4.0 Preferred Option and Design Evolution

This section explains the design evolution, the pre-applications submitted and how the concept design progressed.

The first two pre-app Planning Applications provided the necessary support and constructive feed back from Wiltshire Council for the Applicant to appoint a full team of consultants suitable for this complex site although a relatively modest development.

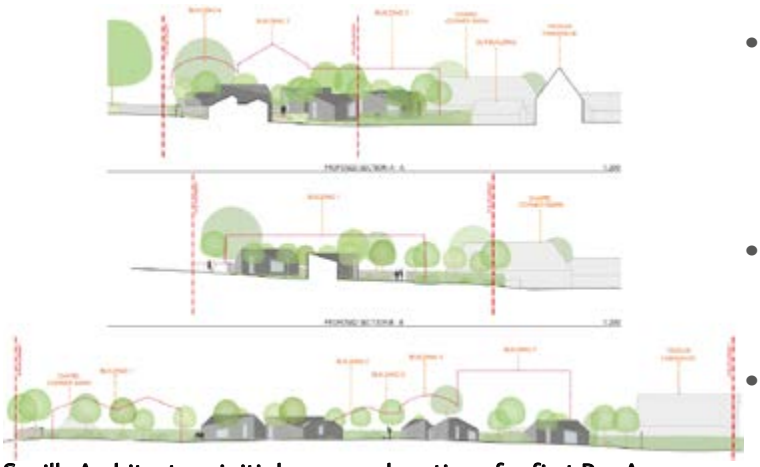
4.1 Design Evolution of Tourism Accommodation on Site



Savills Architecture initial proposed plan for first Pre-App

A pre-application enquiry was submitted to Wiltshire Council in December 2020.

The figure shown above shows an indicative site layout submitted at the pre-app Application stage.



Savills Architecture initial proposed sections for first Pre-App

This scheme proposed the full demolition of all buildings and structures on site and saw six loosely arranged huts/buildings around the site set within a new landscape. Access was proposed from the centre of the western boundary and arrives within an open air car parking area where visitors would then walk along meandering foot paths to their holiday lodge or hut.

This application was to test the authority's support for such a use within the village before embarking on a more detailed approach.

A summary of the written response received from the Planning Officer is provided below and a more full response can be found in the Planning Statement.

- The principle of development is supported by Planning policy in or close to Small Villages such as Avebury Trusloe.
- No concerns in respect of access and parking issues.
- The main considerations for any scheme coming forward is the impact upon the Outstanding Universal Value of the WHS, the setting of nearby listed buildings and Conservation Area.
- The WHS Officer welcomed the submission of the preliminary Heritage Impact Assessment.
- The Officer also referred to the requirements of Policy which states that development is expected to create a strong sense of place.
- The Conservation Officer remarks on the strong agricultural character of the site and that although much of the site is 20th Century, there are remnants of older structures and walling that may have some historic merit.
- The Officer felt that the proposed layout could appear incongruous although would make efficient use of land.
- Due to the more organic character of the area, the Officer felt that the uniform design was uncomfortable.



Savills Architecture - Second proposed plan for Second Pre-App

As the feed back from this initial high level pre-app was generally supportive, it was felt that another pre-app should be submitted, this was issued in May 2021.

Figure above shows the scheme submitted that retains the oldest building on the site, remnants of walls and other structures on the boundaries that were felt contribute to the character of the area. Proposed are 5 new buildings and one unit created by converting part of the existing oldest building, the remaining parts being used as a store. These are accessed by three separate points. Two of the existing access points being retained and a new central point on the west. Similar to pre-app 1 scheme, the 5 units are set within a newly landscaped setting.

The Planning Officer noted that the proposed layout takes on board comments regarding the possibility of a more divided development but also offered constructive comments.

The retention of the oldest building on the site is supported whilst there is concern over the lack of visibility when exiting car parking areas as well as the officer felt that the car parking might be more sub divided across the site separated by reinforced structural planting.

As part of this Pre-app 2 application, we provided a number of design styles of the lodges/units for the Council to consider. The Planning Authority stopped short of providing a preferred choice of design, other than to state that any application would need to consider the design of the proposals against the local context, its scale and design of the development. The offer goes on to suggest that there is some merit in using a variety of designs and materials to avoid homogeneity referring to the more organic form of the wider village.

Conclusion

The location in a small village supports the principle of sensitive tourist accommodation. The proposal within the World Heritage Site will require further assessment of its impact on the Outstanding Universal Value. Further consideration and details would be needed also if impacts of on the conservation area, neighbouring listed buildings and the street scene are to be supportable and any application would need to be supported also by ecological and archaeological assessments as identified above along with proposals for surface water drainage.

4.2 Concept Design and Design Evolution

Following on from the pre-application process the project team proceeded to undertake more detailed assessments to enable the proposals to be enhanced and refined prior to the submission of a full planning application.

Plan Form

Studying the historic map progression the southern part of the site is very much more structured around the original farm yard. Whereas to the north the plan form is more loose with more open spaces.

The mapping shows that the former farm yard is eroded over time by the loss of buildings to the southern boundary and the ad hoc nature of the increased built form in the centre of the site. This is further eroded by the loss of walls and enclosures within and around the yards and the selling off of the Farmhouse that's curtilage now severs the area.

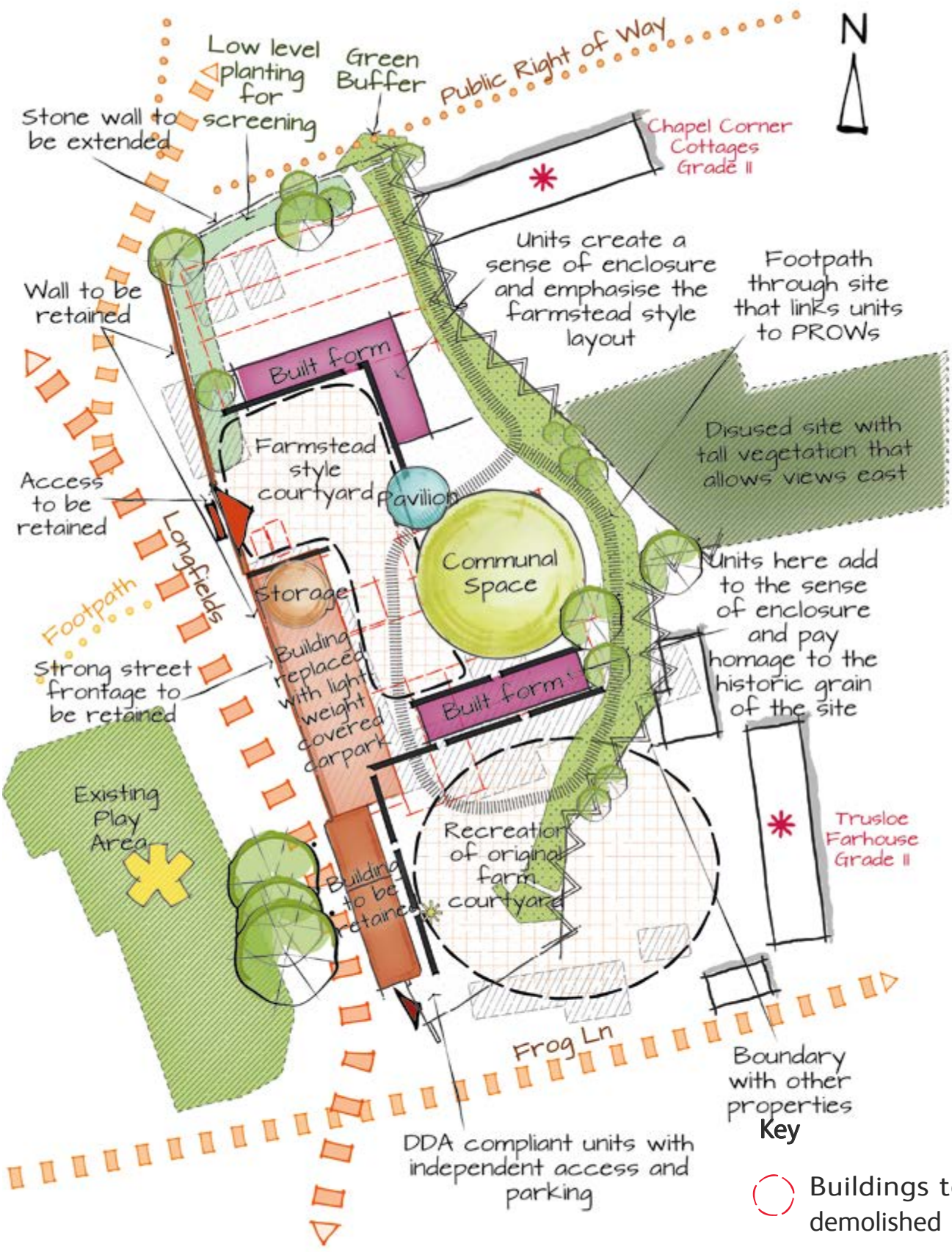
One constant through the years of change is the western edge that retains a strong building line. To the southwest, the oldest building remains, and then north of that a large barn that was formerly the location of an impressive thatched timber framed barn. These two buildings create a strong street presence.

Crossing east/west approximately 1/3 up from the south was the northern side of the farm yard. This has been eroded by the erection of the modern farm buildings but loosely occupies the north side where former smaller buildings are seen in the aerial photo below.

The east side of the farm yard still remains in the form of Trusloe Farmhouse, being a Grade II Listed building. The house and associated out-buildings and its curtilage are now physically separated from the Manor Farm site. However the former yard has been eroded further by the erection of a garage building north west of the Farmhouse more recently.



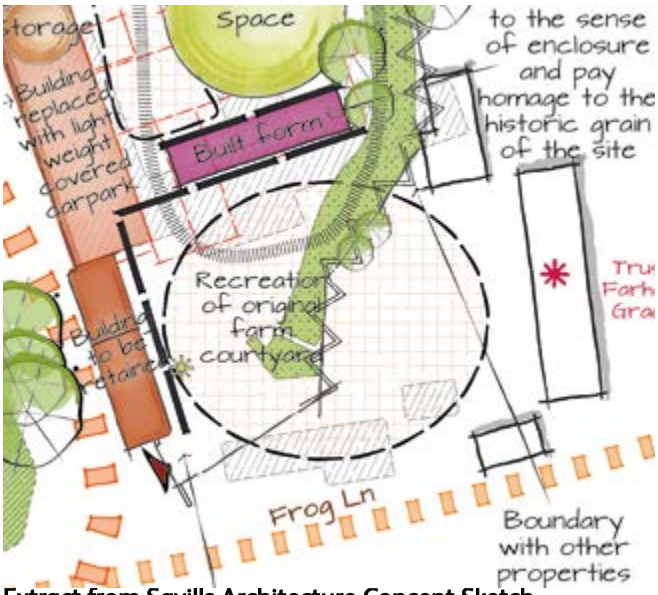
Aerial view from 1953



Savills Architecture Concept Sketch

To the south the original southern barn was demolished between the 1970's and 1990's. The southern boundary is now tree lined. The loss of this southern building perhaps forms the greatest loss that united the former farm yard.

It is therefore important to try and acknowledge and where possible reinforce the sense of the farm yard with any new proposal where possible bearing in mind that the site is severed and the applicant does not control the Trusloe Farmhouse site.



Extract from Savills Architecture Concept Sketch

The north 2/3rd of the site, as stated earlier, has a more loose appearance through the map progression until later in the 20th Century when the north boundary is fully occupied by a large modern building abutting buildings to the east which are Grade II Listed buildings called Stables with Chapel Corner Cottages.



Aerial view from 1972

Historically this area of the site has a few smaller buildings to the north and west and a large yard area that extended eastwards.

Any proposal should respect the setting of the Grade II Listed assets as well as attempt to portray the more relaxed relationship of open spaces or yard areas and the buildings around them in this part of the site. This should help appreciate the difference between the areas, north and south.

A conscious decision was to ensure that the quality of the landscape design was of high quality and would benefit the setting of the buildings, local character as well as the sites biodiversity. Perhaps a more typical approach would be to re-create the open yard appearance of a farm yard with hard surfacing, but it was felt this would be detrimental to the over all appearance and setting.

Historic Character - Built Form

It has been shown earlier that most of the original farm buildings no longer exist but replaced with modern structures. The oldest and most intact structure is the building located on the western boundary south of the site. This building appears to have evolved over time from former farm yard walls built from stone walling, then extended and altered in brickwork



Extract from aerial view from 1953 of SW barn



Photo looking south eastern building (8)



Photo looking north of south eastern building (8)



Photo looking north of south eastern building (8)

During this time new and various openings are inserted into brickworks, see south eastern photo left. During the buildings' evolution, a thatched or tiled roof covered the full extent of the rectangular plan form seen today but was later replaced with a shallow mono pitched roof as seen today. Indeed there is evidence of the angle of the pitched roof on the southern elevation where differing brick is used.

The intrinsic quality remaining of this building and the nature of its construction helps understand the intelligibility of the building and yard space and should remain.

Any proposal should respect the form and metamorphosis this building has been through and perhaps this is the next phase in this buildings life and must be continuation of its ever adapting form and appearance.

The proposal should also where possible enhance the intelligibility of its historic past such as perhaps reinstating the pitched roof.

Historic Character - Remnants

Around the site are a number key historic features that are not only note worthy but should be retained as they contribute to the narrative of the site and its setting. These in the main are parts of boundary walls to the west and north of the site boundaries.

No other structures are considered to be of historic value and worth retaining. That said the existing large building that occupies much of the western boundary, although modern, does provide intelligibility of the sites use due to its form, construction and size.

Any proposal should not dilute the narrative but strengthen it. From studying the historic photographs, this building is now far taller than the original fully hipped thatched barn seen in its heyday and therefore proposals might suggest to alter this building or replace it to mimic the lost form.

The wider heritage significance and setting has been described in the Heritage Statement.



Photo looking northeast of west boundary wall

Materiality

An important and distinguishing part of this site is the number and types of materials used for the purposes required.

Farm buildings historically were built simply from materials around the general location such as timber, chalk, stone and earth. Later brick and differing forms of timber technology were used. With the industrial revolution came iron, steel and sheeting materials, and then in the 20th Century modern cladding materials such as asbestos, aluminium and cementitious sheets to name a few. Many of these materials can still be seen at Manor Farm.

The variety of materials forms an important identity with the buildings and structures on the site. The material each building is made from is of its time, fit for the purpose proposed.

Any proposal should perhaps also be of our time, contemporary in nature by contrast to the neighbouring listed buildings and existing context.

Any new buildings or structures should borrow from traditional agricultural building materials and their forms perhaps that are commonly seen that will celebrate and acknowledge the DNA in the site origins.

This being a well established approach in design terms when working within a historic context.



Photo showing mixture of stone and brick



Photo showing mixture of horizontal aluminium and steel cladding and asbestos sheeting



Photo showing mixture of vertical steel sheeting above concrete block work walls under a cementitious roof



Timber cladding used on local barn conversions



Timber cladding used on local barn

Landscape Enhancement

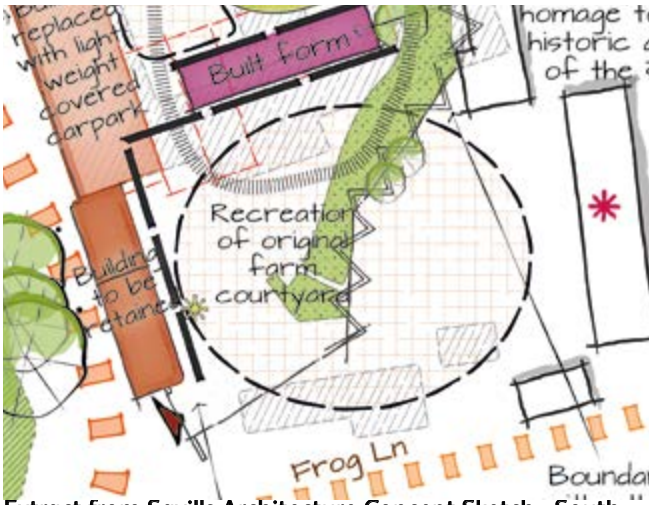
Please see the LVA that must be read with this DAS.

When referring to the concept sketch, it is identified where areas on landscape enhancement can be promoted. It is clear that the northern part of the site historically was more open that the south. It also formed part of a larger yard that extended eastwards south of Chapel Corner Cottages and north of Trusloe Farmhouse.

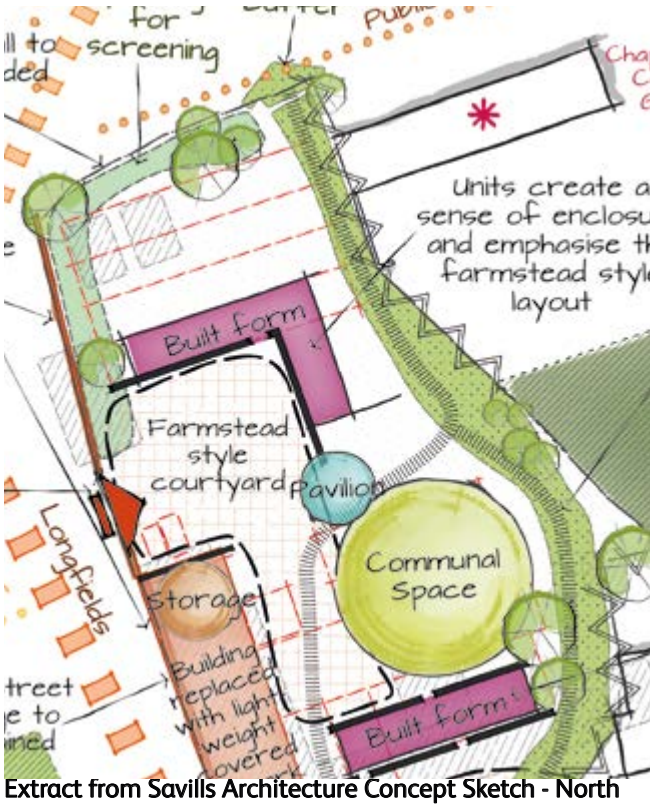
The sense of openness within this area, now occupied by buildings, should ideally be re-opened and form perhaps a communal green space linking the aforementioned eastern block of land.

An established hedgerow extending northwards joins the garden wall of Chapel Corner Cottage and continues past the wall and meets the modern northern buildings. This hedgerow is in need of reinforcing.

To the north of the site and north of the existing modern farm buildings are a few mature trees and partial hedgerow. This again is in need of reinforcing but perhaps should see a similar brick boundary wall seen on the west boundary extended along here.



Extract from Savills Architecture Concept Sketch - South



Extract from Savills Architecture Concept Sketch - North

To the west, is a piece of open grassland in front of the remaining low brick wall. Here, behind the boundary edges might provide areas for additional landscaping.

The southern areas of the site, and the aforementioned former farm yard are partially owned by the owner of Trusloe Farmhouse. Therefore no work can be suggested along the south boundary. However, the diagonal edge crossing the former farmyard can be enhanced with additional landscaping and might help create a green buffer between the site and this listed building.

The loss of or reconfiguration of the existing buildings to form smaller lower structures will also enhance the landscape setting and open up views not seen for many years.

Biodiversity

The Ecological Report, that must be read with this DAS, proved that although the site is mainly covered in concrete and buildings, is in fact habitats for an established variety of ecology.

The surveys established that in the centre of the site is a brown long-eared bat roost and that there are other areas where day bat roosts also.

Any proposal should mitigate the loss of these habitats but should also enhance the biodiversity on the site.

Highway and Access

There is an established road network around the site. The site currently has two access points from Longfield into the western side of the site. To the south Frog Lane and the north an unadopted track that also forms a PRoW (Public Right of Way). The site is well connected for leisure walking and cycling with several PRoW in close proximity as well as the National Cycling Network 403 and 45.

Any development, especially the use suggested being tourism, must take into account the connectivity to the wider access ways. There might be a private footpath through the site to connect the lodges and PRoW in some way.

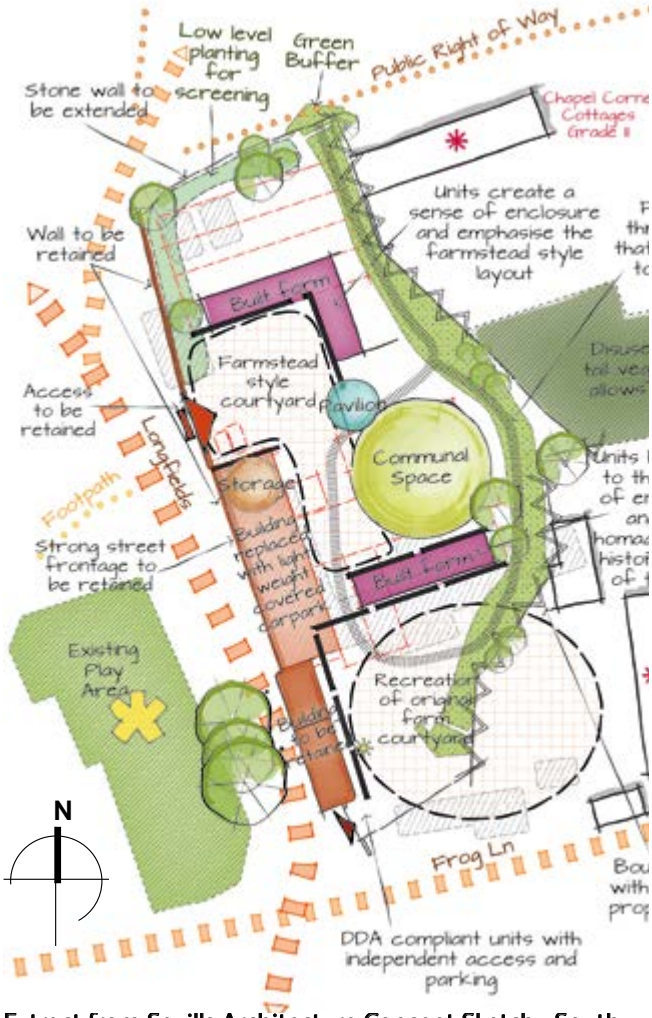
The southern access appears to have been used historically as the entrance to the farm and Farmhouse, it therefore should be retained to inform the intelligibility of the site.

The access further north on the west side also appears to be in use before 1952 photos seen earlier and on the OS map dated 1886. There do not appear to be any other access points to the highway. It is therefore proposed that only these points should be used to form access into any new development.

Car parking for the development ideally should not be positioned in open areas, but screened off either behind walls and buildings or even located within buildings to reduce their impact on the visual character of the area.

The business case suggests that a high quality development is essential to achieve the demand and return required. As such, and to improve the visitors experience, cars might be located away from lodges/units and foot paths used to the lodges/units.

Accessibility for all is important. All foot paths and access ways around the site and within units should try and cater for all. Perhaps one of the lodges/units should be fully compliant as well as have car access closer.



Extract from Savills Architecture Concept Sketch - South

Drainage

As stated within the Drainage Strategy, the site presents an opportunity to contribute to a reduction in flood risk by reducing the amount of impermeable surfaces, increasing permeable areas , use permeable paving and use soakaways to discharge surface water.

Any proposal should consider a new foul sewer drainage scheme and connect to the existing foul water sewer subjected to S106 Approval.

DESIGN DEVELOPMENT

Taking forwards the clues and recommendations from the Design Team meetings, the below sketch was developed.

It is proposed to create six holiday units, a communal pavilion structure and covered car parking with a smaller store, all set within a landscape setting.



Extract from Savills Architecture Concept 2 Sketch

Building 8, located in to the southwest is to be retained and converted into two dwellings. It is proposed to replace its roof with a pitched roof and see minor alterations.

Access to the southern unit is from the southern most access, the northern adjoining unit from the western access.

The four new units are positioned in two areas, two in the north and two in the southern area. One of the two northern units is positioned on Building 1 (to be demolished) and the other south of it. The southern two new units are to be located on Buildings 5 & 6/7 (to be demolished).

Seven parking spaces are located within a much changed Building 4. The western wall of Building 4 is to be retained but a new steel frame structure built under a lower height pitched roof with open eastern side for car access. To the north within Build 4 is a small store building.

Footpaths will lead from the parking area to each of the units meandering along easy access permeable footpaths within a newly landscaped setting.

To re-establish the openness and link to the eastern piece of land, is proposed to create an orchard with a communal pavilion building that might be used for groups who take more than one unit to meet up. Here, there might be some form of interpretation of the site and context. That said, those not able to access the site, who might be interested, interpretation material might be displayed on the western boundary for all to read.

5.1 PROPOSED SCHEME

Public Consultation

The below leaflet was created and given to the Applicant to present to the Parish Council and local neighbours to talk through the proposal development.

The Design Team has received a number of comments, the majority very positive, and other constructive comments asking for more detail.

Any queries raised have been answered and the constructive comments added to inform the design. One such change for instance, is to move the private amenity of Unit 2 from the eastern side of the building to the southeast corner to move it away from Chapel Corner Cottage Barn.

This next section has been written with reference to DCLG Circular 01/06 and the CABE guidance document and describes the proposal in terms of Use, Amount, Layout, Scale, Landscaping, Appearance, and Access.



5.2 Use, Amount, Layout, Scale, Landscape, Appearance and Access

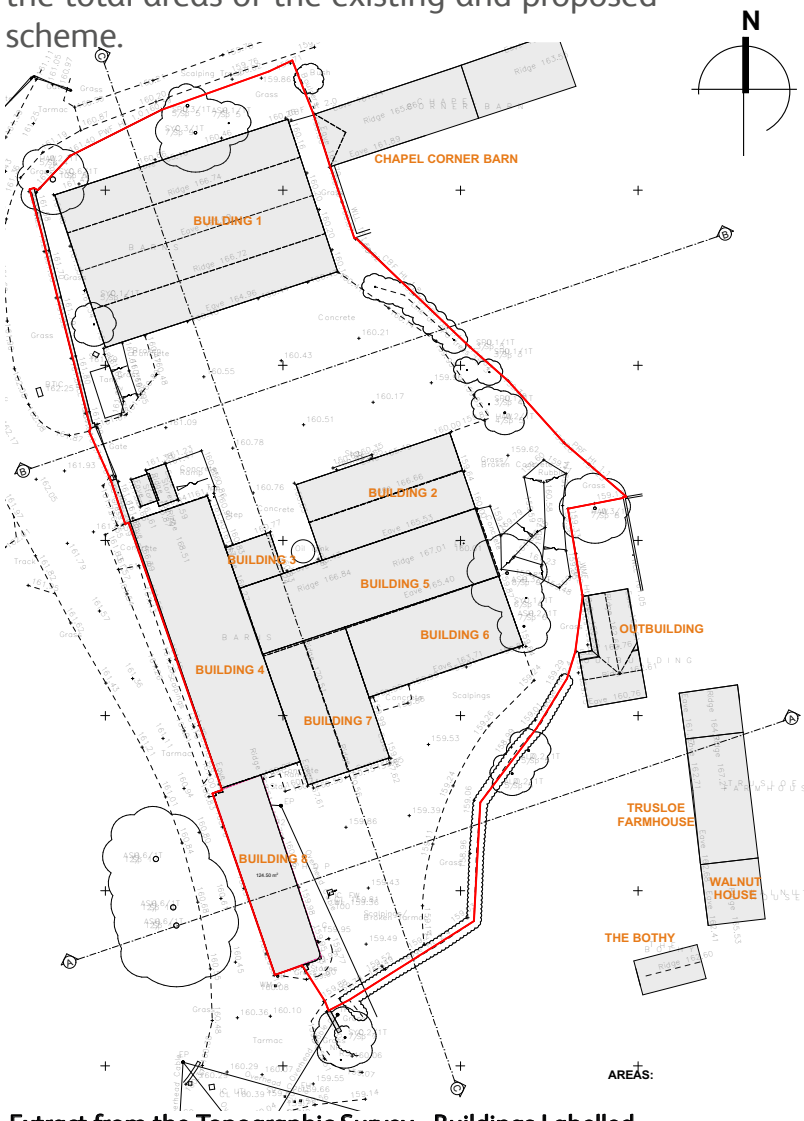
Use

As explained through the document, the site formerly a working farm, is to be developed into 6 holiday units and associated facilities.

Amount

The plan below is the topographic survey. This drawing labels each of the existing buildings 1 - 8.

On the next page shows the Proposed Scheme site plan. Here the retained and new buildings have been labelled. The table right summarises the total areas of the existing and proposed scheme.



Extract from the Topographic Survey - Buildings Labelled

Schedule of Existing Areas:

SITE AREA: (0.38Ha)	3,870m²
Building 1	505m²
Building 2	166m²
Building 3	26m²
Building 4	300m²
Building 5	230m²
Building 6	155m²
Building 7	151m²
Building 8	124m²
TOTAL FLOOR AREA	**1,657M²**

Schedule of Proposed Areas Gross External Areas (GEA):

Unit 1: 2 Bed	91m²
Unit 2: 2 Bed	91m²
Unit 3: 1 Bed	46m²
Unit 4: 1 Bed	46m²
Building 4 - Service Building	31m²
Building 4 - Garaging	158m²
Building 8 - Unit 5: 1 Bed	55m²
Building 8 - Unit 6: 2 Bed	69m²
Pavilion (No walls)	32m²
TOTAL FLOOR AREA	**619M²**

Schedule of Proposed Areas Gross Internal Areas (GIA):

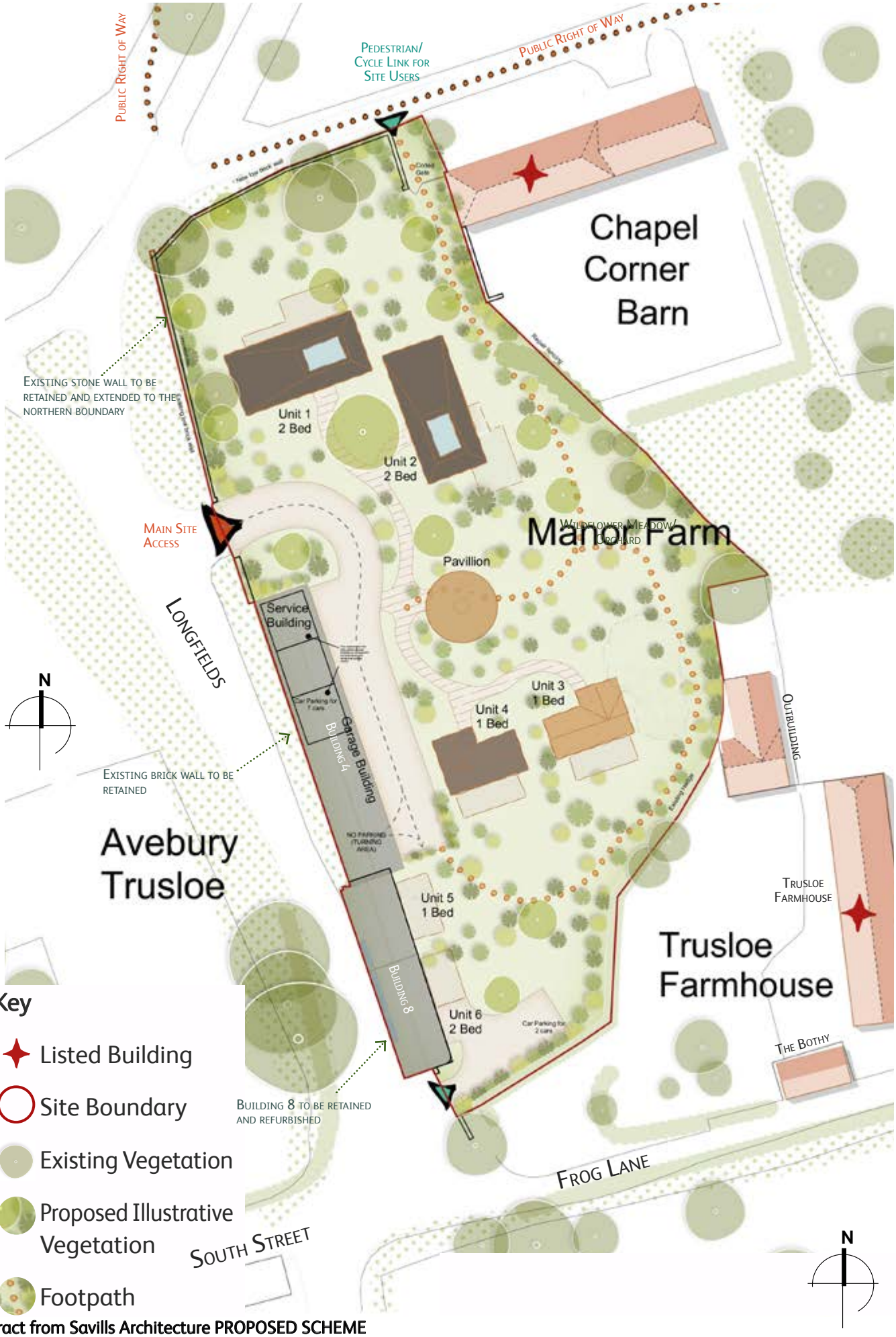
Unit 1: 2 Bed	77m²
Unit 2: 2 Bed	77m²
Unit 3: 1 Bed	37m²
Unit 4: 1 Bed	37m²
Building 4 - Service Building	26m²
Building 4 - Garaging	151m²
Building 8 - Unit 5: 1 Bed	45m²
Building 8 - Unit 6: 2 Bed	58m²
Pavilion (No walls)	28m²
TOTAL FLOOR AREA	**536M²**

Total GEA - Existing:	1,657m²
Total GEA - Proposed:	619m²
Total reduction GEA:	**-1,038m²**

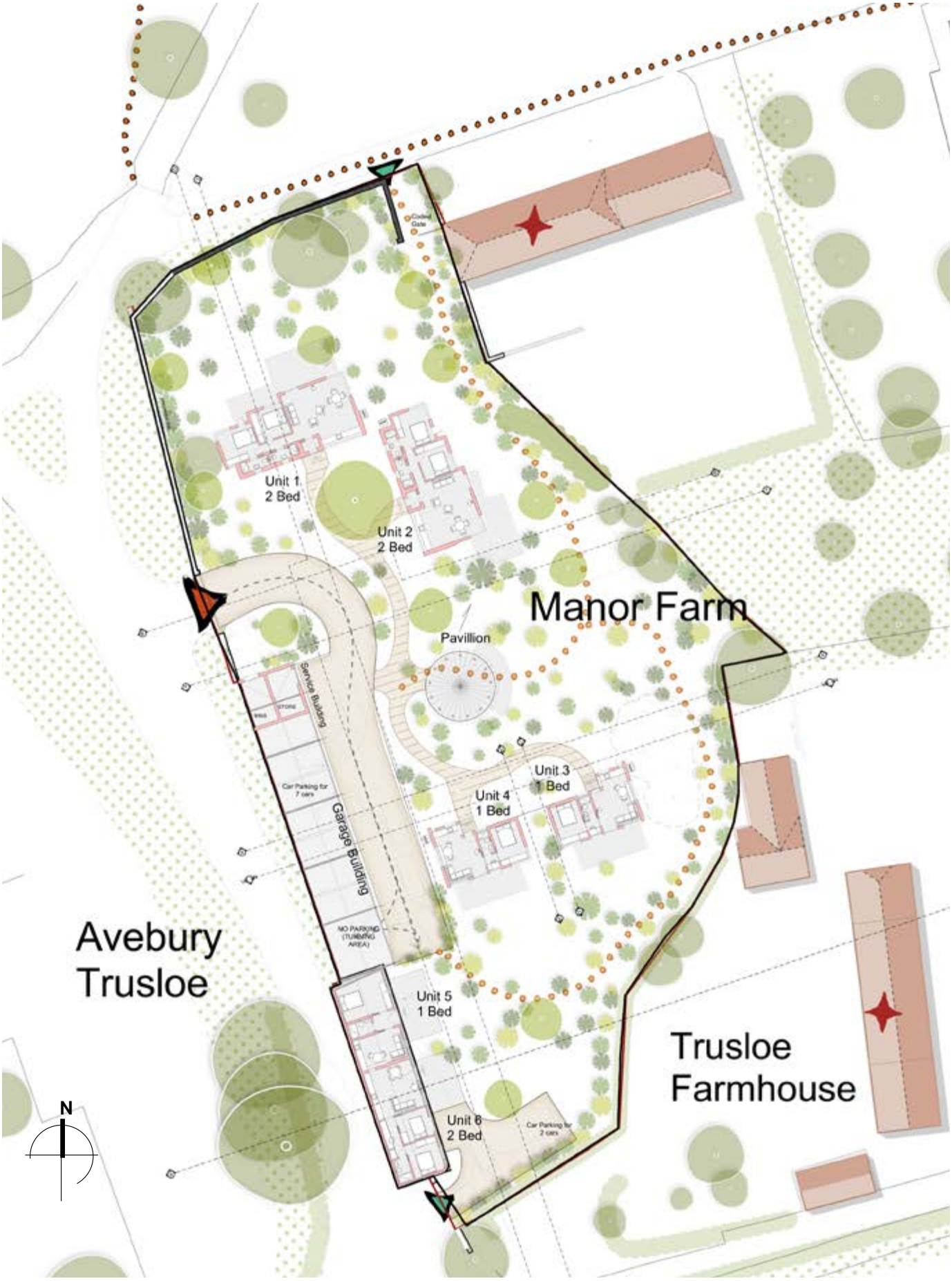
Car Parking

Existing: N/A

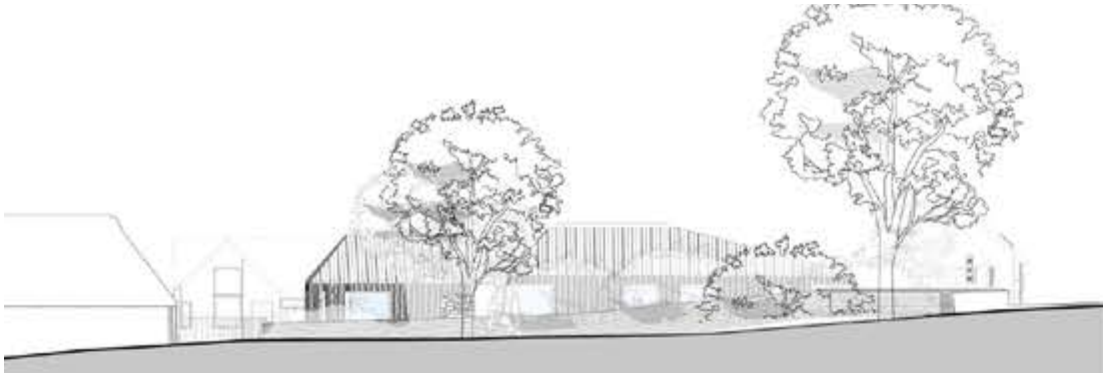
Proposed: **9 car parking spaces for 6 Units**



Extract from Savills Architecture PROPOSED SCHEME



PROPOSED GROUND FLOOR PLAN



PROPOSED NORTH ELEVATION



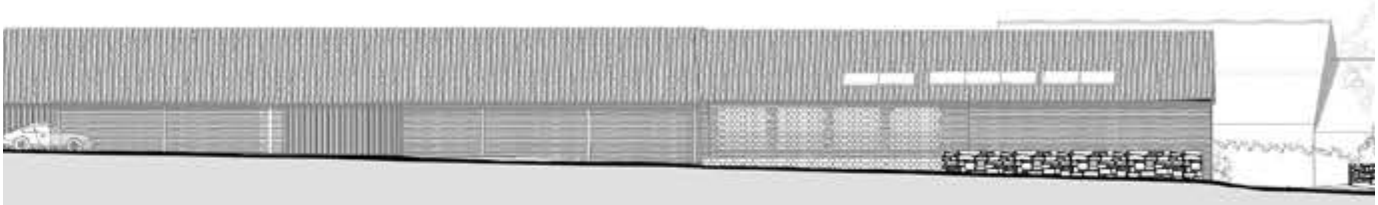
PROPOSED EAST ELEVATION - Part 1



PROPOSED EAST ELEVATION - Part 2



PROPOSED WEST ELEVATION - Part 1



PROPOSED WEST ELEVATION - Part 2



PROPOSED SOUTH ELEVATION

Layout

The Proposed Site Plan shows the position of each of the new and those buildings that are to be retained but altered.

As explained through the document, there has been a thorough assessment at each stage to ensure that the design evolution is robust and tested with the design team.

The main entrance is as it is today and uses the historic point that entered the northern yard area. Here visitors will draw up in their cars to entrance into the site. A permeable road leads east and turns southwards passing the Service Building on the right leading towards the Garage Building to park visitors cars.

Visitors will be given pass codes to enter their lodge and use meandering paths that will lead through a newly landscaped site to their holiday accommodation. Due to the sites topography, the paths and the lodges are set down slightly from the main road entrance level, allowing the units to nestle into the landscape.

The two lodges/units to the north of the site, Unit 1 and Unit 2, are arranged to form a corner and direct visitors southwards towards the open space in the centre of the site. Both these units are positioned away from the boundaries to the north and west and also away from Chapel Corner Barn. This provides more space for new landscaping and strengthen the desired impression that these units reside within a landscape and less defined by site boundaries and neighbouring structures. This links back to the more relaxed spacial arrangement seen through the site historic progression in contrast to the more rigid form to the south.

The Garage Building is partially formed from the existing structure, being Building 4. The strong linear form that occupies much of the western elevation and boundary is to be retained. Within the building and access from the east a new steel frame is inserted, reminiscent of the agricultural structural material used, to create car parking bays for 7 cars, with a turning area and a small service building.

Within the centre of the site is the wild flower meadow and orchard. This open area links back to the open yard seen in the historic mapping. This area can be enjoyed by all visitors. A circular pavilion structure is proposed for visitor to use.



Extract from Savills Architecture PROPOSED SCHEME

Layout Cont.

Turning to the southern area, this picks up on the former farm courtyard form. A modest but important change from the concept design, was to make Units 3 and 4, being two new buildings, more linear in shape to strengthen the north side of the former courtyard.

The below extract shows this area of the site. The east side of the former farm yard is Trusloe Farmhouse and later building north of that.

The west side uses existing Building 8 to create two units Unit 5 and 6. These units are accessed via the existing south western access that was originally used for the yard and Farmhouse.

Layout of Unit 1:

This is a 2 bedroom unit with open plan kitchen/ dining/living space and 2no. shower rooms.

The front entrance elevation faces south with its private amenity north and partially east.

Layout of Unit 2:

This is a 2 bedroom unit with open plan kitchen/ dining/living space and 2no. shower rooms.

The front entrance elevation faces west towards the main site entrance with private amenity mainly to the south eastern corner. The terrace shown is to encourage external activity away from Chapel Corner Barn and instead addresses the orchard.

Layout of Unit 3:

This is a 1 bedroom unit with open plan kitchen/ dining/living space and shower room.

The front entrance elevation faces north towards the orchard with private amenity mainly to the south.

Layout of Unit 4:

This is a 1 bedroom unit with open plan kitchen/ dining/living space and shower room.

The front entrance elevation faces north towards the orchard with private amenity mainly to the south.



Extract from Savills Architecture PROPOSED SCHEME

Layout of Unit 5:
Using part of the existing Building 8, this is a conversion of the structure to create a 1 bedroom unit with open plan kitchen/dining/ living space and shower room.
The front entrance elevation faces east.

Layout of Unit 6:
Using the remaining part existing Building 8, this is a conversion of the structure to create a 2 bedroom unit with open plan kitchen/dining/ living space and shower room.
The front entrance elevation faces east.

Layout of the Pavilion:
This is an open sided building under a circular pyramidal roof that is proposed to be used for casual seating for visitors.

Layout of Service Building:
A small area within the reconfigured existing Building 4. This area is divided into two areas, one for storing cleaning equipment and laundry etc. and the other a ventilated bin store.

Layout of Garage Building:
Within the remaining reconfigured existing Building 4, it is proposed to create 7 car parking spaces.

Scale

As stated earlier, the new scheme proposes to reduces the overall built floor area by more than 1,000m^2.

To provide comparison between the heights of the existing buildings and those proposed, Ordinance Survey and topographical height data is used. The table below takes the datum heights from the topographic data of the existing site and the heights from the proposed scheme. Here is shown the height to eaves and ridge of the existing buildings on and around the site and the proposed buildings along with adapted existing buildings:

APPROX. HEIGHT DATA	Eaves (m)	Ridge (m)
EXISTING BUILDINGS		
Chapel Corner Cottage Barn	161.74	165.86
Trusloe Farmhouse	162.71	167.21
Trusloe garage building	159.090- 159.150	162.63
Existing Building 1	160.86	166.74
Existing Building 2	166.49	166.66
Existing Building 3	164.24	166.27
Existing Building 4	166.39	168.51
Existing Building 5	165.53	167.01
Existing Building 6	163.71	165.40
Existing Building 7	167.62	170.56
Existing Building 8	163.70	164.38
PROPOSED AND RETAINED BUILDINGS		
Unit 1	163.27	165.50
Unit 2	162.95	165.20
Unit 3	162.63	164.90
Unit 4	162.80	165.20
Unit 5 and 4 (Building 8)	163.70	166.80
Pavillion	162.80	166.60
Garage and Store (Building 4)	163.60	166.90

Height data using metres above sea level

Using proposed Unit 4, being the tallest new building, the above shows that it is 5.36m lower than the existing tallest structure being Building 7, that is to be demolished.

The existing Building 1, being the closest structure to Chapel Corner Cottage Barn and therefore likely to have the most impact, is almost a metre taller at 880mm. The building is also less than 3m from the listed building. By comparison, the difference in height between the listed building and Unit 2, being the closest proposed building is 660mm lower or 1.54m lower that the existing Building 1. This difference in height will have a positive impact on the listed building, its setting and appreciation of it. Unit 2 is also over 12.5m from the nearest point, 4 times further away than Building 1.

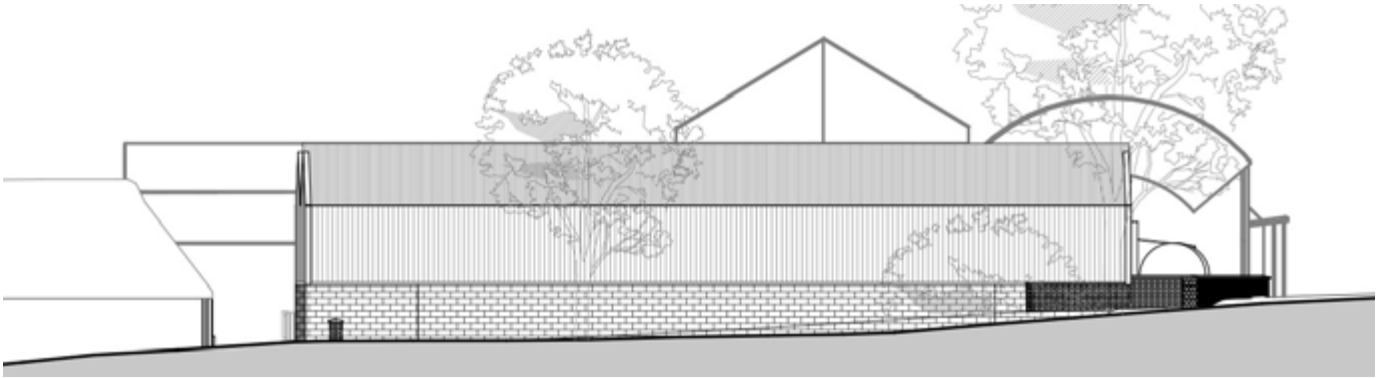
A similar assessment used for Trusloe Farmhouse shows that Unit 3, the closest new building to the listed building, is over 2.3m lower when measuring their ridges, although their eaves heights are approximately the same. This mainly due to the roof form on the Farmhouse being a mansard roof.

Unit 3 is approximately 21.1m from the nearest points whereas the closest existing building, Building 6, is 18.4m to the same point on the Farmhouse. This significant reduction in height and increased distance from the Farmhouse will have a positive effect on the setting and appreciation of this listed building. In fact the historic mapping shows that there was a building within 7m of the Farmhouse is in a similar orientation to Unit 3 and 4, but this was when the farm was under one ownership.

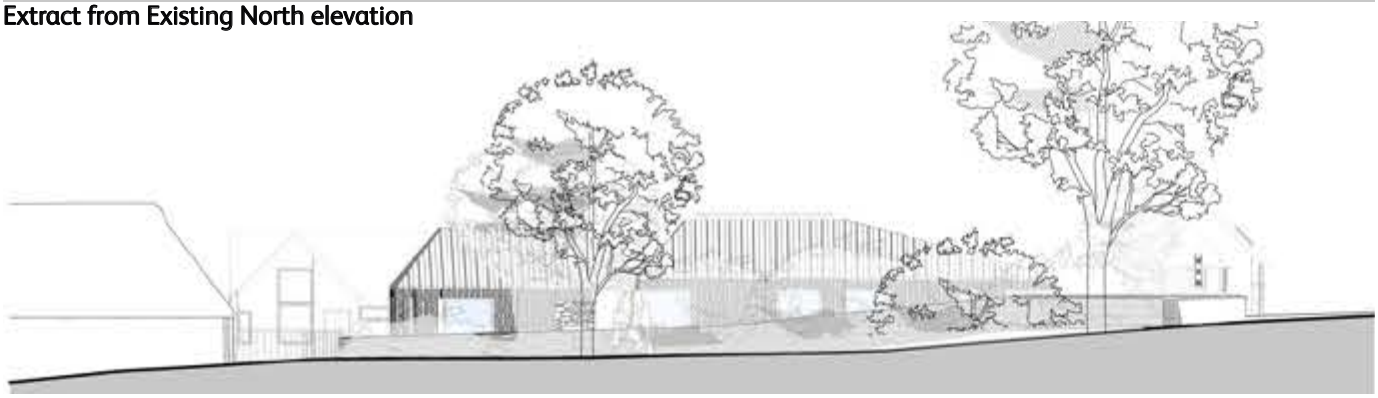
The two existing buildings being retained, Building 4 and Building 8 will see their roofs and form changed and will affect their scale.

Building 4 is proposed to have its upper walls and curved roof removed. This then replaced with a new pitched roof closer to the thatched pitched roof seen in 1886 and the aerial photo from 1953 (see page 20 above or section 1,5). This will see a reduction in roof height by 1.6m, but the biggest difference, and positive impact on the street scene will be the difference in eaves height. This will be a reduction of almost 3m at 2.79m making a dramatic change to this prominent elevation and closer to that appreciated in 1886 perhaps.

The above demonstrates that the proposed scheme will have a significant reduction in scale. This will hugely benefit the appreciation of the listed buildings abutting the site and their setting. The changes proposed to retained existing buildings will greatly assist with the intelligibility of the site and their origins and will have a positive impact on the character of the area. Views from the listed buildings, lost for many decades, will once again be possible.



Extract from Existing North elevation



Extract from Proposed North elevation

Landscape

Within the LVA the macro and micro landscape character and their features is explained as well as the landscape assessment methodology used.

The site is generally void of soft landscaping other than a few scrubby trees and hedgerows to the a few boundaries.

The proposed scheme provides an opportunity to greatly enhance the sites landscape character that will in turn have a positive effect on the local area and further afield. The various designations the site resides in and its effect on them is explained in other reports in great detail. The loss of the large modern agricultural buildings will have a positive effect which is concluded in the LVA, its landscape strategy and Heritage Impact Assessment.



Extract from Landscape Strategy - HCUK

The summary of the LVA indicates that:

"*...with the proposed development in place, the change to the local and wider landscape character is considered to be overall beneficial. The large existing barns are considered detractors to the character of the AONB and World Heritage Site.*

The visual assessment demonstrates that views of the proposed development from within the wider landscape would typically be very restricted through intervening topography, existing vegetation, and built form or through a combination of one or more of these factors. It is anticipated that there will be little or no visibility of the proposed development from locations at scheduled monuments. Where evident, the proposed development would be seen only as discrete elements rather than in its entirety. Existing mature vegetation on and off the site together with the topography, would act to filter or partially filter many views of the proposed development from the wider landscape.

There will be some major and moderate scale of effects from viewpoint locations close to the Proposed Development, however the affect is considered to be neutral or beneficial. From the other viewpoints the scale of effect is minor. However it is anticipated that the nature of the effect will again be beneficial and likely to become more beneficial as the mitigation planting establishes. Due to the high quality of the design, and associated landscape works, views from close range residential properties would be pleasant and congruous with the surroundings.

It is considered that the main effect of the proposed development on character and landscape amenity would be due to the removal of large rather unsightly barns. Overall the proposals would have a beneficial effect that would be acceptable in landscape and visual terms and consistent with planning policy objectives."



Selection of single frame visual assessment from LVA: HCUK

Appearance

The site has a strong agricultural character but very little of its historic buildings remain. That doesn't mean that the use of the site and its past should be cleared but instead understood, interpreted and reaffirmed in some way with links to its past and identity.

Through the historic map progression the location of former farm buildings has been explained and that the western edge remains as having some of the historic buildings and has a strong presence. The rest of the site has been through sporadic steady change especially in the last 60-70 years, but at each stage of change, the buildings erected have been of their time.

The proposal shows the new layout of the buildings and earlier in this report justification of why their positions where they have.

Here, the appearance of the buildings, their clusters, north and south, and the individual character adopted, is explained.

Building 4: Garage Building & Service Store

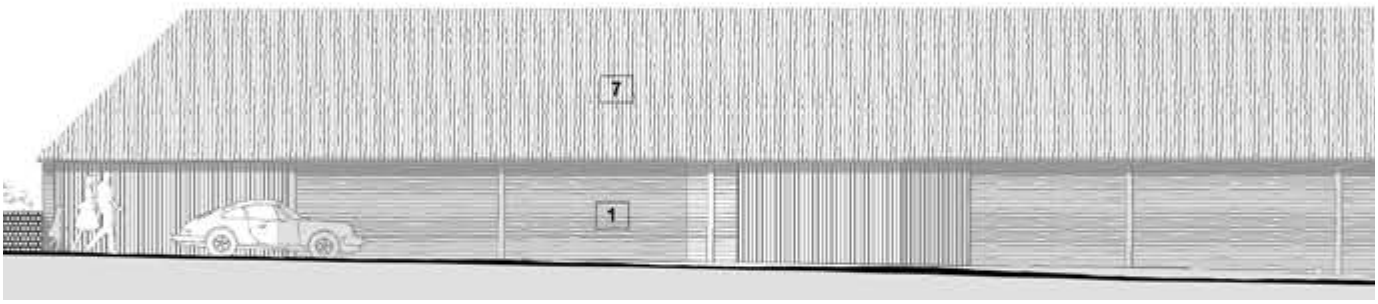
The existing two buildings, Building 4 and 8, as explained earlier see their scale and form changed. The appearance of Building 4 has partially been retained. The upper section removed and a new pitched roof added. The form, shape and materials chosen are reminiscent of agricultural buildings. In this case the walls are brick, roof profiled steel cladding and the existing door openings clad in timber to assist with their intelligibility of its former use.

The original large thatched barn had a fully hipped roof and therefore the northern end of the proposed roof is also hipped. The pitch of the roof is closer to that of the former thatched barn.

The building will have a new steel frame to support the roof and form the garage parking areas. Within the roof are the bat mitigation enhancement measures required. The east elevation will simply have the steel column exposed with some protection at their bases to protect the building from collisions. On the back walls within the garage will have a number of EV (Electric Vehicle) charging points.



CGI of Garage & Service Building



WEST ELEVATION OF BUILDING 4: GARAGE AND SERVICE BUILDING

Appearance Cont.

Building 8: Unit 5 and 6

This being a conversion of an existing agricultural building currently being used as the workshop and to be converted into two units.

The building will see its mono pitched roof replaced with a new pitched roof reminiscent of that lost decades ago.

The west existing brick and stone work remains unaltered other than the loss of the top later brickwork to allow for the new roof at a lower eaves height. The south elevation, again sees the original brickwork and stone walling retained and the wall extended to form the gable to meet the new roof. The east elevation, being the most altered historically, is to be repaired but largely unchanged other than its windows and doors replaced.

The west roof slope will shave a narrow strip of rooflights along the lower edge to allow afternoon and evening sunlight into the units, this being less impactful than inserting new windows into the western wall.



CGI of Building 8: Units 5 & 6

Units 1 & 2

These two units are essentially mirrored copies of each other. They share the same materials taken from the local area and are a mixture stone, timber and metal surface finishes.

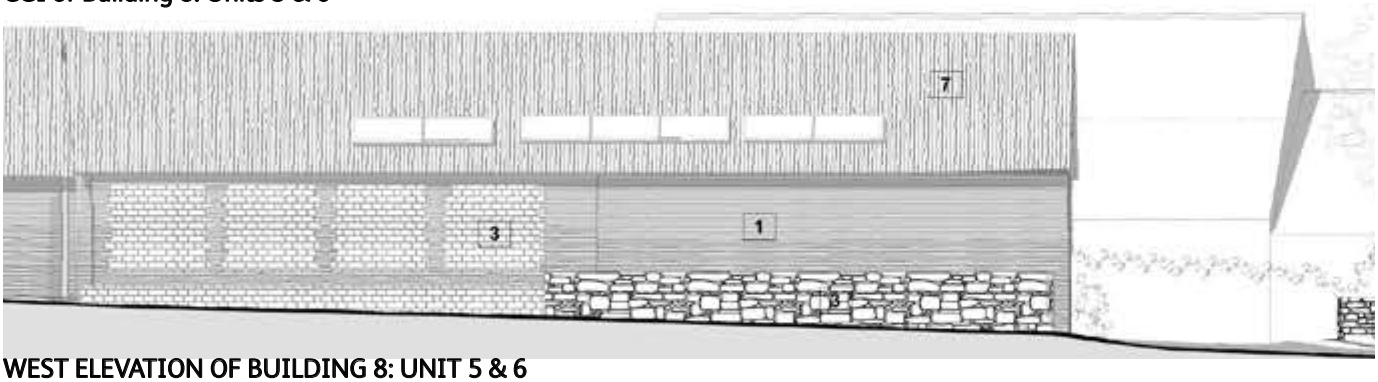
Both buildings on arriving give the impression that they are built behind stone walls. This replicates the remnants of stone walling remaining.

The units are essentially timber clad buildings under a profile steel roof. These materials relating back to the sites DNA.



CGI of Units 1 & 2 looking north

The roof form copies the steep and shallow pitches found on modern farm buildings. This provides interesting roof forms that mimic the array of roof forms seen today on site.



WEST ELEVATION OF BUILDING 8: UNIT 5 & 6

Appearance Cont.

Windows and doors give the impression that they are inserted through the stone or timber and are framed. All the windows are to be double or triple glazed aluminium powder coated to give high thermal performance.

A partial flat roof is created by the differing roof pitches and a roof lantern.

The units are at different levels and generally follow the natural topography that slopes from the west down towards the east. This allows the buildings to sit lower than the access road .

The units are unashamedly contemporary in design and of their time like many of the buildings that have occupied the site.

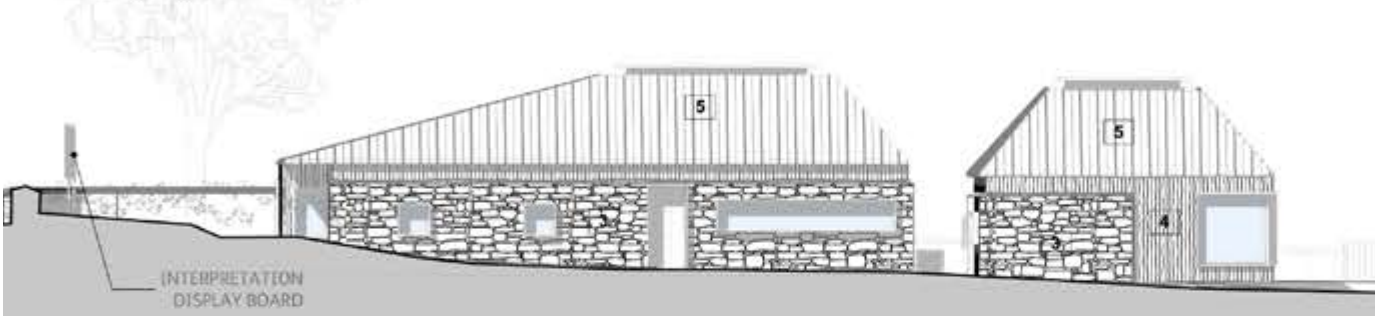


CGI of Units 1 & 2 looking south

Reinforced landscaping to the boundary and locating external seating terrace areas away from the nearest neighbouring buildings will safeguard the amenity and privacy of the closed neighbouring properties.



CGI of Units 1 & 2 looking north to their entrances



SOUTH ELEVATION OF UNITS 1 & 2

Appearance Cont.

Units 3 and 4

As with Units 1 and 2, these are also contemporary in nature. However, the northern two units are more relaxed in the choice of materials and form, portraying the more relaxed structure and layout of this part of the site. By contrast, Unit 3 and 4 are more controlled and rigid, simplistic in their appearance.

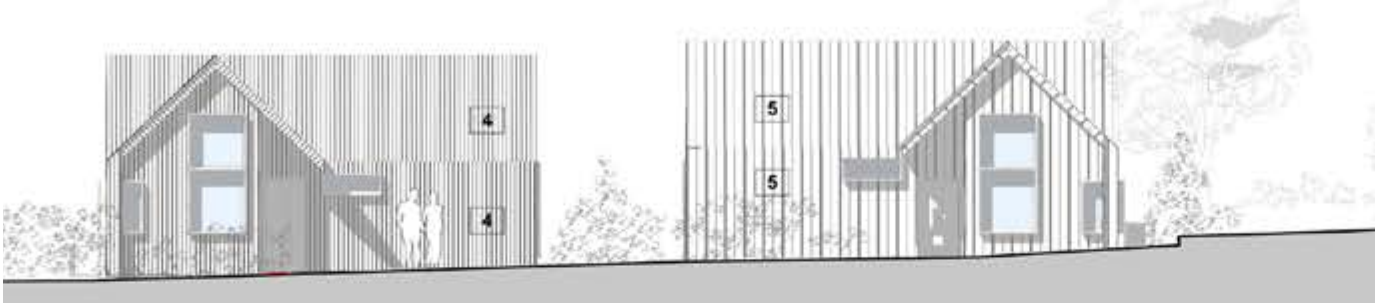
Both have the same steeper pitched roofs that would have been typical for agricultural buildings that once occupied this part of the site. This being the northern side of the former farm yard.

The roof pitches are the same, they do not vary like those of Units 1 & 2. This is to give the impression they are linked in some way, their roof lines are similar, the units align with each other rigidly.

Due to the limited change in materials used in this part of the site, each of these two units borrow from traditional agricultural building forms and their materials and celebrate and acknowledge the DNA of them. In short, each of the two buildings will be clad in either timber or profiled metal sheeting. So in Unit 3 is to see its walls and roof clad in timber, a softer less harsh material as it is closest to Trusloe Farmhouse. Unit 4 by contrast, will see its walls and roof clad in profiled steel cladding.

CGI of Units 3 & 4 looking southwards to their entrances





NORTH ELEVATION OF UNITS 3 & 4

Appearance Cont.

The Pavilion

This is a communal building, open to all sides and built using traditional materials of timber and roof clad in cedar shingles. Its construction is to be contemporary but its form relates back to a time when buildings around the WHS were more simple in form. It is also to respect and add a level intelligibility of the medieval origins that the site resides within.

Visitors are to question the buildings form and materials used as a adjunct to the other buildings. A playful and more relaxed structure that visitors can use to relax and use for contemplation and meeting with friends.

Below is a precedent image of an outside building that uses traditional materials in a contemporary way. Although this shows a larger building, essentially the feel of this is to be replicated in the proposed Pavilion.



Precedent image of outdoor pavilion structure

Materials

As explained earlier, the choice of materials proposed relate to the sites heritage, historical progression and agricultural origins. Buildings appearing through the ages on this site have been built using materials and technology of that time. At each stage they contribute to the character of the site in some way.

This proposal uses the same approach. The materials used are modern, but their DNA relates to similar materials used in the past such as timber, metal, brick and stone. They are to be used in a contemporary way using today's thinking and understanding about material technology and their contribution to the appearance of buildings.

Below are samples of the materials to be used on the proposed buildings.



Image of Profiled Steel cladding



Image of vertical timber cladding



Image of existing brickwork



Image of stone work

Access

The existing western access is to be re-used and will provide access to Unit 1 - 5 as well as car parking and use of the Pavilion building.

Access is restricted to visitors only via a gate. Once visitors arriving by car have parked their vehicle in the covered parking area, they will then be directed by modest sign posts indicating the way to their unit and will walk through meandering footpaths to their Lodge/Unit. These paths are minimum 1.2m wide and no steps.

Each unit is accessible by level thresholds.

Access to Unit 6, within Building 8, using the existing south western access point. Here closer car parking is available to allow this unit to be accessible to more people.

Linking around the site on the south and east sides is an informal footpath that links to the north PRoW to the north. The path can be access by each unit. Access at the northern end is via a coded pedestrian gate to deter members of the public from using the site.

The positions of access points into the site and location of windows in buildings provide surveillance of public and shared areas by occupants of the site that incorporate passive measures to reduce perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area.



Example of Interpretation Sign

Modest low level sign posts are proposed to show the location of the each of the Lodges from the main car parking area.

It is also proposed to commission and erect an interpretation sign close to the north west boundary. This sign is to illustrate and describe the sites historic significance, origins and the wider context to offer the community and visitors to Avebury Trusloe a greater understanding of where they are.

Energy

The existing and new units will need to be built to today's Building Regulation standards and mindful of the changes coming into force in June 2022.

The construction method for the new units is to use highly insulated prefabrication construction techniques that will ensure a low carbon measure through the making process whilst ensuring high thermal performance, air tightness and retain a high quality of finish.

All windows and external glazed doors are proposed to be triple glazed on north facing elevations and double and triple glazed on all other elevations subject to maximising performance verses cost benefit. Solar glass is to be used on south facing windows and external glazed doors to prevent overheating. Brise soleil are proposed on south facing elevations over large areas of glazing to prevent over heating and provide passive shading. In the winter months, these will provide sunlight to enter the buildings reducing the need for heating.

Energy for heating & hot water to be provided by either high efficiency thermal electrical heating and/or an air source heat pump with hot water thermal store to provide a low carbon

Energy Cont.

source of energy using low temperature heating solutions. The existing building, Building 8, will use high efficiency electric heating and not an air source heat pumps as there is limited space to locate them. The air source heat pumps will have a small condenser unit that will be fitted externally to buildings in discreet locations and away from communal or external amenity areas.

Although the new units will not be Passivhaus accredited, they will be designed to follow the methodology of Passivehaus and achieve very high levels of thermal performance and air tightness. The units will achieve at least Level 4 of the Code for Sustainable Homes or equivalent to this on completion.

PV (Photovoltaic) panels were considered, but as the site resides in the WHS and Conservation Area destinations, it was felt would have a negative impact on the setting of the listed buildings and local character and therefore not proposed.

EV (Electric Vehicle) charging points will be installed within the Garage Building and close to Unit 6 car parking area.

6.1 CONCLUSION

This document has explained the step by step careful and wide spread testing of the design process at many stages to reach the point of submitting this Planning Application.

This document shows that is does accord with the Wiltshire Planning Core Policy 57 and set out below is a summary of how the proposal achieves this:

	Core Policy 57 criteria	**How this Application accords with Policy**
i.	*enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced.*	The LVA and other studies including this document sets out how the project enhances the local setting and will respond in a positive way to the local landscape setting, development pattern, topography and enhance views into and out from the site.
ii	*the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development*	The LVA and biodiversity reports conclude that the existing sites landscape contribution and biodiversity are both of low quality. The LVA landscape strategy relates closely to the local character and distinctiveness and will enhance the landscape setting and increase the diversity on the site. It is also proposed to put in place ecological enhancements within the proposed.
iii	*responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting*	Through research of the historic progression of the site and of the local setting, this DAS sets out clearly the thinking and design decisions made to identify the right size, scale and positions of the proposed buildings. It has been explained that the scale, design, materials proposed and the buildings integration into the local context relates back to the historic narrative of the site's use and the changes it has seen. This will create a positive response to the setting and integrate the proposed scheme. Where opportunities are available, design links or references have been used of the sites historic origins enhancing the sites interlegibility.
iv	*being sympathetic to and conserving historic buildings and historic landscapes*	This application and DAS explains the historic setting, those buildings and structures that are original and continue to contribute to setting and the interlegibility of the site and setting. These structure will remain, be repaired and through the careful and considered design decisions have been integrated into the new design.
v	*the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)*	The Energy section of the DAS explains the measures proposed through the design process to achieve highly insulated passively solar heated buildings that will use low carbon energy sources.

6.2 CONCLUSION Cont.

	Core Policy 57 criteria	How this Application accords with Policy
vi	*making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area*	Explained in the DAS sets out how the proposed scheme will relate effectively to the immediate setting and wider character of the area to provide a positive contribution and will enhance the Conservation Area.
vii	*having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)*	It has been explained that careful consideration positioning and designing the units to have no impact on the neighbouring properties privacy and their amenity has been achieved.
viii	*incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site*	The positions of access points into the site and location of windows in buildings provide surveillance of public and shared areas by occupants of the site that incorporate passive measures to reduce perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area.
ix	*ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible,*	The LVA and Landscape Strategy set out how new roads and access points to current rights of way align with the character of the place. The Access section of the DAS sets out the access arrangement in and around the site to accord with this policy.
xi	*taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future*	The units are basically small domestic units designed specifically to be used for short periods of time by visitors to the area. These visitors will have multiple needs and the units are able to cater for them.
xii	*the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm*	High quality of the proposed appearance and interiors as well as the setting the units are placed in, is all critical to the success of the business case. The choice of materials and landscaping, all explained within this DAS, demonstrate the high quality achieved.
xiii	*the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place*	This DAS explains the details required to adhere to.
xiv	*meeting the requirements of Core Policy 61 (Transport and New Development).*	Please refer to the Transport Statement.

Core Policy 58 - Ensuring the conservation of the historic environment	Please see the HIA (Heritage Impact Assessment)
Core Policy 41 - Sustainable construction and low-carbon energy	Please see the Energy Section of this DAS.
Existing buildings	
Retrofitting measures to improve the energy performance of existing buildings will be encouraged	Please see the Energy Section of this DAS.
In all cases, including those listed above, proposals relating to historic buildings, listed buildings and buildings within conservation areas and world heritage sites should ensure that appropriate sensitive approaches and materials are used.	Throughout the DAS and supporting documentation it is explained that the proposed scheme will adhere to this policy.
In all cases the impact of these requirements on the viability of development will be taken into consideration.	Please see the Business Case document that accompanies this application.

6.3 CONCLUSION Cont.

This document has explained the step by step careful and wide spread testing of the design process at many stages to reach the point of submitting this Planning Application.

The existing farm buildings are no longer fit for purpose and a long term sustainable solution is required to assist with the Applicants farm operations and its income.

Through market analysis, business modelling and return on investment criteria, many options were tested. One stood out from the others being holiday accommodation. This had a medium cost to develop the site when compared to some but the return on investment was far higher. Allied to this the strong market for tourism in the area and the demand for good quality holiday accommodation meant that the venture would highly likely be sustainable.

Studies of the wider environs through a number of the design teams consultant reports lead to a relatively modest scheme of four new holiday Lodges/Units and an existing building being retained and converted into two further units making 6. Alterations to the largest building on the site is to be used for car parking and service room with associated access and paths all set within a carefully landscaped setting.

This approach strikes the right balance in terms of providing adequate return for the Applicants business whilst visually enhancing the setting and character of the site whilst avoiding harmful impact associated with other disturbances that might be seen from other uses.

The studies of the built heritage and research has driven much of the thinking and decision making through the design process to ensure that intelligibility of the site, its former use, layout and character is enhanced.

The setting of the listed buildings neighbouring the site have been carefully considered in the design process and the proposal respects their significance but using contemporary design and thinking to offer a contrast to the setting.

The design and appearance of the proposed buildings use materials from the site and its historical references as well as taking the shapes and forms of the existing modern agricultural buildings and those lost some time ago.

Such a development is understood to fall within Planning Policy and as a result of the public consultation piece, is understood to be supported by the local community.

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