COMPARELLI

John Comparelli Architect BA, AA Dip, MSc ., RIBA III, ARB
Overhouse, The Avenue, Tisbury, Salisbury, Wiltshire, SP3 6JG
MOB: 07932 025 040 www.comparelli.com

Design and Access Statement

For
Weather Oak
Moor Hill
Fovant
Wiltshire SP3 5LB

05.10.2023

Introduction

This Full Plans Application is for a **Replacement Dwelling**. With the exception of the description and proposed solar PV panels it the same proposal as the recently applied and consented PL/2023/04702.

Weather Oak is a mid-20th century, 1 and 1 ½ storey bungalow on the edge of Fovant village. It is positioned at the back of a 7600m2 triangular and wooded site.



Figure 1 Arial View of the existing Weather Oak from the SW.

Relative size of house to site and the Layout within the house
Given the 7600m2 or 1.87acre site the house is relatively small and spatially mean for its context.

Also, the accretion of extensions over the years has led to a confused plan, awkward circulation, and a poor use of the space both within the house and its site.



Figure 3 Existing Site Plan with original South Drive

Proposals

1. Demolish the existing house to the foundations and build a replacement dwelling on the same site with additional entry and service rooms to the north and two storey addition to the east.

Use
The house will remain a single family dwelling

Amount

Existing site		7600m2
Existing House (159m2), garage (46.6m2), sheds (29.8m2) footprint =		235m2
Existing House, garage and sheds to site ratio is		3.09%

Replacement Dwelling

Proposed house footprint,(287m2) + exist garage (46.6m2)	=	333.6m2
Proposed house, garage to site ratio is		4.39%

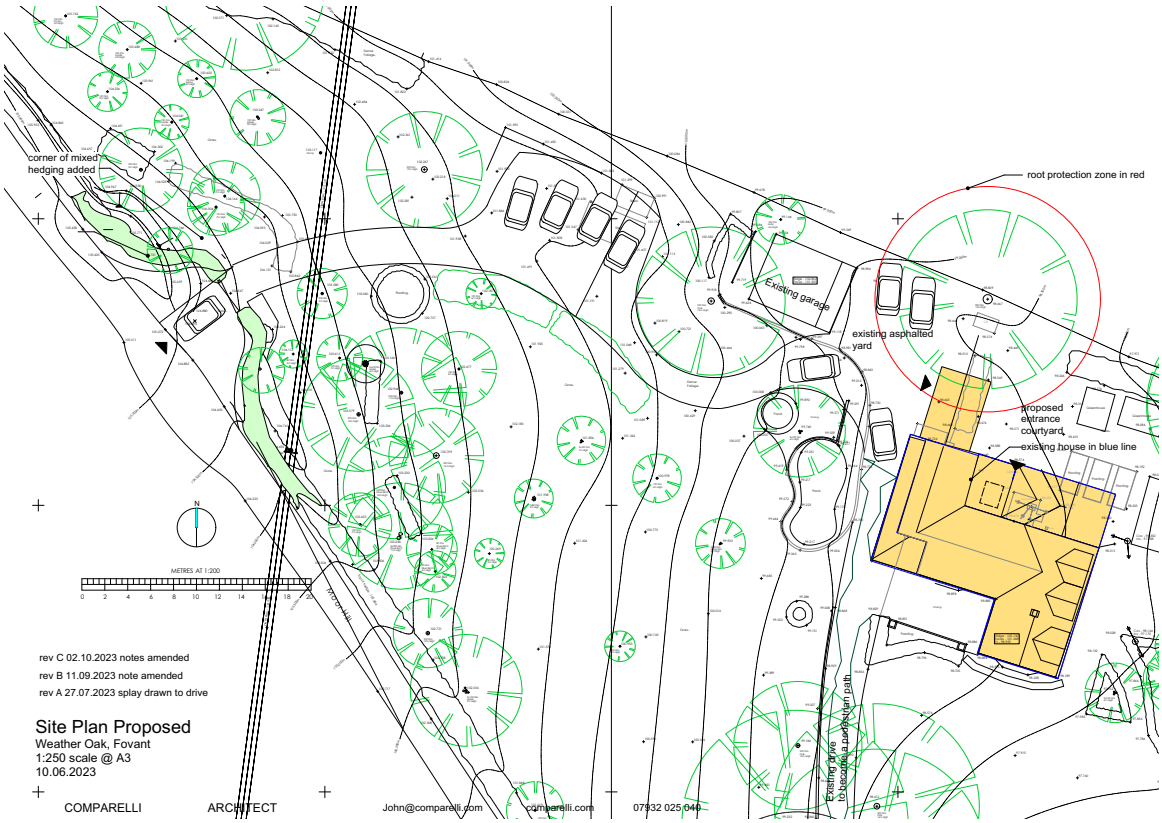


Figure 4 Proposed Detail Site Plan, with new drive from west gate

Layout

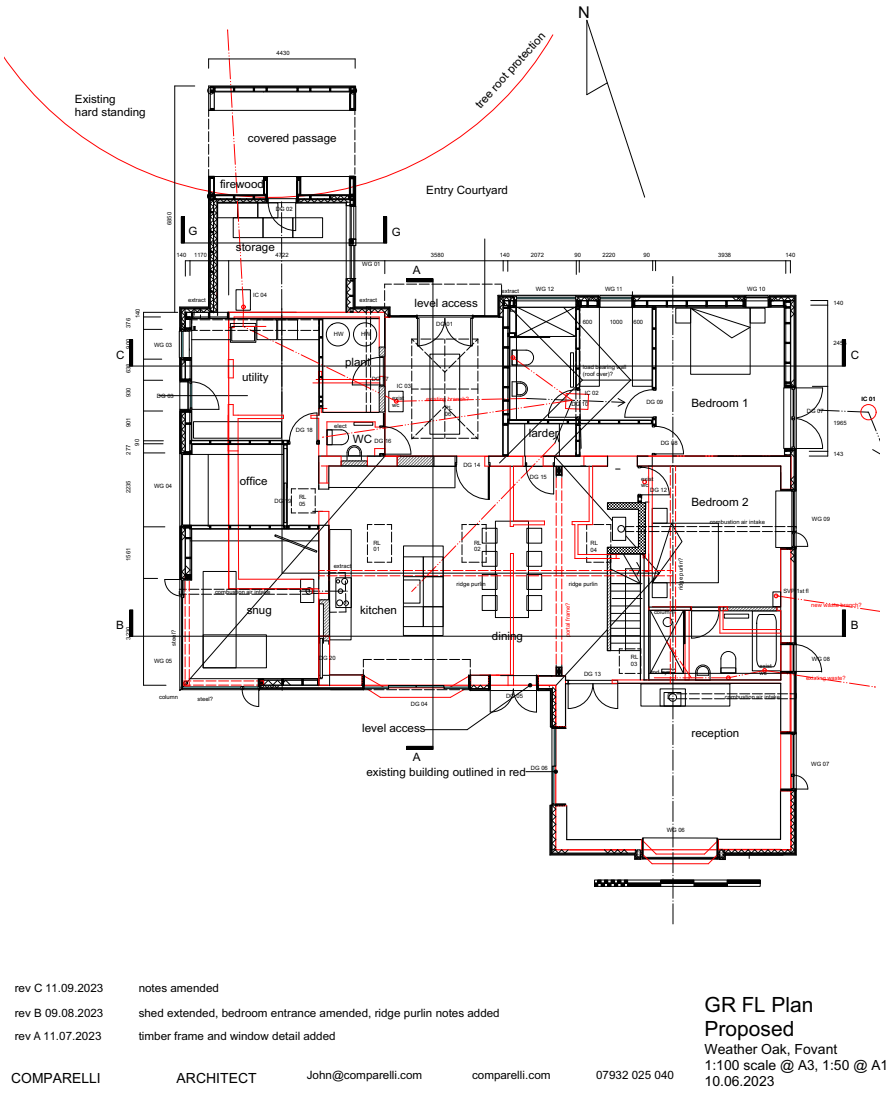
New Entry Sequence

The replacement dwelling remains where the current house is on site but its principal entry is now from the north side of the house {fig.4}. The entry sequence would include;

- Arriving at the existing paved area of the existing garage from either the new parking area to the north or the pedestrian walk from the south gate
- As a pedestrian passing through an arched external passage adjacent an attached outbuilding
- Arriving via an inner courtyard to the porch of a new main entry

Interior

The new entry would lead directly into a small entrance foyer with views through a roof light of the north boundary tree canopy, and from there to the main and vaulted living space with the kitchen to the west and dining area to the east {fig.5}.
Off this principal space is clearly visible access to the reception. More discretely located are access to the first floor stairs, the ground floor bedrooms, the proposed snug, office and utility. The main space thus becomes the centre of the house both programmatically and spatially.



rev C 11.09.2023	notes amended
rev B 09.08.2023	shed extended, bedroom entrance amended, ridge purlin notes added
rev A 11.07.2023	timber frame and window detail added

GR FL Plan
Proposed
Weather Oak, Fovant
1:100 scale @ A3, 1:50 @ A1
10.06.2023

COMPARELLI ARCHITECT John@comparelli.com comparelli.com 07932 025 040

Figure 5 Proposed GR FL Plan

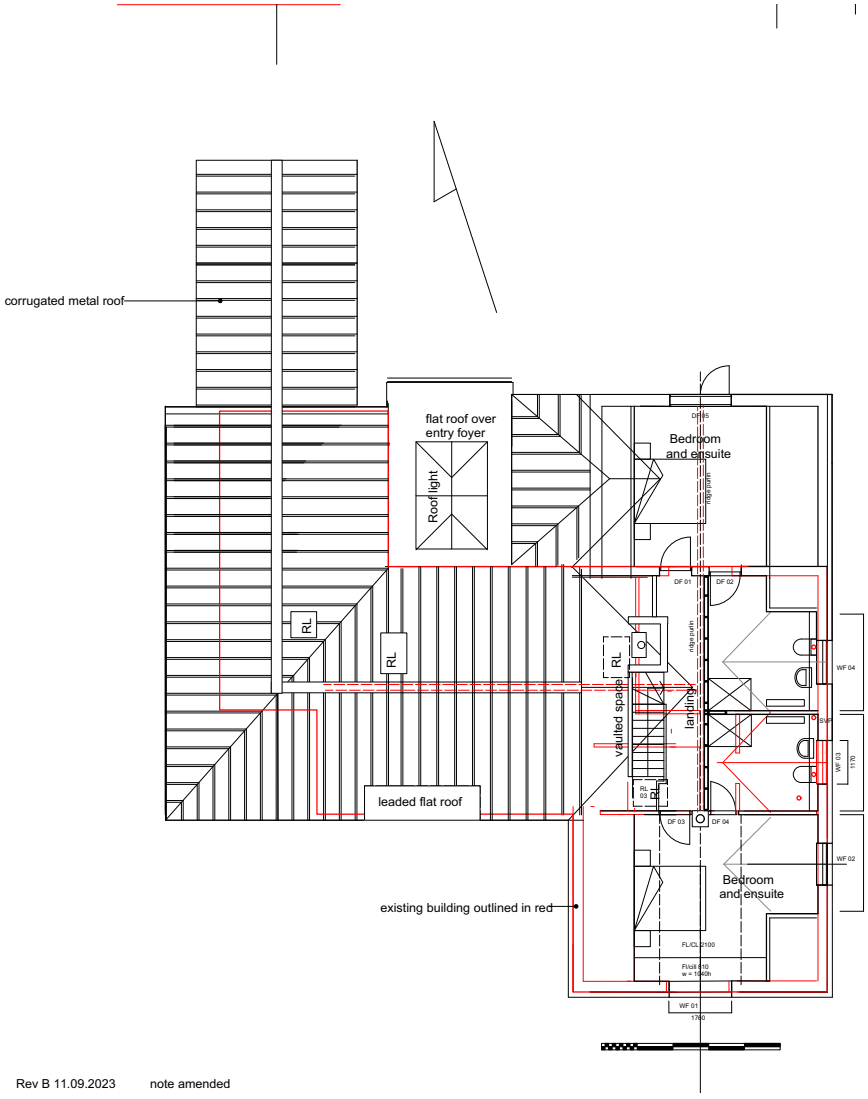


Figure 6 Proposed 1st fl Plan

The replacement dwelling will have a longer (to the north west) 1 ½ storey wing than the demolished building giving a more generous second bedroom with en-suite to the first floor {fig.6}. Beneath this and adjacent the existing foot print will be an additional master bedroom and en-suite {fig.5}.

Scale

Both the 1 ½ storey and 1 storey wings of the replacement dwelling will approximately equal the ridge heights of the demolished existing building while the outbuilding extending off the single storey habitable spaces will have a lower ridge still. Thus, both the scale and subservience or order of the original bungalow will be maintained {fig.7}

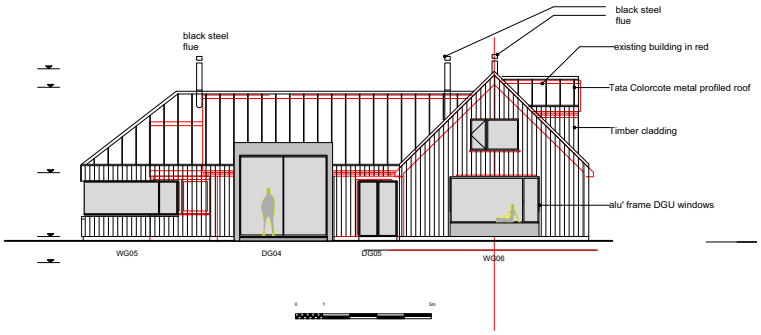
Landscaping

The landscape will be as described in the previous consented planning application **PL/2023/04702.** This will include a new;

A splayed driveway entrance at the existing west gate
A drive to the existing hard standing and garage with extra parking and turning space en-route
The earlier, south drive converted to a path for a more direct pedestrian access to the village

Appearance

The replacement dwelling will appear simpler than the demolished existing building with cleaner, more contemporary detailing, intended to enhance and complement the woodland setting. This will include profiled metal, slate grey coloured roofing, slate grey aluminium framed windows, naturally finished vertical timber cladding to the house and horizontal timber cladding to the attached garden storage shed and covered passage.



rev B 07.08.2023 bay windows amended
rev A 26.06.2023 scale note amended to 1:50@ A2 (not A1)

South Elevation Proposed
Weather Oak, Fovant
1:100 scale @ A3, 1:50 @ A1
10.06.2023

COMPARELLI ARCHITECT John@comparelli.com comparelli.com 07932 025 040

Figure 7 South Elevation Proposed

This new appearance, in contrast with the existing white stucco, white uPVC windows and machine made roof tiles, should allow the replacement dwelling to sit more sympathetically in its landscape.

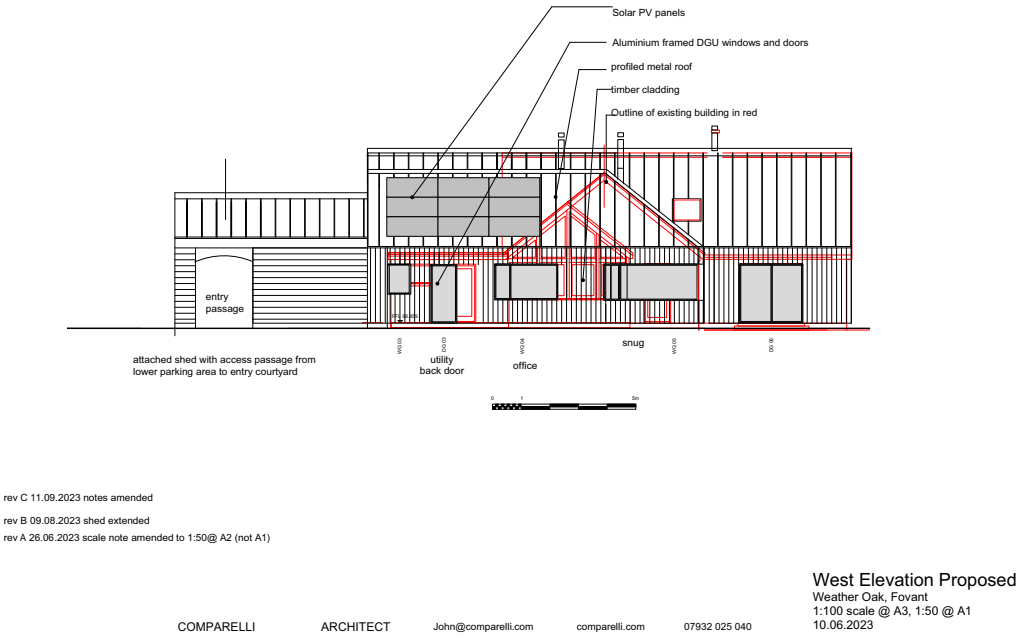


Figure 8 Proposed West Elevation

Access

The new drive has been widened along the northern edge of the property for approximately 4 additional parking spaces and ends at the same point as the previous but without passing across the front of the house {fig. 4}. The pedestrian access from the house, by way of the existing oak avenue, with tarmac removed, provides convenient and direct access to the village.

Access from the parking area to the house and from the house to the front garden will maintain level access thresholds. An additional bedroom on the ground floor will give more scope for ambulant disabled access.

Sustainability

The owners would like to reduce the carbon footprint of Weather Oak and take a ‘Fabric First’ approach. This would include;

- Using a timber frame construction for the replacement dwelling for a super insulated shell
- Adding an extra layer of insulation externally to the proposed timber frame structure. This is akin to placing a tea cosy over a pot of hot tea to keep it from cooling too rapidly and lessens the effects of cold bridging through the structure.
- Rebuilding with thermally efficient and airtight window and door units
- using UFH throughout
- Planting shading trees to the south elevations to minimise excessive solar gain (and cooling costs)

By replacing the existing uninsulated structure with a super insulated and airtight timber frame shell the replacement dwelling will use much less energy for heating.

This overall decrease of energy for heating together with the lower temperature water required for underfloor heating would then allow for the implementation of electrically driven air or ground source heat pump technology and the house to ‘get off’ oil.

Finally, as the building will be heated through electrically driven heat pumps there is an opportunity to harvest solar energy by adding photovoltaics to the upgraded fabric. This on-site production of electricity then greatly reduces an already reduced carbon footprint and brings the house towards a ‘zero energy in use’ goal.

End of Design and Access Statement