



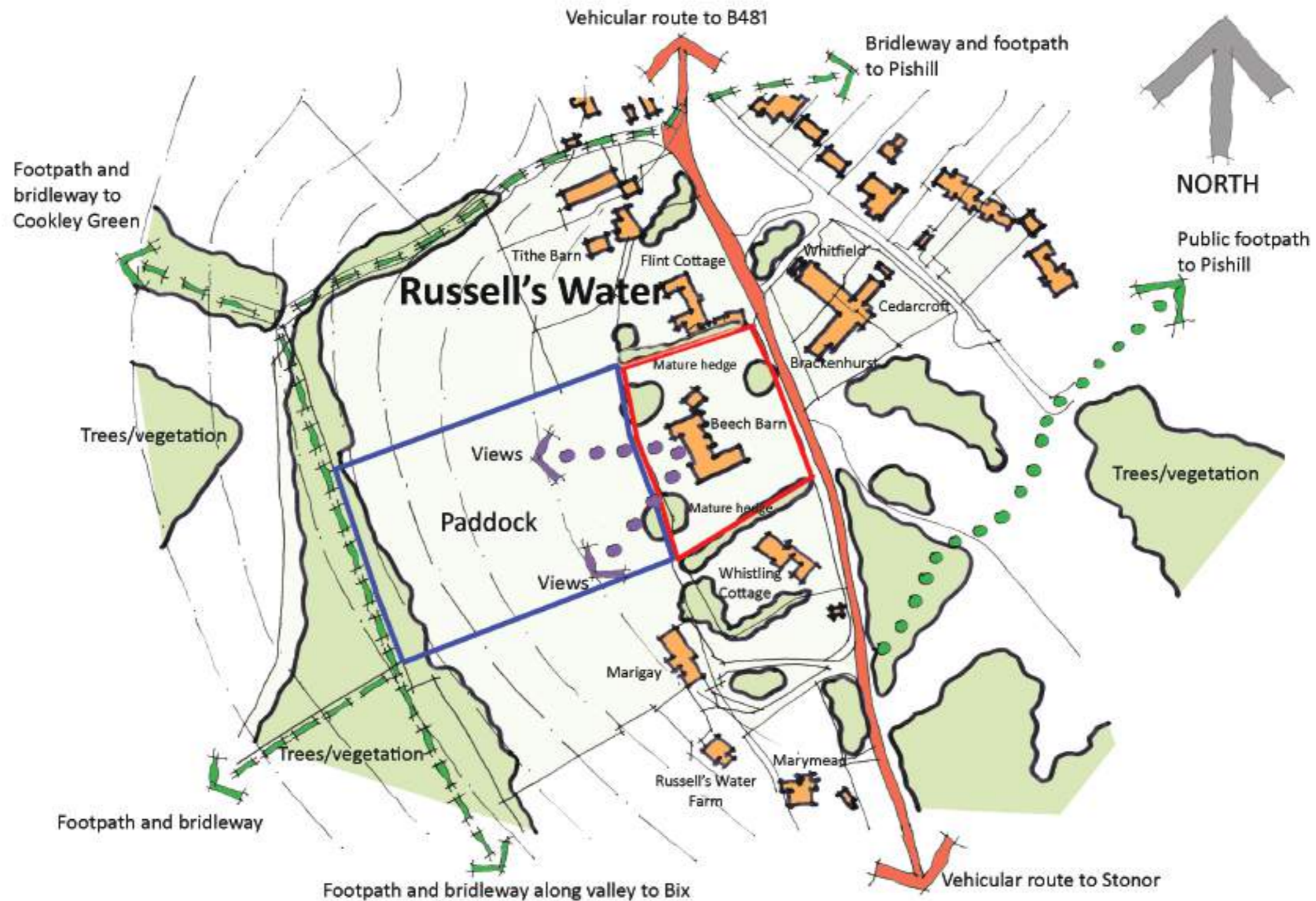
Beech Barn, Russells Water Design and Access Statement

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PLANNING & DEVELOPMENT CONSULTANCY

Site context and surrounding development



Site context, use and surrounding development



Panoramic photograph taken from south-west of site

The existing dwelling named 'Beech Barn' is located within the designated AONB (Area of Outstanding Natural Beauty). The current use class here is C3 (Dwelling House).

Following the granting of planning permission to extend the property by your Council (PE/E1154), this application is for a replacement dwelling based on the overall volume of the current building taking into account the extensions achieved. The existing dwelling's Architecture is of no particular merit and makes no positive contribution to the Area of Outstanding Natural Beauty.



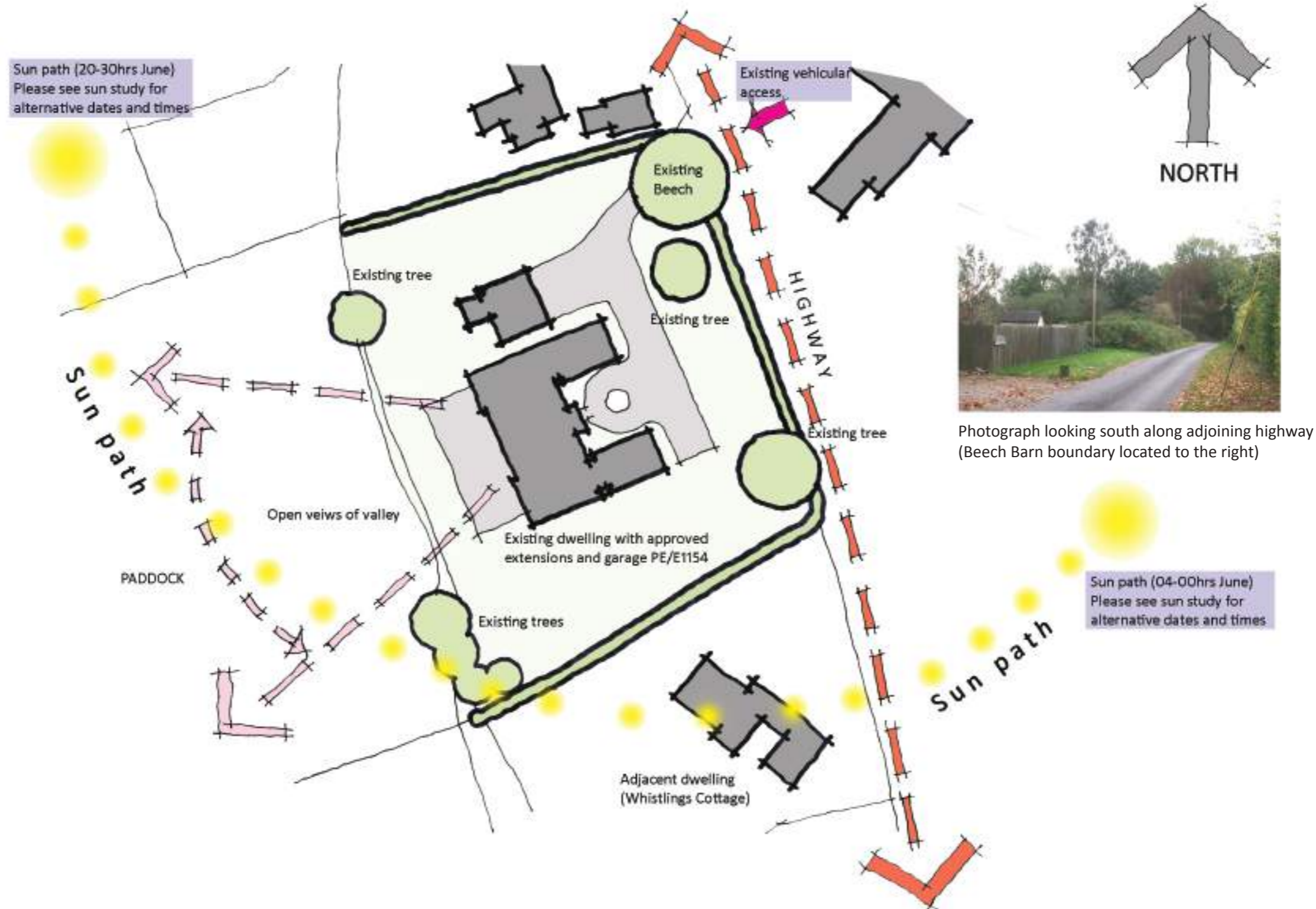
The materials used and form of the existing building are not in keeping with the immediate surroundings which predominately are narrow cottages and converted barns. There may be justification for a contemporary approach to a replacement here, however, given the recent nearby modern building at former 'Snowball Hill', an additional contemporary dwelling in this prominent rural location could be harmful to the AONB in our opinion.

Since the site has incredible views to the south west, a design solution incorporating an abundance of glass, together with respecting the surrounding development is required. The siting of the replacement dwelling will be similar to the existing dwelling.



Photograph showing nearby Barn - Tithe Barn
(Please see location plan for identification)

Existing layout and sun path of Beech Barn



Existing dwelling and approved extensions - PE/E1154

Volume of Beech Barn with the approved extension not including the garage totals 1,930.2m³.
Consideration to this overall volume to be taken into account when designing a replacement so as not to exceed 1,930.2m³



Entrance to site



Existing north east elevation



Existing north east elevation



South east / south west elevation



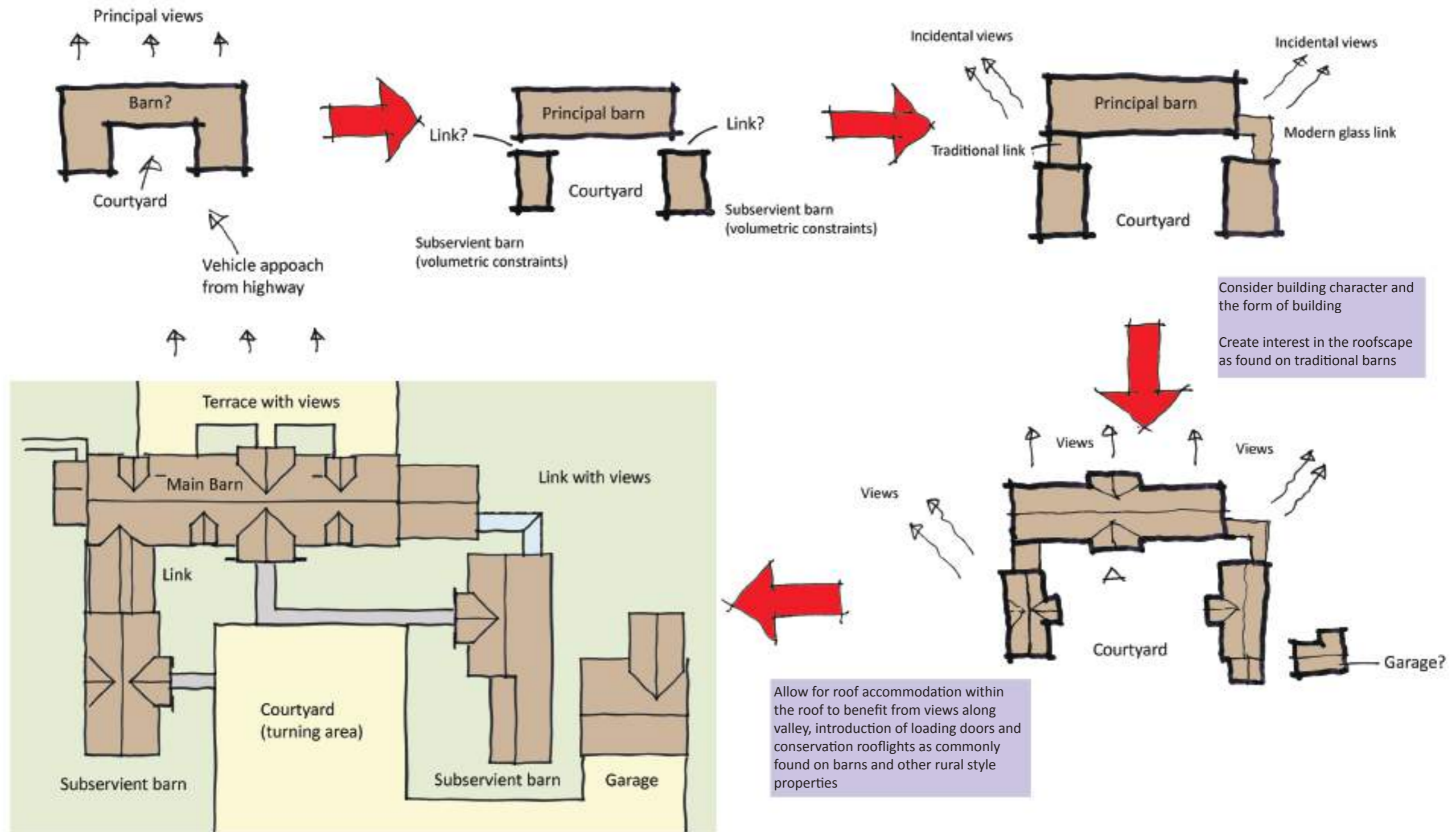
South west elevation facing open countryside



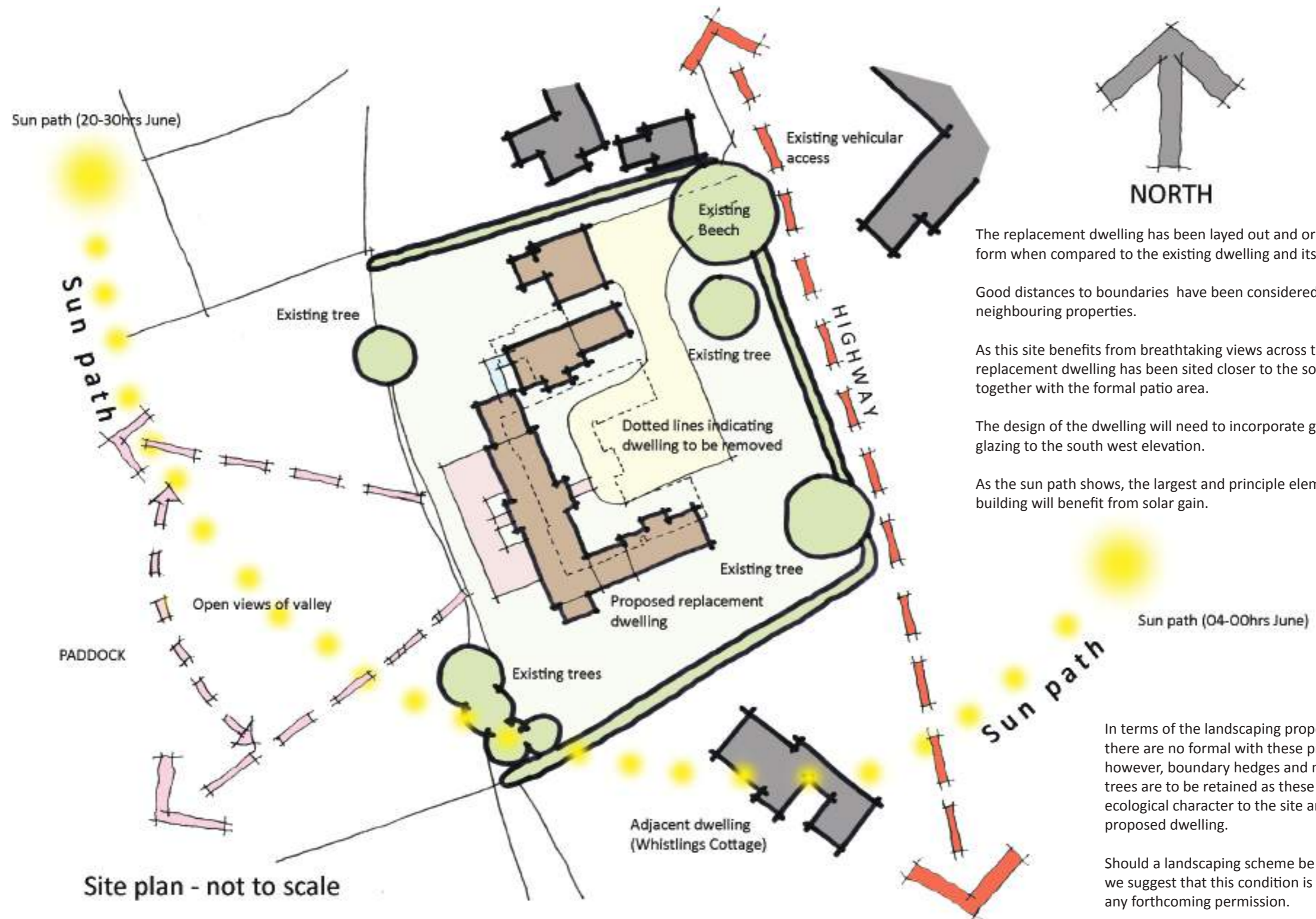
North west elevation of existing workshop

Developing, explaining and understanding the vision

The existing property Beech Barn - Tithe Barn neighbouring property - look at barn design approach - reference volumetric planning constraints Policy H12 replacement dwellings - explore courtyard layout as per original dwelling and approval PE/E1154



The proposed siting and sun path of Beech Barn



The replacement dwelling has been layed out and orientated in a similar form when compared to the existing dwelling and its approved extensions.

Good distances to boundaries have been considered in order to respect neighbouring properties.

As this site benefits from breathtaking views across the AONB, the replacement dwelling has been sited closer to the south west boundary together with the formal patio area.

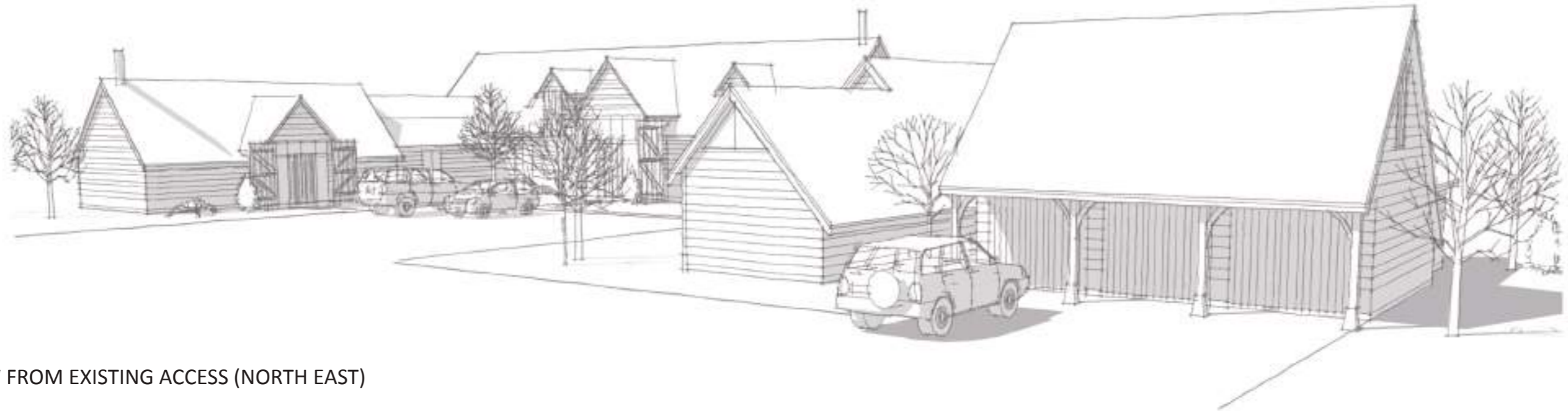
The design of the dwelling will need to incorporate generous amounts of glazing to the south west elevation.

As the sun path shows, the largest and principle element of the new building will benefit from solar gain.

In terms of the landscaping proposals there are no formal with these proposals, however, boundary hedges and mature trees are to be retained as these add good ecological character to the site and the proposed dwelling.

Should a landscaping scheme be required, we suggest that this condition is added on any forthcoming permission.

Scale and appearance



VIEW FROM EXISTING ACCESS (NORTH EAST)

The existing dwelling together with the consented extensions would result in an overall volume (not including new garage) of 1,930m³. This is a material consideration when comparing this replacement proposal to what is already approved on this site. In order to reduce the impact, the proposal has been lowered 200mm into the landscape on the south west elevation. By comparison, the overall volume of this replacement proposal 1,870m³ (not including the garage) is significantly lower than approved. With the main barn centralised, the eye will be drawn to the principal glazed entrance and the countryside beyond through the glazed structure.



VIEW FROM GARDEN (SOUTH EAST)

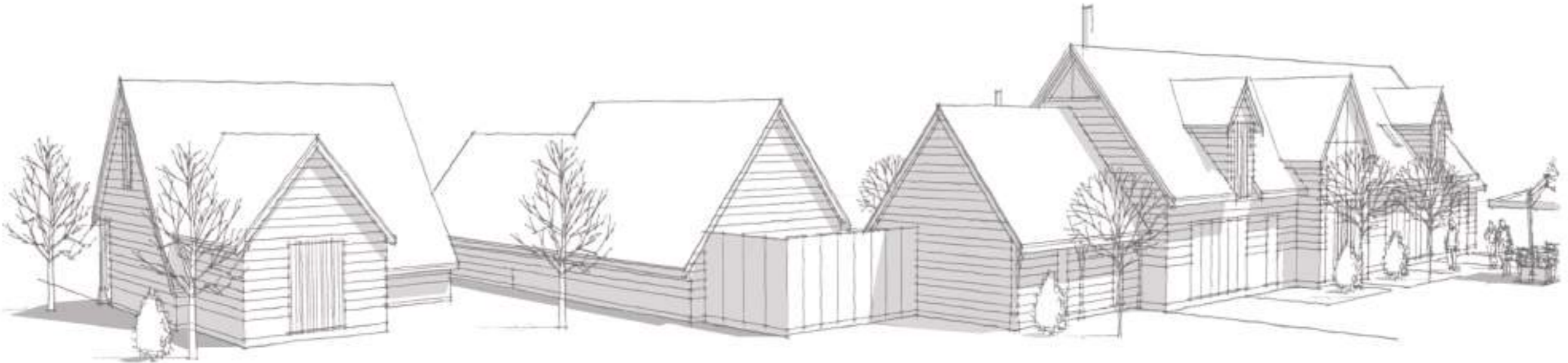
Given the volumetric constraints, the dwelling has been designed with varying wall plate heights where first floor accommodation is not required or possible. To create interesting elevations, projections have been introduced which create a sense that this building has evolved in time. The barn appearance will include a brickwork plinth of varying heights with 225mm timber weatherboard clad walls. Some elements will have no plinth but will include a timber frame incorporating oak posts and staddle stones. These openings will either be filled with full height glazing or timber boarding.

Scale and appearance



VIEW FROM EXISTING PADDOCK (WEST)

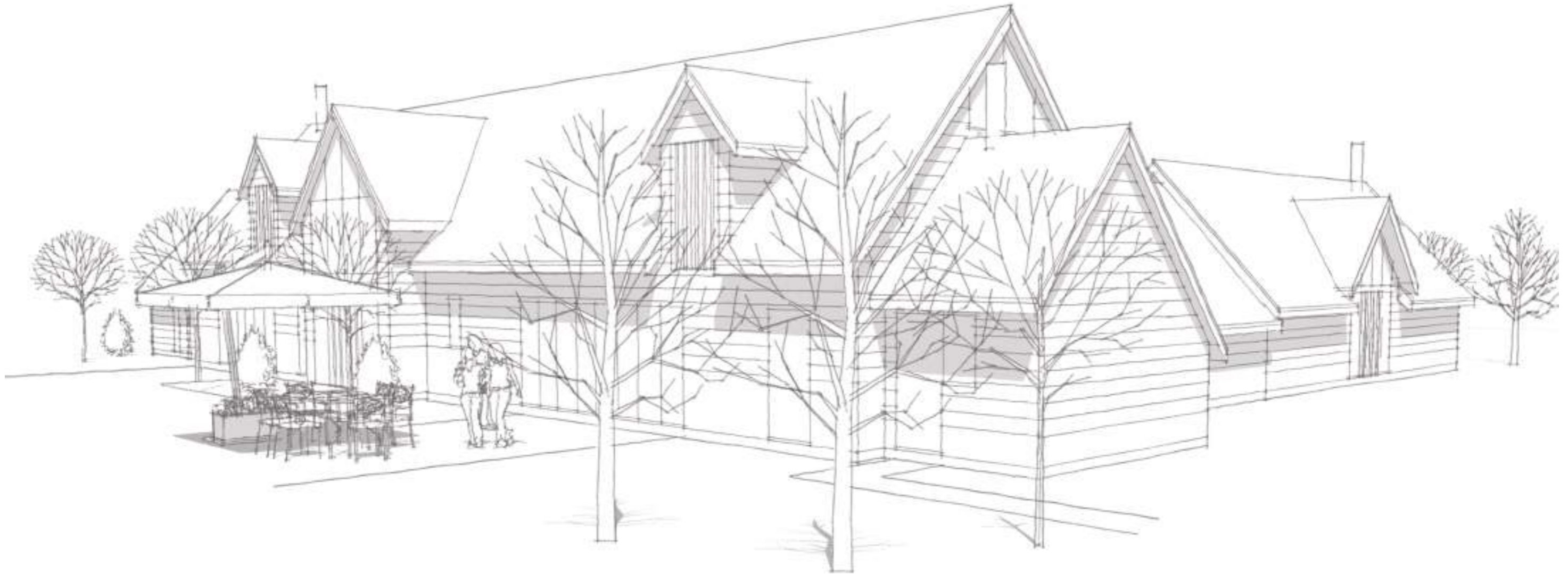
This view faces the open countryside and receives most sunlight during the day. The glazed central gable offers a connection between the internal space and the wider landscape. This is also found where the angular glazed link connects to the subservient barn (located to the left). There will also be incidental views across the valley from this modern glazed structure. Traditional style loading doors at first floor are to be fully glazed also creating views to the open countryside and AONB.



VIEW FROM EXISTING PADDOCK (NORTH WEST)

It is clear to see from this view that the varying wall plate heights create a group of buildings with an organic sense that will in turn keep the overall volume low. The garage buildings design has not changed from the earlier granted Planning Permission. The roofs throughout have been pitched at a traditional 47.5 degrees and will be covered with quality hand made clay peg tiles.

Scale and appearance

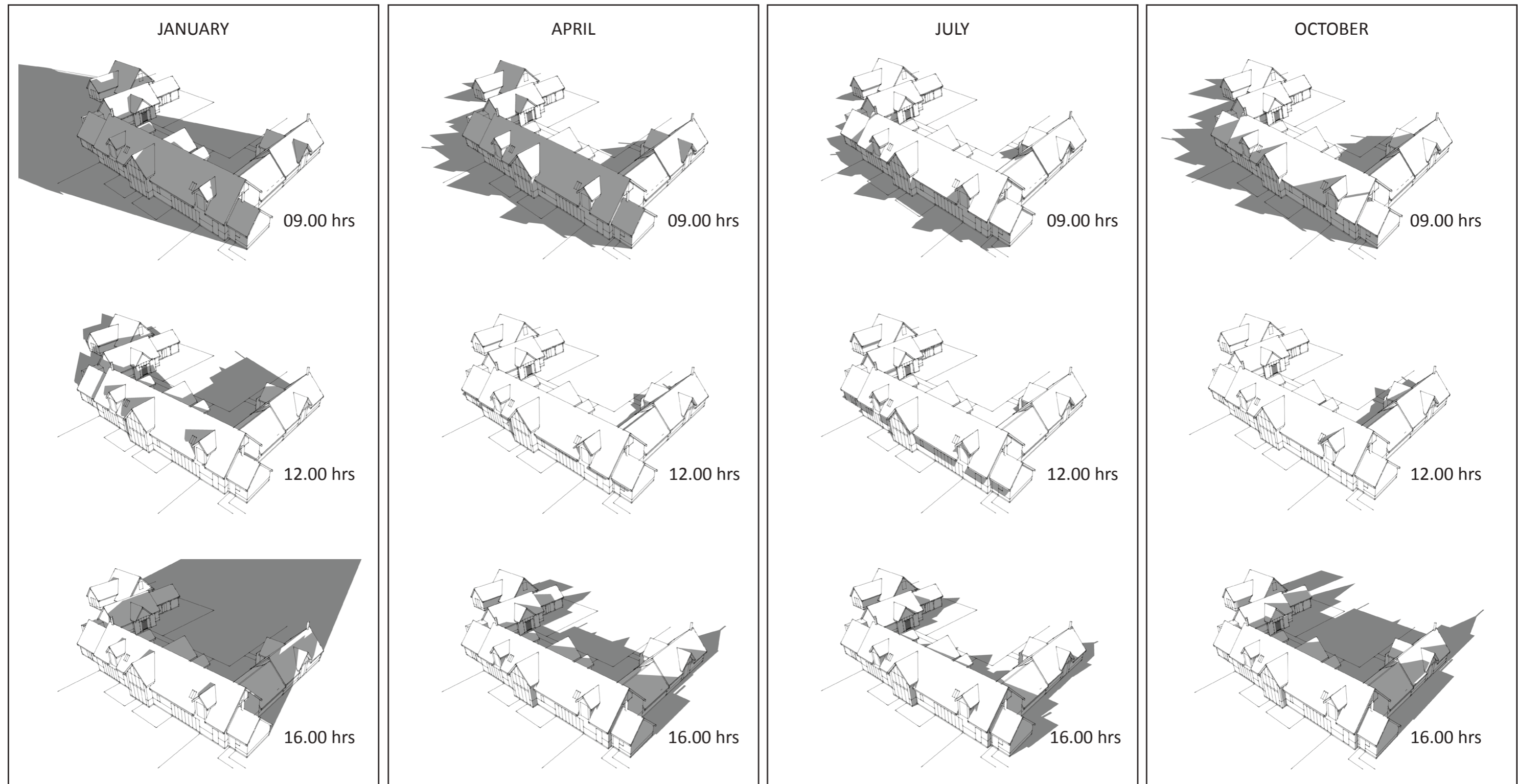


VIEW FROM REAR AMENITY SPACE (SOUTH)

This view demonstrates the glazing to the rear and the essential connection this makes with the surrounding open countryside. As with most modern living requirements, the kitchen and breakfast room are the heart and soul of the building. The kitchen/breakfast and living areas will be positioned so future occupants will benefit and appreciate this connection to the surrounding countryside.

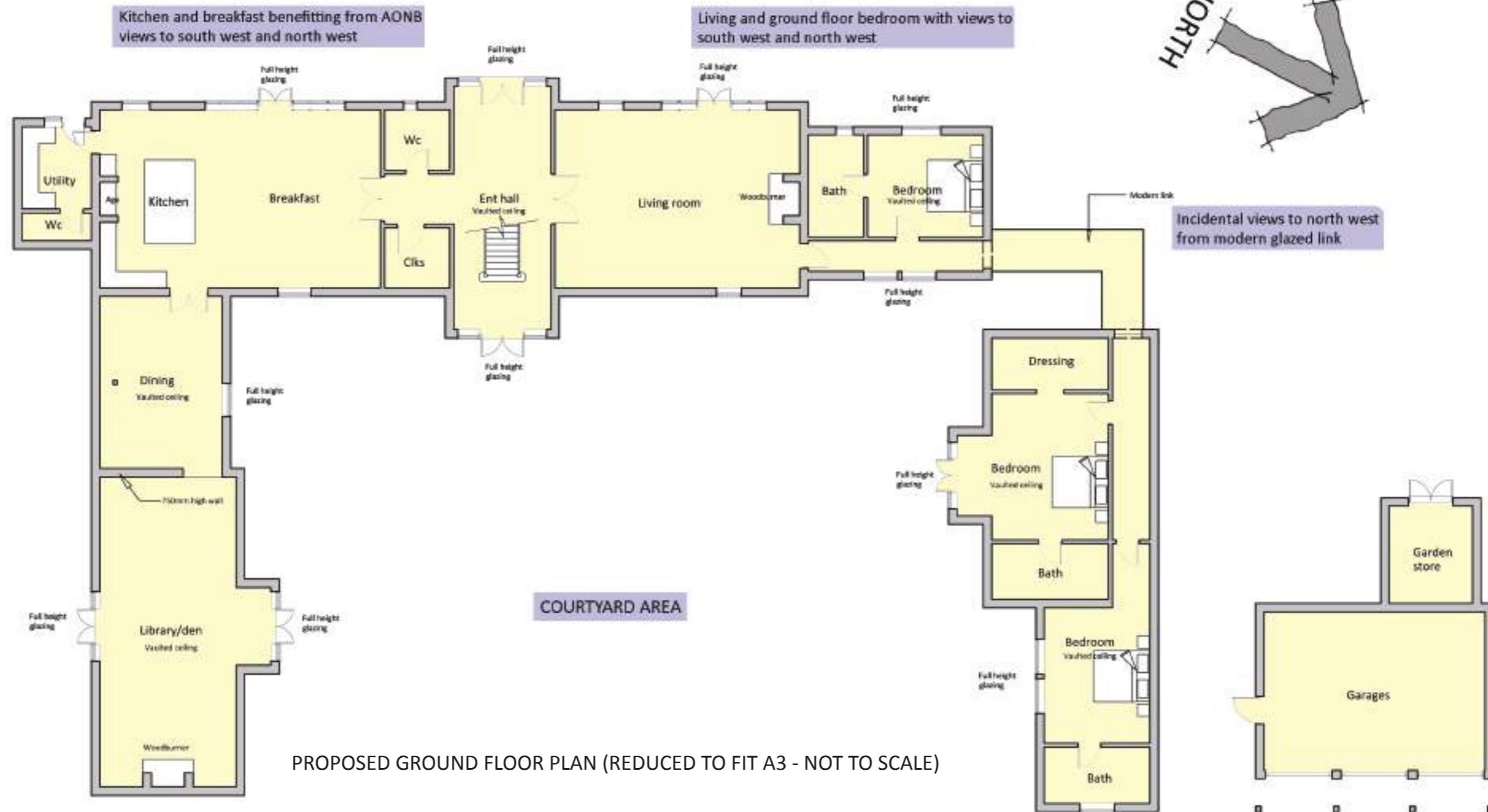
The existing height of Beech Barn is measured at 6.2 metres. The replacement proposal measures at 7.0 metres, 800mm higher, however, when compared to the neighbouring property to the south it is identical in height. The distances to boundaries have been carefully considered in order to maintain an acceptable relationship with the neighbouring properties.

Sun Study - southern view



The study demonstrates that the building is correctly orientated in order to benefit from sunlight within the principal living spaces during daylight hours. This also gives the building the opportunity to utilise renewable technologies such as solar heating on the south west roof slope.

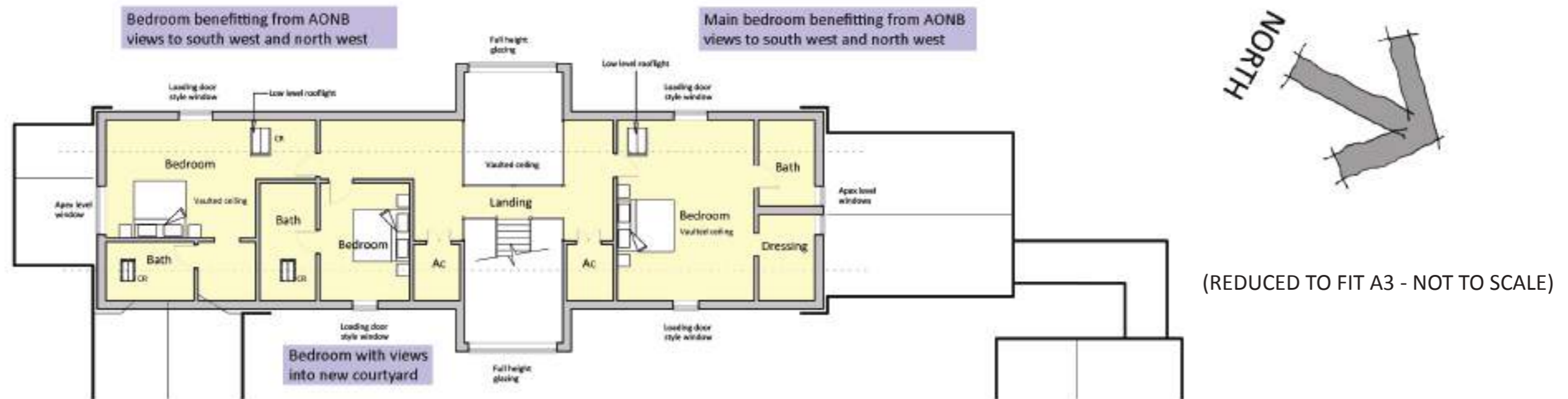
Proposed floor plan layout



ACCESS Vehicular - As with the Consented Scheme, there are no proposals to alter any vehicular or pedestrian access to this site.

ACCESS Pedestrian- The access provisions for the disabled are, as pointed out within CABE's advice, rightly dealt with under the Building Regulations. In respect of this proposal, however, it would be reasonable to assume that full provision for appropriate access requirements will be made. That is not to imply that there is a specific requirement or need for disabled accommodation but, merely, to emphasise the point that disabled provisions will have to be taken into account in this provision of level thresholds and adequate ground floor toilets.

Proposed floor plan layout



SUSTAINABILITY

This is a far more sustainable proposal than could ever have been achieved by the implementation of the Consented Scheme as explained below.

USE OF MOTOR CAR

The development will not result in any increase of vehicular movements as compared with the Consented Scheme.

MATERIALS

The Applicants wish to use local traditional sustainable materials for the construction of the proposal and will incorporate sustainable energy saving features.

WATER

The following water saving systems are to be used throughout the development:-

- Accessible water butts are to be provided to catch roof water, and fitted with overflows to soakaways.
- All WCs are to have dual flush capability.

LIGHTING

Energy saving light fittings are to be utilised.

HEATING

The following heating systems are to be:-

- A condensing boiler or equivalent, is to be used to provide economic hot water and space heating, and will have thermostatic controls which can be set to avoid unnecessary energy wastage.
- Open fires or wood burning stoves are to be provided to supplement the central heating system. There is sufficient room in the Garages/Garden Store for the covered storage of dry logs.

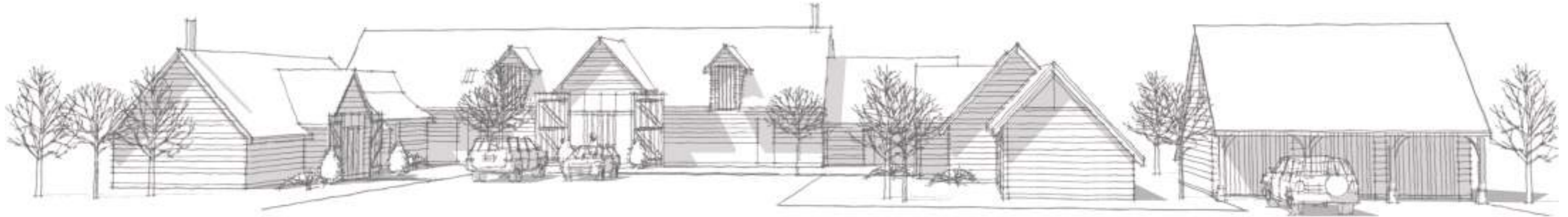
RE-CYCLING OF WASTE

- Internal storage re-cycling bins are to be incorporated together with a Garden Composter.
- The Applicants will leave domestic waste near to or outside the main entrance gates on appropriate collection days.

INSULATION

- A high level of insulation within the walls and the roof will be utilised throughout the development.
- We aim to exceed the current requirements of the Building Regulations.

Conclusions



VIEW FROM FRONT GARDEN (EAST)

This proposal has been carefully considered and designed by taking into account the surrounding development, the built form and the Area of Outstanding Natural Beauty.

Good distances have been maintained to neighbouring properties. The internal layout of the building does not allow for any overlooking.

The volumetric calculations for this proposal are H12 Policy compliant by comparison with the existing building and extensions.

There are no ecological issues or wildlife corridors that will be affected by this replacement proposal.

This proposal will enhance the Area of Outstanding Natural Beauty, improve the environmental carbon footprint, vastly improve the site compared to the existing and also create a sustainable dwelling for the future.

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