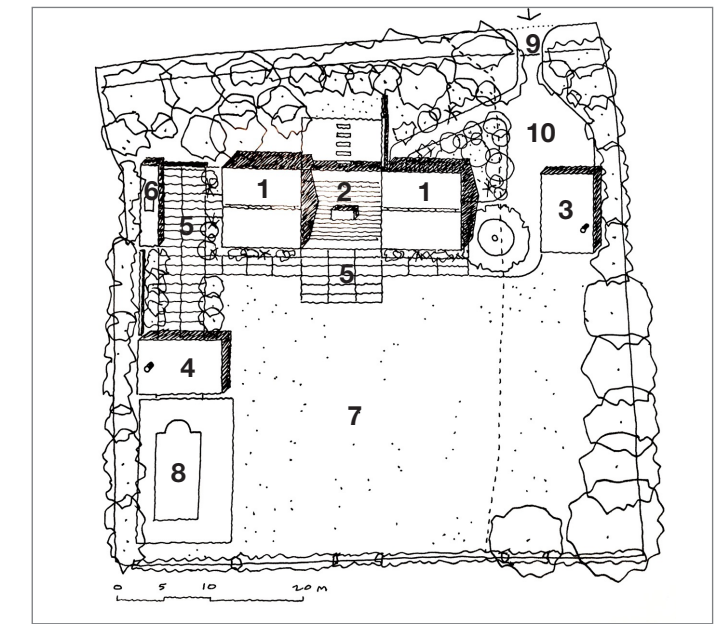


Proposed site plan



Sketch site plan

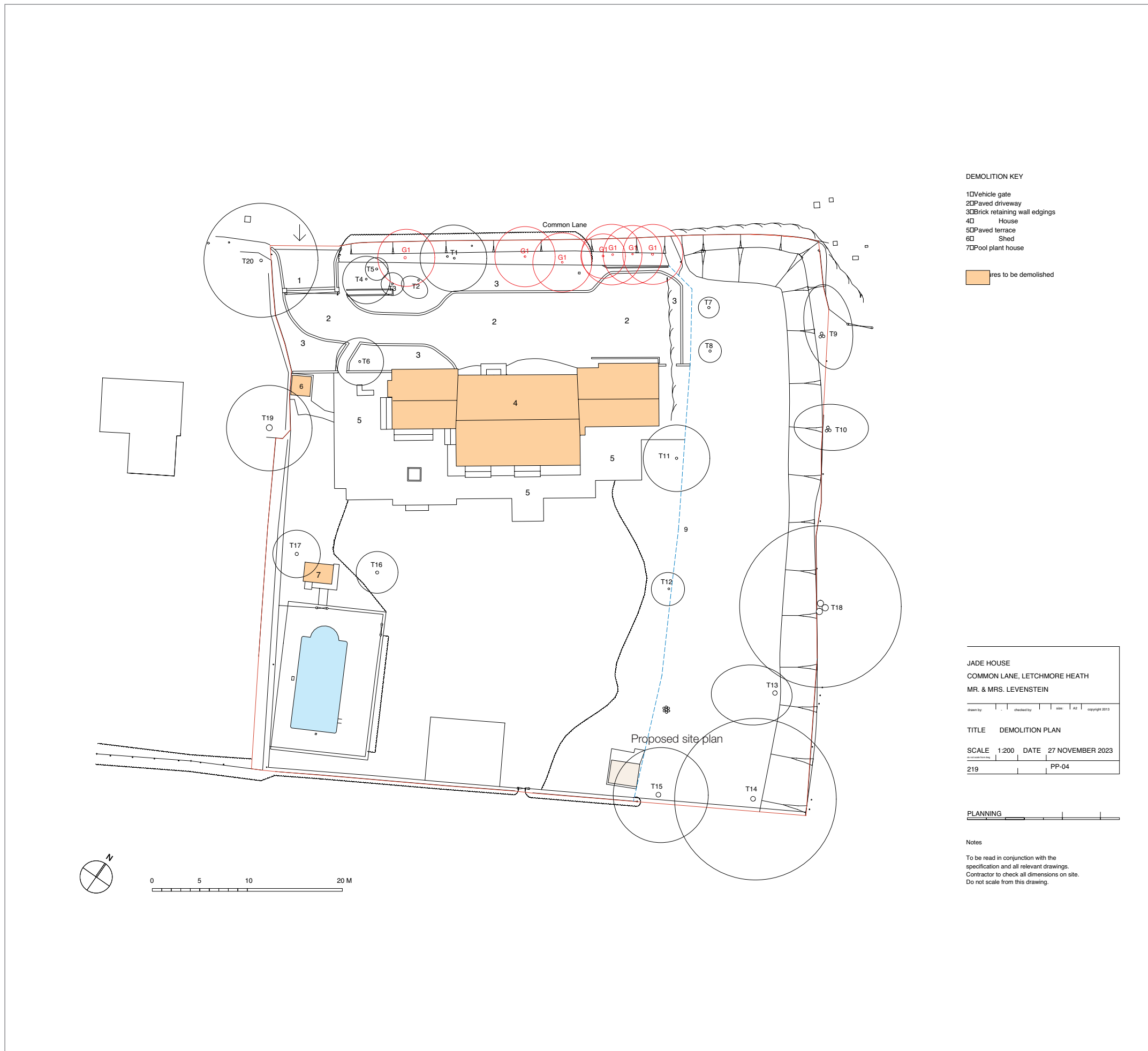
6.0 Site Strategy

The proposed main house sits roughly within the footprint and alignment of the existing house and other properties on Common Lane, to maintain the established setbacks from the road and rear gardens along Common lane. Two single storey detached pavilions are carefully positioned in relation to the main house. A garage and studio pavilion is located opposite the eastern gable of the house positioned to frame views from Common Lane into the garden, and beyond to promote openness to the Green Belt. A relocated vehicle entrance is positioned to allow direct access to the garage across a gravel driveway, significantly reducing the quantum of hard standing compared to the existing house. A gym and pool house pavilion is located to the west side of the house and positioned further south of the house to roughly align in plan with the neighbouring pool house of Cookmeade.

Construction of the new house and both pavilions necessitates the removal of six existing trees, comprising 4 no. small fruit trees of limited value; a section of laurel hedge to create the new vehicle access off Common Lane; a laurel hedge; and a eucalyptus tree. A dead cherry tree will also be removed. The arboricultural report and impact assessment report describes the status and quality of these trees. The landscape design offsets the loss of these trees with 4 no. new quality species trees, and a new hedge in the location of the existing vehicle entrance, in addition to many new borders planted with shrubs and flowers adjacent to the new house.

Key

1. Main house
2. Roof terrace
3. Garage and studio pavilion
4. Pool and gym pavilion
5. Terrace
6. Outdoor fireplace pavilion
7. Lawn
8. Pool
9. Vehicle and pedestrian gates
10. Driveway

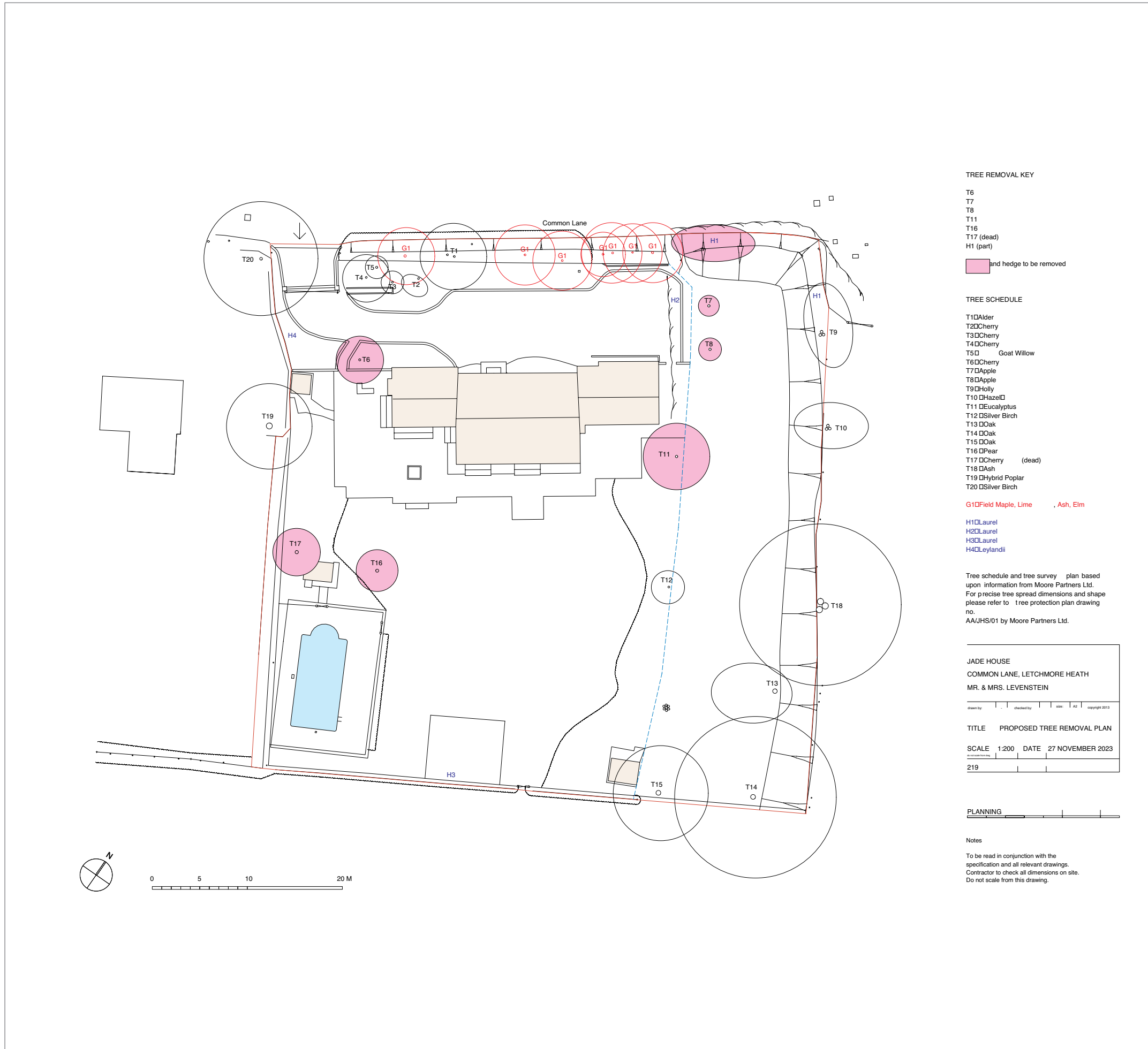


6.0 Building Demolition Plan

The site plan to the left describes the structures to be demolished, comprising:

- Main house
- Pool plant enclosure
- Garden shed
- Existing entrance gates and adjacent brick walls
- Existing driveway and low brick edging upstands
- Existing patio terrace paving
- Existing fencing where new entrance formed

Demolition plan

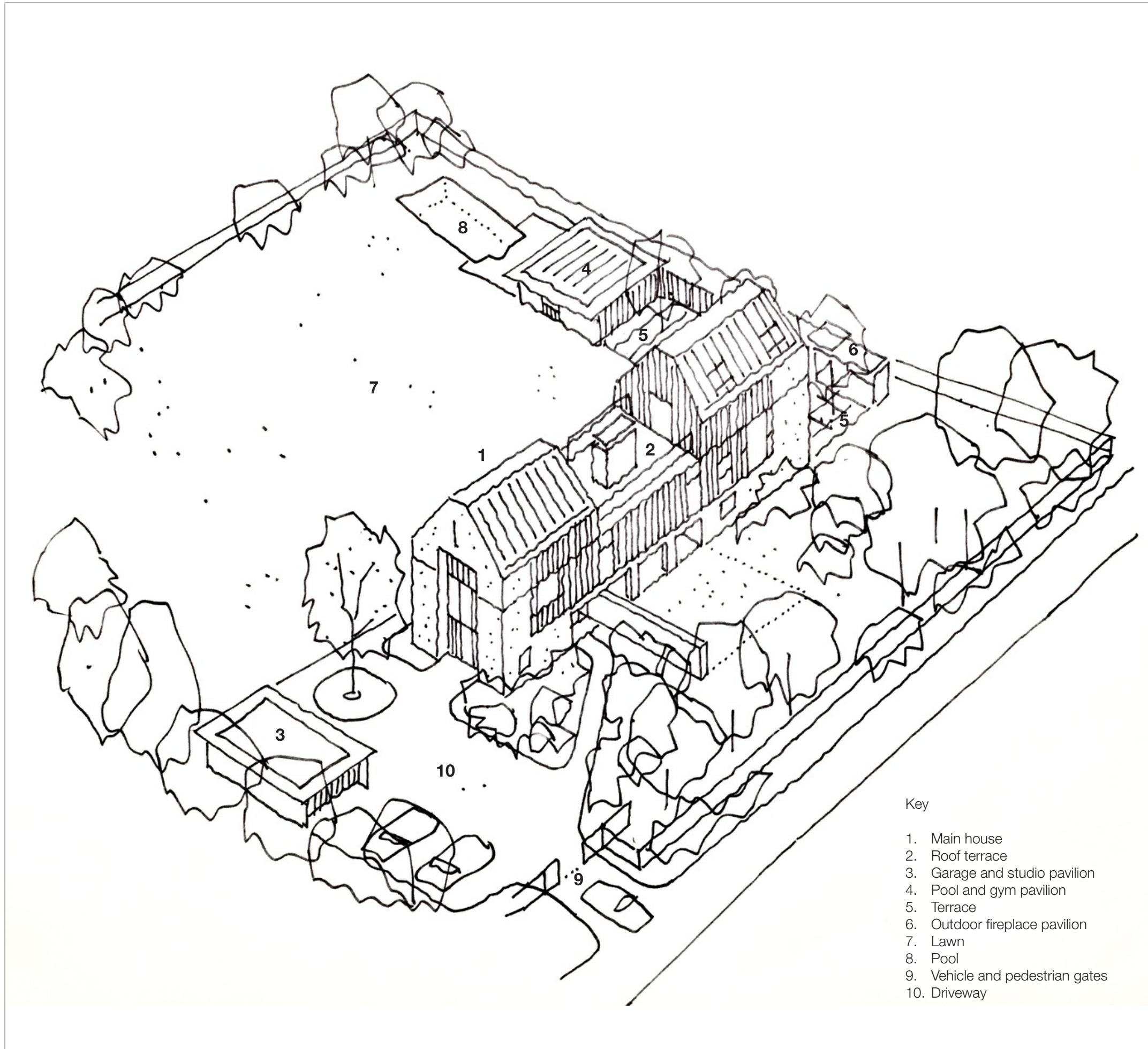


6.0 Tree Removal Plan

The site plan to the left describes the trees to be removed, comprising:

Tree	Species	Condition
• T6	Cherry	Fair
• T7	Apple	Fair
• T8	Apple	Fair
• T11	Eucalyptus	Fair
• T16	Pear	Fair
• T17	Cherry	Dead
• H1 (part)	Laurel hedge	Fair

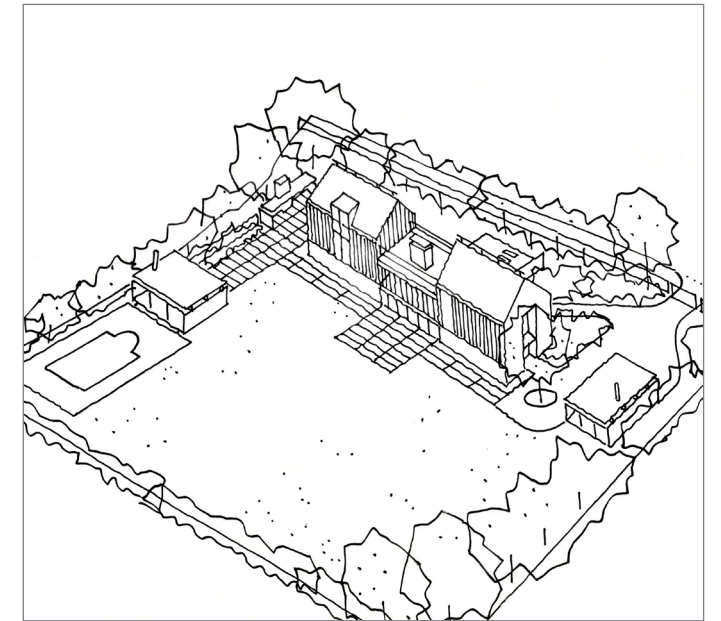
Tree removal plan



Aerial sketch

Key

- 1. Main house
- 2. Roof terrace
- 3. Garage and studio pavilion
- 4. Pool and gym pavilion
- 5. Terrace
- 6. Outdoor fireplace pavilion
- 7. Lawn
- 8. Pool
- 9. Vehicle and pedestrian gates
- 10. Driveway



Aerial sketch

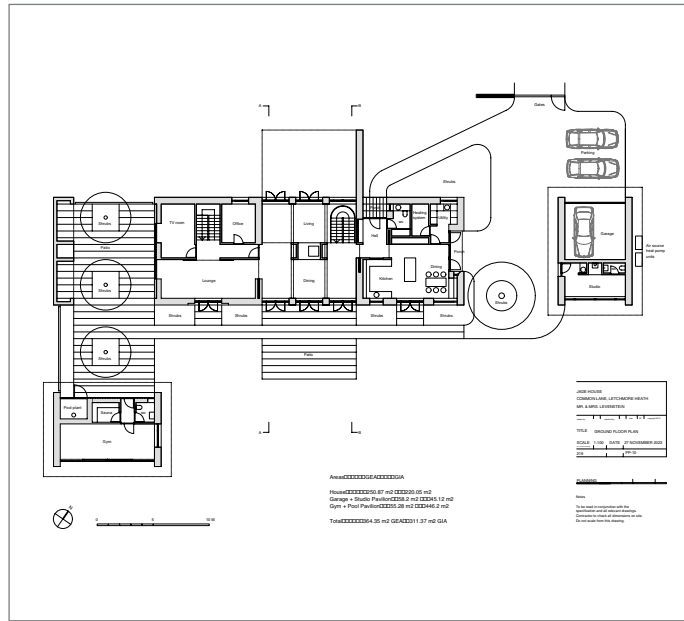
6.0 Massing

The plan diagram comprises three linked 9.0m x 9.0m square bays. The two end bays are three storeys in height, with the top second floor being partly contained within a pitched roof. The middle square bay is a two-storey flat roofed square.

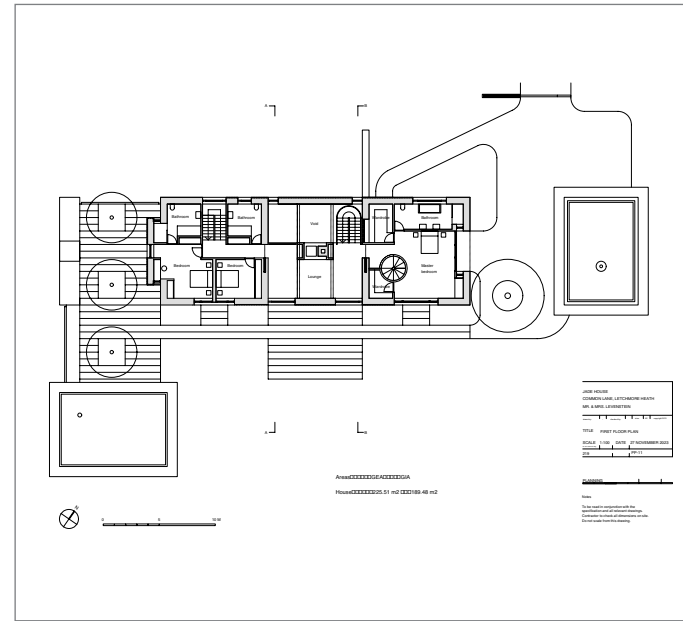
The stepped silhouette of the north and south elevations and massing composition seeks to achieve an informal massing that reduces the apparent scale by its granularity and its legibility as three connected parts with 4 no. gable ends, in contrast to adopting a singular linear extruded form.

The house adopts a traditional duo pitch roof form, with eaves fronting Common lane and to the south, in response to the pre-application comments from Graham Tite, Conservation Officer. The ridge of the pitch roofs is truncated to create a flat top, which helps to reduce the height of the house and apparent scale.

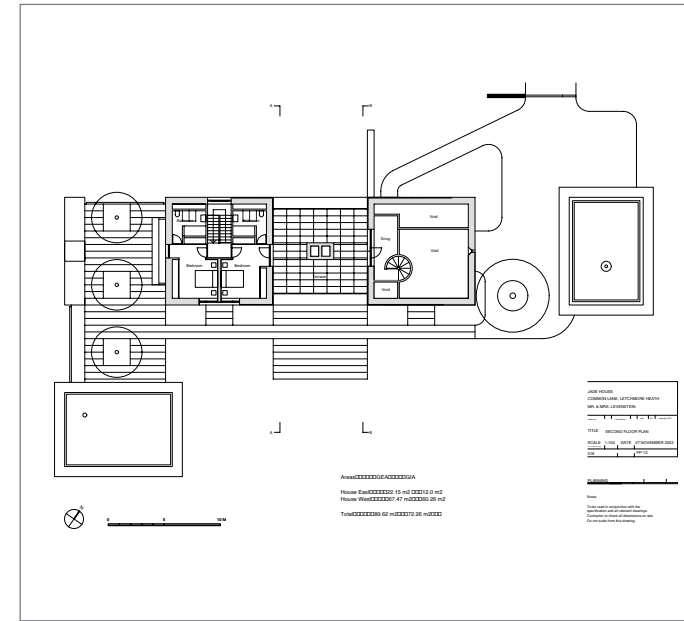
The two detached pavilions have flat roofs, with one incorporating a photo-voltaic panel array, and the other a green roof. Both pavilions are designed to be of modest scale and height by not adopting pitch roofs, and are subservient in scale and importance to the main house.



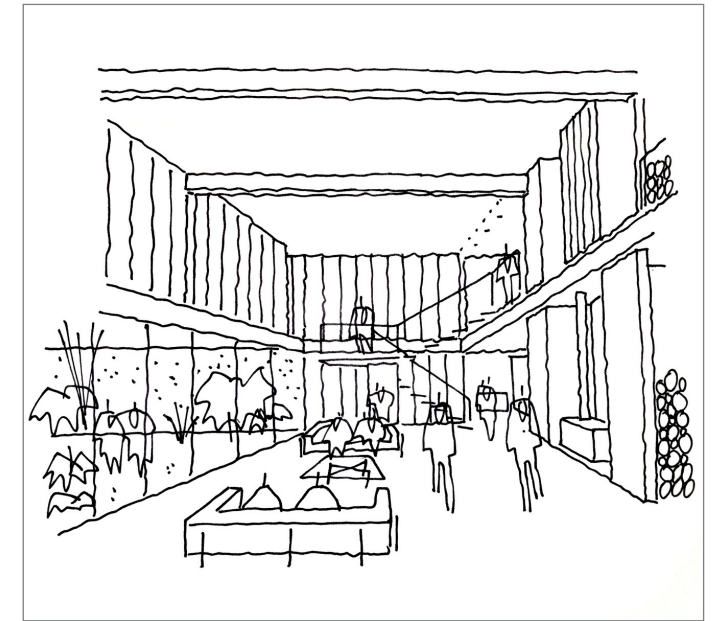
Ground floor plan



First floor plan



Second floor plan



Interior sketch of living room

6.0 Plans

The plan of the house is highly organised in the way in which higher value principal rooms are located to the southern side, facing towards the lawn, and where possible also facing east or west, to enjoy the better views and orientation to daylight and sunlight. In contrast, the supporting spaces (eg. bathrooms, wc, utility room and boiler room) are located to the north side of the house where views and aspect are secondary, and the smaller windows associated with these spaces help to reduce heat losses from the north elevation.

Ground Floor

Each of the three linked 'squares' comprise specific functions and characters. Beginning with the eastern 'square', it contains the two main entrances to the house. The formal main entrance to the north side is recessed within a covered porch ante space, which leads into a hall, off which is a WC and cloaks cupboard. From the entrance door an axial view to the garden, through a glazed internal window and external kitchen window, provides light and sense of placement and orientation. Sliding pocket doors separate the hall from the main living space within the central 'square', and lead into the kitchen and dining space to the other side. The garden lawn to the south is accessed directly from the kitchen and dining space, and a covered secondary entrance centred within the eastern gable end provides a less formal entrance to the house directly from the driveway and to the garage and studio pavilion. This entrance integrates a separate access to the utility room, for ease of access to laundry and boot racks without passing into the dining space. A slot window within the recessed porch allows views and passive surveillance of the entrance gates and driveway from the built-in seating within the dining space.

The central 'square' is the heart of the home, as the main family living and dining space. A central brick fireplace, bookended with recesses for log stacks, is a focal point and provides a subtle delineation between the single storey dining

space facing south to the lawn and the double height living space to the north side. A feature staircase within the living room connects the ground and first floors, and is visible from the hall. Pairs of glazed doors with solid modesty panels, and side ventilation panels, provide access to the garden and cross ventilation to these spaces. A brick garden wall extends from the north elevation to provide privacy to the living space from the main entrance and approaching footpath, and to define a change in landscape character to either side of the wall.

The western 'square' comprises more intimate smaller spaces, for quieter activities such as the study, TV room and formal lounge. A corridor connects the study, TV room and a second stair which leads up to family and guest bedrooms on the first and second floors. The TV room and lounge enjoy direct access via paired doors into the patio courtyard at the western end of the house. The western boundary of the patio courtyard is defined by a brick wall structure, supporting a protective roof, within which is a fireplace, log store and seating. The wall enclosure provides enhanced visual and acoustic privacy between Jade House and the neighbouring property. Three new trees and low shrubs are planted within square planters within the courtyard paving, to provide shade, wildlife habitat, and to offset the loss of some small fruit trees elsewhere.

Separate to the house are two single storey flat roofed pavilions. The garage and studio pavilion is aligned in plan with the main house and comprises a garage with space for one car and two motorcycles, accessed via an 'up and over' timber clad garage door facing Common Lane. Overlooking the main garden, and benefiting from good daylight, is a studio space with a small WC, sink for making tea, and log burning stove. The pavilion is positioned to allow clear views from Common Lane into the plot and beyond, to improve openness to the Green Belt. To the west side of the garden, and south of the main house is the gym and pool pavilion, which replaces the existing pool plant enclosure, and sits at

the north end of the existing outdoor pool, positioned to align with the pool house pavilion in the neighbouring garden. The paved courtyard links to the pavilion entrance, leading into a hall flanked either side by a WC and sauna, and into a gym space overlooking the existing outdoor pool. A picture window on the east elevation of the pavilion provides views across to the lawn and main house. The west elevation is without windows to avoid any potential overlooking towards the neighbouring garden.

First Floor

The feature staircase in the central 'square' leads to a single storey high first floor lounge which overlooks the lawn to the south and down into the double height living room to the north. The central fireplace hearth extends from the ground floor, to incorporate a log burning stove, which provides a degree of enclosure between the lounge and the double height living room space. The lounge connects to the bedroom wing in the west 'square' and the master bedroom within the east 'square' via sliding pocket doors.

A double height master bedroom within the east 'square' enjoys views southwards across the lawn and eastwards to the studio and garage pavilion through a single large aperture in the gable. A generously proportioned bathroom with a main window to the north elevation also enjoys views to the south and east through a slot window in the wet room shower space. Two separate walk-in wardrobe rooms flank a threshold space off which a private spiral stair leads up to the second floor.

At the opposite end of the house, in the west 'square', are two guest bedrooms, one of which has an ensuite bath and shower room. The other bedroom has use of a separate bathroom which doubles as a communal toilet for the lounge space. Bedrooms are arranged to enjoy the best views and daylight across the lawn to the south, with bathrooms and

staircase on the north-facing side of the house. The west gable is designed to focus views from the bedroom to the south and from the bathroom to the north, to minimise any overlooking towards the neighbouring property. A timber-clad bay, referencing traditional bay windows in the village, projects from the brick face of the gable to provide the depth to achieve these windows which protect the privacy between the neighbouring houses. A single window, centred within the gable, faces directly west, from a guest bedroom which would be in irregular use.

Second Floor

An accessible terrace sits above the double height living space in the centre 'square'. The chimney stack from the fireplaces on the ground and first floors emerges in the centre of the terrace. A 'snug' overlooking the double height master bedroom in the east 'square', provides a flexible space for reading or relaxing, with access to the terrace. Two bedrooms with ensuite bathrooms and built-in storage are within the west 'square', enjoying similar aspect and sunlight as the guest bedrooms below. Glazed rooflights provide daylight to both bathrooms below a sloping roof plane. The projecting bay to the first floor bedrooms is not repeated on this floor, but the single central window at first floor is repeated.



6.0 Elevations and Architectural Character

The proposed house is constructed predominantly from brick, combined with areas of vertical timber cladding, as a direct reference to the traditional building materials found within the village. A duo pitch roof in zinc and brick chimney stack reflect the typical roof forms in the village but in the modern vernacular style. The incorporation of vertical timber boarding within the south and north elevations is a device to visually integrate the east and west 'wings' below the duo pitch roofs with the central bay below the flat roofed terrace, and to reduce the apparent height and massing. A projecting metal drip stop at second floor level provides a horizontal datum tying together bands of vertical boarding and protects the end grain of timber from weathering. In contrast the east and west gable elevations are wholly in brick, which extends full height around the corners, as far as the nearest window openings, to create visually strong 'bookends' to both ends of the house. A projecting bay window element clad in vertical timber boarding is added to the west gable elevation to provide controlled views from the first floor bedroom and bathroom out to the garden, and reduce overlooking towards the neighbouring property.

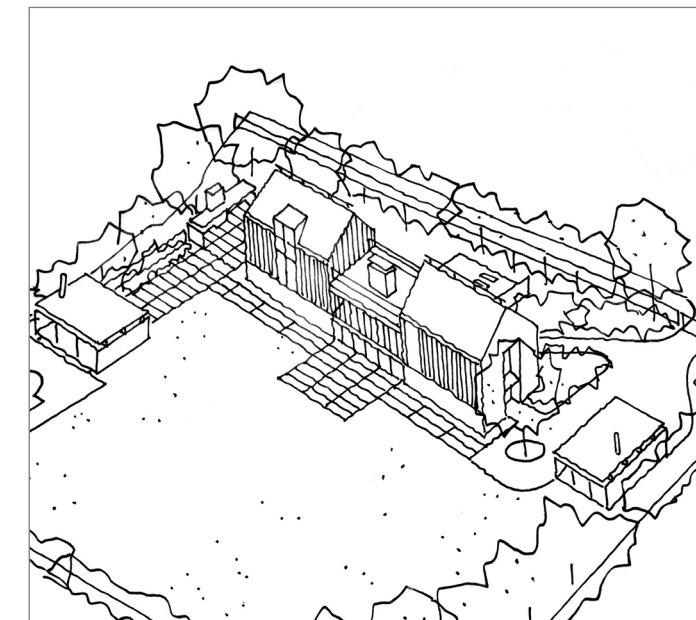
Windows are 'hole-in-wall' openings in a traditional sense, rather than large expanses of glazing typical of modernist architecture, respecting the typical ratio of wall to window found within the village where the brick wall is the dominant element of the elevation. Windows are inset to create deep reveals, to provide articulation and shadows to the elevations, and to avoid the visual flatness associated with cheaply constructed homes. Many windows include narrow solid or glazed side slot ventilation panels to allow for secure cross ventilation of rooms, and night time cooling.

The long south and north elevations of the main house combine some symmetrical and some asymmetrical window arrangements, resulting from a plan diagram which has a clear internal organisation combined with some variations in internal volume or asymmetrical plan arrangement which creates an organised informality to what could otherwise become a static, repetitive and symmetrical composition. By contrast, the east and west gable elevations are purposefully symmetrical after testing many alternative design options, including asymmetrical and irregular compositions, which seek to create a simpler appropriate design language referencing barn-like structures found in the wider area.

The two pavilions are diagrammatically similar, in the way that two solid brick flank walls orientated north-south, frame full width timber panel and glazed windows orientated in the east-west direction. Deep flat roof overhangs are supported by cantilevered timber beams, between which are fixed glazed clerestory lights.

The metal balustrades and chimney cowl are finished with a silver-grey micaceous iron oxide paint finish which is a high quality robust external paint, with a finish similar to bead-blasted stainless steel, and a slightly textured granular finish.





Aerial sketch

6.0 South Elevation

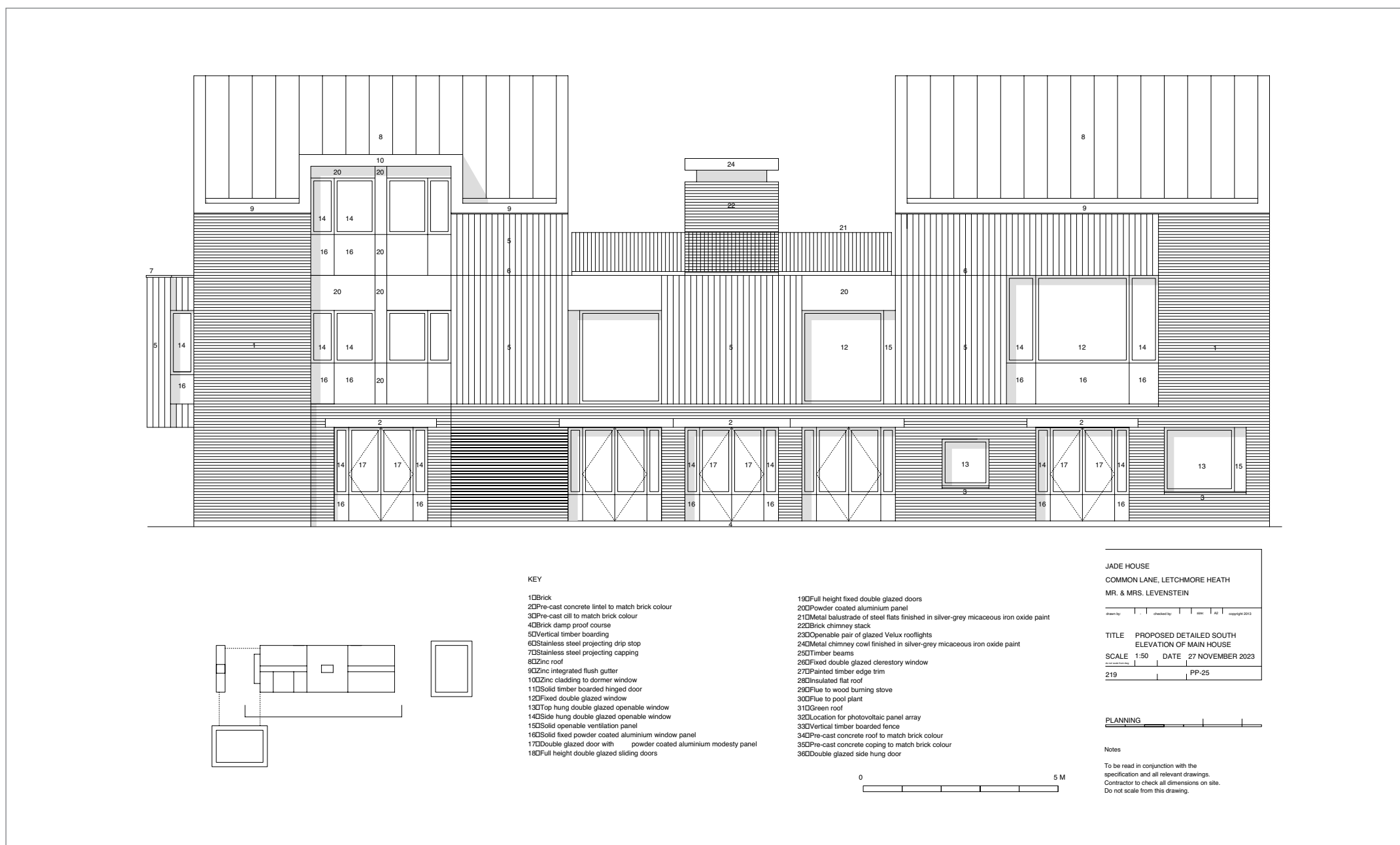
Windows and glazed doors to the principal rooms enjoy both the aspect and access to the main garden and lawn area, and capitalise on the good orientation for daylight and sunlight. Pairs of glazed doors with solid lower panels, and side ventilation slot windows, provide direct access from the kitchen, dining room, and lounge into the garden, and are flanked by planting beds for shrubs which will soften the edge of the house.

The west 'square' elevation is symmetrical, reflecting the internal symmetrical bedroom planning, and includes a flat topped dormer window to the second floor bedrooms contained partly within the sloping pitched roof space.

The central 'square' is symmetrical at both ground and first floors. The paired glazed doors at ground level provide access between the dining room and main living space and the garden terrace. At first floor a pair of fixed glazed panels with solid side ventilation panels sit either side of a bay of vertical timber boarding, above which are solid powder coated aluminium panels. At second floor level is a balustrade of vertical steel flats painted in micaceous iron oxide (MIO), and central brick chimney stack with steel cowl painted in MIO.

The eastern 'square' comprises a symmetrical arrangement of paired glazed doors to the ground floor kitchen, with a large fixed bay window to the master bedroom above which has openable side glazed panels. The transition from timber boarding to brick at first and second floors, and the asymmetrical ground floor windows to the kitchen and dining room temper the symmetrical bays within the overall elevation.

The elevation of the studio and garage pavilion includes full width glazed windows at desk height and full height sliding and fixed glass doors to the gym and pool pavilion elevation, to provide good views to the garden and to enjoy good daylight.



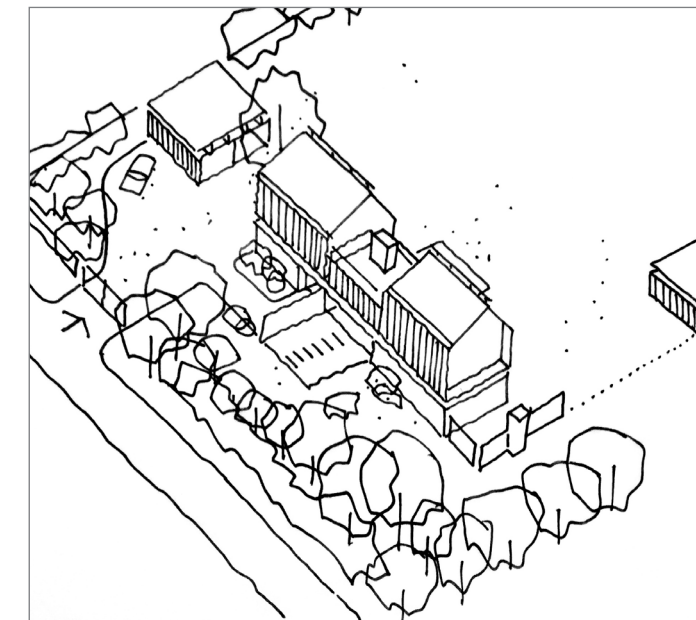
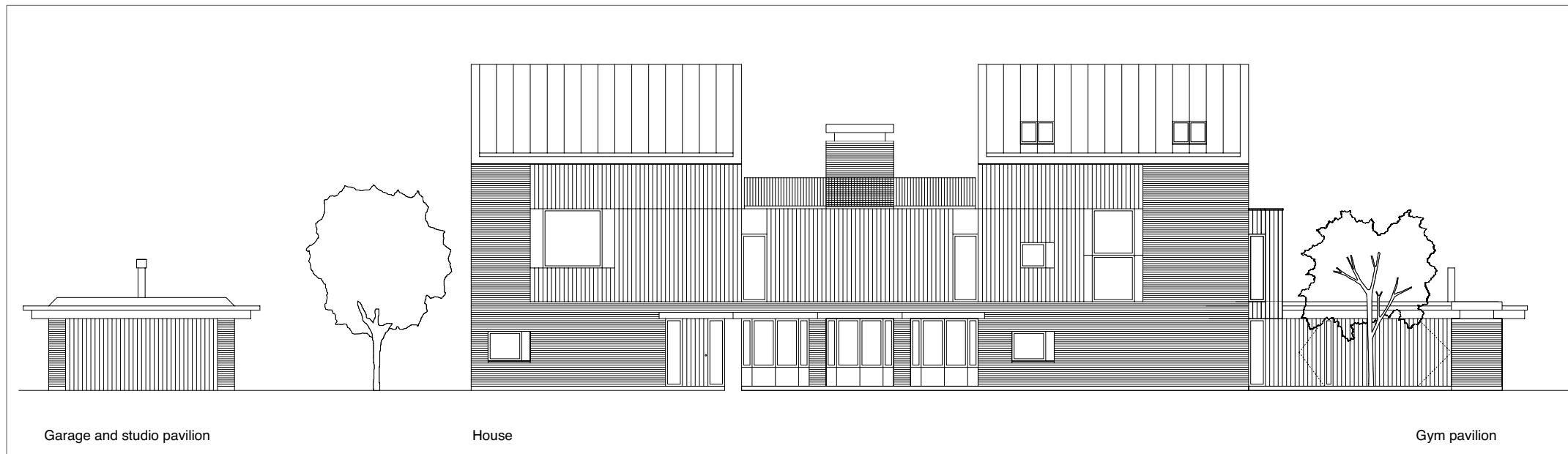
KEY

- 10Brick
- 20Pre-cast concrete lintel to match brick colour
- 30Pre-cast oil to match brick colour
- 40Brick damp proof course
- 50Vertical timber boarding
- 60Stainless steel projecting drip stop
- 70Stainless steel projecting capping
- 80Zinc roof
- 90Zinc integrated flush gutter
- 100Zinc cladding to dormer window
- 110Solid timber boarded hinged door
- 120Fixed double glazed window
- 130Top hung double glazed openable window
- 140Side hung double glazed openable window
- 150Solid openable ventilation panel
- 160Solid fixed powder coated aluminium window panel
- 170Double glazed door with powder coated aluminium modesty panel
- 180Full height double glazed sliding doors
- 190Full height fixed double glazed doors
- 200Powder coated aluminium panel
- 210Metal balustrade of steel flats finished in silver-grey micaceous iron oxide paint
- 220Brick chimney stack
- 230Openable pair of glazed Velux rooflights
- 240Metal chimney cowl finished in silver-grey micaceous iron oxide paint
- 250Timber beams
- 260Fixed double glazed clerestory window
- 270Painted timber edge trim
- 280Insulated flat roof
- 290Flue to wood burning stove
- 300Flue to pool plant
- 310Green roof
- 320Location for photovoltaic panel array
- 330Vertical timber boarded fence
- 340Pre-cast concrete coping to match brick colour
- 350Pre-cast concrete coping to match brick colour
- 360Double glazed side hung door

JADE HOUSE
COMMON LANE, LETCHMORE HEATH
MR. & MRS. LEVENSTEIN

TITLE PROPOSED DETAILED SOUTH
ELEVATION OF MAIN HOUSE
SCALE 1:50 DATE 27 NOVEMBER 2023
219 PP-25

Notes
To be read in conjunction with the specification and all relevant drawings. Contractor to check all dimensions on site. Do not scale from this drawing.



Aerial sketch

6.0 North Elevation

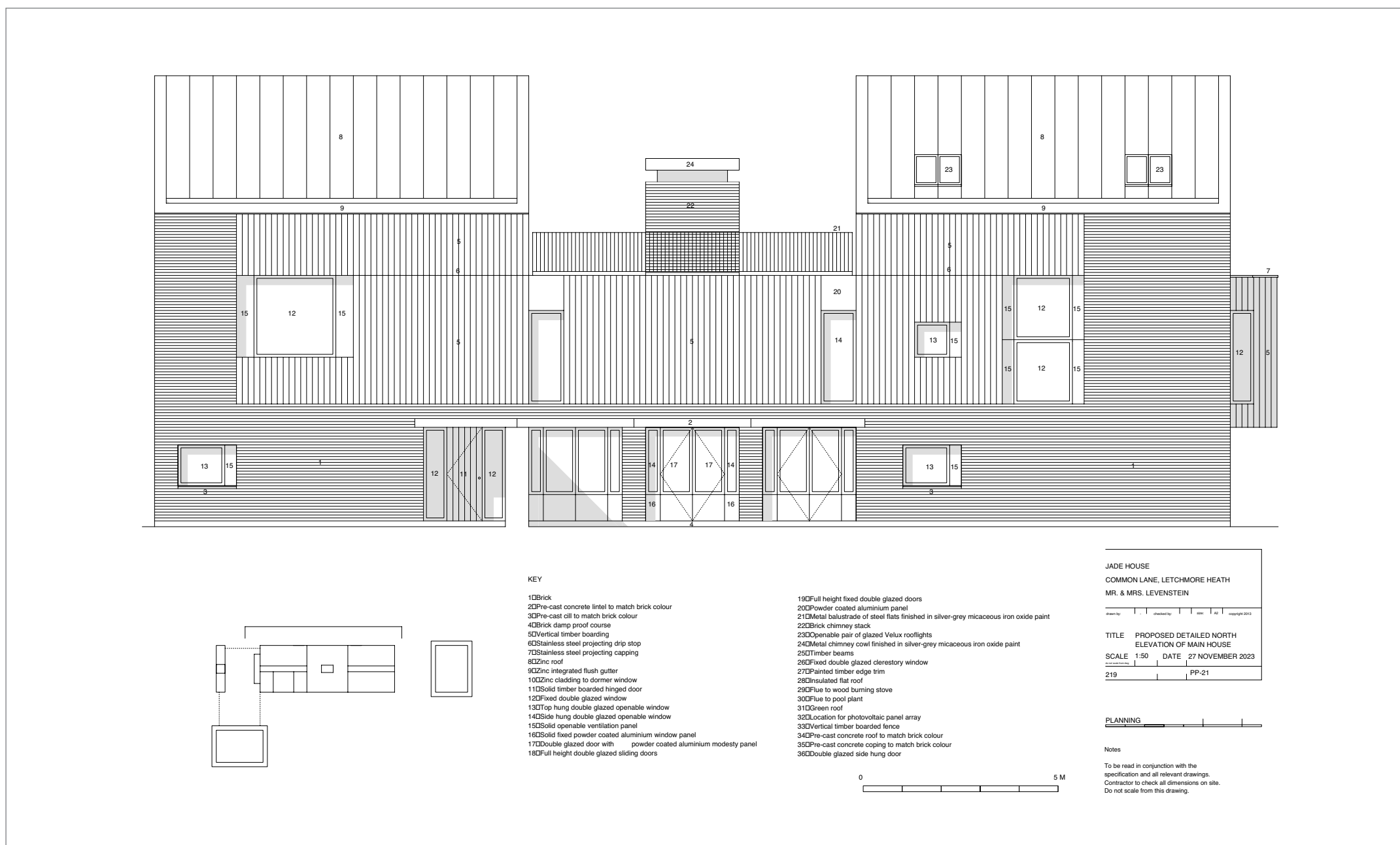
The internal plan organisation of the house manifests itself clearly on the north elevation, where smaller windows to secondary support rooms like the utility, study, and bathrooms to bedrooms reflect their status and need for daylight, and helps to reduce heat losses through the north-facing façade.

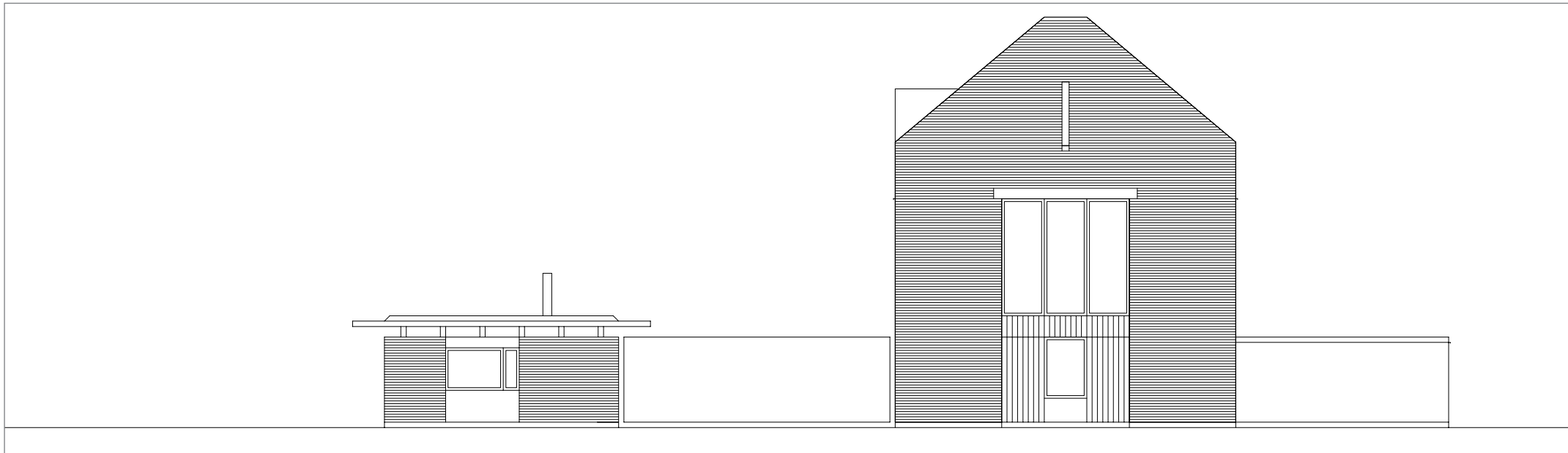
The west 'square' is partly symmetrical, generated by the central staircase flanked by bathrooms on first and second floors. The second floor bathrooms are lit by paired glazed rooflights. A landscape proportioned window with side ventilation panel provides light and generous views to the study room.

The central 'square' is symmetrical in composition, incorporating the same south elevation design apart from the narrower fixed glazed slots at first floor, which reduce north-facing heat losses.

The east 'square' is entirely asymmetrical, and includes the brick garden wall which extends into a deep recessed entrance porch. A solid timber entrance door is flanked by fixed full height glazed panels which provide daylight and views into the hall. A small window to the side of the porch provides light and ventilation to the WC off the hall space. A window similar to the study window provides light into the utility room. At first floor level a wide fixed glazed window to the master bedroom bathroom is flanked by two solid vent openings.

A full width vertical timber boarded 'up and over' garage door sits between the brick flank walls of the studio and garage pavilion. Similar vertical timber boarding to the gym and pool pavilion also includes a full height slot window to the WC, and entrance doors to the pavilion itself and pool plant room.





Aerial sketch

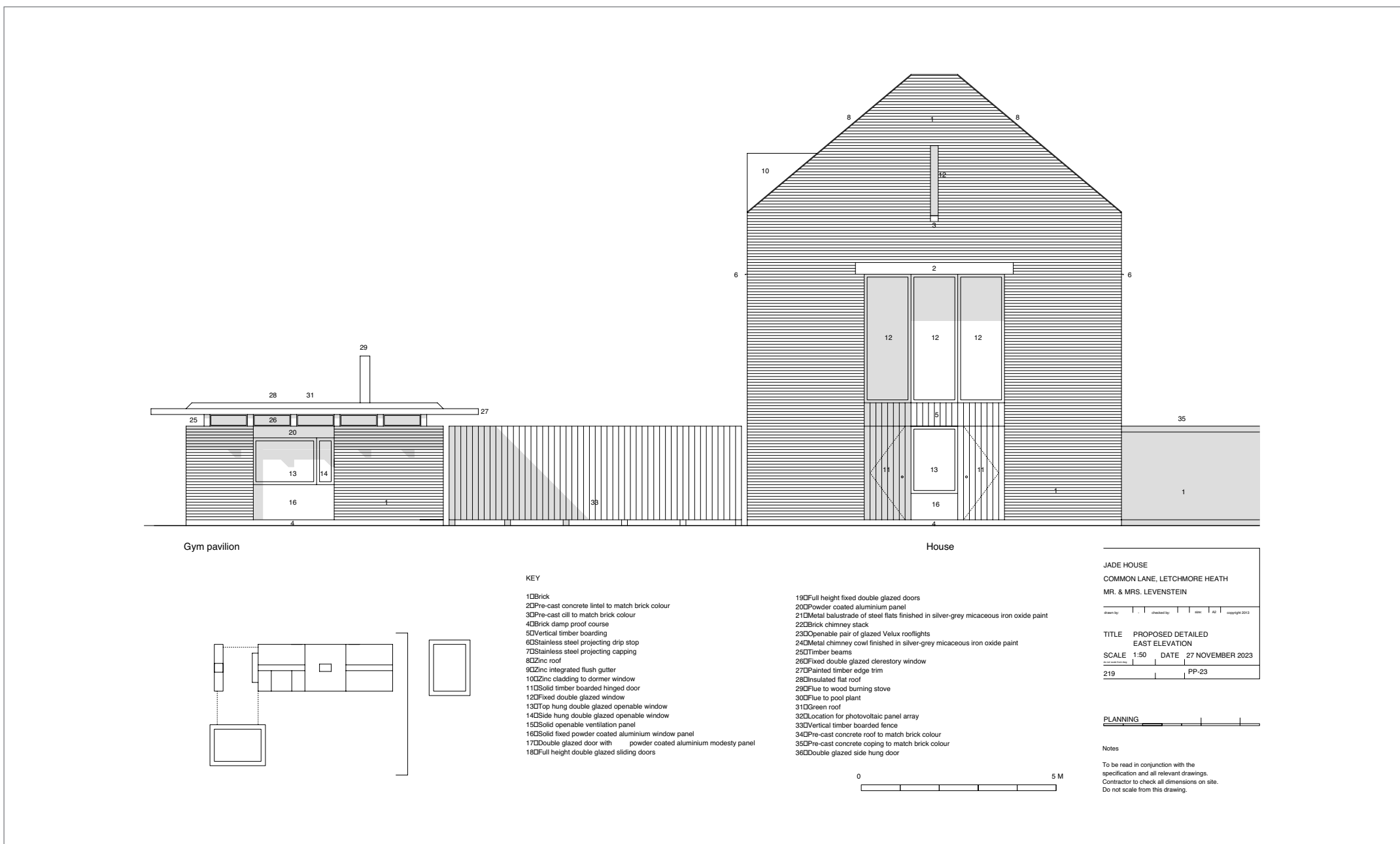
6.0 East Elevation

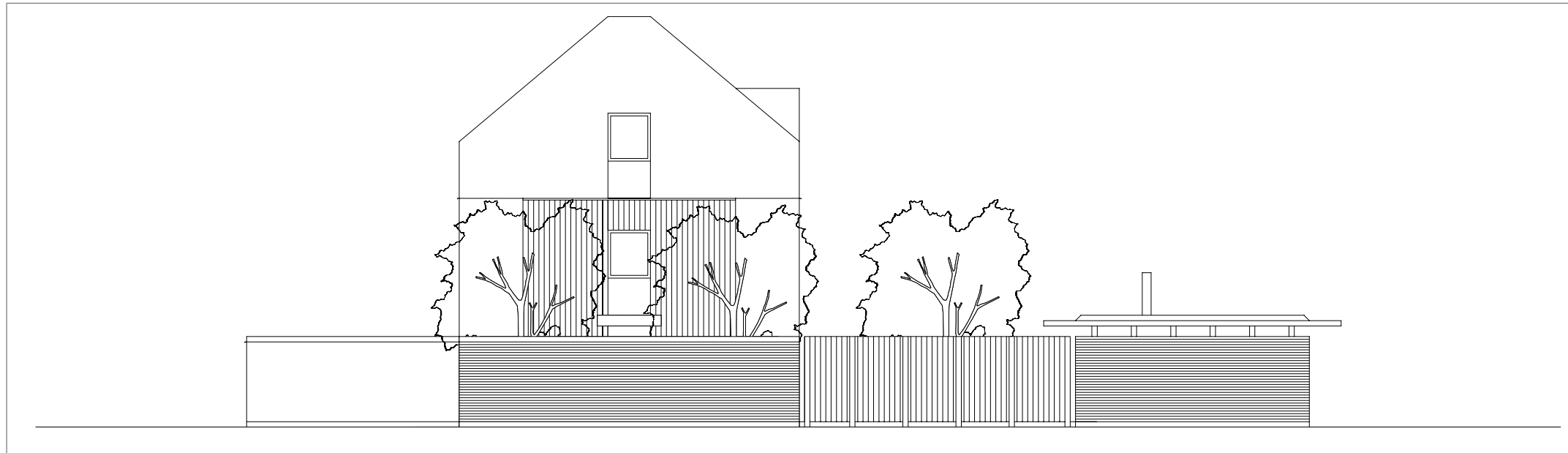
The barn-like quality of a large single recessed opening in the gable end combine all the ground and first floor doors and windows within a simple symmetrical arrangement, reminiscent of agricultural barns found locally. A pre-cast lintel defines the top of the opening in the brick gable, and a tall recessed glass slot opening above, with splayed internal reveal, provides a balance to the overall elevational composition and adds detail to the upper part of the gable.

At ground floor the solid doors to the dining room and utility are solid with vertical timber boarding, either side of a top hung openable glazed window and solid lower panel, which provides daylight and views in and out of the kitchen and dining space.

At first floor are three identical full height fixed glazed panels to the master bedroom, affording good views and morning sunlight. The shallow return includes an openable slot window for cross ventilation of the bedroom, and a similar window to the walk-in shower in the ensuite bathroom.

The east elevation of the gym and pool pavilion is largely brick, but with one picture to the gym space to allow for view across the lawn and cross ventilation. The east elevation of the studio and garage pavilion is entirely brick, with glazed clerestory lights in between the projecting timber beams.





Aerial sketch

6.0 West Elevation

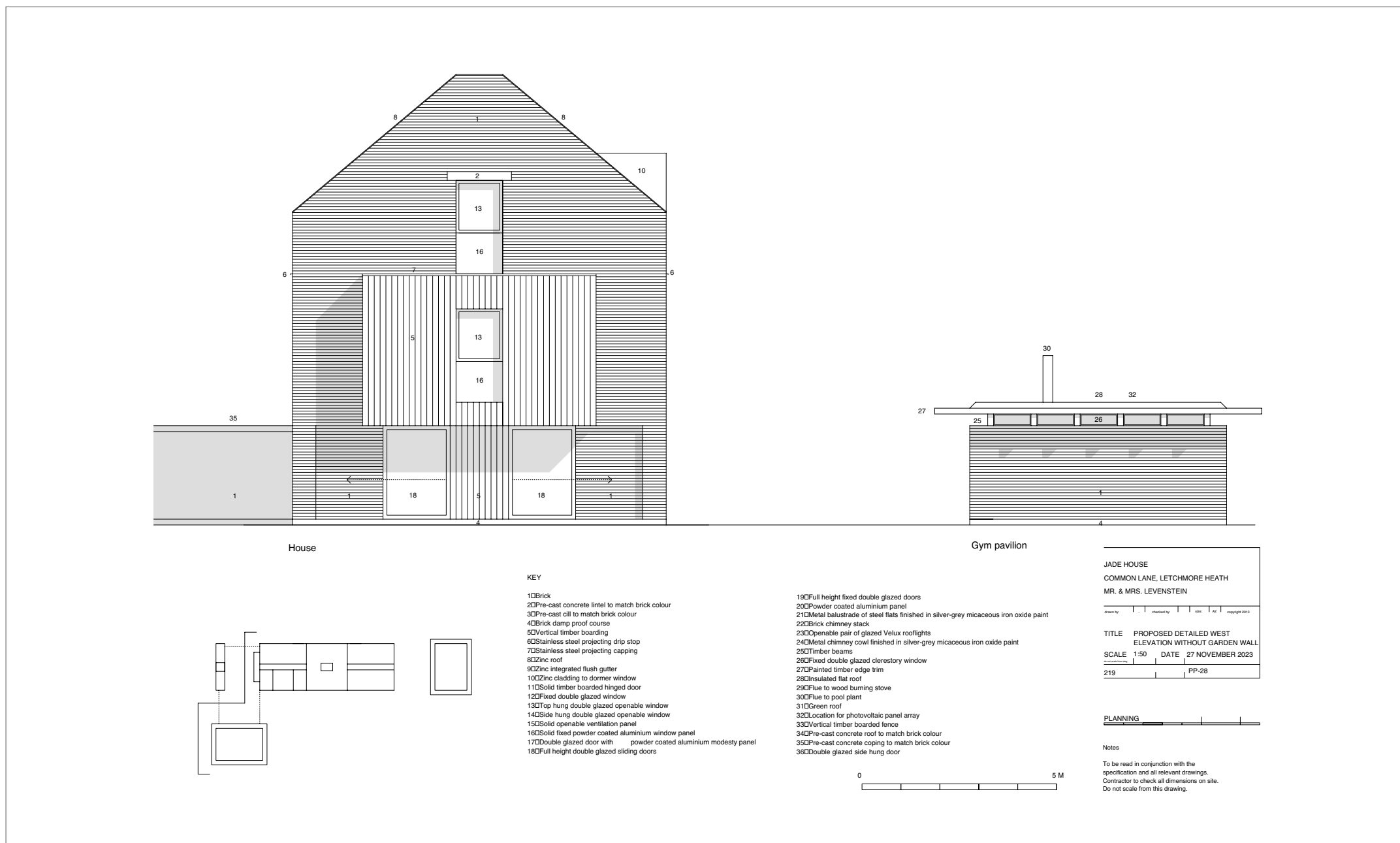
A similar symmetrical barn-like design approach has been employed for the west gable elevation, to promote privacy between Jade House and 'Cookmeade' property next door. The dominant brick gable wall is punctured by a large timber-clad projecting bay structure which projects at first floor level only, to provide a depth in plan to incorporate windows to the first floor bedroom and bathroom which look out south to the lawn and north to Common Lane respectively. A single window centred within the projecting bay looks westwards towards the boundary.

The same central window repeats at second floor level, to a bedroom. The upper panel is an openable glazed window, with a solid fixed panel beneath.

Full height sliding doors at ground level, either side of a solid fixed panel of vertical timber boarding, provide access to the patio courtyard from the lounge and TV room, and slide within recessed pockets in the brickwork.

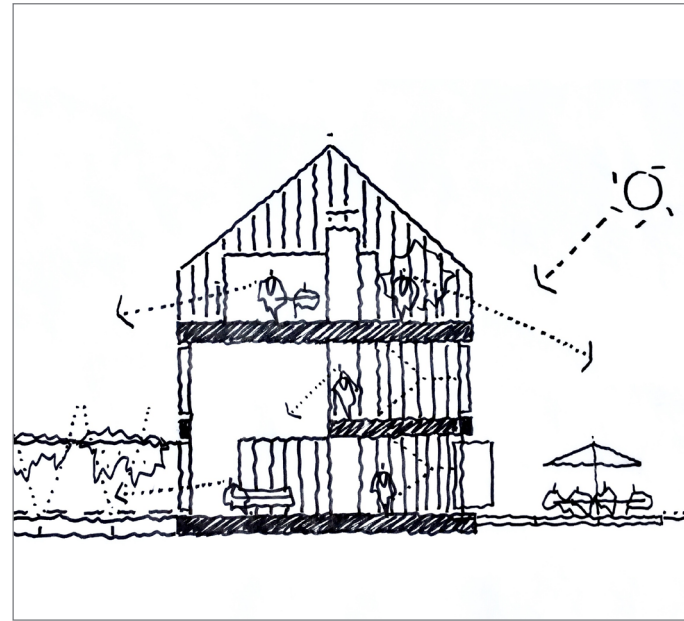
The west face of the brick wall enclosing the patio is solid brickwork, capped with a pre-cast concrete roof plane, with an integrated metal chimney cowl to the fireplace, painted with MIO. The west elevation of the gym and pool pavilion is also a solid brick wall, with clear glazed clerestory lights sitting between the cantilevered timber beams above. A close boarded vertical timber boarded fence sits between the two brick structures.

The west elevation of the studio and garage pavilion is brick, but incorporates a timber door and glazed side slot window, leading into the studio space.

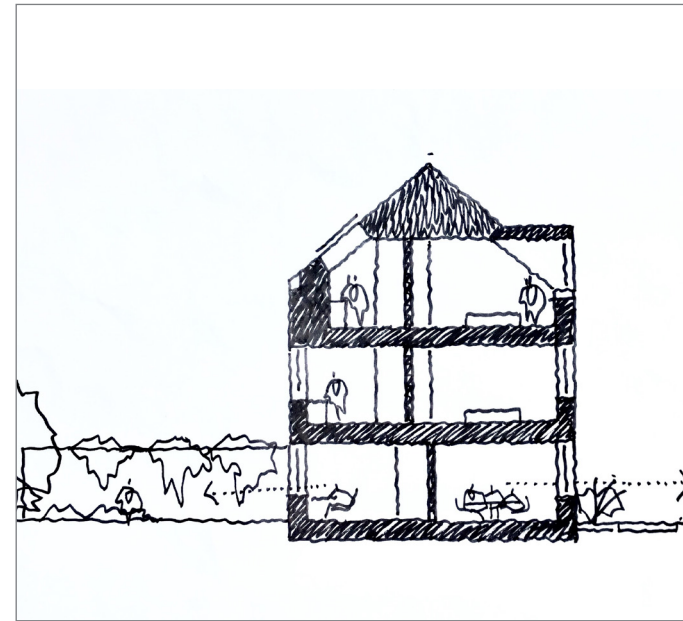




Sketch section through living and dining room looking west



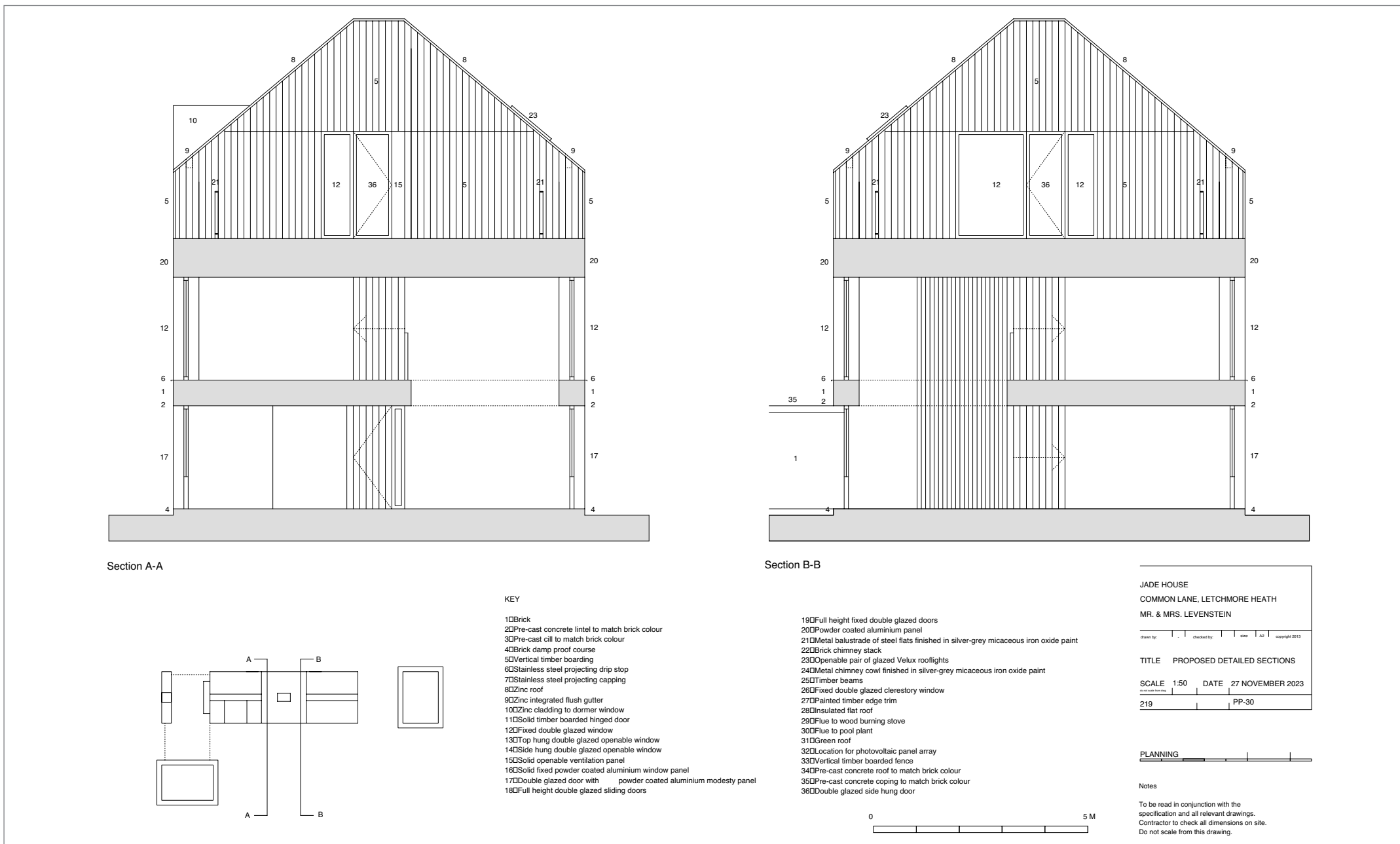
Sketch section through living and dining room looking east



Sketch section through west bedroom wing looking east

6.0 Sections

Sections A-A and B-B through the living and dining area describe the gable elevations facing the roof terrace.



Proposed sections A-A and B-B