Tower House

birch architects

Proposed new double garage with Home office at first floor:

Tower House,
Morgans Vale Road,
Redlynch,
Salisbury,
SP5 2HY.

Client: Mr & Mrs Shaw

Planning

December 2023

0451-02-001

Schedule:

The following drawings are included with the document:

0451-02-001 - Location plan @1:1250/1:500

0451-02-002 - Existing Topo plan @1:200

0451-02-003 - Proposed site plan @1:1250/1:500

0451-02-004 - Proposed Topo plan @1:200

0451-02-005 - Proposed plans @1:100

0451-02-006 - Proposed elevations @1:100

0451-02-007 - Proposed elevations @1:100

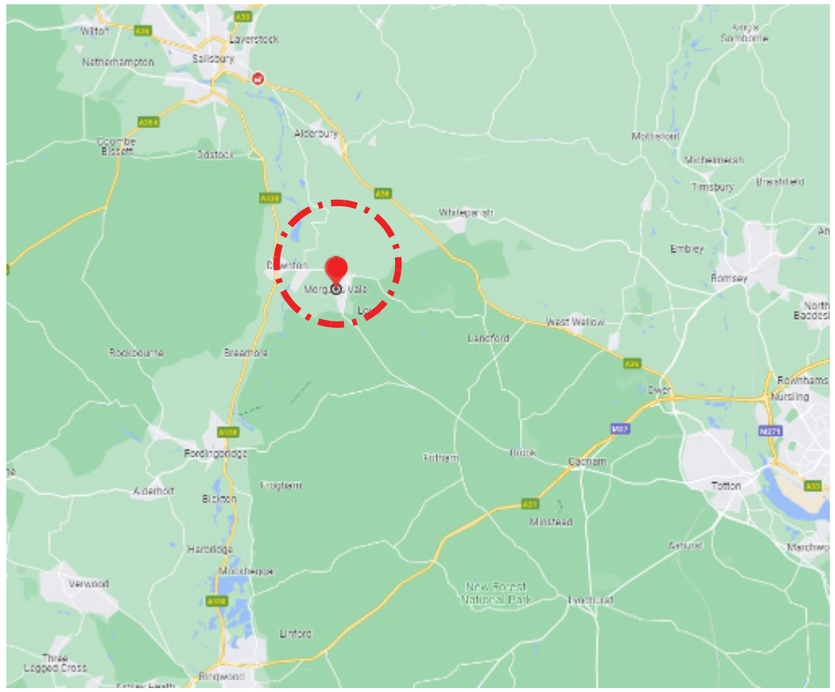
Design team:

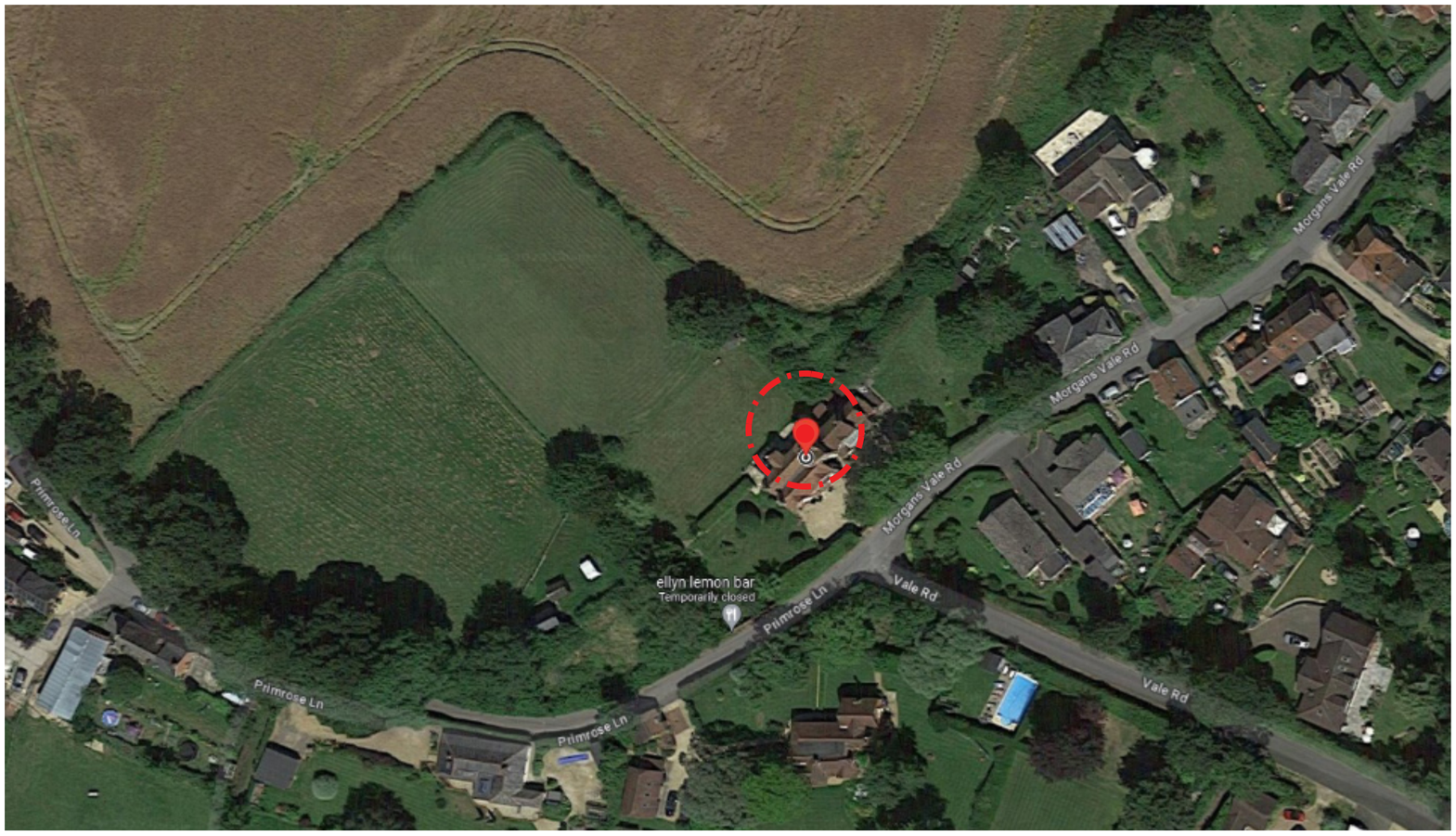
Architects *- Birch Architects*

birch architects

1.0 Introduction

1.1 Site Location





SITE LOCATION:

Tower House is in the village of Redlynch near Salisbury. It has views over the surrounding fields. It has good access to the A338 and A36 and nearby towns of Fordingbridge, Ringwood, Southampton and Salisbury. The original house was built in the 19th Century and has previously been extended to the rear.

This document supports a planning application for a new double garage with a home office at first floor.

1.0 Introduction

1.2 Site Images



KEY PLAN



VIEW 02



VIEW 03



VIEW 04



VIEW 05



VIEW 06



VIEW 07



VIEW 01



VIEW 08



VIEW 09

birch architects

2.0 Design statement

2.1 Statement

PROPOSAL

This is a planning application for a new double garage and home office at first floor.

Introduction

Tower House sits on a large 'L' shaped plot off Morgans Vale Road in the village of Redlynch. The existing house was built in the 19th Century and has a prominent clock tower which is visible from around the village. The house is not that visible from the main road and there are fields to the rear. There are some level changes to the side garden.

The existing house roof is clay tile with some tile hanging to the side elevations and brick walls. The windows are timber sliding sash. The area to the North East of the plot is mainly grass which is currently poorly used.

Mr and Mrs Shaw have now owned and looked after the house for several years. They have carried out careful restoration of windows, walls and the clock tower, along with sensitive extensions. They are very excited about adding this dedicated garage and home office that will be subservient to the main house and improve the overall appearance of this part of the grounds.

Design:

The proposal is to build a new double garage and log store designed to suit modern parking standards. It will sit on empty land to the side of the house and create an efficient parking area which will take vehicles away from the front of the attractive existing house. There will be a new gravel drive leading from the entrance down to the garage level. It will sit around 1.5m off the rear boundary. There is an existing wall and mature hedge along the boundary with Morgans Vale Road and the new garage building will not be visible from the street. The existing brick retaining wall will be improved and the drive will be finished with permeable gravel.

The roof pitch will be lower than then main house and the ridge height will also be lower. It will have a clay tile roof to match the main house, and the walls will be finished in natural timber cladding.

In the garage area there will be parking suitable for two cars and a staircase leading up to the loft area.

At first floor there will be an open space for a home office. The first floor space will be vaulted to maximise space and light. The rooflights will have cills set at 1.7m to avoid overlooking. The space will be well insulated and the rooflights will be openable to encourage natural ventilation. There will be two timber clad dormers on the rear roof which will have far ranging views over the fields and will bring in natural light and ventilation.

Materials:

The intention is to create a practical garage, store and home office that is complimentary to the main house, practical and attractive, and sympathetic with the local area. The new roof will be finished in clay tiles to match the existing house roof. The walls will be clad in natural horizontal timber with a brick plinth. The oak frame will add natural detail. The windows will be grey double glazed and the doors will be hardwood timber. The rooflights on the front roof will be set with a cill at 1.7m to avoid any overlooking. The roller garage door will be grey aluminium.

Works required:

The drive will require some retaining wall structure. There will be a new concrete slab to the garage building and a new vaulted roof to create space for a home office. The roof will be insulated at rafter level and an internal stairs will connect the garage with the space in the roof.

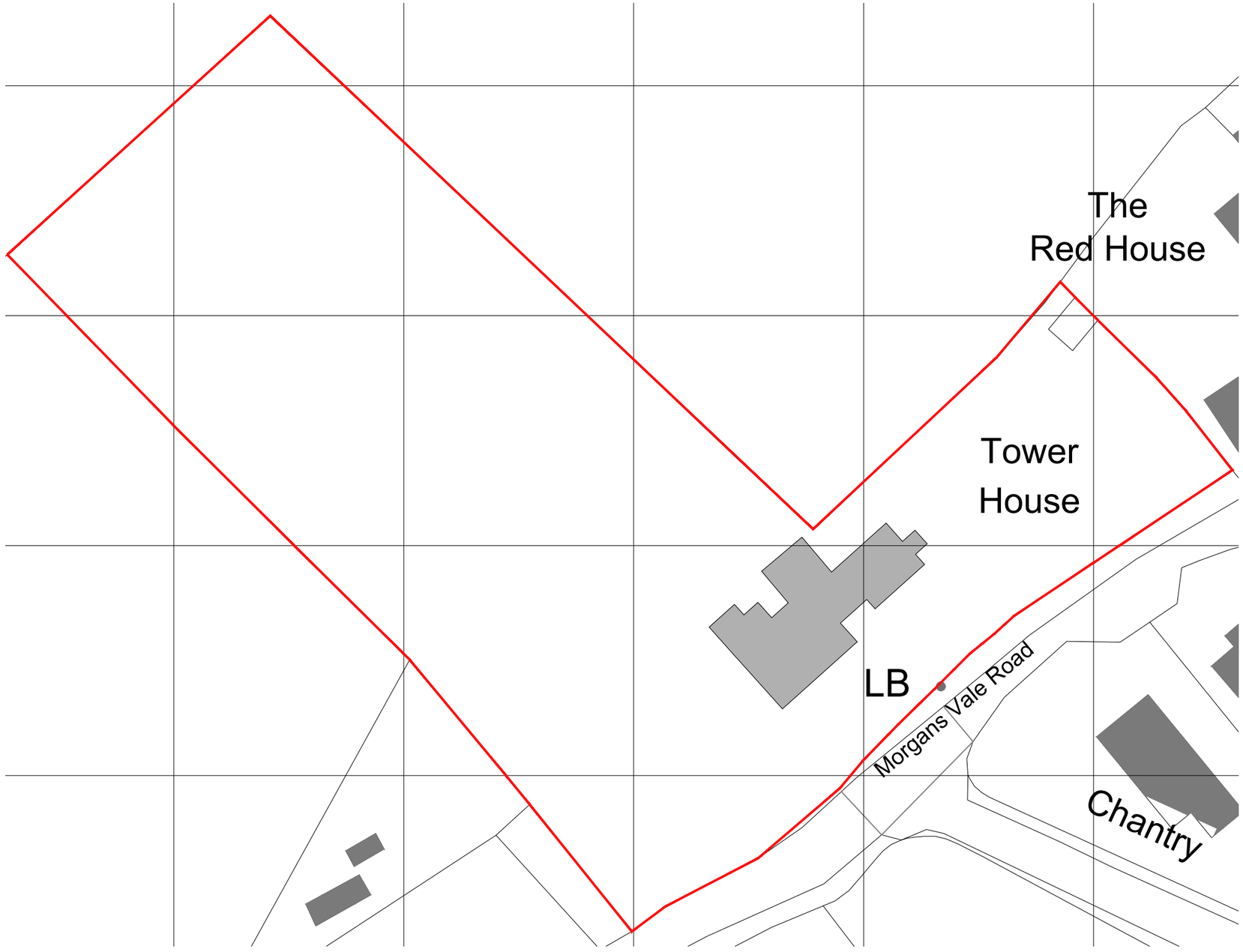
Rainwater from all the new roof area will be taken to downpipes running into the existing soakaways to the rear and the front.

Conclusion:

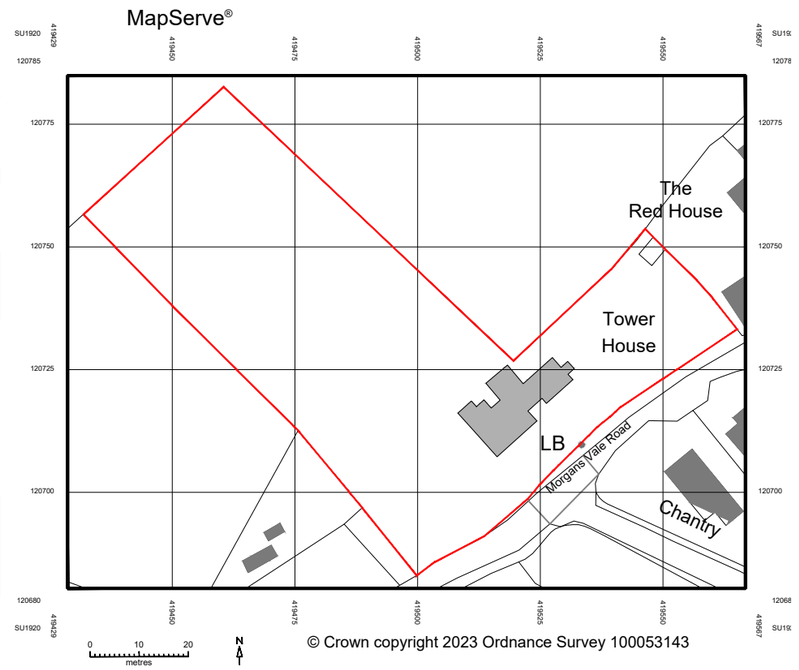
The natural timber cladding to the garage and clay tile roof will be subservient to the main brick house and tie in with the vernacular throughout the village. The proposals are all within local planning policy and will improve this family home for the next generation.

We are happy to answer questions and engage with the Local Parish Council and neighbours and further information can be supplied if required by the LPA and we respectfully request that planning approval is issued.

3.0 Drawings



Existing Site plan 1:500



Site Location plan 1:1250

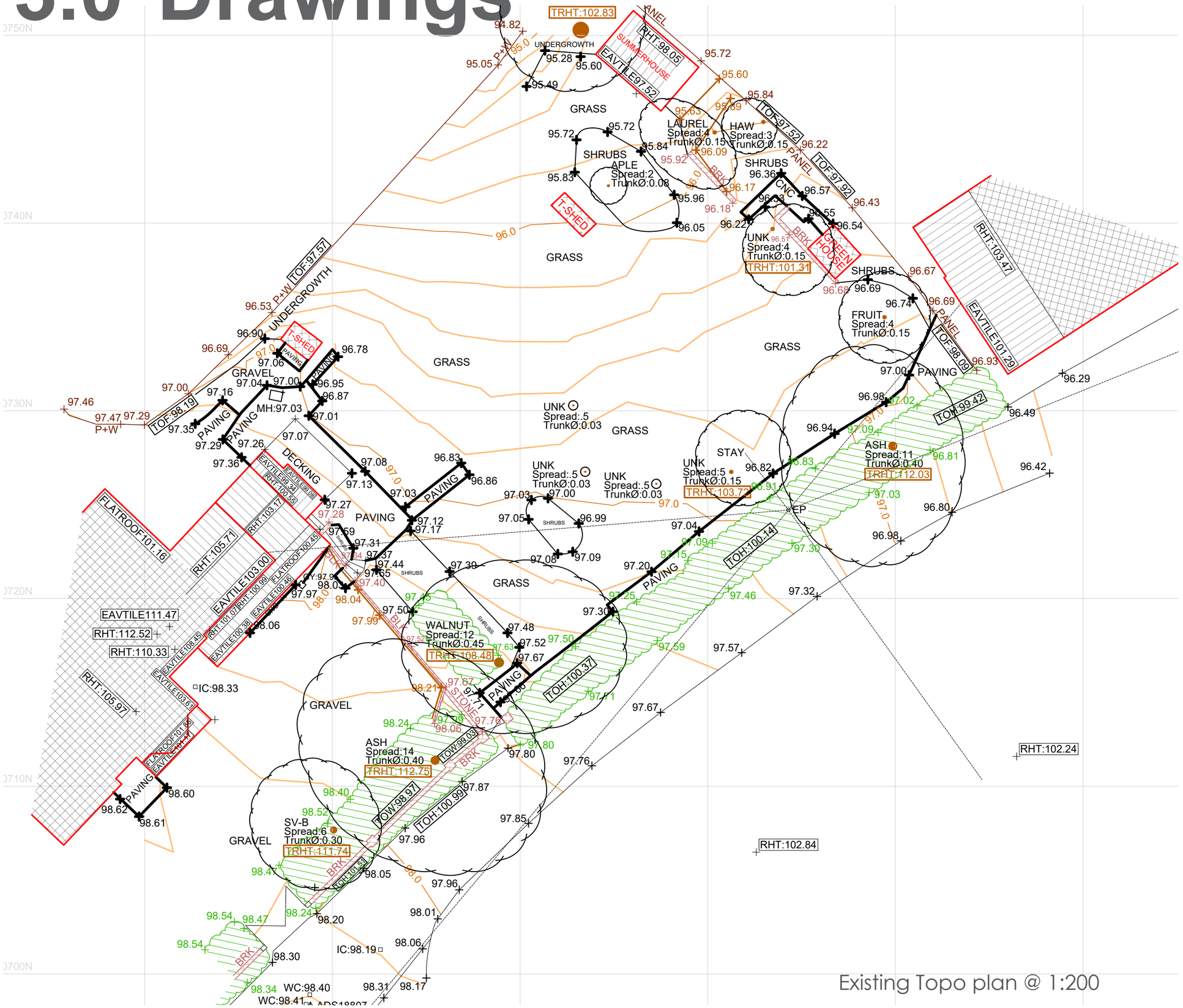
1:500 0 5 10 15 20 25

1:1250 0 5 10 15 20 25 30 35 40 45 50 55 60

Client: Mr and Mrs Shaw		**Planning**	
Project: Tower House, Morgans Vale Road, Redlynch, Salisbury, Wilts, SP5 2HY .		Drawing No: **451-02-001**	Revision:
Title: Existing site plan	Drawn: nb Check: sb	Scale: 1:500/1250 @a3	First Issue: Nov 2023

birch architects
Lambourne, Grove Lane, Redlynch, Salisbury, Wilts, SP5 2NR
T: +44 (0)1725 510407
e: info@bircharchitects.co.uk

3.0 Drawings



Existing Topo plan @ 1:200

1:200

0 1 2 3 4 5 6 7 8 9 10

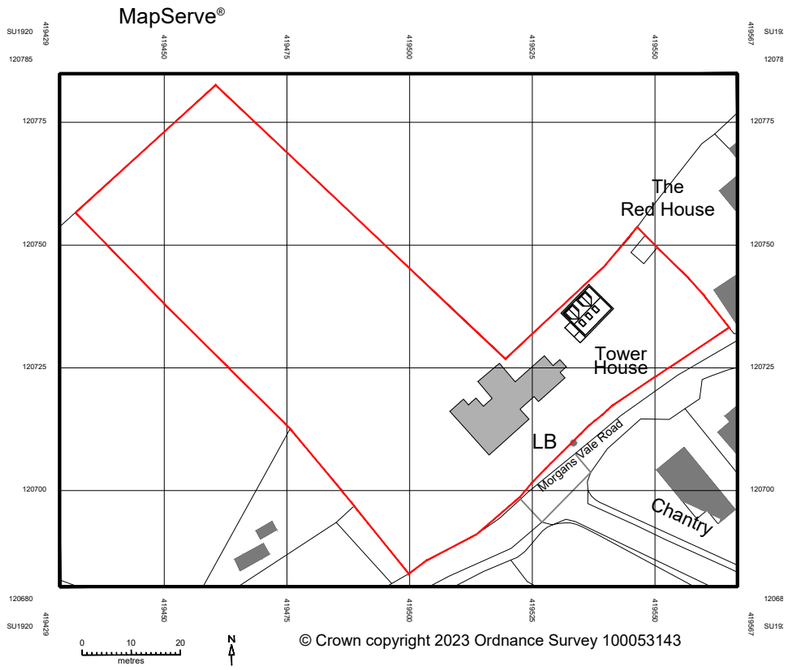
Client: Mr and Mrs Shaw		**Planning**	
Project: Tower House, Morgans Vale Road, Redlynch, Salisbury, Wilts, SP5 2HY .		Drawing No: **451-02-002**	Revision:
Title: Existing Topo plan	Drawn: nb Check: sb	Scale: 1:200 @a3	First Issue: Nov 2023

birch architects
Lambourne, Grove Lane, Redlynch, Salisbury, Wilts, SP5 2NR
T: +44 (0)1725 510407
e: info@bircharchitects.co.uk

3.0 Drawings



Proposed Site plan 1:500



Site Location plan 1:1250

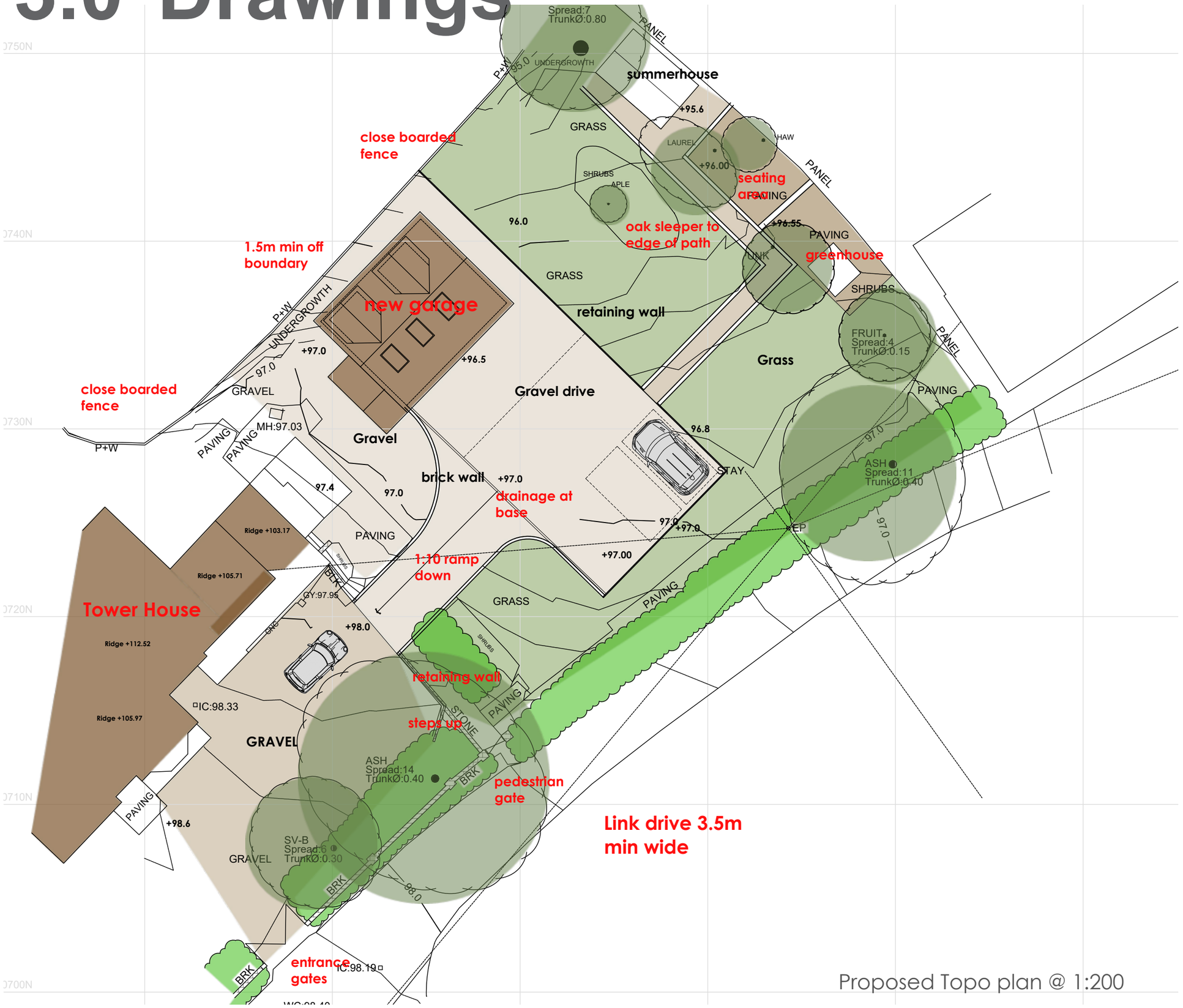
1:500 0 5 10 15 20 25

1:1250 0 5 10 15 20 25 30 35 40 45 50 55 60

Client: Mr and Mrs Shaw		**Planning**	
Project: Tower House, Morgans Vale Road, Redlynch, Salisbury, Wilts, SP5 2HY .		Drawing No: **451-02-003**	Revision:
Title: Proposed site plan	Drawn: nb Check: sb	Scale: 1:500/1250 @ a3	First Issue: Nov 2023

birch architects
Lambourne, Grove Lane, Redlynch, Salisbury, Wilts, SP5 2NR
T: +44 (0)1725 510407
e: info@bircharchitects.co.uk

3.0 Drawings



Proposed Topo plan @ 1:200

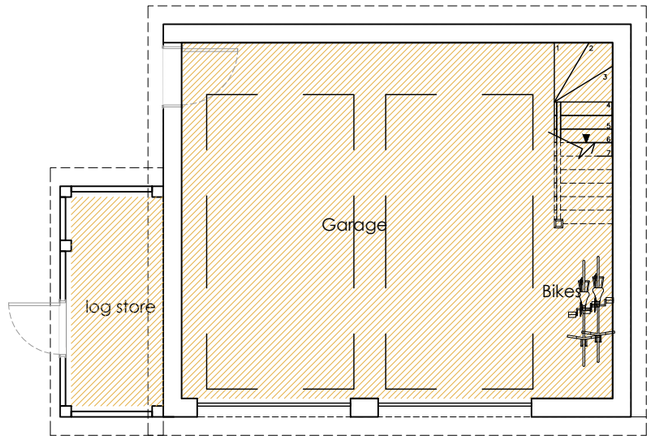
1:200

0 1 2 3 4 5 6 7 8 9 10

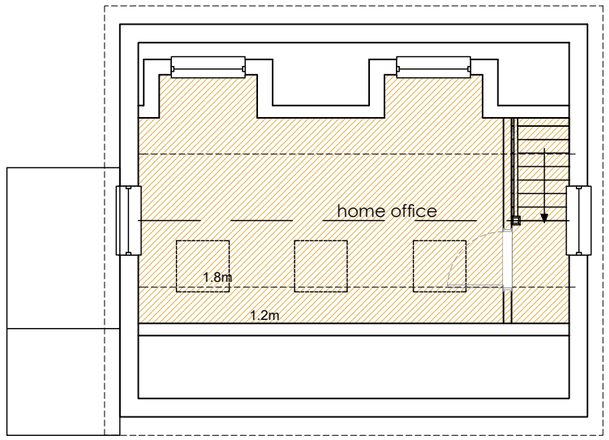
Client: Mr and Mrs Shaw		**Planning**	
Project: Tower House, Morgans Vale Road, Redlynch, Salisbury, Wilts, SP5 2HY .		Drawing No: **451-02-003**	Revision:
Title: Proposed Topo plan	Drawn: nb Check: sb	Scale: 1:200 @a3	First Issue: Nov 2023

birch architects
Lambourne, Grove Lane, Redlynch, Salisbury, Wilts, SP5 2NR
T: +44 (0)1725 510407
e: info@bircharchitects.co.uk

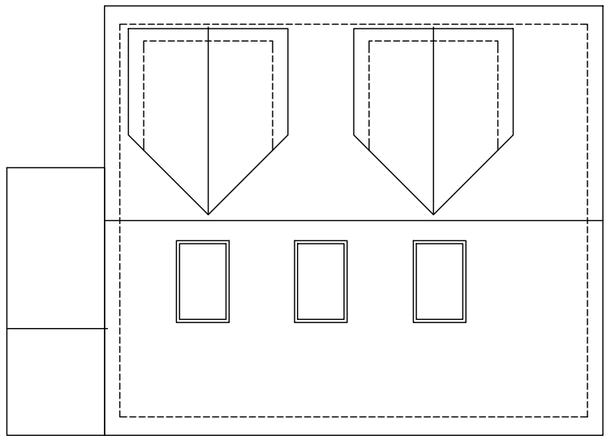
3.0 Drawings



Proposed ground plan @ 1:100



Proposed first plan @ 1:100



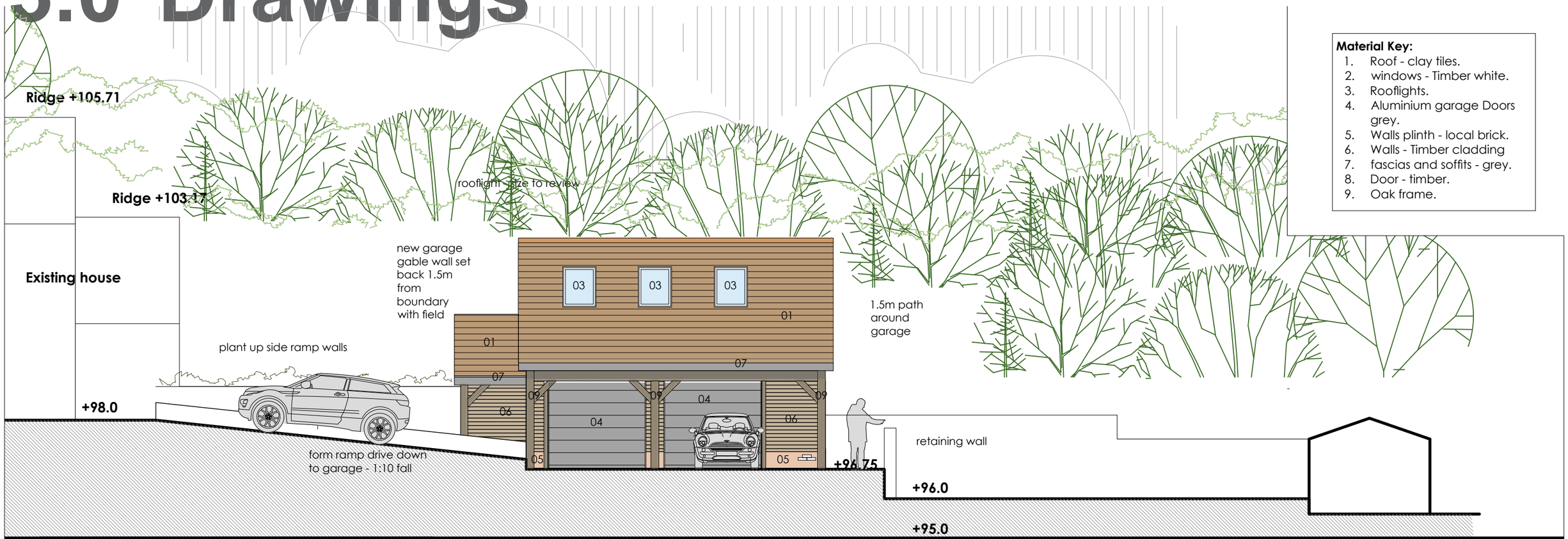
Proposed roof plan @ 1:100

0 1 2 3 4 5

Client: Mr and Mrs Shaw		**Planning**	
Project: Tower House, Morgans Vale Road, Redlynch, Salisbury, Wilts, SP5 2HY .		Drawing No: **451-02-005**	Revision:
Title: Proposed plans	Drawn: nb Check: sb	Scale: 1:100 @a3	First Issue: Nov 2023

birch architects
Lambourne, Grove Lane, Redlynch, Salisbury, Wilts, SP5 2NR
T: +44 (0)1725 510407
e: info@bircharchitects.co.uk

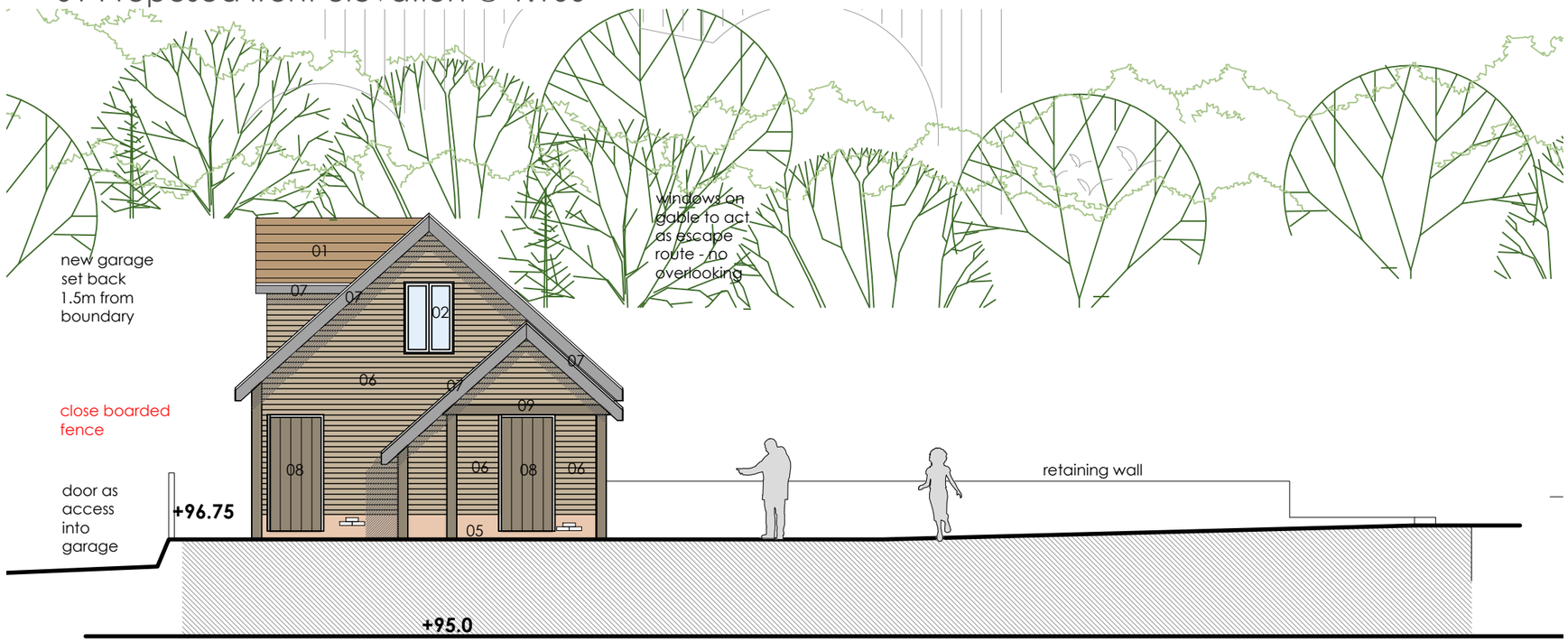
3.0 Drawings



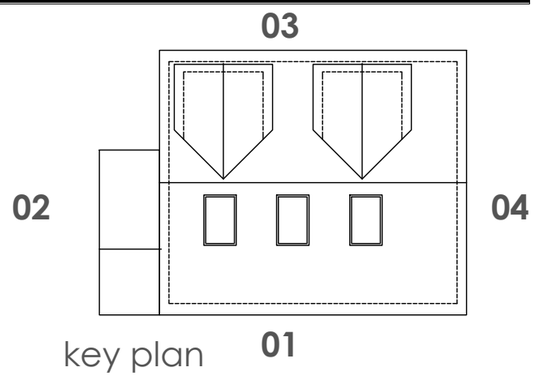
Material Key:

1. Roof - clay tiles.
2. windows - Timber white.
3. Rooflights.
4. Aluminium garage Doors grey.
5. Walls plinth - local brick.
6. Walls - Timber cladding
7. fascias and soffits - grey.
8. Door - timber.
9. Oak frame.

01 Proposed front elevation @ 1:100



02 Proposed side elevation @ 1:100



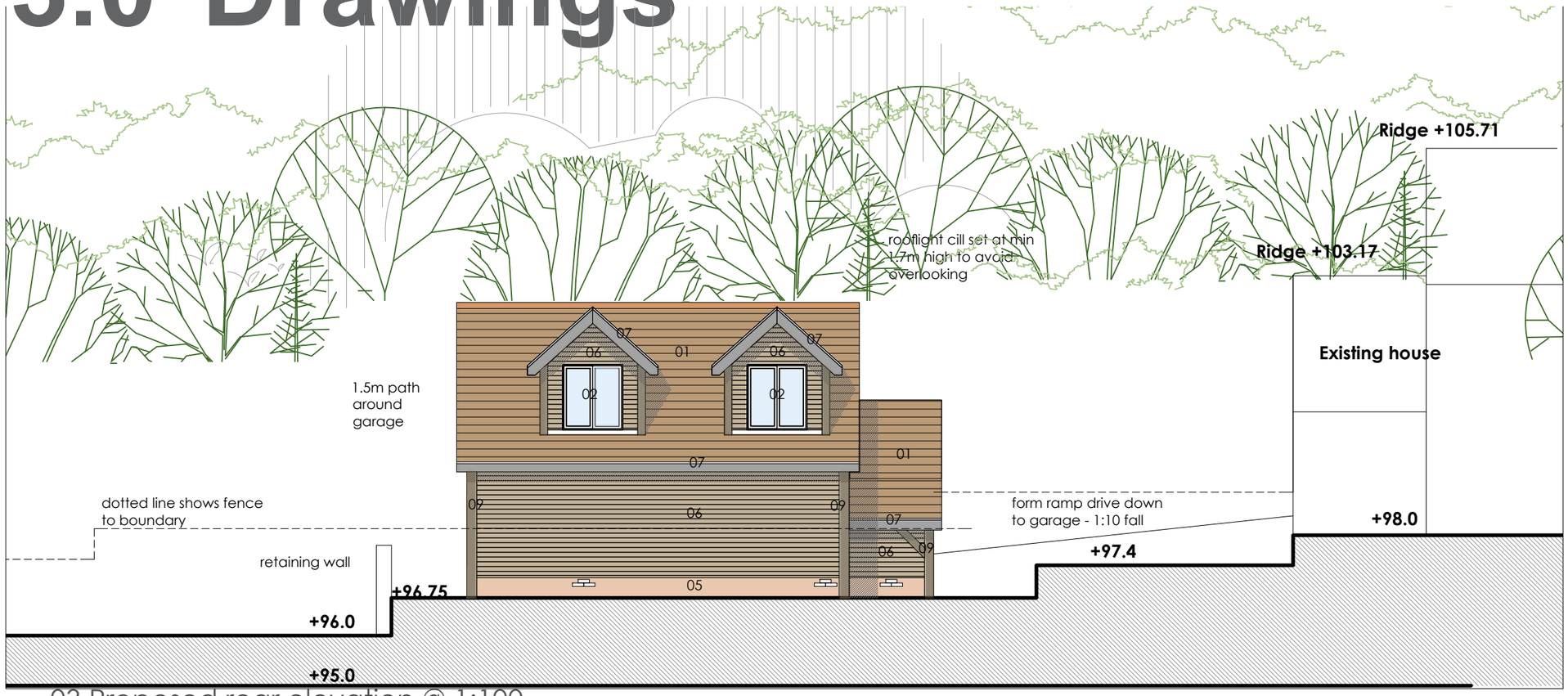
key plan

0 1 2 3 4 5

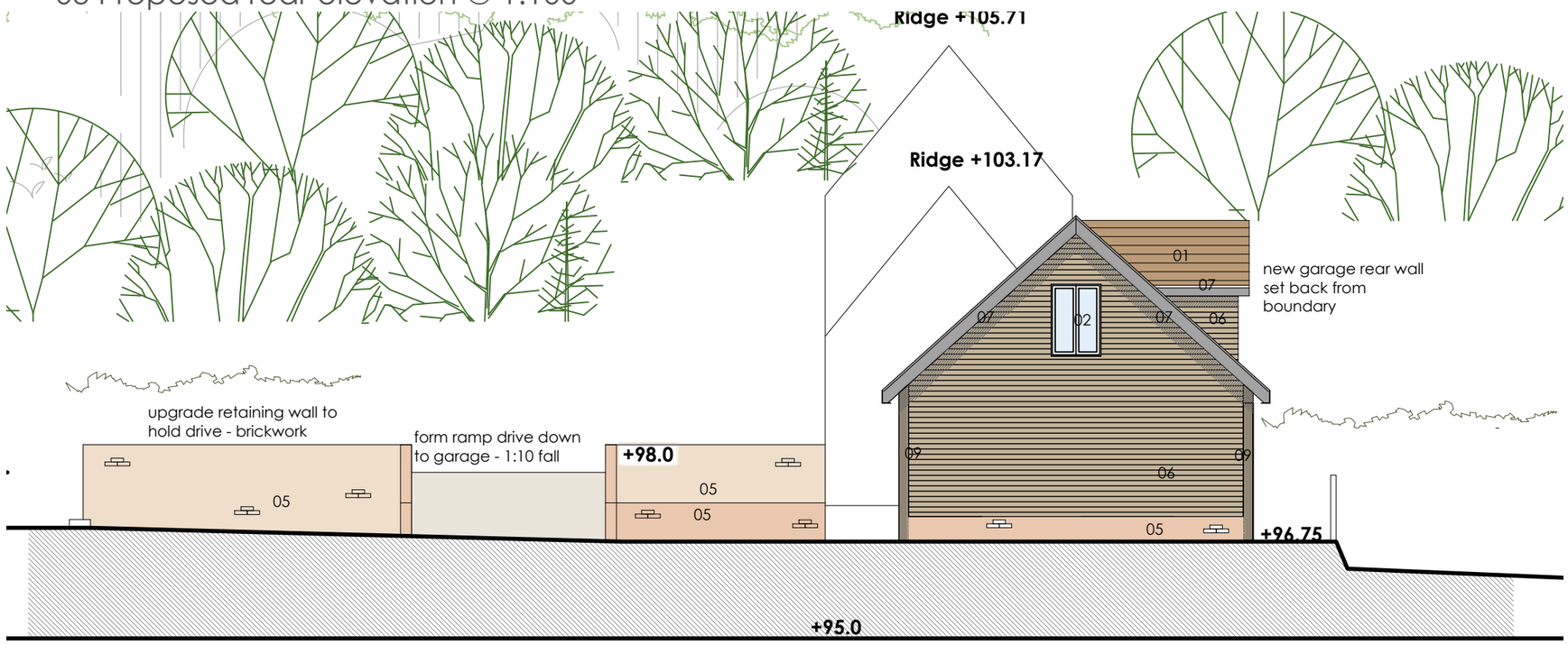
Client: Mr and Mrs Shaw		**Planning**	
Project: Tower House, Morgans Vale Road, Redlynch, Salisbury, Wilts, SP5 2HY .		Drawing No: **451-02-006**	Revision:
Title: Proposed elevations	Drawn: nb Check: sb	Scale: 1:100 @a3	First Issue: Nov 2023

birch architects
Lambourne, Grove Lane, Redlynch, Salisbury, Wilts, SP5 2NR
T: +44 (0)1725 510407
e: info@bircharchitects.co.uk

3.0 Drawings



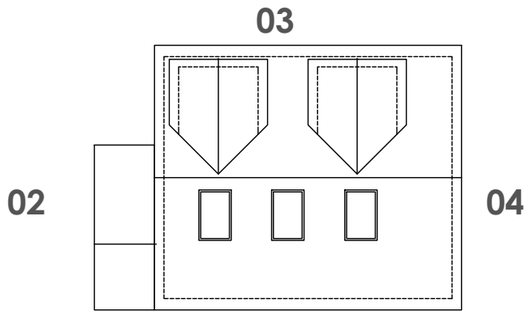
03 Proposed rear elevation @ 1:100



04 Proposed side elevation @ 1:100

Material Key:

1. Roof - clay tiles.
2. windows - Timber white.
3. Rooflights.
4. Aluminium garage Doors grey.
5. Walls plinth - local brick.
6. Walls - Timber cladding
7. fascias and soffits - grey.
8. Door - timber.
9. Oak frame.



key plan

0 1 2 3 4 5

Client: Mr and Mrs Shaw		**Planning**	
Project: Tower House, Morgans Vale Road, Redlynch, Salisbury, Wilts, SP5 2HY .		Drawing No: **451-02-007**	Revision:
Title: Proposed elevations	Drawn: nb Check: sb	Scale: 1:100 @a3	First Issue: Nov 2023

birch architects
Lambourne, Grove Lane, Redlynch, Salisbury, Wilts, SP5 2NR
T: +44 (0)1725 510407
e: info@bircharchitects.co.uk

4.0 Materials

4.1 Proposed



Natural Timber cladding



Brick to match existing



Clay tile to match existing



Grey windows



Garage example alongside existing traditional house



Aluminium Roller Garage doors - grey



Velux rooflights

Contact

Birch Architects

The Studio,
Lambourne,
Redlynch,
Salisbury,
Wiltshire,
SP5 2NR

t: (+44) 01725 510407

e: info@bircharchitects.co.uk

W: www.bircharchitects.co.uk