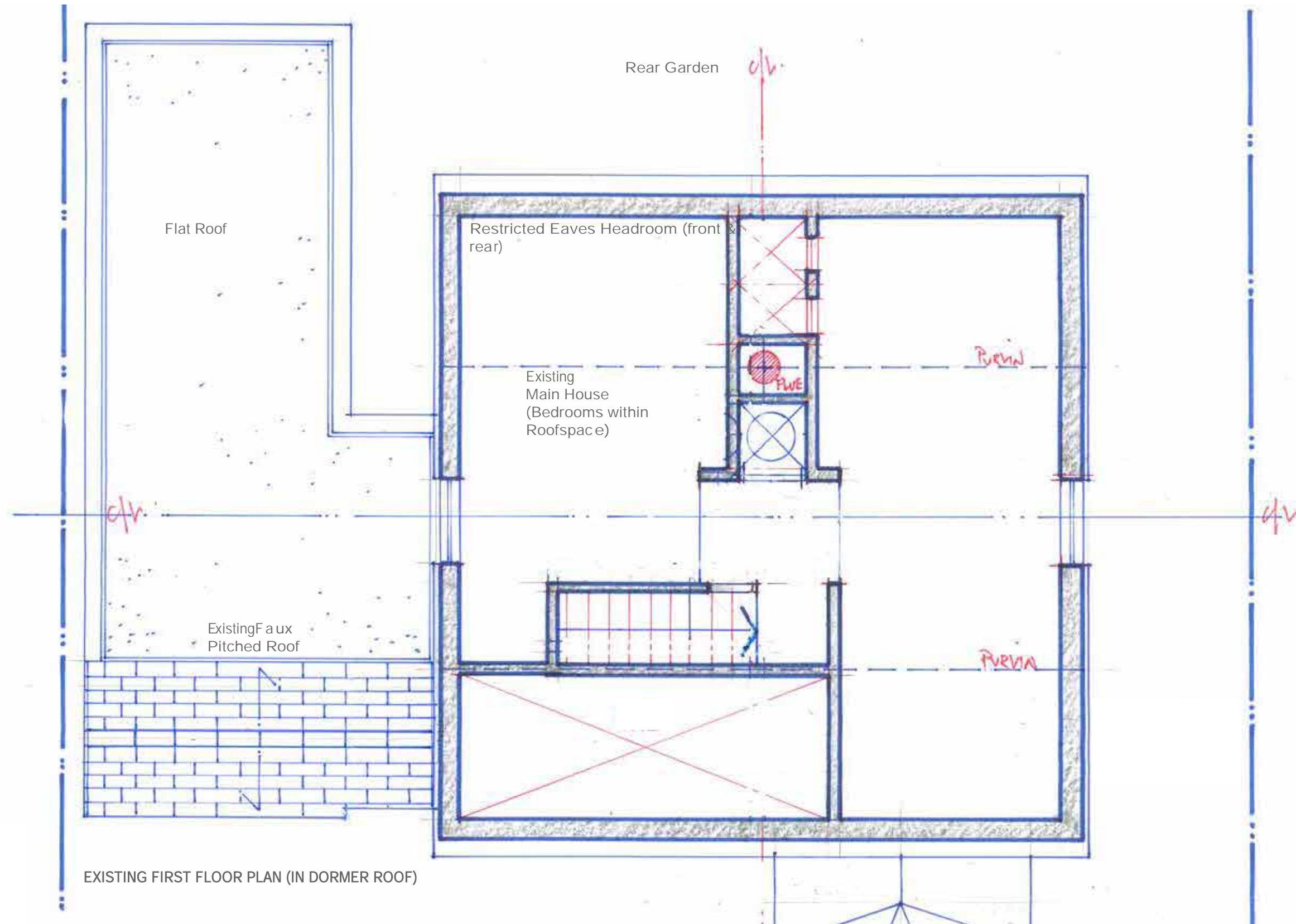
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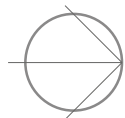
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ARDMORE | - EXISTING FLOORPLANS @ 1-50 WHEN PRINTED AT A3



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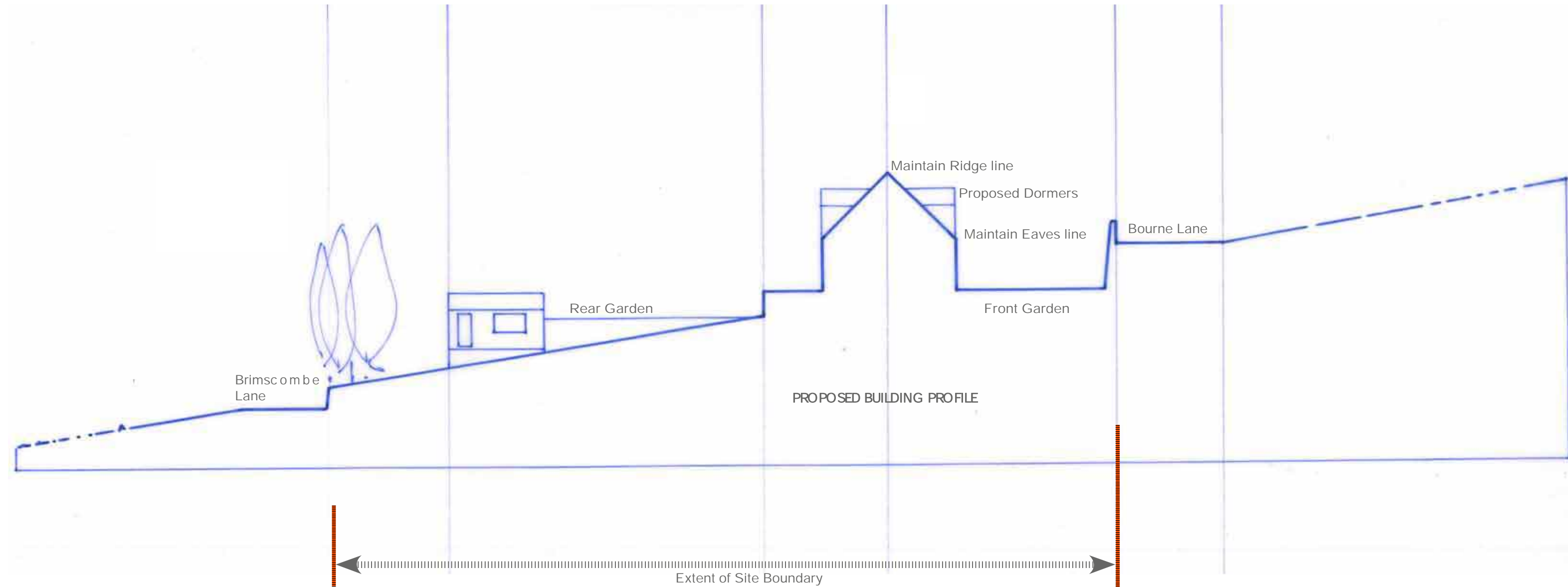
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Drawing No. ARD/P/005-B

ARDMORE | - PROPOSED SITE SECTION @ C.1-200 WHEN PRINTED AT A3



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FOR ANNIE & STEVE PARFITT

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Drawing No. ARD/P/006

ARDMORE | - PROPOSED FRONT ELEVATION (BOURNE LANE) @ 1-50 WHEN PRINTED AT A3



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Drawing No. ARD/P/007-A

ARDMORE | - PROPOSED REAR ELEVATION (GARDEN) @ 1-50 WHEN PRINTED AT A3



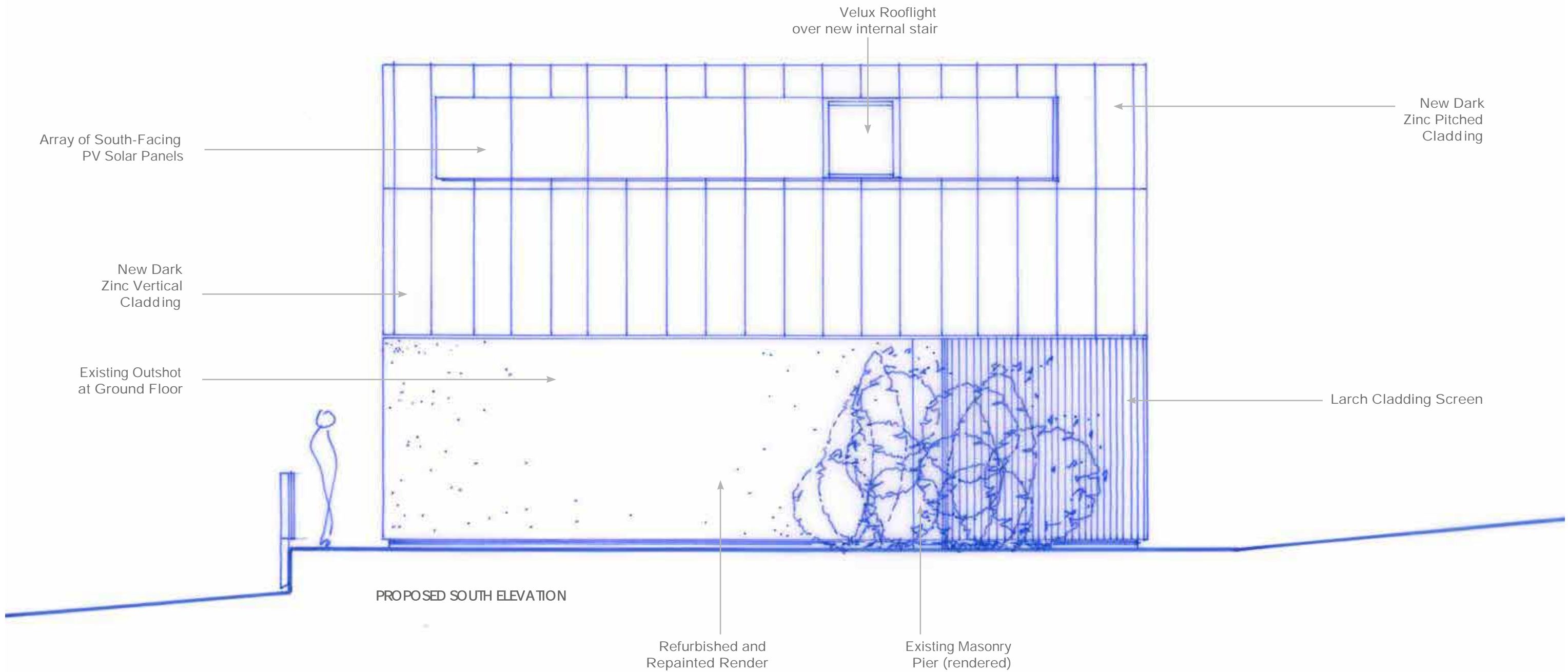
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Drawing No. ARD/P/007-B

ARDMORE | - PROPOSED SIDE ELEVATION (SOUTH) @ 1-50 WHEN PRINTED AT A3



ARDMORE | - PROPOSED SIDE ELEVATION (NORTH) @ 1-50 WHEN PRINTED AT A3



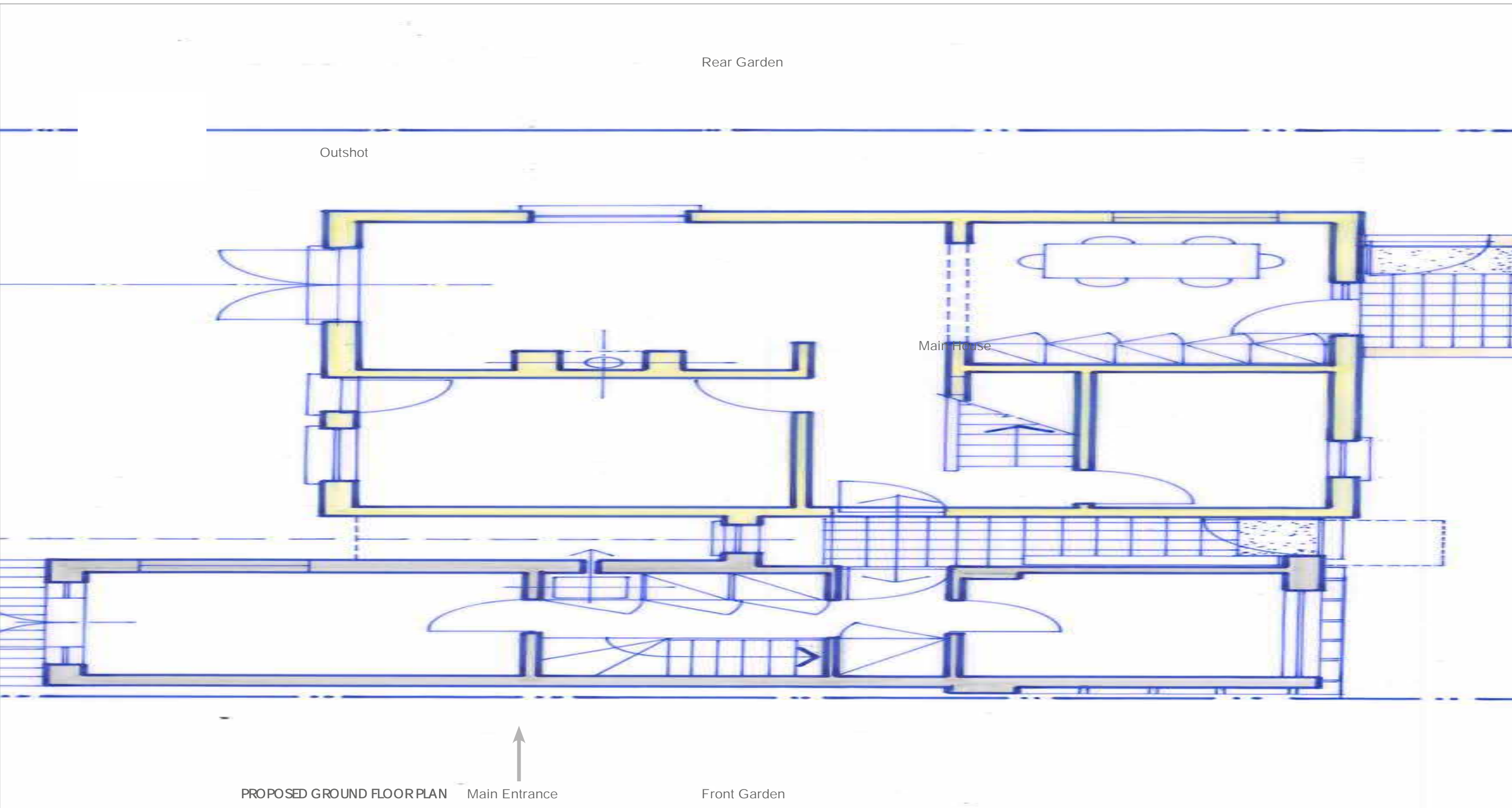
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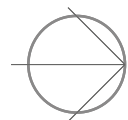
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ARDMORE | - PROPOSED GROUND FLOOR PLAN @ 1-50 WHEN PRINTED AT A3



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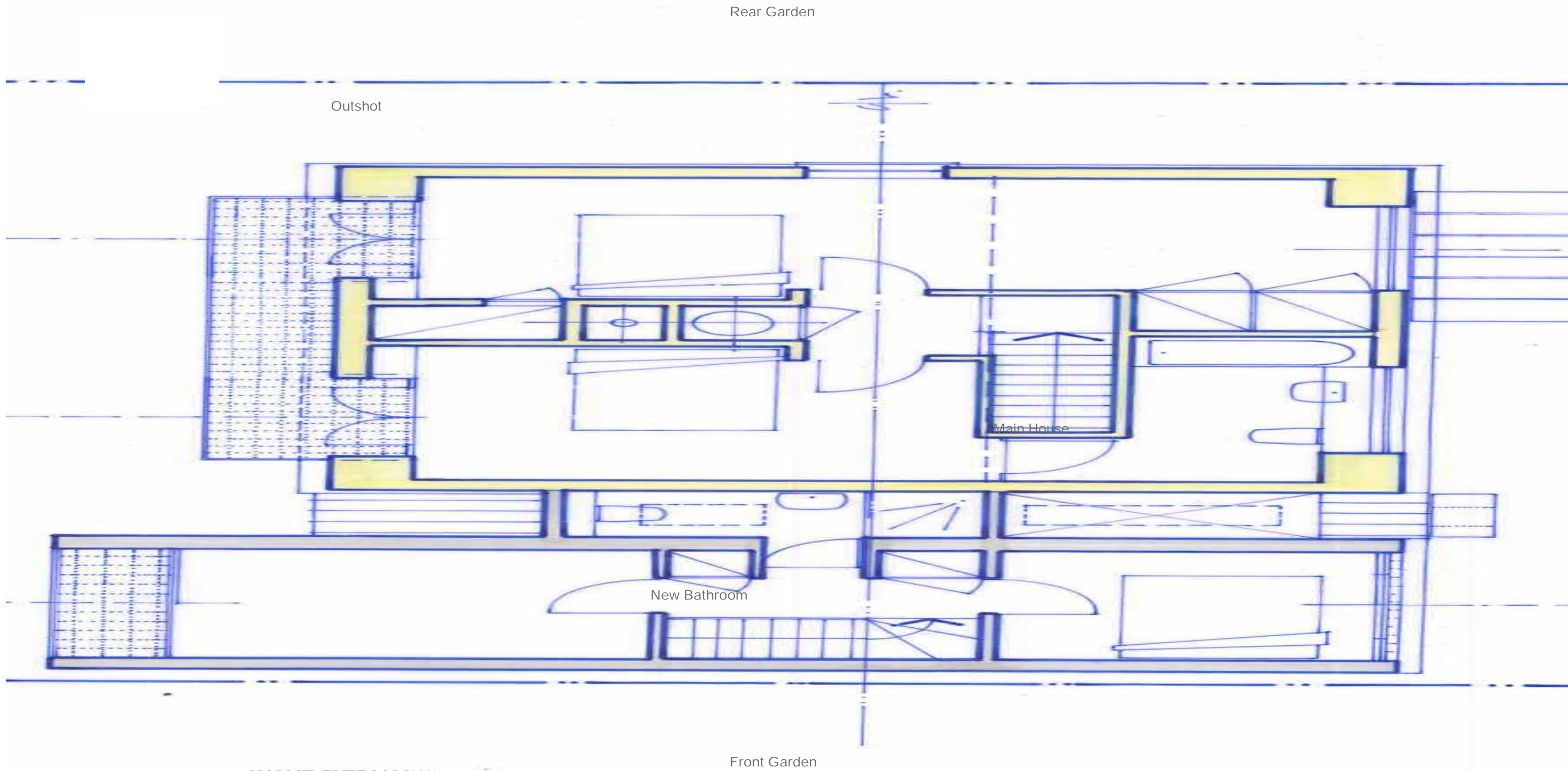
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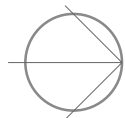
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ARDMORE | - PROPOSED FIRST FLOOR PLAN @ 1-50 WHEN PRINTED AT A3



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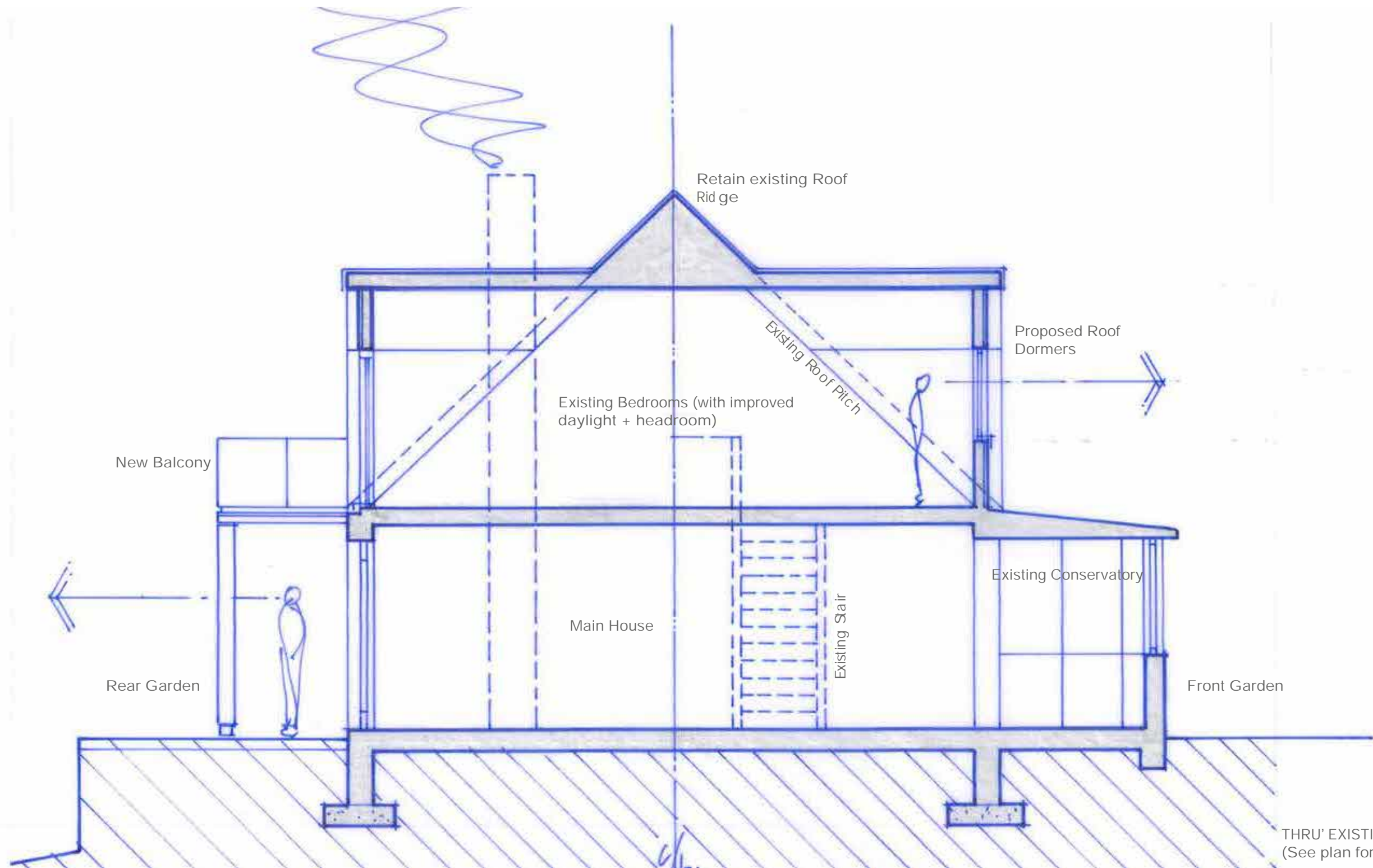
PLANNING APPLICATION
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SPACE FOR COLLABORATIVE ARCHITECTURE

Drawing No. ARD/P/008-B

ARDMORE | - PROPOSED MAIN CROSS SECTION @ 1-50 WHEN PRINTED AT A3



ARDMORE BRIMSCOMBE
FOR ANNIE & STEVE PARFITT

PLANNING APPLICATION
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SPACE FOR COLLABORATIVE ARCHITECTURE

Drawing No. ARD/P/009-A

ARDMORE | - PROPOSED ISOMETRIC 3D VIEWS @ 1-100 WHEN PRINTED AT A3



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Drawing No. ARD/P/010