

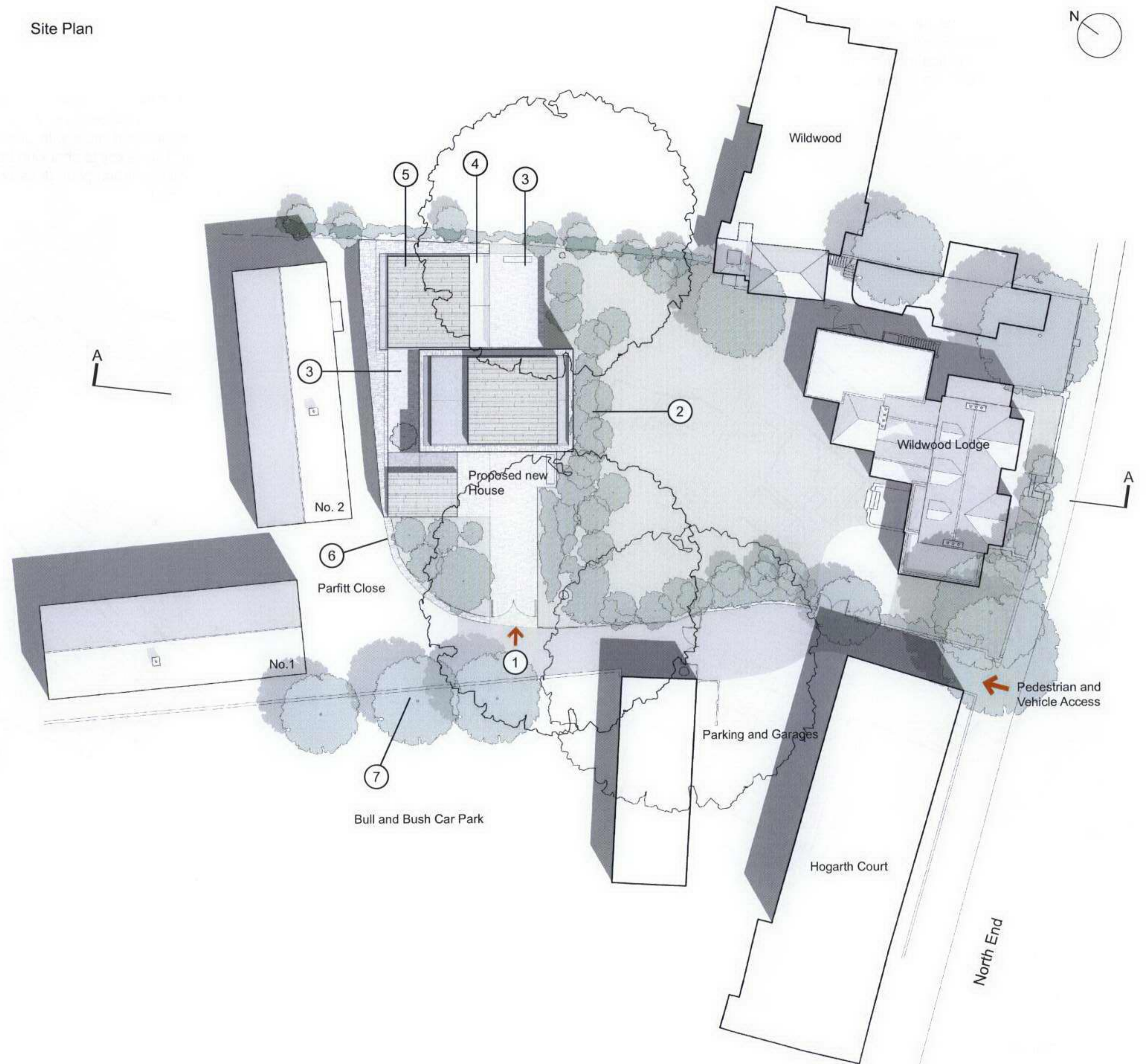
## 6. Proposed New House

### 6.1 Proposed Courtyard House, North End

We have established that the site of the proposed new house is an appropriate addition to North End. The new house has been design so that it respects its neighbours in Parfitt Close and the setting of Wildwood Lodge which is a grade II listed building. The house has a single storey above ground and a basement below ground so it appears like a low level single storey house. The entrance and main living areas have been arranged around inward looking courtyards providing discrete amenity space and light wells.

The new building is enclosed by a slate 'garden wall' that wraps around the site creating a private intimate environment. From the outside in Parfitt Close the site and new house appear as one homogenous piece hewn from the ground sitting behind a two meter high wall.

Site Plan



- ① New access from existing shared access to Parfitt Close, in the ownership of the applicant
- ② Existing evergreen planting is to be enhanced further to retain the natural planting screen and view of the new house from Wildwood Lodge all year round
- ③ Stone finished courtyards providing private intimate spaces and light
- ④ Light-wells to basement bedrooms
- ⑤ Copper roofed bedrooms sit inside the stone garden wall
- ⑥ Slate stone garden wall around site up to two meters enclosing the house and retaining privacy between Parfitt Close and the new house.
- ⑦ Existing planting and low scale of the new house means that it remains unseen from the Bull and Bush carpark, retaining the setting of Wildwood Lodge.



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### 6.2 Scale and Setting

The views from Wildwood Lodge towards the new house will be restricted by the existing evergreen planting which will be enhanced with new planting. Any glimpses of the house will only appear as a natural material akin to an established low level garden building or simple stone wall. The existing views to the bottom of the garden and Parfitt Close beyond will remain. The setting and appearance of Wildwood Lodge will remain untouched.

- ① The new house takes advantage of the natural hollow in which the site sits. It is then sunken into the ground by a complete storey to reduce any perceived impact on Parfitt Close and Wildwood Lodge
- ② The existing evergreen planting is to be enhanced further to retain the natural planting screen and view of the new house from Wildwood Lodge all year round
- ③ Views from ground level in Parfitt Close are unaffected.
- ④ Views from the garden of Wildwood Lodge remain as existing. Views remain of two Parfitt Close beyond.
- ⑤ Views from the rear storeys of Wildwood Lodge will be similarly unaffected by the introduction of the new house

Section AA

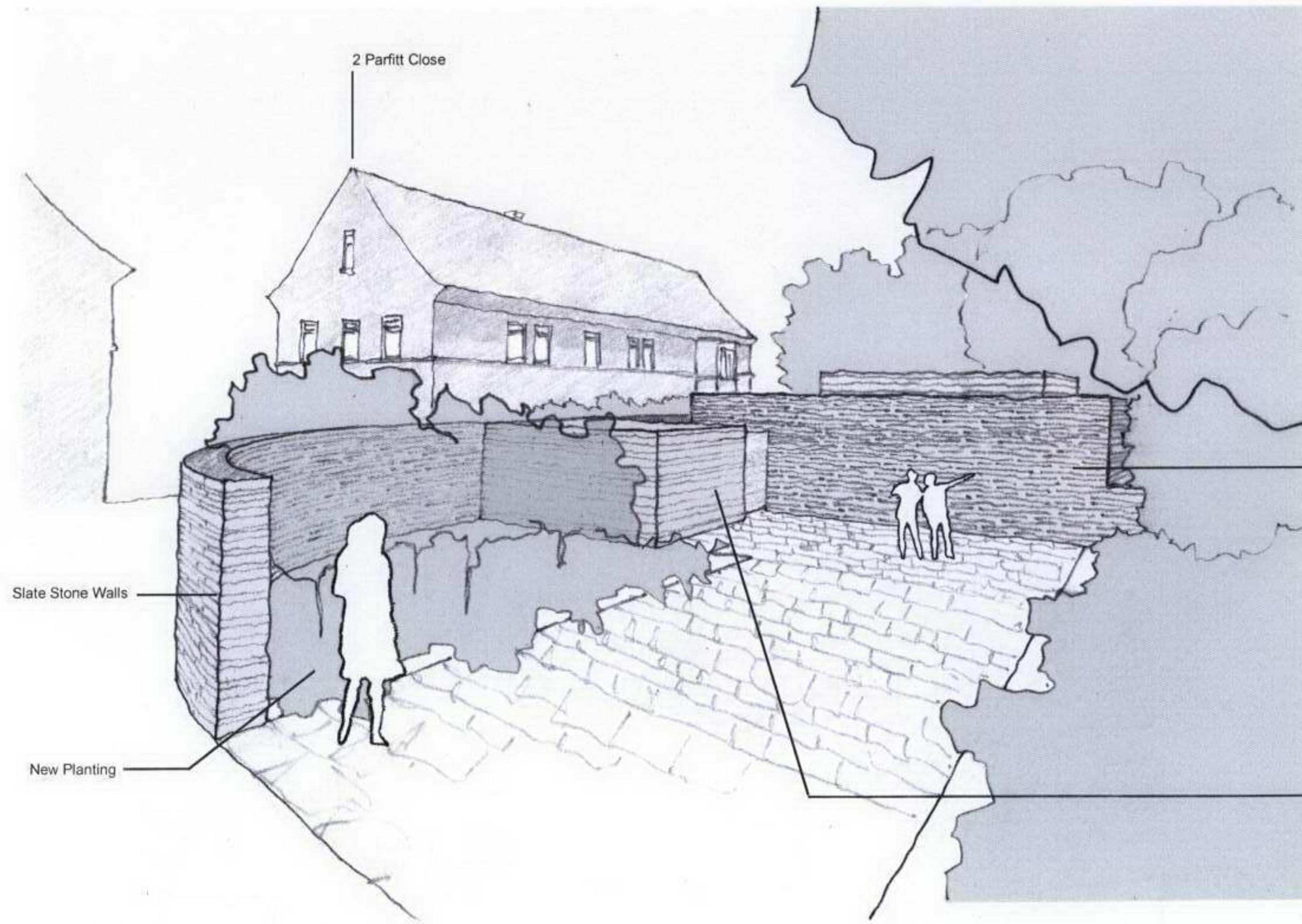




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### 6.3 Materials and Perspective View

The entrance space bedrooms and living/ dining spaces are arranged in three copper boxes that sit within the natural slate wall enclosures. The copper will weather naturally turning a green-brown colour matching the surrounding planting and tree canopy, in particular the rich copper colour of the beech tree in full leaf. The slate is a material that can be found in and around North End. The use of slate in horizontal courses, emphasis the low horizontal nature of the walls. The courtyard and entrance floor finishes are also proposed to be finished in natural slate.

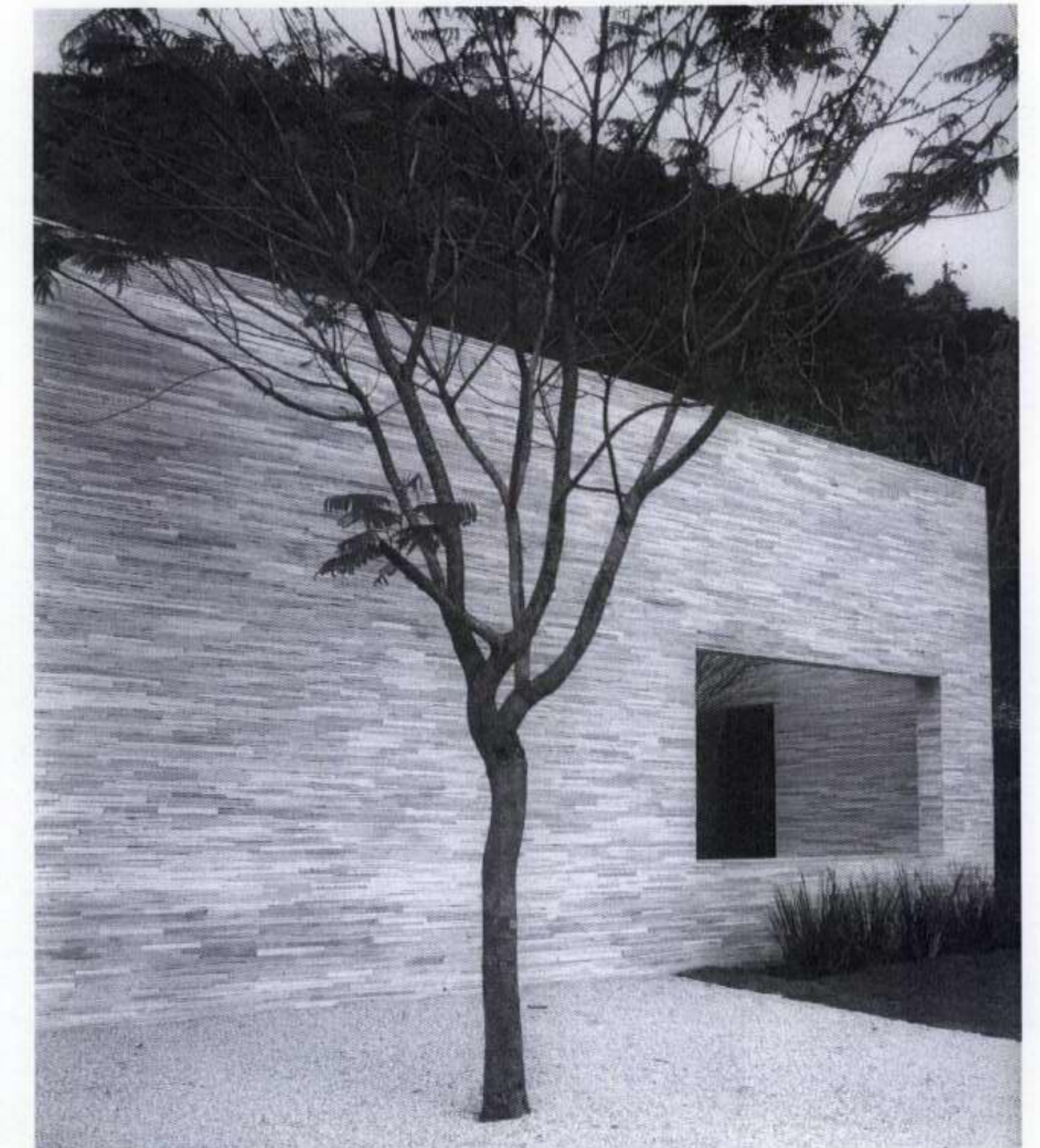


Perspective view towards main entrance from the drive to Parfitt Close

Horizontal random course slate stone



Horizontal random course sheet copper



Example of horizontal coursed stone and planting



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### 6.4 Accommodation, Access and Sustainability

The new house is a four bedroom detached house arranged over two storeys, one of which is at basement level. The house provides 398 sqm of gross floor space on a site area of 599 sqm.








Vehicle and pedestrian access to the house is via a gentle sloping shared drive from North End turning into the site and continuing the slope to the house. Space has been provided for two parking spaces one of which is capable of being 3.3m wide.

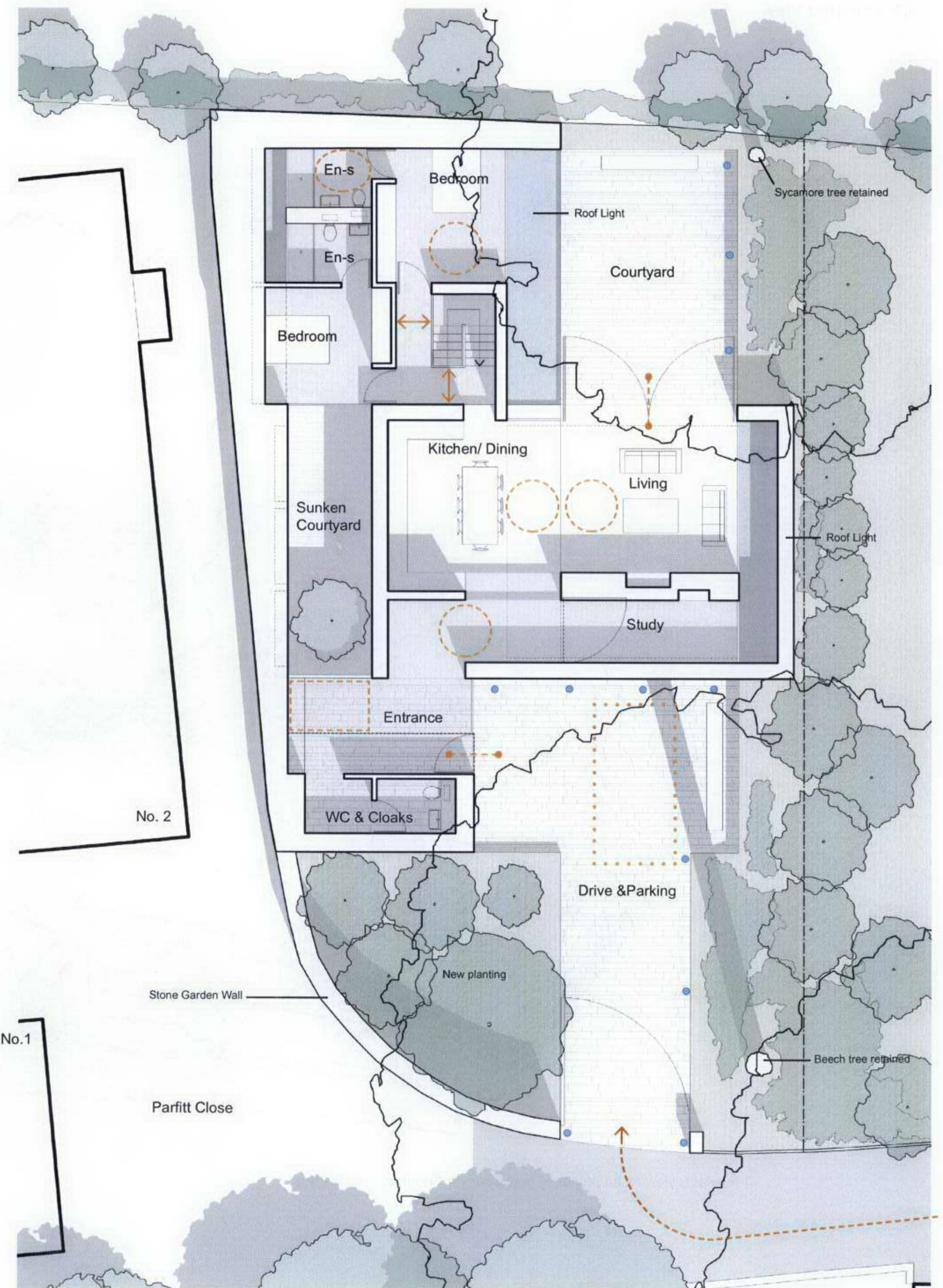
The entrance is level with the reduced external ground level. The ground floor level provides a WC and cloakroom to the entrance area where there is also space for the provision of a future lift should it be required. Kitchen, Dining and Living spaces are in an open plan arrangement with space for a wheel chair to manoeuvre. There are two bedrooms at ground level with en-suite bathrooms, one of which is suitable for wheelchair access. The basement level accommodates two bedrooms with en-suite bathrooms, the swimming pool, changing and plant spaces. Light-wells and roof-lights provide plenty of light to the basement accommodation. The added advantage of basement bedroom accommodation is that it takes advantage of improved thermal properties.

The use of copper and stone which are readily available materials from various sources, have been chosen not just because they are appropriate to the context in which the house sits, but for improved sustainability and prolonged design life. The use of roof lights provides natural light wherever possible in order that the use of artificial lighting is minimised. The roof-lights also give views to the tree canopies surrounding the building. It is intended that the glazed elements will be design in accordance with Part L or the building regulations.

The new house has been designed with consideration for the Lifetime Homes Standards. The ground floor plan opposite indicates where space provision has been made.

#### LEGEND

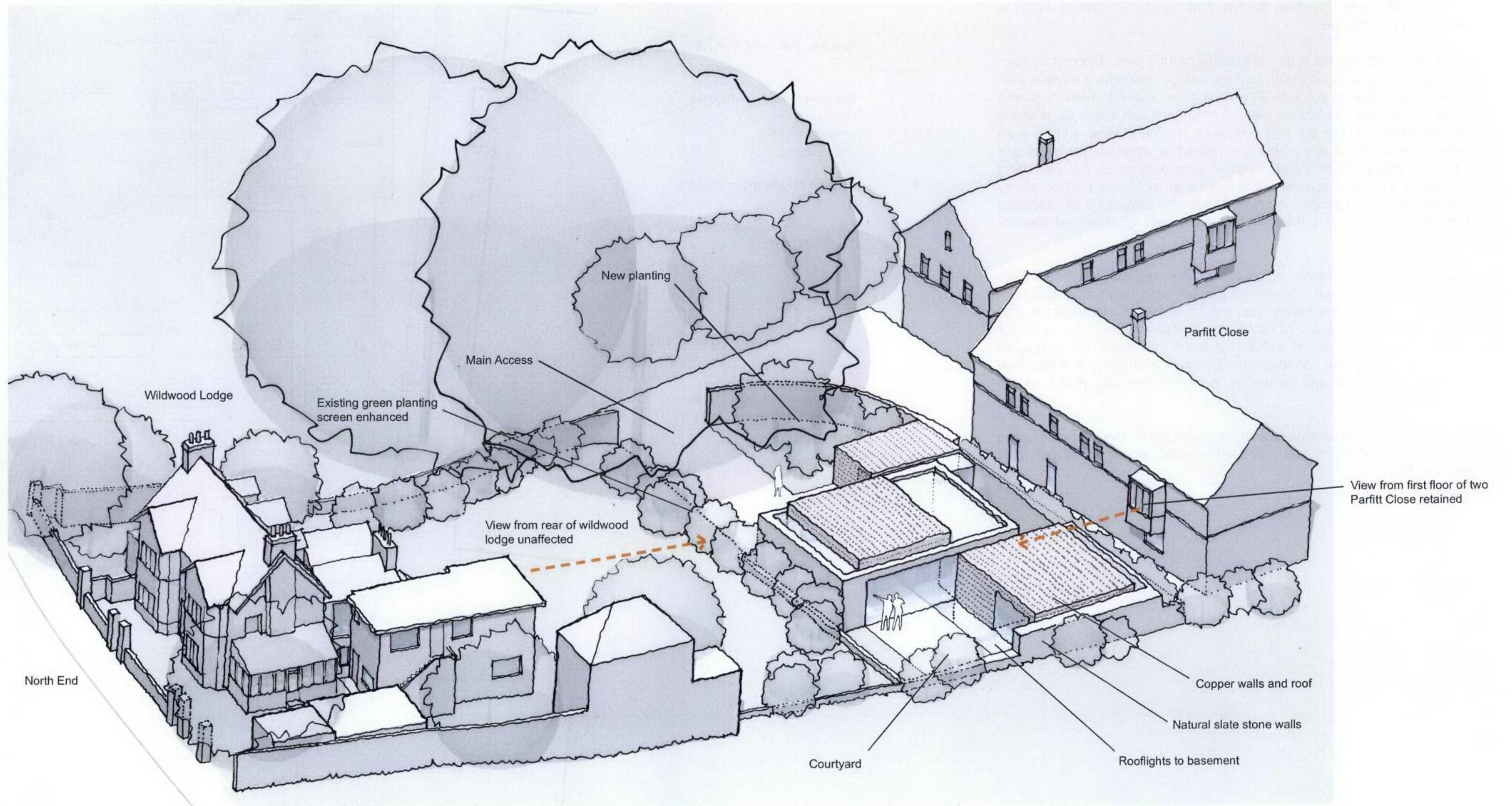
-  1700x1400 Wheel Chair Turning Circle
-  1500x1500 Wheel Chair Turning Circle
-  Space for Potential Future Lift
-  Corridors minimum of 1000mm
-  Level thresholds
-  Possible sites for external lighting
-  Carparking bay capable of 3.3m width to main entrance
-  Main vehicle and pedestrian access from North End





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### 6.3 Isometric View



Isometric view fo the proposed new Courtyard House and its setting