Proposed Replacement Dwelling, Portway House, West Gomeldon 3313

Design and Access/Planning Statement

Abbreviations used within text:
North (N)
East (E)
South (S)
West (W)
Upper/Lower Ground/1st Floor (LGF/UGF/FF) etc

Introduction/Existing Dwelling

Situated on a sloping site with a plot area of 0.32 Ha and adjacent to/S of the Bourne River in West Gomeldon, Salisbury, SP4 6JX. The existing dwelling (Portway House) was constructed in the mid 1960's.

The dwelling is cut/set into the hillside and reads as a single storey flat roofed structure from the adjacent road to the SE. The N elevation is expressed as a full two storeys (See building survey drawings). Whilst now dated, the dwelling design is representative of its time with part brick/part coursed rubble stone walling to the elevations and with shallow pitched, felted 'gull-wing' roofs.

The existing primary living accommodation is located on the Upper Ground Floor (UGF) to allow views over the valley whilst garaging, utilities and bedrooms are located on the Lower Ground Floor (LGF). Unfortunately, the design and detailing of the existing dwelling was poor. Ineffective/poor tanking to combat high ground water levels to the SE side of the property are inadequate leading to significant damp penetration which will cause degradation to the fabric of the existing building over time.

Planning History.

App. No. 2641/ID260/63 'Erection of House' **Approved 27/11/1963**

This scheme shows a 3BR house positioned at right angles to the slope of the land with no integral garage. Presume not built. Interestingly, the approved scheme shows a pitched roof.

App. No. 2778/ID (118/64) 'Erection of House and Garage'

The current house would appear to be an enlarged variation of the earlier scheme with a garage entrance repositioned from the W to the N elevation.

App. No. 14/10188/FUL **Approved 19/12/2014**

Application to demolish existing dwelling and erect 5 x bedroom detached dwelling with associated landscape works.

App. No. 17/05416/FUL **Approved 29/09/2017**

Application to demolish existing two storey dwelling and erection of 2.5 storey 6 x bedroom house with Garage.

App. No. 20/07759/DOC **Approved 29/09/2020**

Discharge of Conditions Application of Conditions 3 and 4 of Planning Consent 17/05416/FUL

Planning Statement Summary

The following adopted Wiltshire Core Strategy Plan Document 2015 (CS) and saved Salisbury District Local Plan, (SDLP) including the saved policies listed in Appendix D of the Adopted South Wiltshire Core Strategy are the most relevant to this Application:

C6 Development in the Special Landscape Area (SLA)/ CP50 Biodiversity and Geodiversity

This policy seeks to ensure that any development within such an area is 1. sympathetic with the landscape in terms of its siting and scale 2. uses materials which are appropriate to the locality/reflect the character of the area and 3. embodies high standards of landscaping and design.

The proposed replacement dwelling, like the existing, and previously approved scheme(s) is set into the hillside. In this application however the proposed dwelling is significantly reduced in size from that approved in 2017 consent (consent now lapsed).

No longer an 'L' plan form, the proposed dwelling is of a linear design which is narrower (7m deep instead of 8m) and shorter in length (19m instead of 25.5m).

It is also located further from SE/roadside boundary (20m instead of 8.5m), parallel to the upper road, and further from, the SW/neighbouring boundary (16.3 instead of 7.5m). Although the LGF is set 0.5m higher that the LGF of the original/consented scheme it none the less has a ridge height that equates to that of the lowest roof of the consented scheme (ie 30.00m) which in turn is 1.2m lower than the highest ridge of the consented scheme (31.2m). This application therefore overall represents a betterment from a neighbour perspective over that of the consented scheme.

Also, being set in a cutting thereby avoiding the need for extensive retaining walls/tanking etc to the SE and SW sides, these proposals offer lower costs/greater sustainability for the dwelling.

This design approach together with the omission of the taller/previously approved E to W ridge overall lowers the building (ridge now 1.2m lower than the previous highest ridge and equal to the previously approved lower ridge element). This reduces the impact of the replacement dwelling in the SLA and makes best use of the topography of the site thereby better integrating the dwelling into the site and landscape with a reduction in overall height and volume and therefore impact.

Brick, stone, and flint are extensively used in the area and the replacement dwelling proposes the use of good quality clay facing bricks with elements of board cladding, steeply pitched natural slate to roofs. The proposed materials will ensure the replacement dwelling displays an enhanced aesthetic to that of the existing dwelling.

Given the site's location within the SLA a Landscape Architect, (PlanEight of Salisbury), were commissioned to design/advise/update their landscape proposals to reflect this lesser scheme and will be retained post planning to ensure a high standard

of landscape implementation. Their Landscape Proposals form an integral part of the project and the Planning Application.

Great care has been taken to minimise the potential impact on neighbours and the SLA particularly when compared to previous approvals (i.e., property smaller size/volume, set deeper in the site/landscape with evergreen pleached tree screen to SW).

The proposal is site specific and designed to:

- Omit the formerly approved, 2.5 + storey element to E of the main body of the dwelling.
- Omit the formerly approved, 2 storey angled element to W of the main body of the dwelling.
- Main body of the proposed replacement dwelling reduced in width and length with the SW gable now 39m. from Manor House and the NW gable 41m approx. (varies) from the dwelling to the NW side of the 'ford'.
- Retain "rooms in the roof" concept with similar dormered accommodation of the earlier scheme to achieve Client Brief within minimum height/volume.
- Remove E/W element of the previous approval which had the potential of impact views from the Manor House NE. The currently proposed alignment will have a lesser/minimal impact on the view from the Manor House.
- Soften appearance of the upper gables (apexes) by cladding in boarding.
- 'Read' as 1.5 storey from the road/SE (lower storey concealed behind banking/ cut-in).
- 'Read' as a 2.5 storey building from NW the River Bourne and beyond.
- Take advantage of the rising/wooded landscape backdrop to the SE of the site when viewed from the NW River Bourne valley.
- Ensure replacement dwelling is a carefully considered/high-quality example of contemporary architecture as required by the NPPF'21/Idmiston, Porton and Gomeldon Village Design Statement.
- A Garden building is proposed to the lower levels of the site yet 20m from the edge of the river Bourne (see Location Plan). This Garden building recycles the windows of the existing dwelling.

CP58 Ensuring Conservation of the Historic Environment

(formerly CN21 Development within Areas of Archaeological Significance).

This policy requires the Planning Authority to obtain an archaeological evaluation on sites of known or potential archaeological interest prior to determination.

Due to the ground disturbance caused by earlier and existing development, including during the construction of:

- Manor House and the associated out-building on the SW boundary of the application site
- The excavation and construction of the deep-water swimming pool to S of existing dwelling.

- The significant excavation, retaining walls and hard landscape to the SE of the existing dwelling (see topographical survey)
- The existing dwelling itself
- The significant excavation/lowering of the site to accommodate drive/access/ parking area to the NE of the existing dwelling.

Given the above and following consultation with the County Archaeologist for the previous/larger/approved scheme it was agreed that a 'watching brief' Condition would be appropriate. We anticipate this remain the case with this reduced/lesser proposal.

CP57 Ensuring High Quality Design and Place Making

(formerly G2 Neighbour Amenity)

This policy requires that development should avoid unduly disturbing, interfering, conflicting with, or overlooking adjoining dwellings to the detriment of existing occupiers.

Great care has been taken to ensure that neighbour amenities have been respected with no undue loss to those amenities. In this respect we believe the proposals have been well conceived/designed.

H30 Replacement of Dwellings in the Countryside

This policy states that the replacement of an existing dwelling in the countryside will be permitted provided that:

(i) The proposed replacement dwelling is not significantly larger and has no greater impact than the existing dwelling.

Whilst larger than the existing dwelling, the proposed dwelling has been designed to meet the Client Brief as efficiently as possible. It is also now significantly smaller and of less volume than the previously approved scheme. (See Planning History).

(ii) The design of the new dwelling is of a high standard and is appropriate to the rural surroundings.

The proposal is for a contemporary replacement dwelling but one that displays the qualities and attributes of rural buildings ie:

- Simple, displaying a clear design vision for the building(s)
- Steep roof pitch(s) incorporating simple gabled ends/dormers
- Moderate plan depth (reduced from previous approved applications) relative to length (also reduced) creating attractive overall proportions
- Use of good quality materials
- At one with/integrated into the topography of the site and its surroundings

(iii) Current parking and access standards can be met.

The proposal meets current parking and access standards NB: 2 x highway access points/3 + parking spaces provided.

(iv) The existing building has not been abandoned

The existing building has not been abandoned.

The Proposals

Although an assessment was made to 'adapt/design out' the shortcomings of the existing dwelling it was clear this would not be possible, sustainable, structurally, or economically viable.

The site and its aspect are however highly desirable, and this proposal seeks to take full advantage the site and its location/aspect with a dwelling designed to meet the Client's Brief whilst maximising the sites potential.

Design Concept

The proposed replacement dwelling is of a simple form, no larger in size//volume than needed to meet the Client Brief and designed to integrate into the topography of the site, landscape, and locality. (NB: Significantly smaller than previously approved – see Planning History).

Steeply pitched roofs reflect the form and character of rural properties whilst creating an architectural form that is both contemporary and very functional.

Set into the hillside, the orientation of the existing dwelling does not maximise on the potential and views to the NW/valley.

This proposal addresses these issues by 'aiming' the principle private/garden elevation and elevated terrace toward the garden and River Bourne/valley beyond, incorporating significant glazed areas to maximise the benefit of the adjusted orientation.

Plans - Dwelling

Location/Block Plans (Dwg. No. 20/3313/LOC 1B) indicating:

- Retention of existing highway access points (from upper SW road/track and lower E access and track leading to ford/crossing),
- 3 x bay Garage comprising 2 x 'open' bays with pitched roof incorporating solar panels to the SW slope
- Pedestrian access to Main and Rear Entrance via 'bridge' link over cutting.
- Retention of existing highway access from the E/track to 'ford.'
- Proposed replacement Dwelling (set in 'cutting')
- Private landscaped gardens leading down to river
- Pleached tree screening of views toward Manor House to the SW.
- Garden Room/Store building set 20m back from the river edge

Site Plan (Drg. No. 20/3313/200E) indicating:

- As above +
- Locations of existing and previously approved replacement dwelling outlines
- Proposed Roof Plans

Lower Ground Floor (Drg. No.20/3313/201D) indicating:

- Single integrated Garage with door to inner Hall
- Craft/Activities Room, Stair to upper floors, passage to Bedrooms 4 and 5/ESs, small Gymnasium, Study and Plant Room (with internal/external access doors),
- Paved Terrace to NW elevation with balcony over.
- Stair to Ground Floor

Ground Floor (Drg. No. 20/3313/202E) indicating:

- Bridged access over 'banked cutting' to Main Entrance Hall/Coats leading to,
- Living Room, Family Room, Dining and Kitchen areas (sub-divided using S/F screens),
- Bridged access to Rear Entrance leading to GF WC, Utility Room with door to Bins/Drying area (screened),
- The Dining/Kitchen areas open to an elevated Terrace with views to the NW/river and valley
  NB:
  Potential views to Manor House screened by evergreen 'pleached' tree screen.
- External stair to E corner leading to lower parking/garage area.
- Stair to 1st Floor

First Floor (Drg. No.20/3313/203D) indicating:

- Stair/Landing leading to Bedrooms 1, 2 and 3.
  NB:
  Bedroom 2 has provision for a thro. floor lift to cater for elderly relative (if/when needed in the future).
- Family Bathroom (Jack and Jill with Bedroom 3).

First Floor (Drg.No.20/3313/203D) indicating:

- Stair/Landing leading to Bedrooms 1, 2 and 3.
- NB:
  Bedroom 3 has provision for future provision of a 'through floor lift' to cater for elderly relative (if/when needed in the future).
- Family/ (Jack and Jill) Bathroom off Bedroom 3

Elevations – Dwelling (Drg. Nos. 20/3313/204C, 205C, 206C and 207) indicating:

- All elevations display a simple/clear contemporary design approach
- The principal elevations have a linear character and present as 1.5 stories (with rooms in the roof) to the SE/upper road/track with the lower level concealed (from the road) by the bank of the cut-in and, as 2.5 stories (with rooms in the roof) to the NW/garden and river/valley beyond.

Plans/Elevation – 3 x Bay Garage (Drg. No. 207) indicating:

- Simple form building following the general design concept of the main house providing,
- 2 x Open Car Bays
- 1 x closed Workshop/Storage building
- Upper gables boarded
- PV panels to SW elevation roof

Plans/Elevations – Garden Room/Store (Drg. No. 20/3313/208) indicating:

- Garden Room with river views to NW elevation with Store/Workshop to rear/SE elevation.
- Re-use of windows from existing dwelling (to be demolished)
- Shallower pitched roof (max height 4m to AFGL)
- Boarded elevations under natural slate roof.
- Verandas to NW/NE and SE elevations

Materials – All Buildings (Drg Nos. 20/3313/204C, 205C, 206C, 207 and 208)

- Blue/black clay facing brick to LGF elevations with buff/brown facing brick (to reflect Chilmark stone walling of the former dwelling) with cladding boards to upper gables/screening to the bins/clothes drying area to Client/LPA approval
- Thermally broken powder coated high performance aluminium windows and doors (RAL 7016)
- Dura Clad boarding to gables, Drying/Bins area, and Garden Building
- Natural slate tiles to all roofs (blue/black)

Landscape

- The site enjoys fine views to the NW/river and valley and as described above
- Planting to the SE/upper road/track and NE/'ford' track boundaries will be reinforced with additional planting.
- Two rows of raised evergreen 'pleached' trees will provide screening at the SW end of the Upper Terrace
- The Landscaping Proposals prepared by PlanEight Landscape Architects (Rev A) are an integral part of the Application Proposals

Access

- Level access will be possible from both Lower Ground and Upper Ground Floors.
- Provision for a thro. floor lift between the GF and 1st F has been incorporated into the design of the dwelling to meet the needs of an elderly relative (when/if required in the future).
- All doorways will have more than 750mm clear openings to accommodate wheelchairs.
- The requirements of Part M of the Building Regulations will be met in full making the dwelling suitable for 'whole life' use.

Sustainability

- The replacement dwelling will have vastly improved thermal properties to that of the existing dwelling (to current 2022 B/Reg standards minimum)
- Solar panels are proposed to the rear/SW roof of the Garage building
- Charging points for electric vehicles (EVs) will be provided to the rear of the open car bays and single Garage to the LGF.
- Whilst there is a future ambition to convert to air/ground to water air source heat pumps (ASHP) to provide space heating and hot water, the initial construction will use the existing gas supply to the site to provide for those needs.
- Passive ventilation is proposed throughout.
- Green water collection/use for garden watering.
- Driveways surfaced in permeable materials to reduce storm water run-off and discharge to ground (SUDS).
- Two redundant oil tanks will be removed from the site.
- The site and gardens will create a nett Biodiversity and Landscape gain over the present situation

Conclusion

The existing dwelling has significant structural/technical shortcomings which would be un-economic/sustainable to address without fully demolishing the existing building.

This proposal represents an exciting opportunity for contemporary architecture whilst respecting the simple forms of traditional rural buildings.

The design proposal meets the Client Brief whilst keeping the plan and elevational form and building volume to the minimum/most efficient possible (cost/sustainability).

The proposal meets all Local and National Planning Policy requirements, and we urge the Council to accept these proposals.

The Relph Ross Partnership Ltd

August 2022