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Orchard Corner, Potterne
Design & Access Statement
November 2024



Coxhill Lane

Blounts Court

Eastwell Road

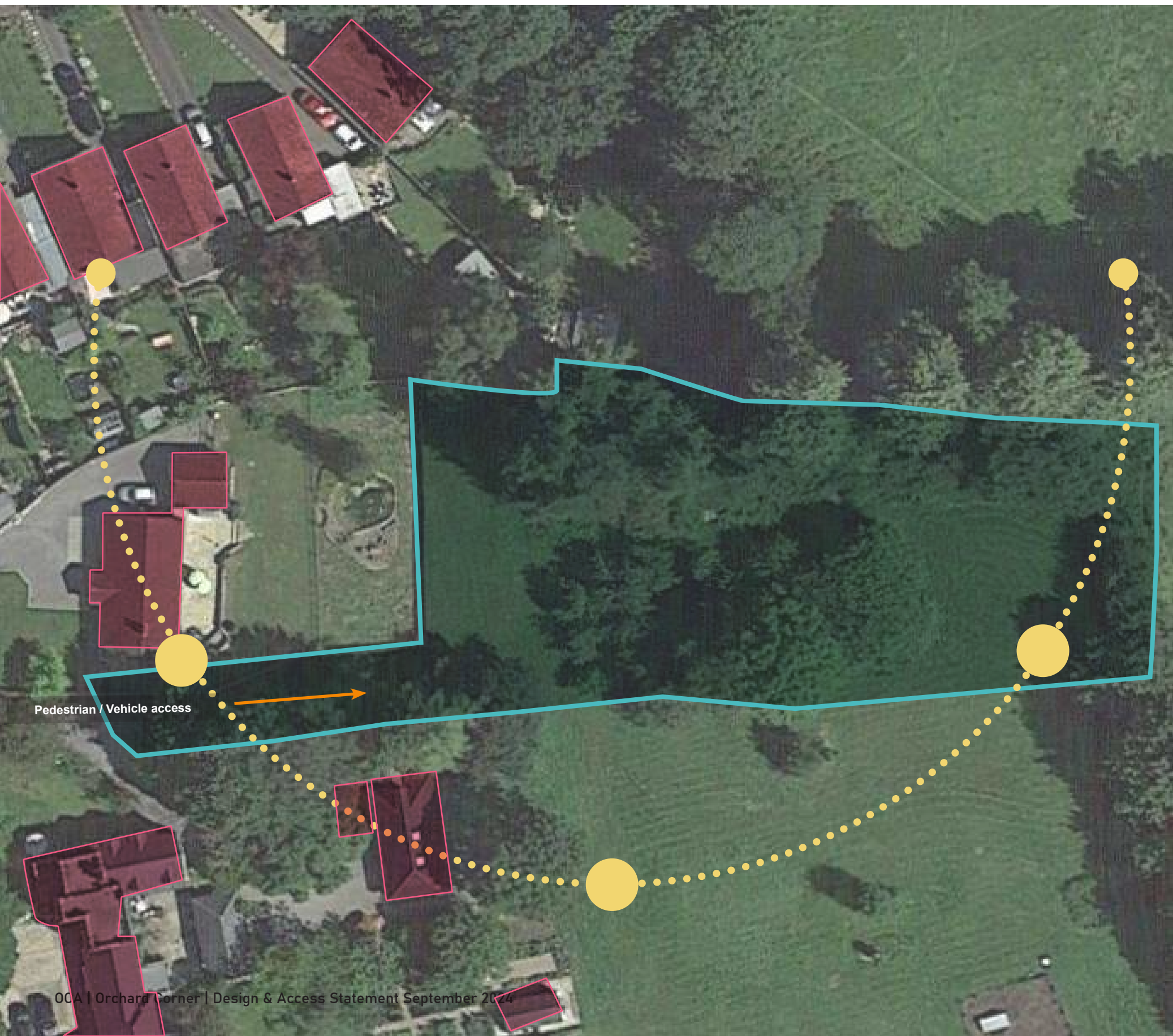
SITE LOCATION

Site Address

Green Acres
Blounts Court
Pottorne
SN10 5QF

Left: Site Location Plan NTS

SITE OVERVIEW



The plot of Orchard Corner is located adjacent to Blounts Court in Potterne, a village situated in the heart of Wiltshire. The site benefits from a rural setting, with a mixture of residential properties and open green space in its surroundings, creating a peaceful and scenic environment.

Blounts Court, a notable historic building to the South West, providing a sense of architectural heritage, while the built context to the North of the site is characterized by fairly standard, predominantly single storey with a small number of two storey houses 60's properties, blending the old with the new when contrast with the converted Blounts Court.

The site enjoys good exposure to natural sunlight throughout the day, with the sun rising in the east, tracking across the southern portion of the sky, and setting in the west. This provides the opportunity to take advantage of optimal daylight, especially on the southern and western aspects of any development. The site benefits with views across private, enclosed green spaces & land to the East and South enhancing the rural charm of the location and emphasising its privacy.

In terms of access, the site is well-connected via existing local roads leading into the village and surrounding areas, making it a desirable location for families. The peaceful rural atmosphere, combined with the proximity to local amenities and its privacy, makes it an attractive proposition for a sensitive, well-designed, one off family home.



Key

-  Sunpath
-  Pedestrian/Vehicle Access
-  Site boundary
-  Existing contextual property

SITE IMAGE LOCATIONS



EXISTING SITE IMAGES



View 1



View 2



View 3

EXISTING SITE IMAGES



View 4

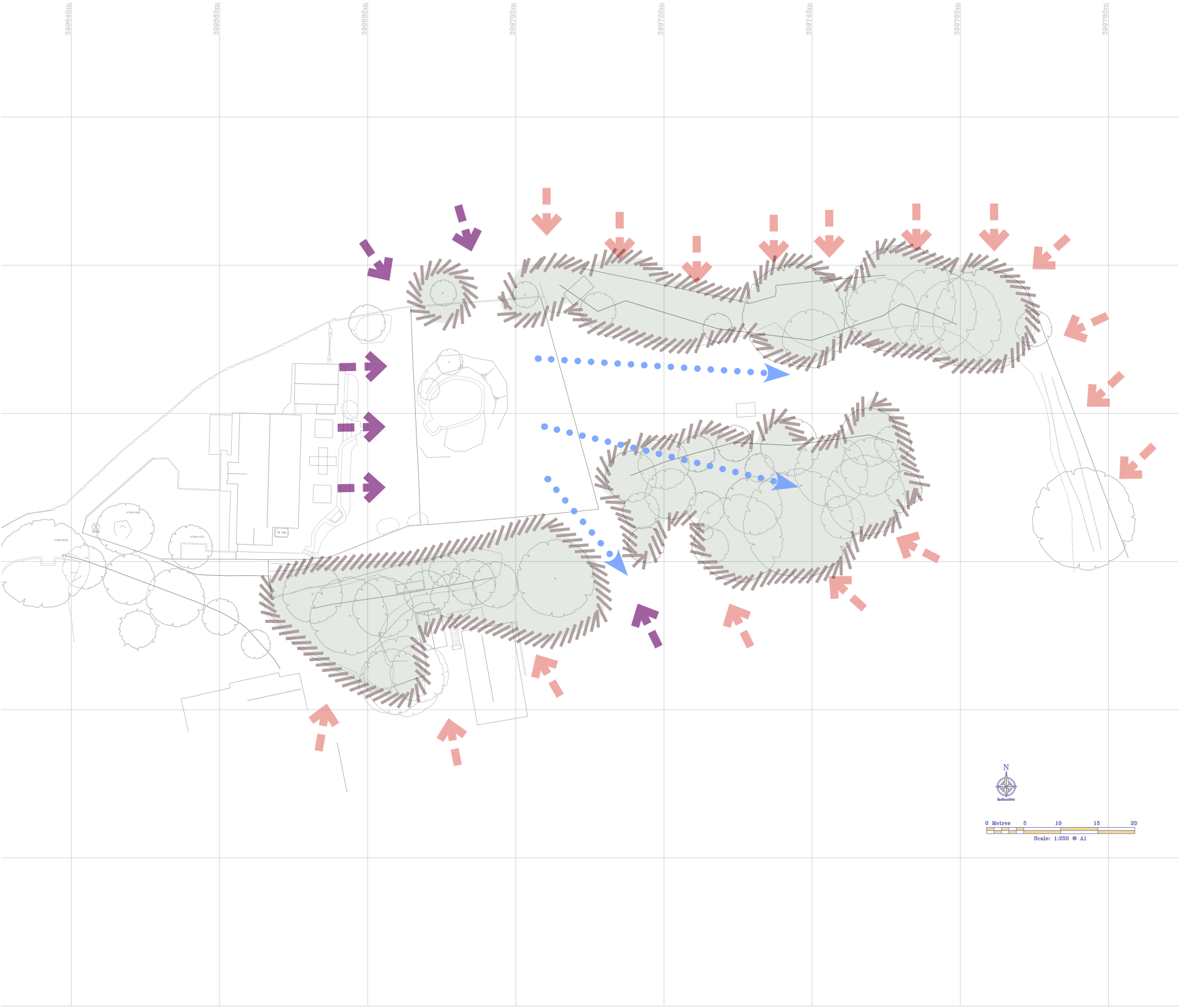


View 5



View 6

EXISTING SITE PLAN



-  - Obscured views into the site
-  - No visual connection into the site
-  - Key views within the site
-  - Mature trees act as visual buffer

BUILT FORM COMPARISON



The proposed single-storey dwelling on the plot adjacent to Blounts Court in Potterne has been carefully designed to respond to the built form and scale of its immediate context. The majority of homes in the surrounding area are single-level properties, particularly outside of Blounts Court itself, where the former agricultural buildings have been converted into residential units. These conversions, along with a few two-storey homes in the enclave, help to shape the architectural language of the area, but the dominant form remains low-rise, in keeping with the rural character.

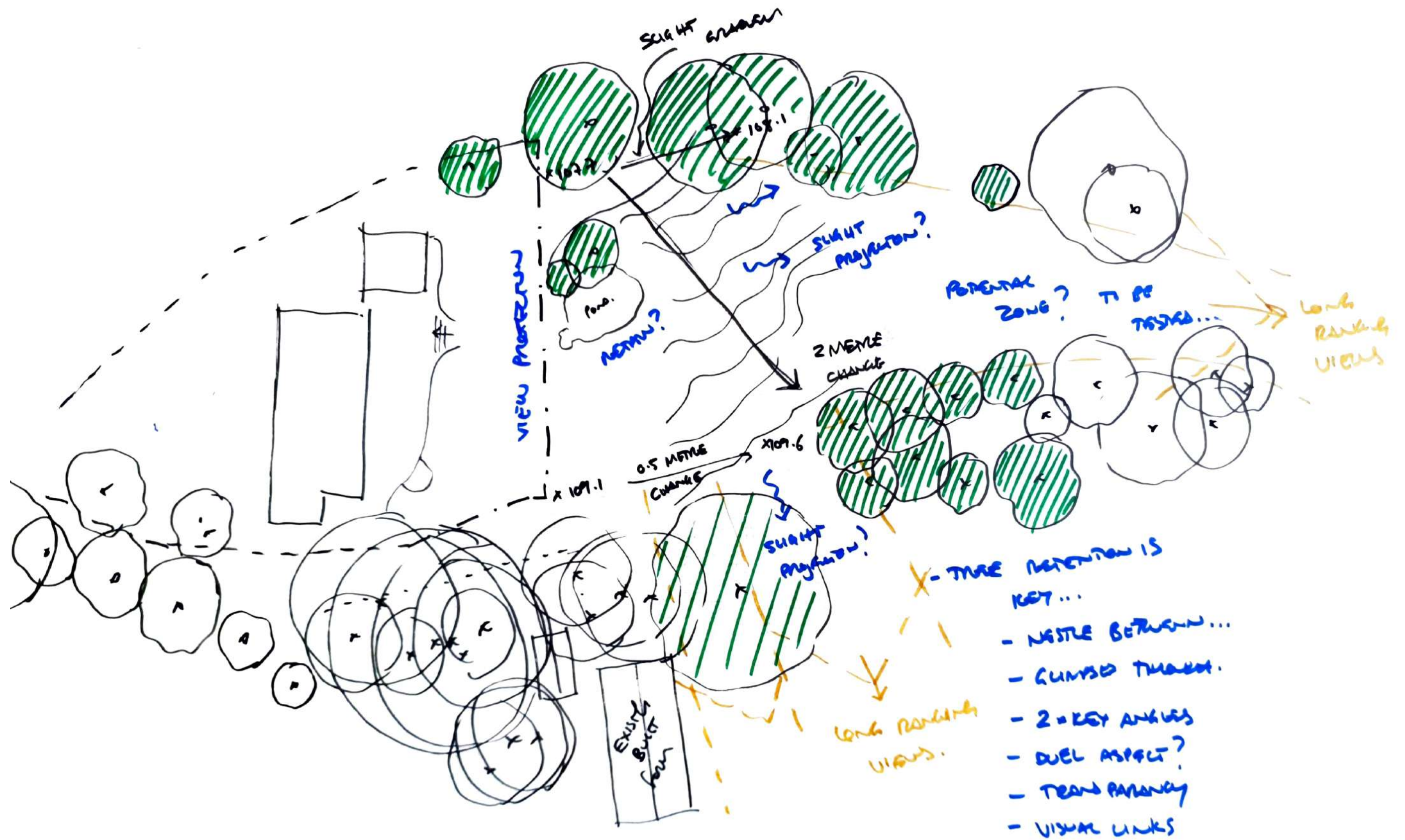
The proposed design incorporates three distinct 'blocks,' each featuring a gabled roof form with proportional eaves and ridge heights that echo the local vernacular. The ridge line of the tallest, most southerly block takes its height cues from the outbuildings of the neighboring property to the south, helping the new build integrate harmoniously with the adjacent structures. To maintain a balanced and sensitive relationship between the new home and its surroundings, the ridge heights of the three blocks step down by approximately 500mm between each form, creating a natural transition in scale across the site.

The overall footprint and massing of the proposed home reference the scale of the surrounding buildings, ensuring that the new dwelling sits comfortably within its context without dominating the landscape. The use of simple, gabled roof forms and traditional proportions ties the design back to the agricultural aesthetic that characterizes much of the area, while still allowing for a contemporary interpretation of these elements.

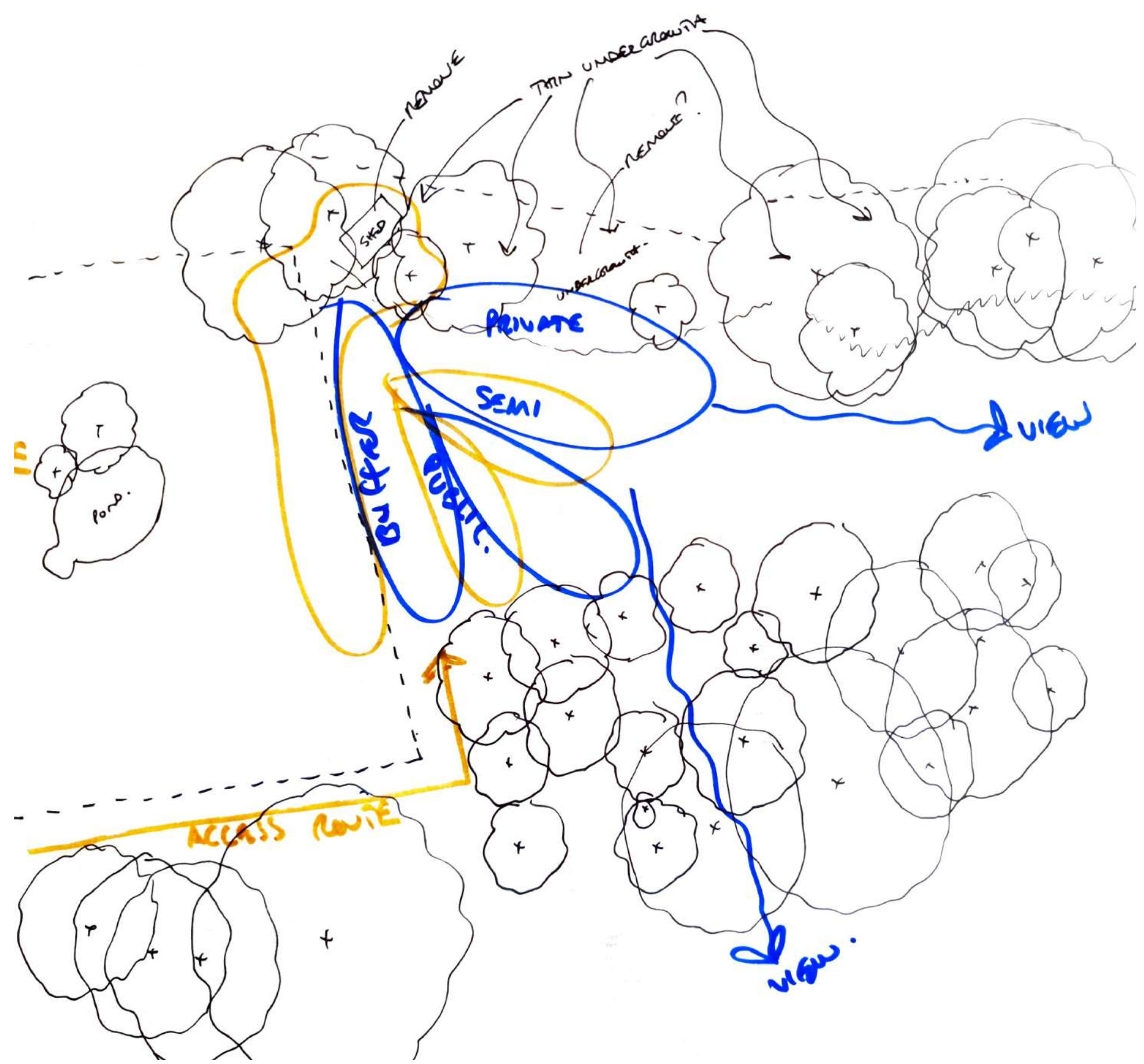
In designing the layout, sight lines, overshadowing, and overlooking were critical considerations. The placement and orientation of each block have been carefully thought through to minimize any negative impact on neighboring properties and maintain privacy for both the occupants and those in the surrounding homes. Glazing has been positioned to maximize natural light and outward views while ensuring that privacy is preserved and the home does not overlook adjacent properties.

The proposed design strikes a balance between referencing the established built form of Potterne, particularly the single-level homes, and introducing a thoughtful, contemporary interpretation that remains sensitive to the character of the local area.

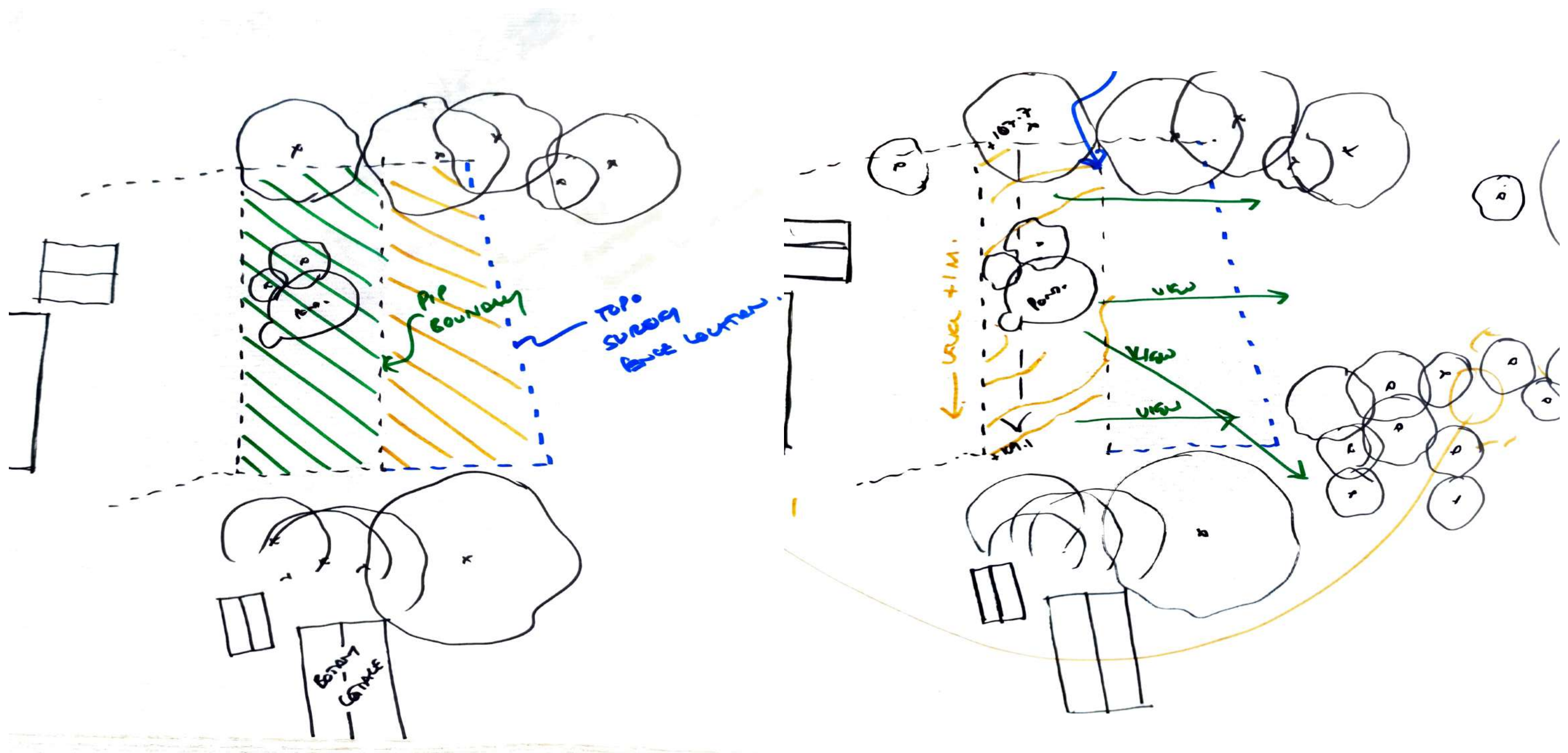
DESIGN ANALYSIS



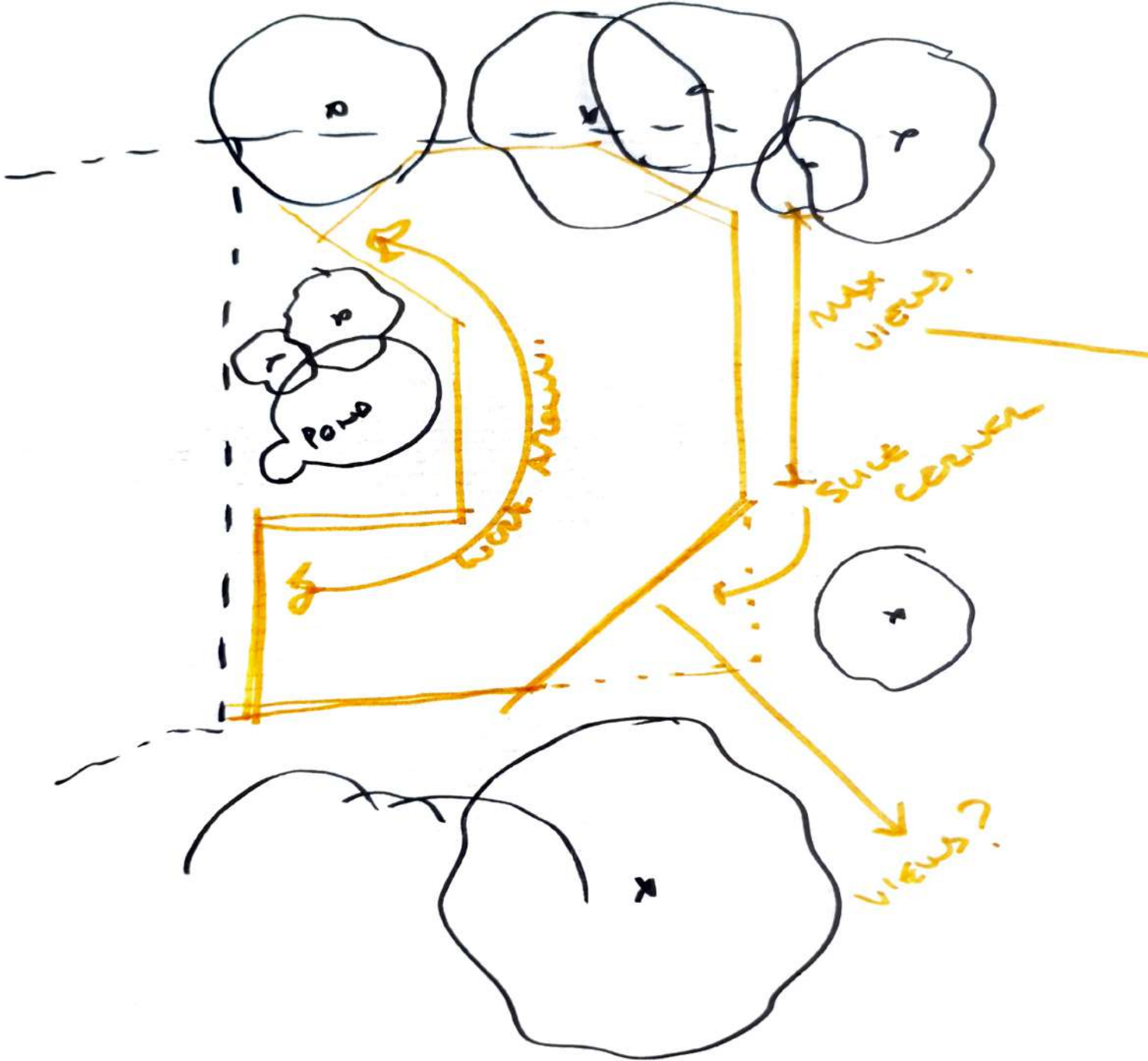
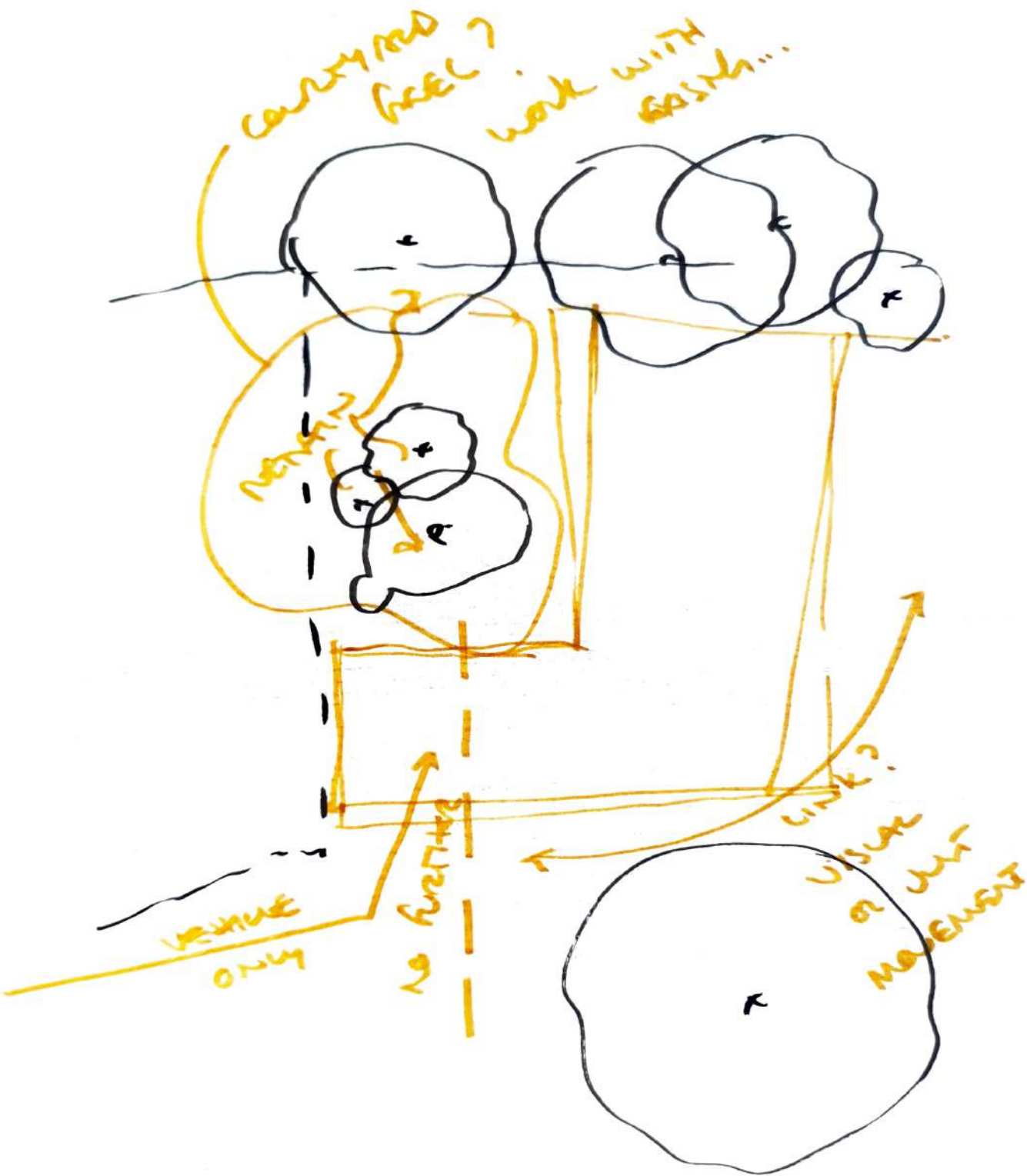
DESIGN ANALYSIS



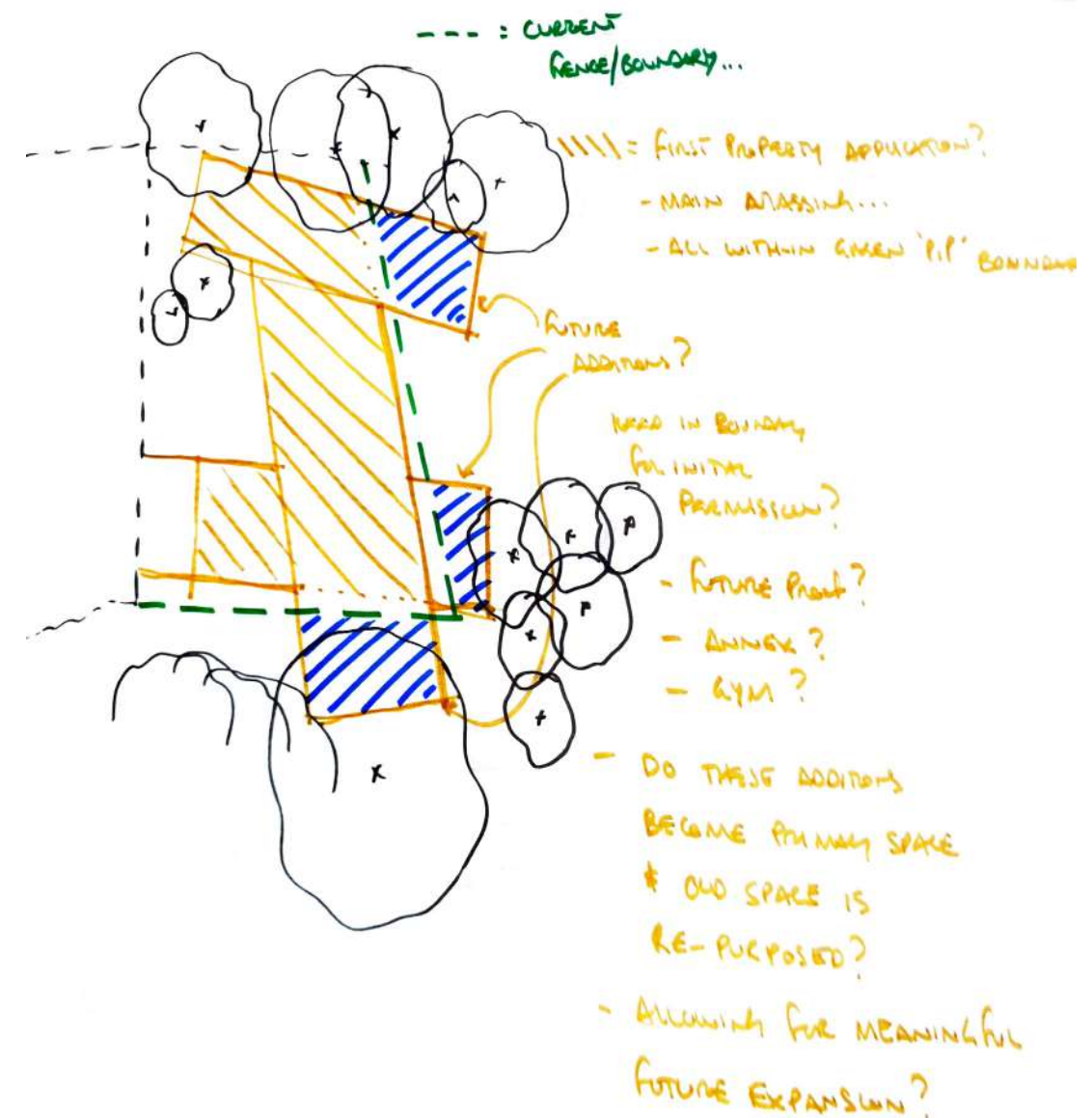
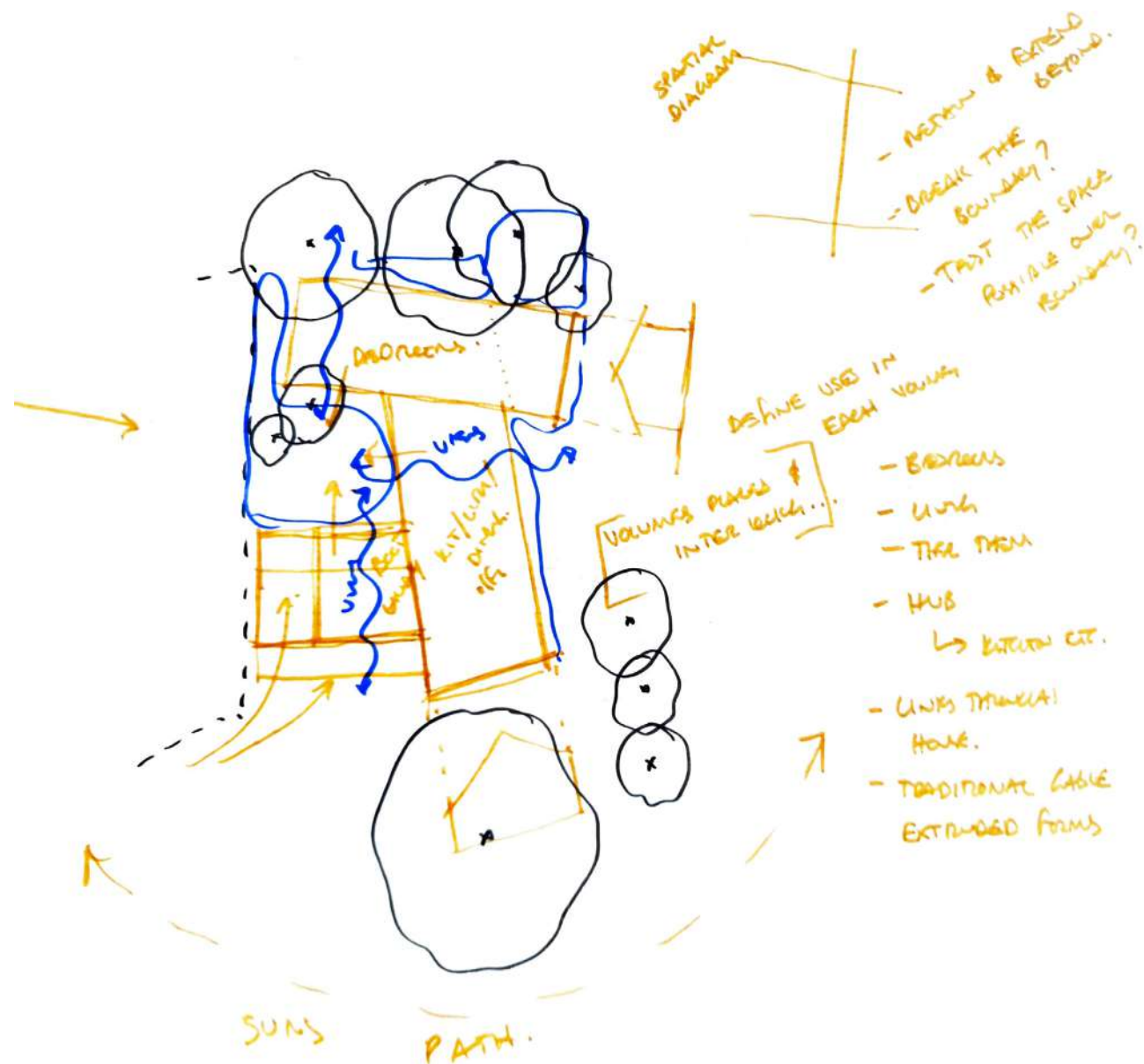
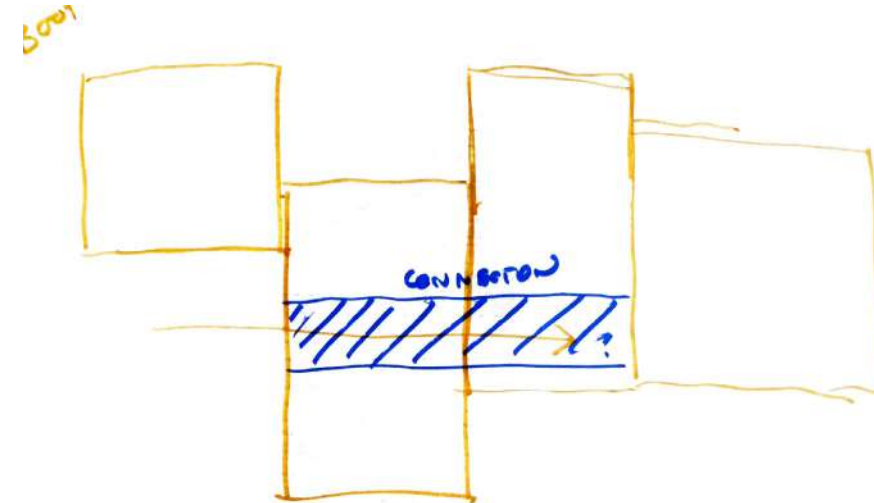
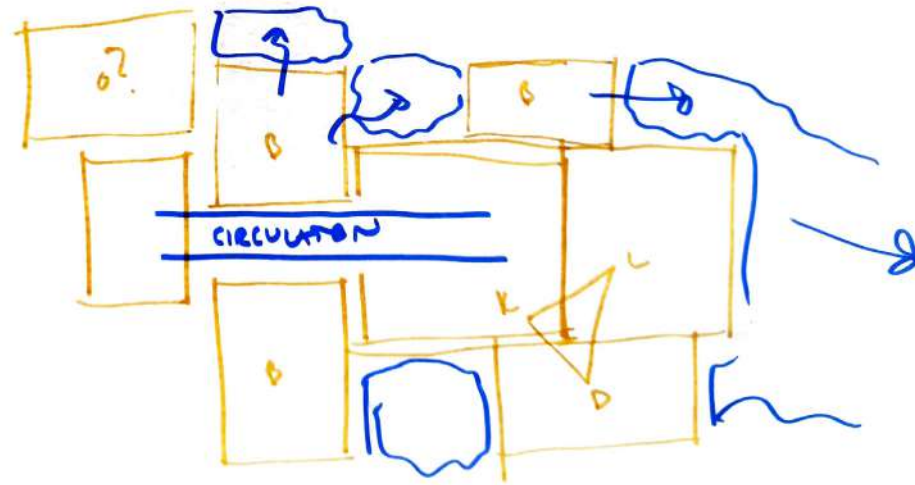
DESIGN ANALYSIS



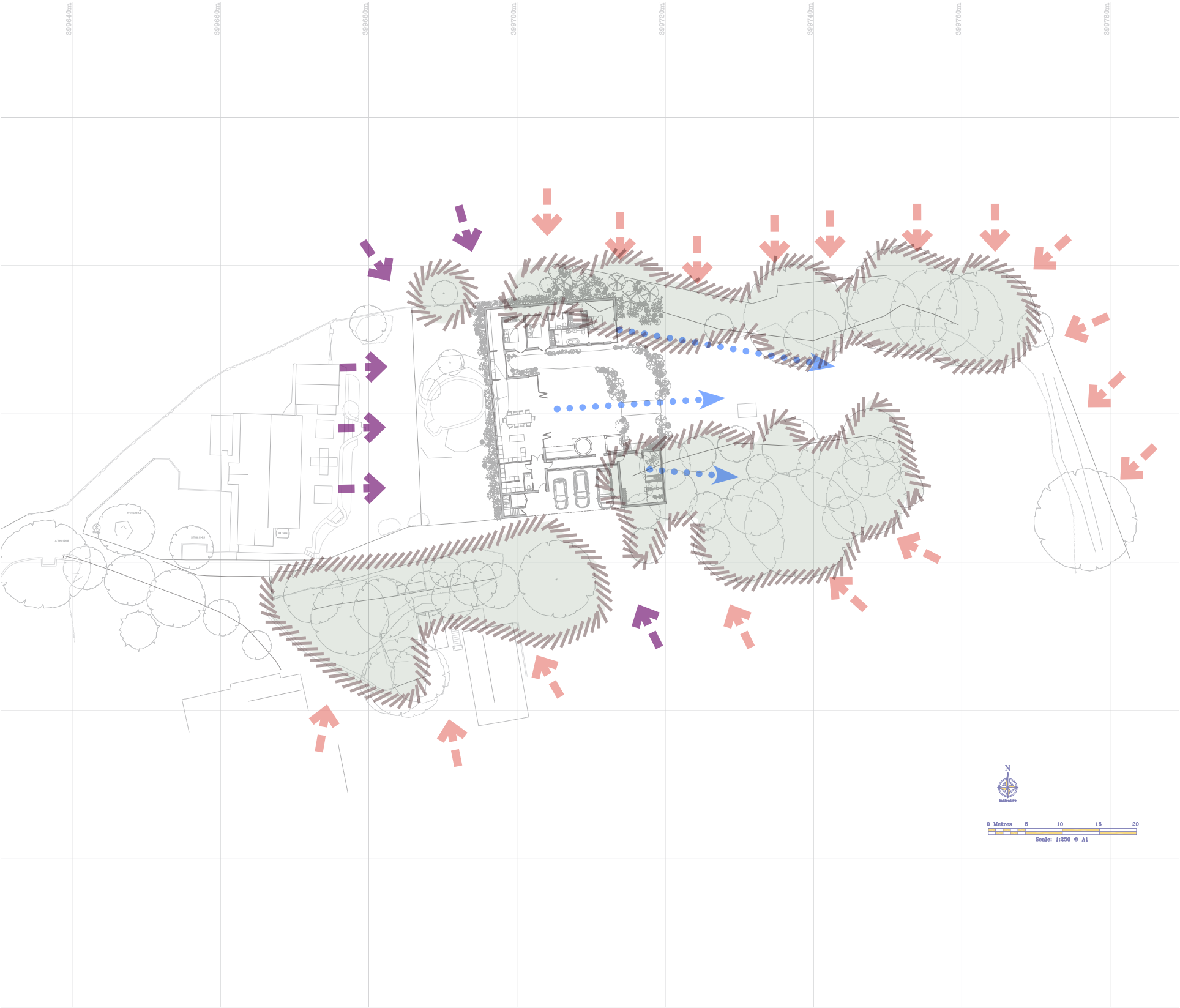
DESIGN ANALYSIS



DESIGN ANALYSIS



PROPOSED SITE PLAN



The generous plot, mature trees, surrounding vegetation and access to green open space all come together to form an area incredibly appealing for families of all ages.

The drawing to the left indicates the mature tree and vegetation clusters that exist on the site and neighbouring plots at present. They act as visual buffers through the site, which obscure views into the site from both detached neighbours only enabling for oblique visual connection.

It also starts to become clear where the key views are from the property into the landscape and surrounding mature vegetation, creating links between inside and out and starts to naturally suggest the location for the proposed footprint, without causing any undue impact on the scale and its relationship to the mature landscaping.

-  - Obscured views into the site
-  - No visual connection into the site
-  - Key views within the site
-  - Mature trees act as visual buffer

DESIGN CONCEPT & RATIONALE

The design for the proposed single-storey new build home on the plot adjacent to Blounts Court in Potterne is driven by the need to provide a practical and comfortable living space for a young, growing family. The home is designed to meet the immediate requirements of the family while ensuring long-term adaptability, allowing the space to evolve without the need for extensions or major alterations. Proximity to family members is also a key factor, ensuring the home fosters strong familial ties within the local community.

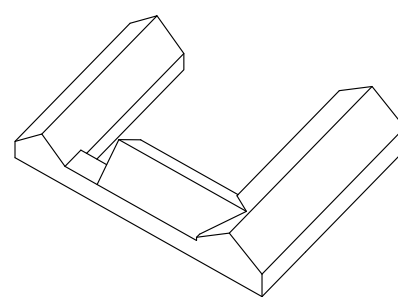
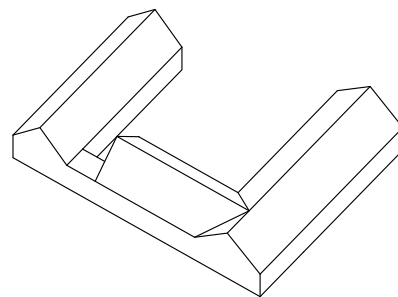
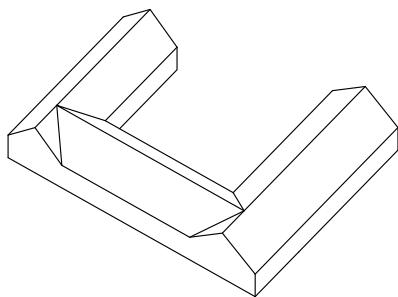
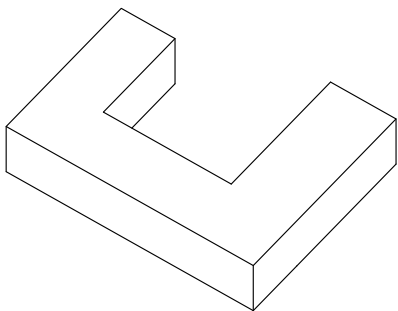
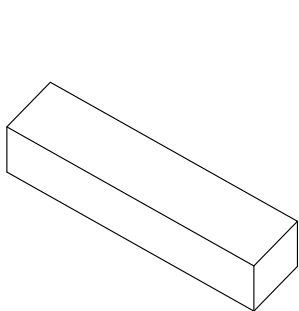
The property is planned as a single-level dwelling to accommodate ease of access and future flexibility, offering an ideal environment for a range of family needs as well as the possibility of aging in place. The layout is conceived as a collection of modestly proportioned, functional spaces that come together to create a modern yet contextually sensitive home, drawing inspiration from the local vernacular and agricultural barn architecture typical of the Wiltshire countryside.

A key feature of the design is its orientation around a central private courtyard, which provides a sheltered outdoor space that is open on one side, offering both connection to the surrounding landscape and a high degree of privacy for family life. This courtyard serves as a focal point, bringing natural light into the home and creating a seamless relationship between indoor and outdoor living spaces.

The architectural form and material palette take cues from traditional barns in the area, employing simple, honest materials such as timber cladding, pitched roofs, and expansive glazed elements that help the building harmonize with its rural surroundings. The building's scale remains modest, ensuring it sits comfortably within the landscape without overpowering its context.

Internally, the home is designed with flexibility in mind, featuring spaces that can adapt to different uses over time. In addition to meeting the needs of a growing family, the layout includes dedicated workspaces, accommodating one of the owner's businesses as a weight loss specialist, allowing for home working without compromising the family dynamic. The single-storey arrangement further ensures accessibility and ease of movement throughout the home, making it functional and adaptable for all stages of family life.

The design aims to create a home that not only responds to the immediate needs of the occupants but also offers future-proofing, blending contemporary living requirements with a sensitive approach to the local character of Potterne and its surrounding landscape.



01. Place

The proposal was orientated to sit respectfully within the plot, enabling reference to its closest context whilst maximising the afforded views.

02. Wrap

Creation of a protected space by growing into the plot and with extruded elements to ensure privacy for both users and context.

03. Carve

Removal of mass through shaping of roof elements starts to reduce the overall impact and allows for a considered form to emerge.

04. Split

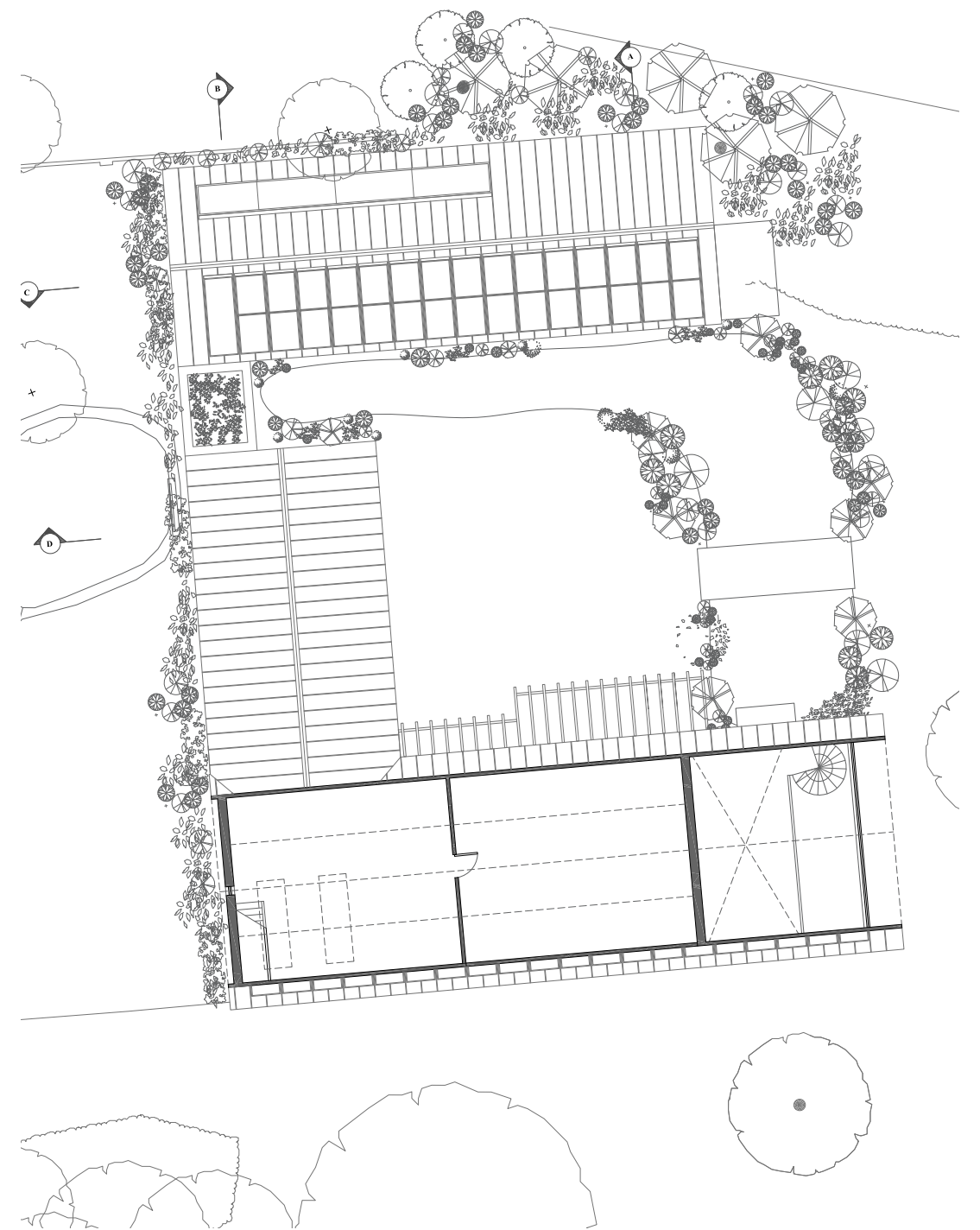
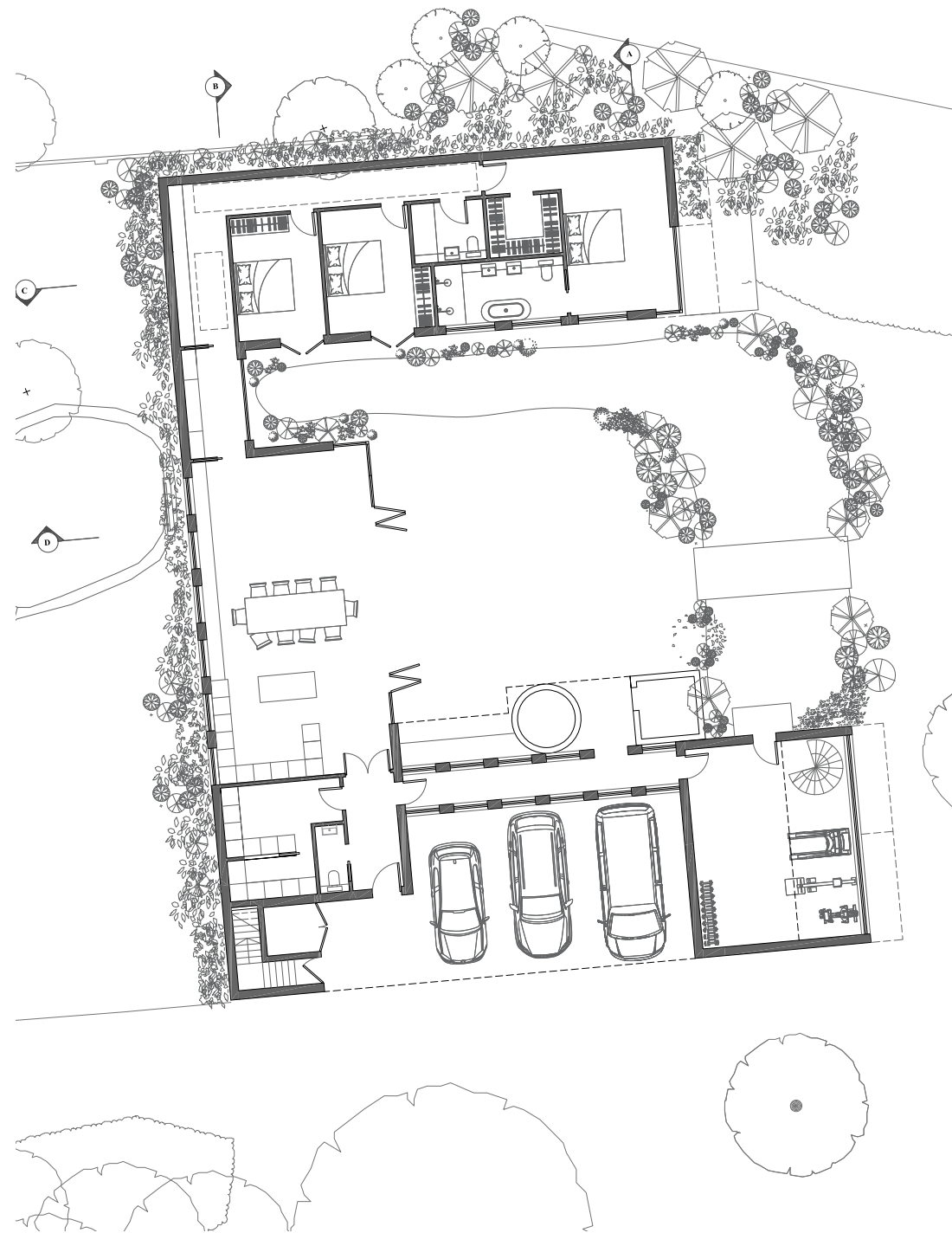
Ensuring that the form is continued to be worked into, with conscious choices to introduce breaks in the roofscape, allows for mass to be reduced further.

04. Articulate

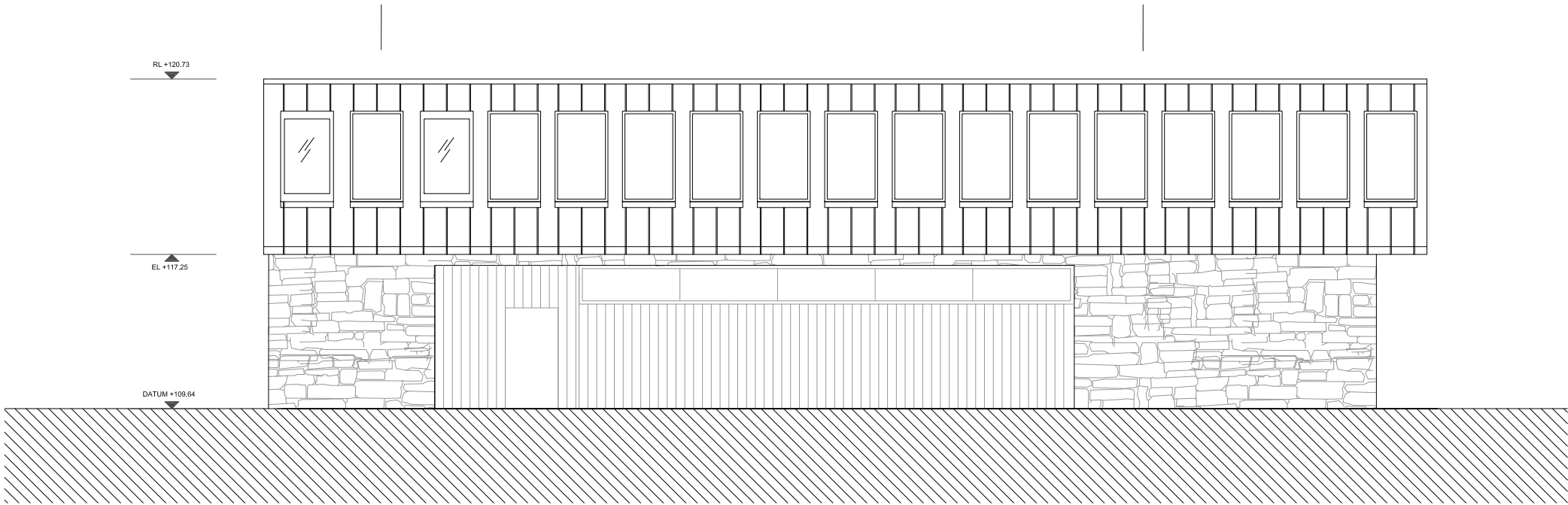
Introducing a stepped hierarchy of pitched roof ridge heights, creates a series of forms that respect and follow the natural land contours.

Steps of massing creation of new proposal

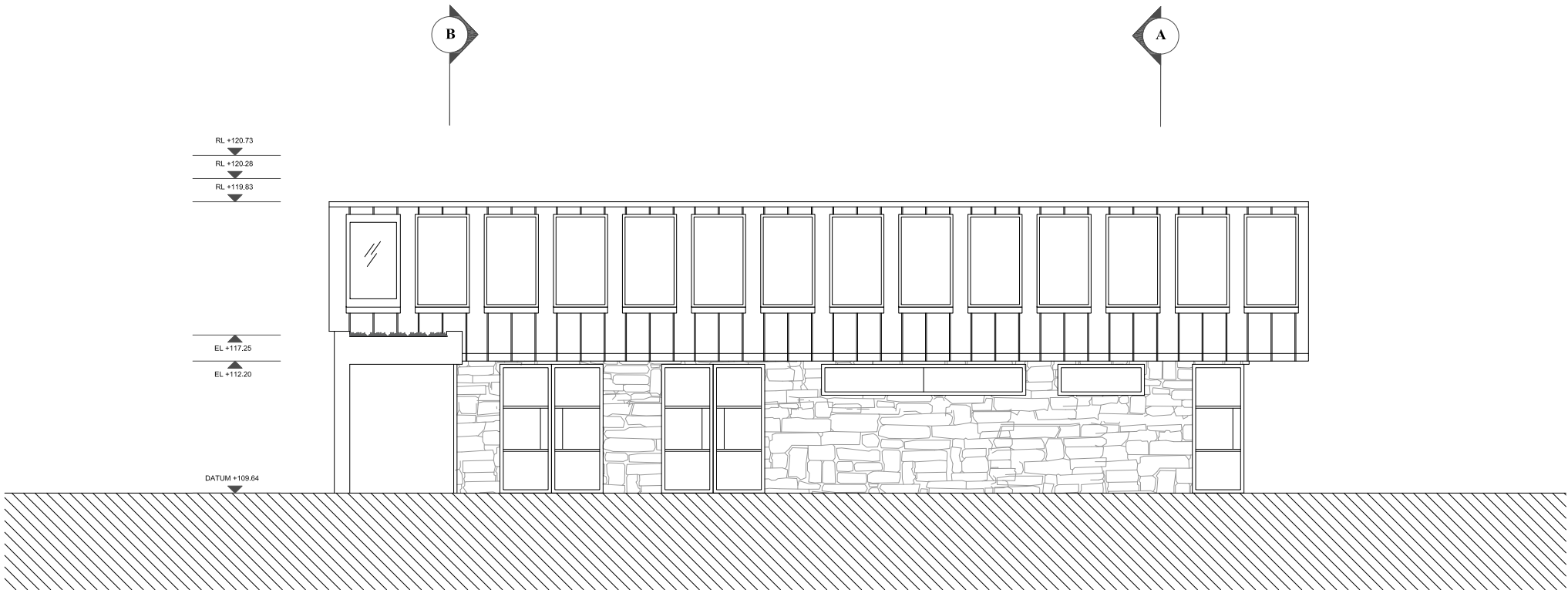
PROPOSED FLOOR PLANS



PROPOSED ELEVATIONS

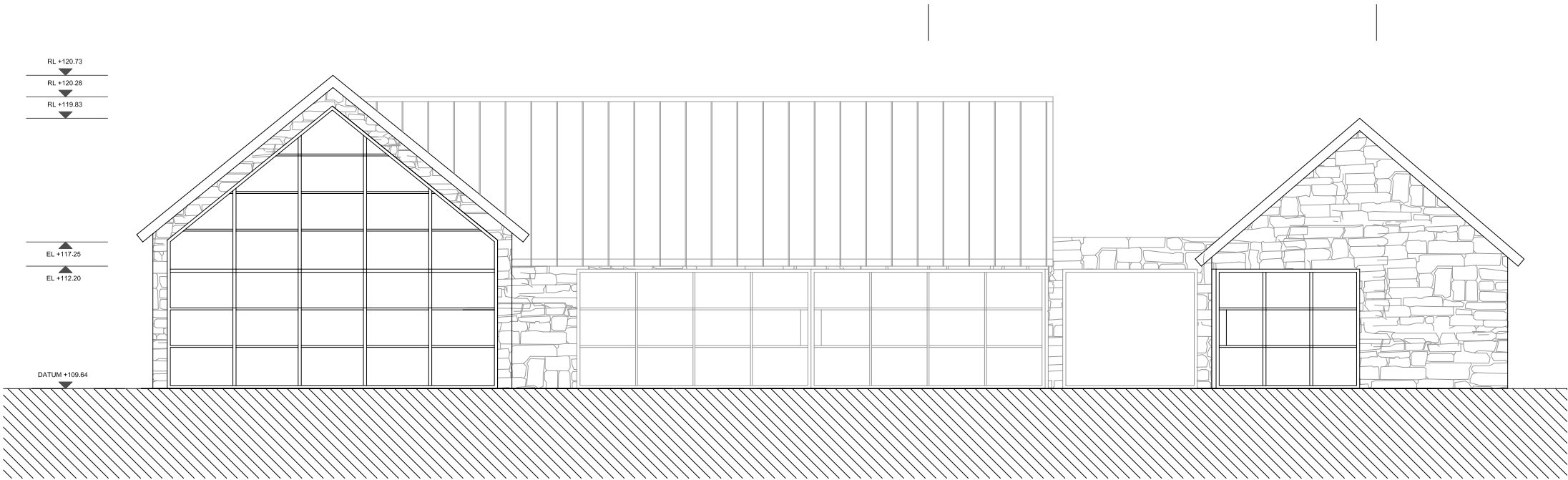


1. Proposed South Elevation - Entrance block

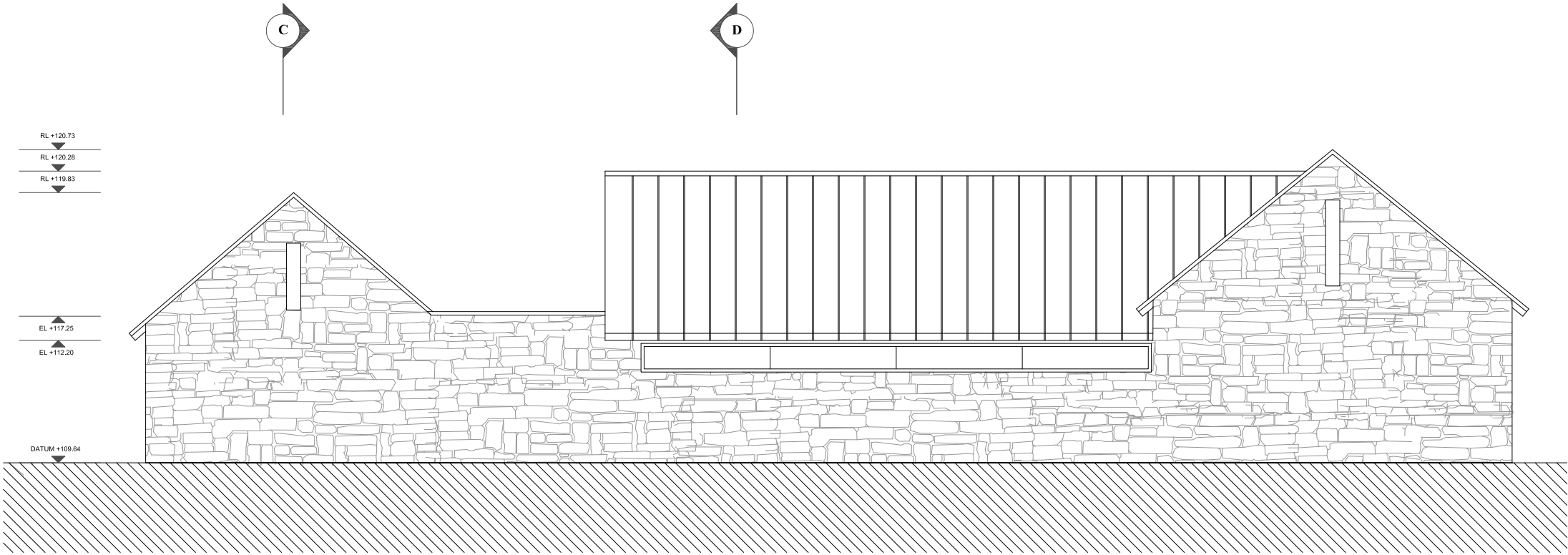


2. Proposed South Elevation - Bedroom block

PROPOSED ELEVATIONS

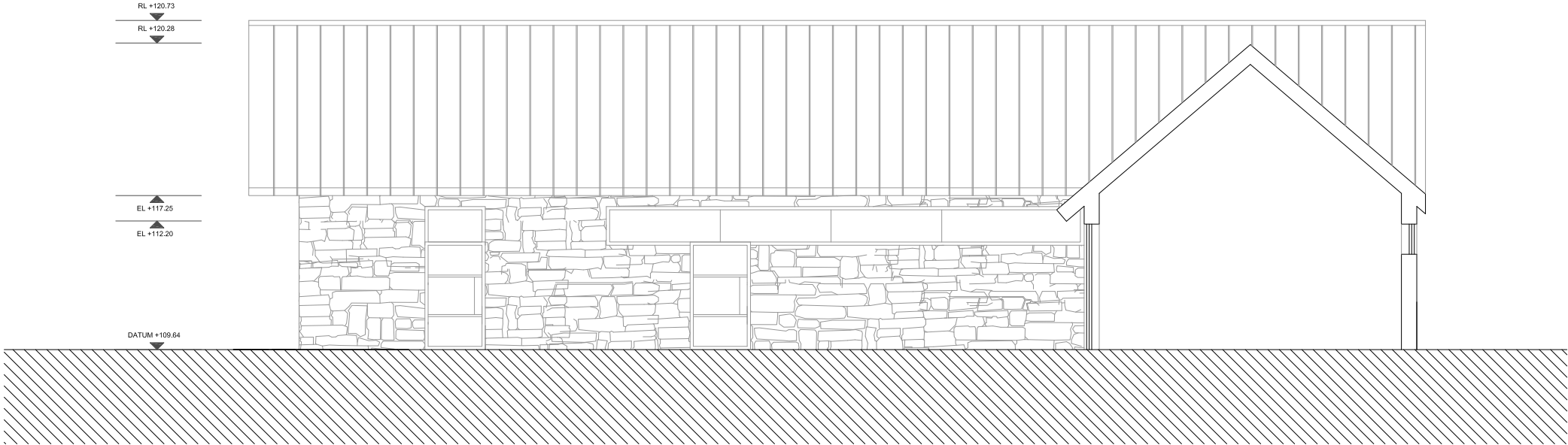


1. Proposed East Elevation

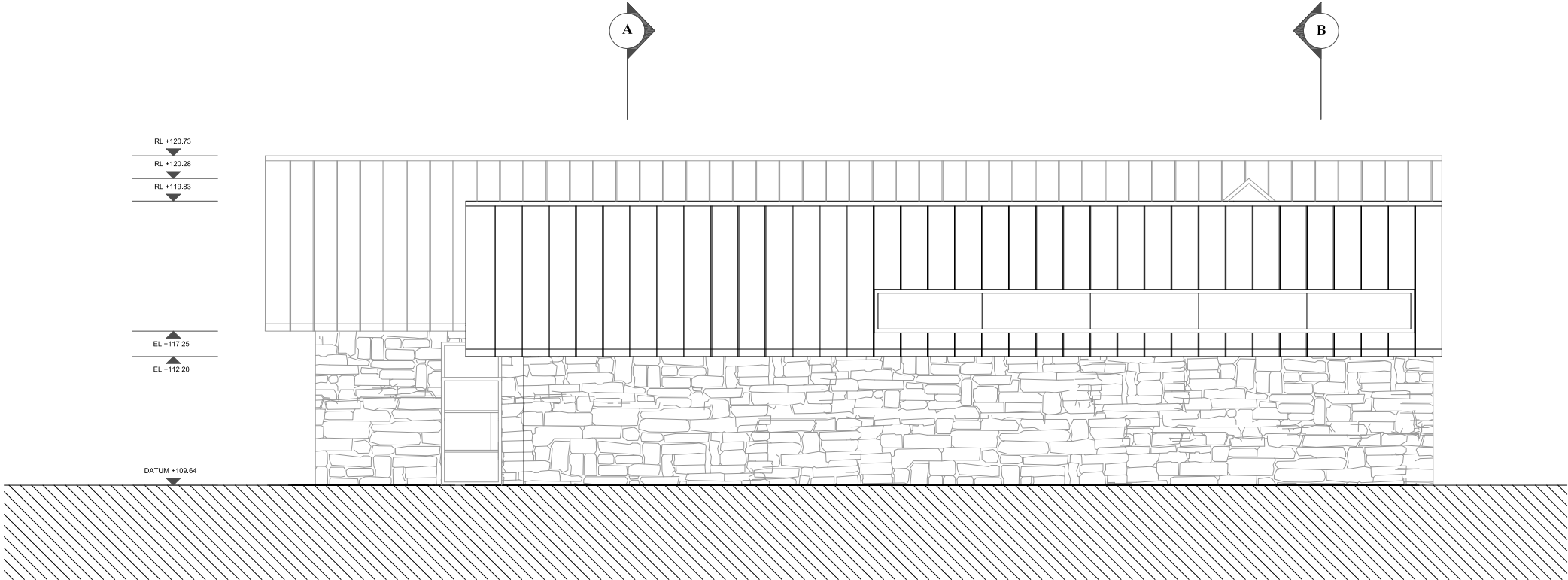


2. Proposed West Elevation

PROPOSED ELEVATIONS

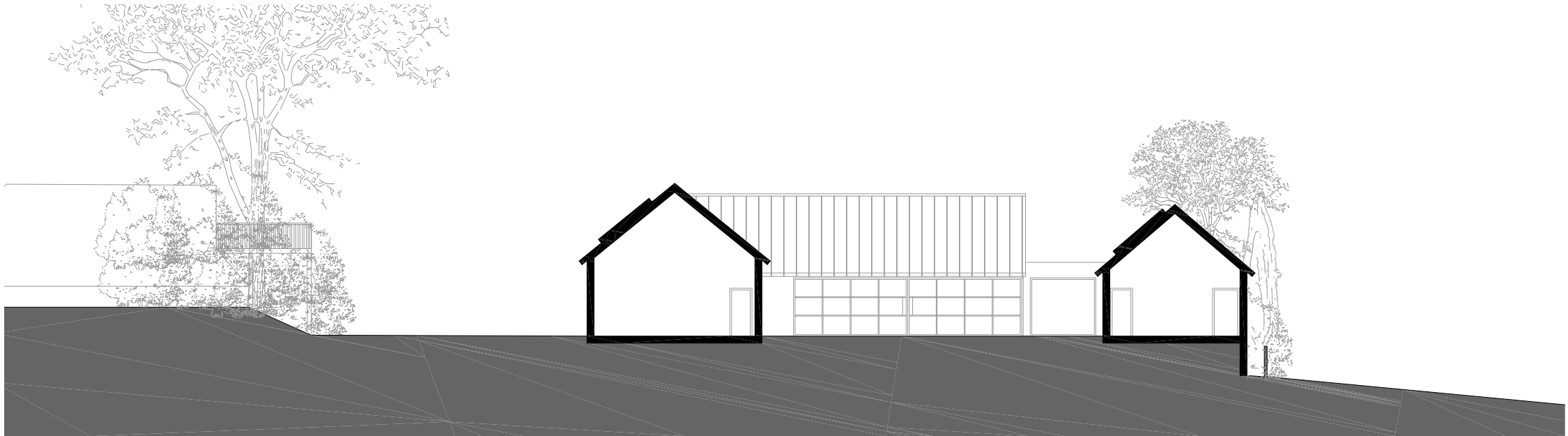


1. Proposed North Elevation - Entrance block

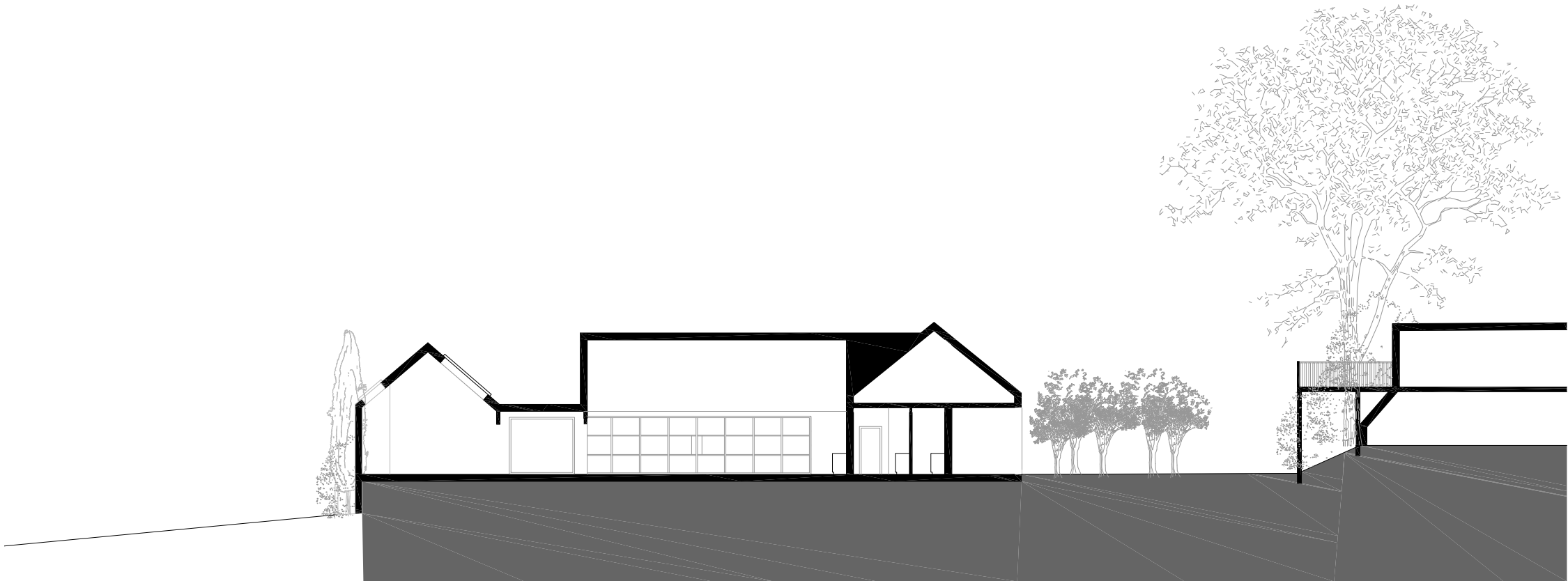


2. Proposed North Elevation - Bedroom block

PROPOSED SECTIONS



1. Proposed Site Section (A:A)



2. Proposed Site Section (B:B)

PROPOSED SECTIONS



1. Proposed Site Section (C:C)



2. Proposed Site Section (D:D)

MATERIALITY

The material palette for the proposed new build detached house adjacent to Blounts Court in Potterne has been carefully selected to harmonize with the rural setting while prioritizing sustainability and durability. Each material has been chosen for its environmental credentials, aesthetic qualities, and ability to age gracefully within the Wiltshire landscape.

Local Natural Stone (Walls): The primary material for the external walls will be locally sourced natural stone, which not only complements the vernacular architecture of the area but also reduces the embodied energy associated with transportation. This choice of material allows the new build to blend seamlessly with the historic and rural context, while also providing a long-lasting, low-maintenance façade.

Standing Seam Zinc (Main Pitched Roofs): The pitched roofs will be finished in standing seam zinc, a material known for its durability, recyclability, and low-maintenance qualities. Zinc's natural patina will allow the roof to weather beautifully over time, further enhancing the aesthetic connection to the agricultural and barn-inspired design of the home. Its long lifespan and minimal maintenance requirements make it an environmentally responsible choice.

Wild Flower Meadow (Small Section of Flat Roof): A portion of the flat roof will be dedicated to a wildflower meadow, contributing to the home's ecological sustainability. This green roof will provide natural insulation, help manage rainwater runoff, and encourage biodiversity by creating a habitat for pollinators and other wildlife. The wildflower roof will also enhance the visual appeal of the property when viewed from above or from surrounding higher ground.

Sustainably Sourced Timber (Cladding to Undercroft Parking Area and Entrance): Sustainably sourced timber will be used as cladding for the undercroft parking area and the entrance to the house, adding warmth and a natural texture to these key areas. The timber will be treated for longevity and will weather naturally over time, contributing to the rural character of the home while aligning with the project's sustainability goals.

Thermally Broken Aluminium External Glazing: The external glazing will consist of thermally broken aluminium frames, chosen for their excellent thermal performance, durability, and sleek modern appearance. The use of high-performance glazing will minimize heat loss, contributing to the energy efficiency of the home while allowing for large expanses of glass that flood the interior spaces with natural light and offer unobstructed views of the surrounding landscape.

Sustainably Sourced External Stone Paving (Private Courtyard Garden): The private courtyard garden will feature sustainably sourced external stone paving, ensuring that the outdoor living spaces are as eco-conscious as the building itself. The natural stone will create a seamless transition between the indoor and outdoor areas, providing a durable and attractive surface that complements the local natural stone used in the walls.

This carefully curated material palette emphasizes the use of natural, sustainable materials that enhance both the environmental performance and aesthetic quality of the home. Together, these materials create a building that is not only contextually sensitive but also aligns with the principles of modern sustainable design.



ECO DESIGN ELEMENTS

The proposed new build detached house adjacent to Blounts Court in Potterne has been designed with sustainability at its core, incorporating a range of eco-design elements to minimize its environmental impact and ensure long-term energy efficiency. A key consideration in the design is the orientation of the property, which maximizes the roof surface facing south. This orientation allows for the optimal placement of solar panels, ensuring maximum solar energy capture throughout the day, contributing to the home’s renewable energy needs.

Heating for the property will be provided by a ground source heat pump, a highly efficient system that harnesses natural heat from the ground, reducing reliance on fossil fuels and lowering the building’s carbon footprint. Additionally, a grey water recycling system will be integrated into the home’s infrastructure, allowing water from showers and sinks to be filtered and reused for non-potable purposes, such as flushing toilets, further reducing water consumption.

To ensure minimal heat loss and maximize energy efficiency, the building will feature high levels of insulation in both the walls and roof. This robust insulation strategy will help maintain a stable indoor temperature, reducing the need for additional heating and lowering energy consumption. The use of highly efficient glazing throughout the property, including the large proportion of glazing on the east-facing side, will also contribute to reducing heat loss while enhancing the home’s thermal performance.

The design strategically incorporates large east-facing windows to maximize solar gain in the morning, capturing sunlight before midday and allowing passive heating during the cooler part of the day. At the same time, careful consideration has been given to the placement of glazing and shading to reduce midday solar gain, ensuring that the house does not overheat in the summer months, all while maintaining stunning views across the site.

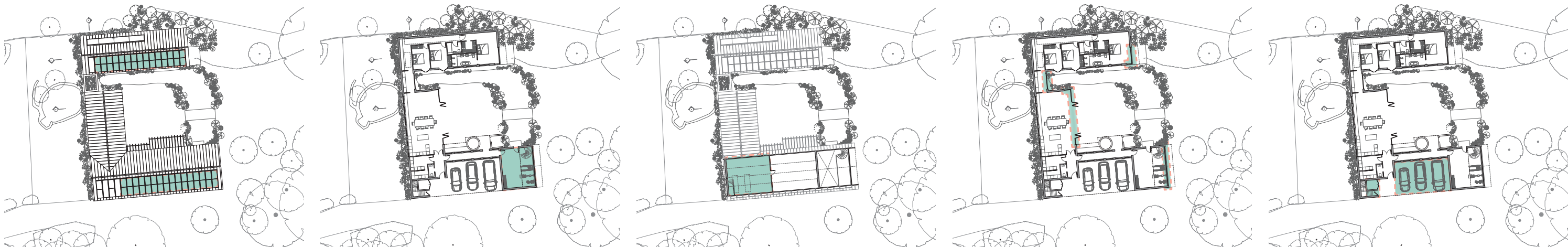
Local, natural stone will be used in the construction of the property, reducing embodied energy and minimizing the environmental impact of material transport to the site. This approach not only reduces the carbon footprint associated with material procurement but also ensures that the house sits harmoniously within its rural surroundings.

To encourage sustainable living, the layout of the house includes integrated home office spaces, allowing the occupants to work from home and reduce reliance on commuting and vehicle use. An electric car charging point will be installed on-site, along with ample bicycle storage, further promoting the use of low-carbon transport options.

The layout of the property has been designed with future-proofing in mind. The adaptable floor plan is structured to accommodate the changing needs of the family over time without the need for extensions or major alterations, ensuring the home remains functional and flexible as circumstances evolve.

In addition there are three bee colonies curenly housed on site, that will be retained. These are owned and maintained by the local buisness ‘Potterne Honey’ who will continue to be productive across the site.

By combining these eco-design elements—solar energy, ground source heat, water recycling, efficient insulation, sustainable materials, and low-carbon transport infrastructure—the proposed home achieves a high level of environmental responsibility, aligning with modern standards of sustainable living.



LANDSCAPE DESIGN CONCEPT



The landscape design for this proposed family home is thoughtfully conceived to complement the rural setting and enhance the natural environment. The site benefits from its location within a peaceful, green landscape, with mature boundary vegetation and trees providing a natural backdrop, especially on the northern and eastern side of the plot. The design takes full advantage of the site's orientation, with the sun rising from the east and tracking across the southern sky, bathing the house and outdoor spaces in sunlight throughout the day.

The house is arranged around a three-sided courtyard, with the eastern side left open to capitalize on the expansive views of the surrounding, private open space. The mature trees and boundary vegetation in this direction help frame the view, creating a sense of openness while maintaining privacy. To the southeast of the site, a small orchard is being retained and extended to meet with the Eastern boundary, enhancing the rural character and providing seasonal interest.

A key feature of the landscape design is a natural swimming pond, which will serve as a central element of the courtyard space. This pond not only provides aesthetic appeal but plays a crucial role in promoting ecological balance and biodiversity on-site. Running north-south, the pond will visually and physically separate the formal landscaped areas near the house from the natural, rural planting that defines the rest of the plot.

Designed as a natural habitat, the pond will attract and support local wildlife species, including amphibians, insects, and birds, which are integral to the local ecosystem but currently in decline in many rural areas. By creating a diverse, wildlife-friendly environment, the pond contributes positively to the site's overall biodiversity. A small east-west bridge spanning the pond will offer both practical access and an elegant design feature.

In light of a completed newt survey confirming no presence of protected species, the project is now able to proceed without disturbance to existing wildlife. However, the pond and surrounding planting scheme have been carefully planned to encourage the return and flourishing of native species, many of which have experienced habitat loss. By incorporating the pond, the development actively supports local conservation efforts, providing a sanctuary for wildlife while enhancing the rural character of the

LANDSCAPE DESIGN - POTENTIAL PLANTING

	Foeniculum vulgare (Common fennel)	Spring	Summer	Autumn	Winter
✳					
🍃					
	Leucanthemum vulgare (Ox-eye daisy)	Spring	Summer	Autumn	Winter
✳					
🍃					
	Luzula sylvatica (Great wood-rush)	Spring	Summer	Autumn	Winter
✳					
🍃					
	Lythrum salicaria (Purple loosestrife)	Spring	Summer	Autumn	Winter
✳					
🍃					
	Malus sylvestris (Crabapple)	Spring	Summer	Autumn	Winter
✳					
🍃					
	Molinia caerulea (Purple moor grass)	Spring	Summer	Autumn	Winter
✳					
🍃					
	Polystichum aculeatum (Hard shield fern)	Spring	Summer	Autumn	Winter
✳					
🍃					
	Primula vulgaris (Primrose)	Spring	Summer	Autumn	Winter
✳					
🍃					
	Pulmonaria longifolia	Spring	Summer	Autumn	Winter
✳					
🍃					
	Sanguisorba officinalis (Great burnet)	Spring	Summer	Autumn	Winter
✳					
🍃					
	Calluna vulgaris (Heather)	Spring	Summer	Autumn	Winter
✳					
🍃					

The overall planting strategy will focus on native species, with an emphasis on enhancing biodiversity. The introduction of native trees, shrubs, and wildflower meadows will transform the currently underused portions of the site into rich habitats for wildlife. The planting will be carefully curated to blend seamlessly with the natural landscape, creating a harmonious transition between the formal, domestic setting of the house and the more organic, wild areas of the plot.

Wiltshire and Swindon's Local Nature Recovery Strategy outlines specific goals for restoring and enhancing natural habitats. By integrating native trees, shrubs, and wildflower meadows, the project will contribute to nature recovery efforts in Devizes, addressing the county's target of improving fragmented habitats. This supports Wiltshire's broader aim of reversing biodiversity decline and aligns with the LNRS focus on habitat creation for species at risk.

In addition the “Greening Devizes” initiative aims to enhance local biodiversity by planting trees and creating wildflower mini-meadows. The proposed wildflower roof to the area of flat roof between blocks, alongside the planting strategies would fit well with these community-led efforts, providing habitats for pollinators and contributing to the town's long-term ecological plans.

	Cornus sanguinea (Common dogwood)	Spring	Summer	Autumn	Winter
✳					
🍃					
	Corylus avellana (Hazel)	Spring	Summer	Autumn	Winter
✳					
🍃					
	Crataegus monogyna (Common hawthorn)	Spring	Summer	Autumn	Winter
✳					
🍃					
	Daucus carota (Queen Ann's lace)	Spring	Summer	Autumn	Winter
✳					
🍃					
	Deschampsia cespitosa (Tufted hair grass)	Spring	Summer	Autumn	Winter
✳					
🍃					
	Dipsacus fullonum (Teasel)	Spring	Summer	Autumn	Winter
✳					
🍃					
	Dryopteris affinis (Scaly male fern)	Spring	Summer	Autumn	Winter
✳					
🍃					
	Fagus sylvatica (Common beech)	Spring	Summer	Autumn	Winter
✳					
🍃					

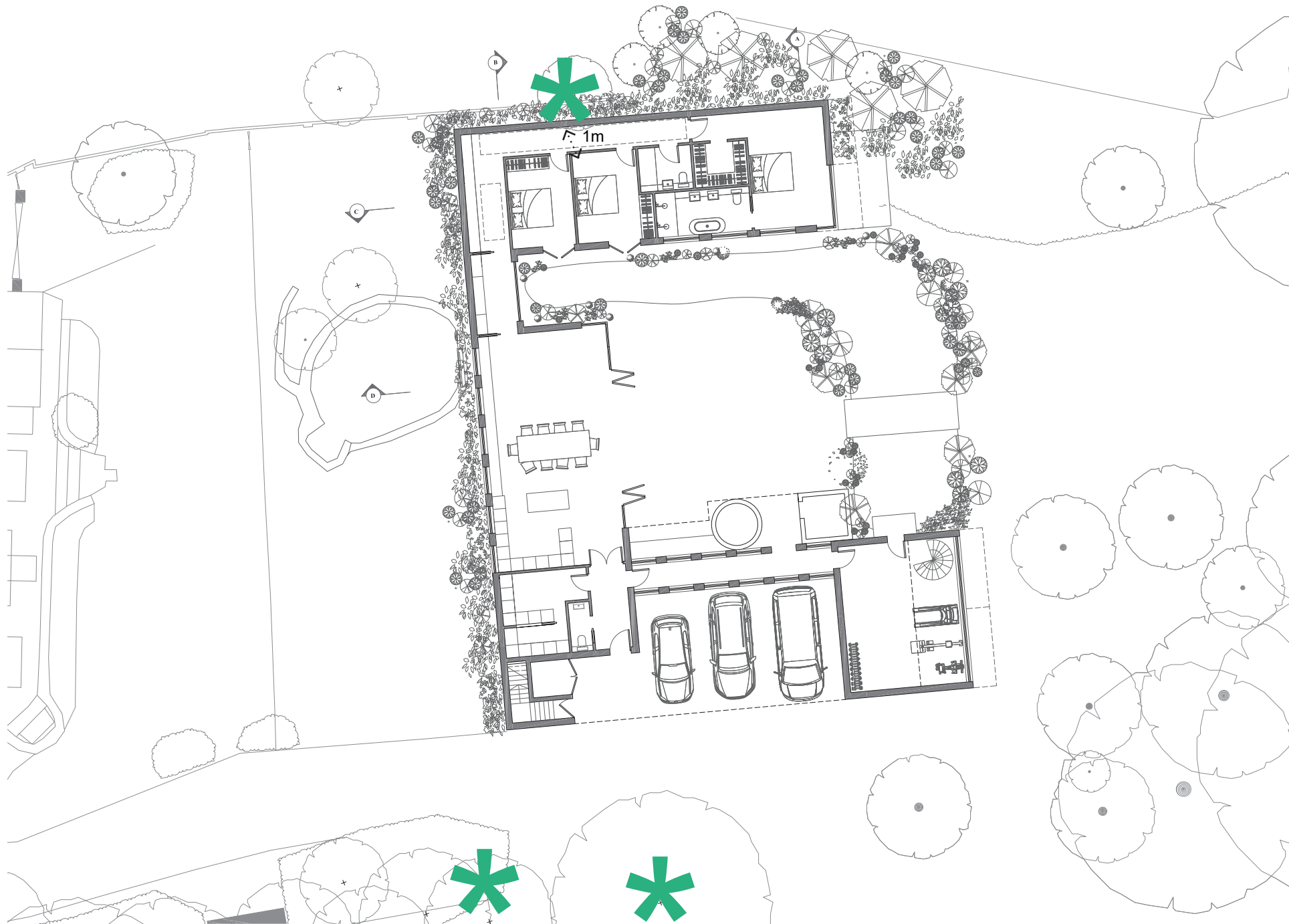
Every element of the landscape design is intended to enhance the existing setting, with the courtyard and natural swimming pond providing a focal point for outdoor living, while the wider planting scheme ensures the new development contributes positively to the local environment.

This approach not only enhances the visual appeal of the site but also promotes sustainability and ecological richness, creating a landscape that evolves with time and supports a healthy, vibrant ecosystem.

TREES WITHIN FALLING DISTANCE

The drawing to the left indicates the mature trees / their location and the images below that visually

 - Large mature trees



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