

6.2 Block A Layout

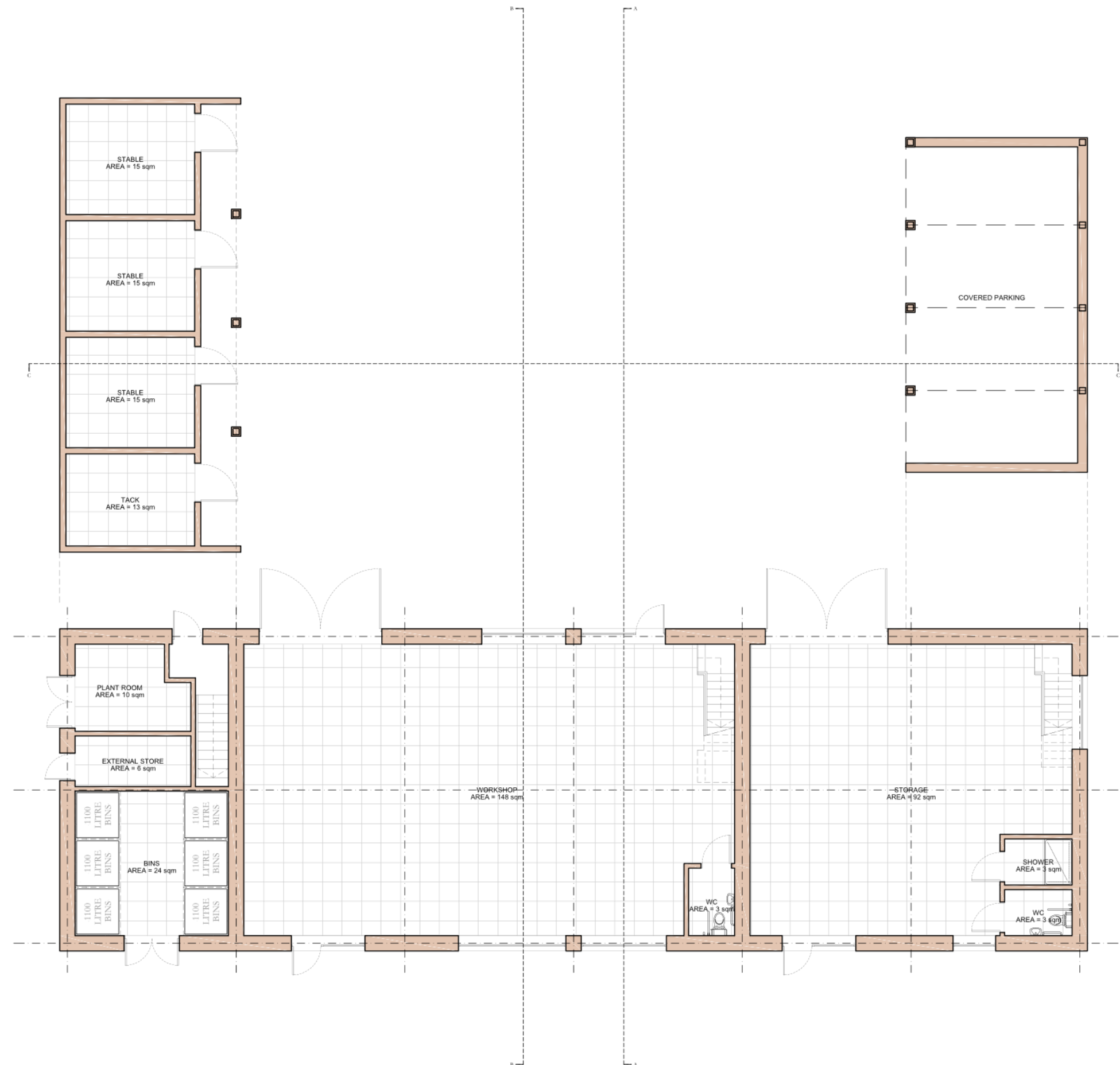
Block A's floor plan is organised around a regular structural grid for efficient design and construction:

- The workshop occupies the centre, spanning three bays, with a mezzanine covering two bays and a double-height space in one.
- The storage area is on the east side (two bays), with office spaces above and a double-height space in one bay.
- The west side contains support spaces, including a plant room and bin store, ensuring security and minimal visibility from the shared access road. Additional storage is located above these spaces.
- The building includes accessible toilets, provisions for future lifts, and a staircase designed for universal access.

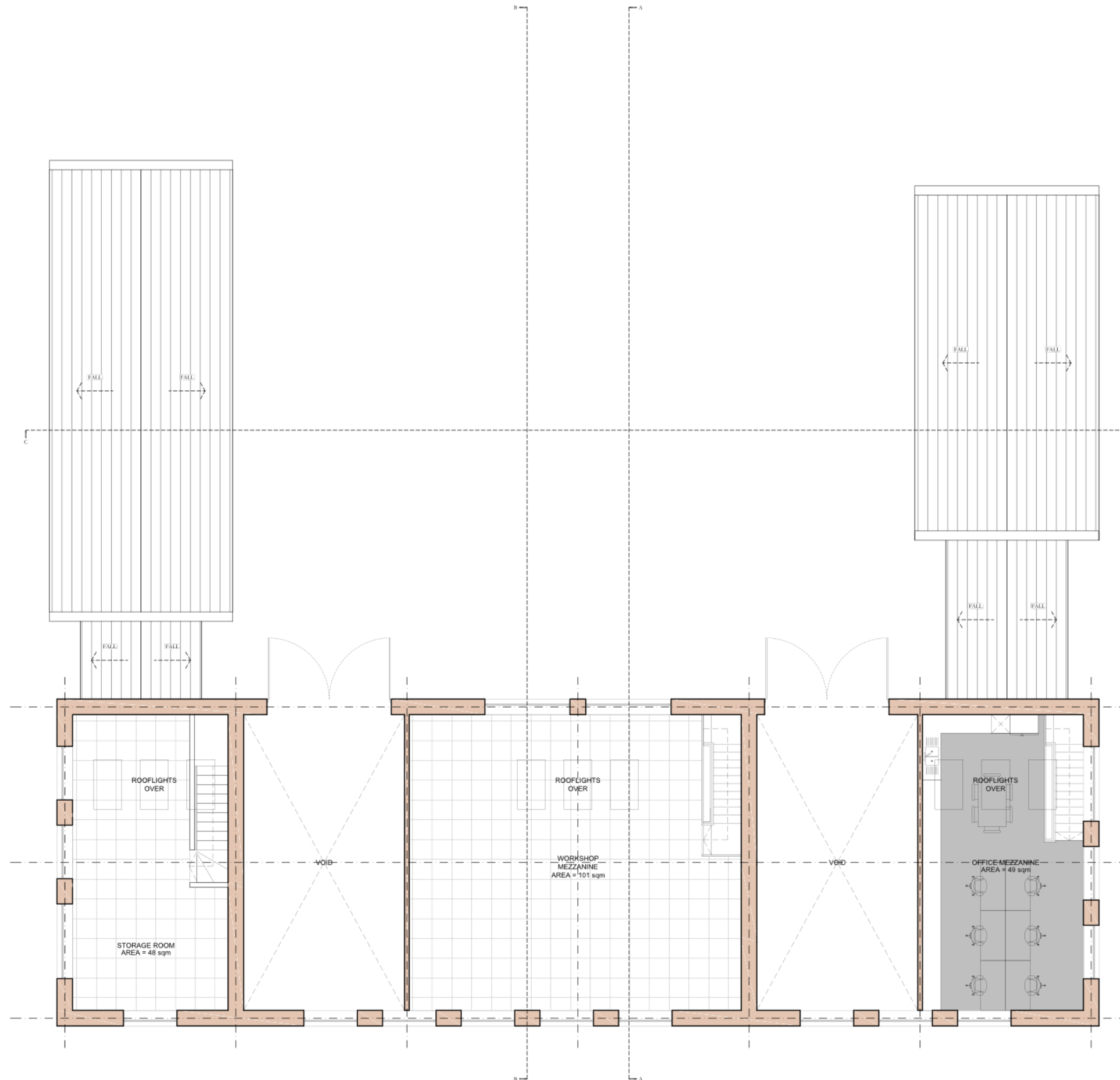
Two single-story wings extend north:

- The west wing houses stables and a tack room.
- The east wing contains a covered parking area.

Openings are positioned for vehicle and pedestrian access, natural lighting, and fire exits as needed.



Block A - Ground Floor Plan



Block A - First Floor Plan

6.3 Block B Layout

Block B is also designed on a structural grid, ensuring efficient design and construction:

- Each of the four rental units features a mirrored layout, with a large open ground-floor space and a mezzanine above. The front third of each unit is a double-height space.
- Each unit includes accessible toilets, provisions for future lifts, and staircases for universal access.
- Openings are designed for vehicle and pedestrian access, with windows providing natural light and views. Fire exits are incorporated in the larger spaces.

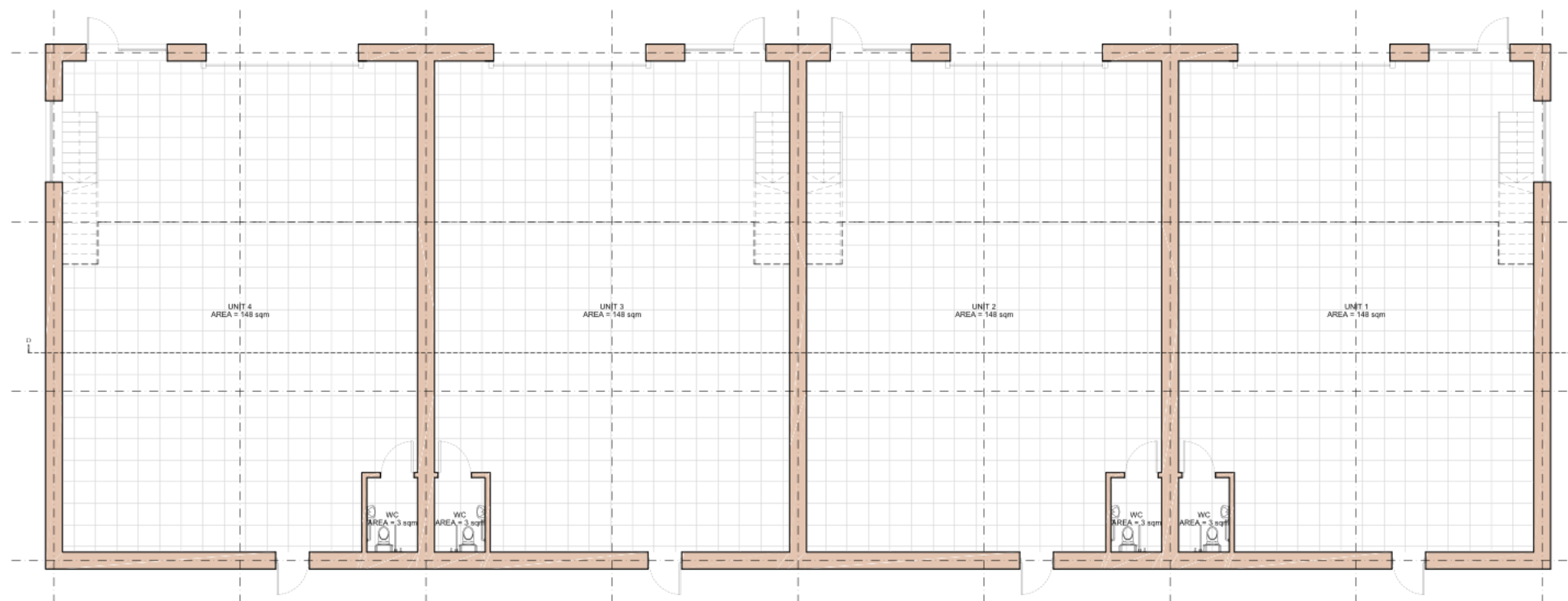
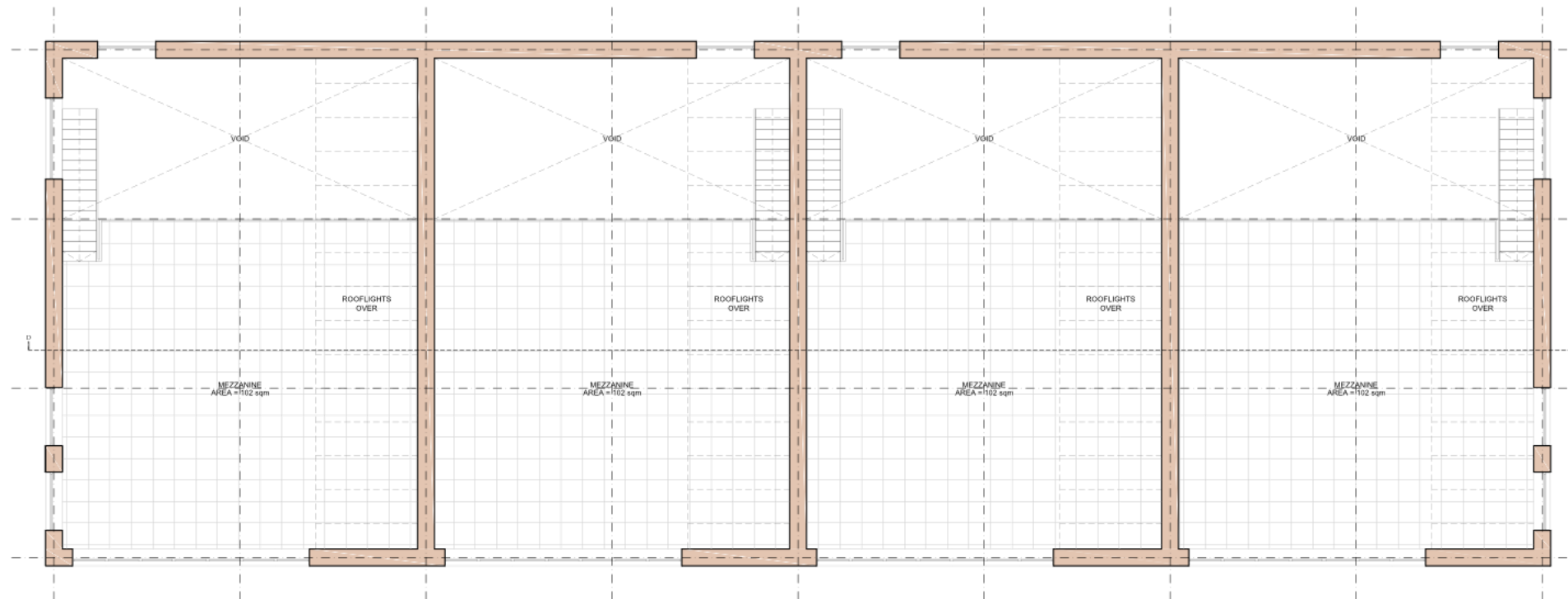
6.4 Scale

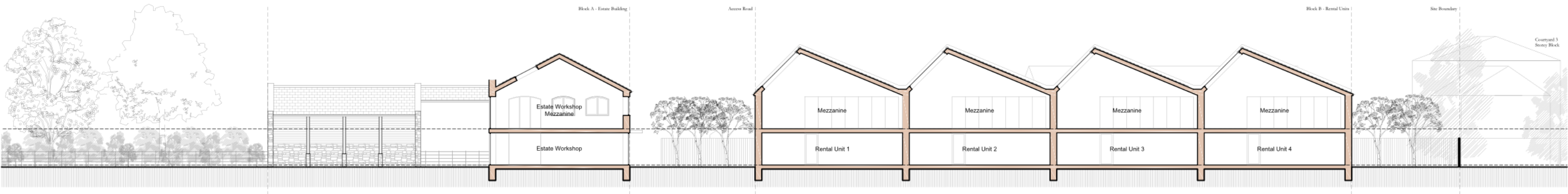
Both buildings are of a similar scale, adhering to typical heights for two-story residential properties, making them consistent with the surrounding dwellings. It is worth noting that the nearby Courtyard includes three-story dwellings, which are taller than the proposed buildings on this site.

The design of Block B incorporates mezzanine levels that cover part of the floor area, potentially creating double-height spaces suitable for accommodating large items. Large roller shutter doors ensure easy access. This design approach is also reflected in Block A, where the workshop and storage areas feature double-height spaces.

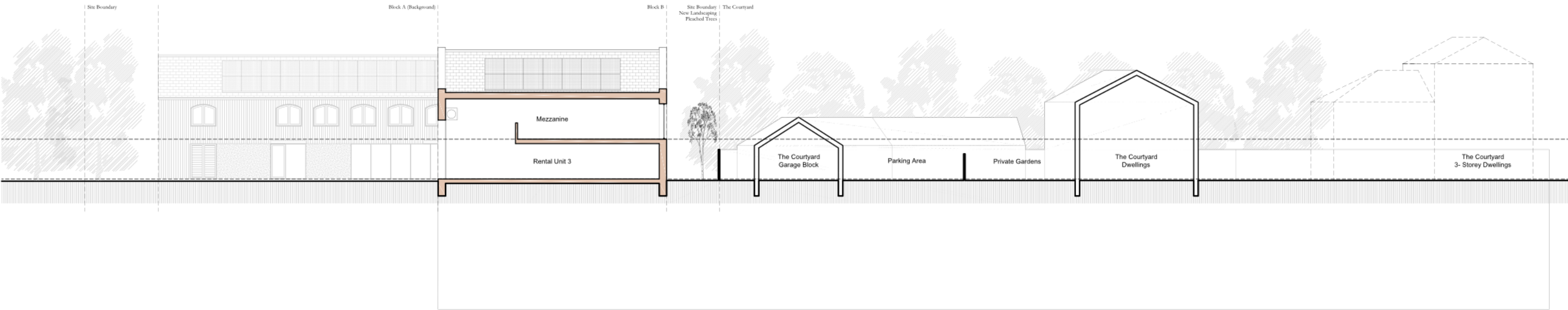
These double-height spaces present opportunities for generous glazing, allowing ample natural light to flood the interiors. This not only promotes a positive working environment but also reduces dependence on artificial lighting.

The site itself is well-screened from public view, with no direct boundary along the public highway (except at the junction with the Startley Road). Views into the site are minimal, thanks to retained mature vegetation and trees, which provide effective screening and limit visibility from the public realm.





Site Section EE
Proposed



Site Section FF
Proposed



TEA ARCHITECTS
5 Angyle Street
Bath
BA2 4BA
www.tea-architects.co.uk

Do not scale, use only figured dimensions unless for planning purposes. Dimensions are displayed in millimetres unless stated otherwise. All dimensions and setting out are to be checked on site prior to starting work, report any discrepancies immediately. This drawing is not to be used for other the valuation or purchase of a property or building use.

Copyright of this drawing belongs solely to TEA Architects Ltd. This drawing must only be used for the purposes for which it is supplied and its contents must not be reproduced for any purpose without written permission.

Project Name:	Land South Of Seagry House
Drawing Title:	Site Sections
Project Number:	2386
Drawing No:	050
Revision:	-
Date:	28/07/2025
Status:	Planning
Scale @ A2	1:200

6.5 Appearance & materials

The concept for the visual appearance of the scheme aims to establish a cohesive architectural language for both Block A and Block B, reflecting a contemporary, high-quality development. However, it incorporates a stylistic shift on the north side of Block A, particularly when viewed from the Seagry Estate, to evoke a farmhouse / farmyard outbuilding aesthetic.

Visual Approach and Sustainability

The visual design is guided by sustainability and energy efficiency, with a focus on building orientation to maximise natural daylight and heat gain from south/west-facing elevations:

- Block B: The saw-tooth roof design ensures a significant portion of the roof faces south, ideal for photovoltaic (PV) panels. The steeper north-facing roof accommodates roof-lights, ensuring consistent daylight and reducing glare.
- Block A: The longer south-facing side allows for a traditional roof profile, aligning with the farmhouse/farmyard outbuilding aesthetic while providing ample space for PV panels.

Block A - Farmhouse Character and Courtyard Design

The north side of Block A is designed to resemble a farmhouse / farmyard outbuilding, using render and local rubble stone and large arched openings for glazing and workshop access. A parapet wall ensures a clean, modern appearance. This design language extends to the single-storey wings, housing covered parking and stables, creating the impression of a traditional farm courtyard is glimpsed when viewed from the Estate.

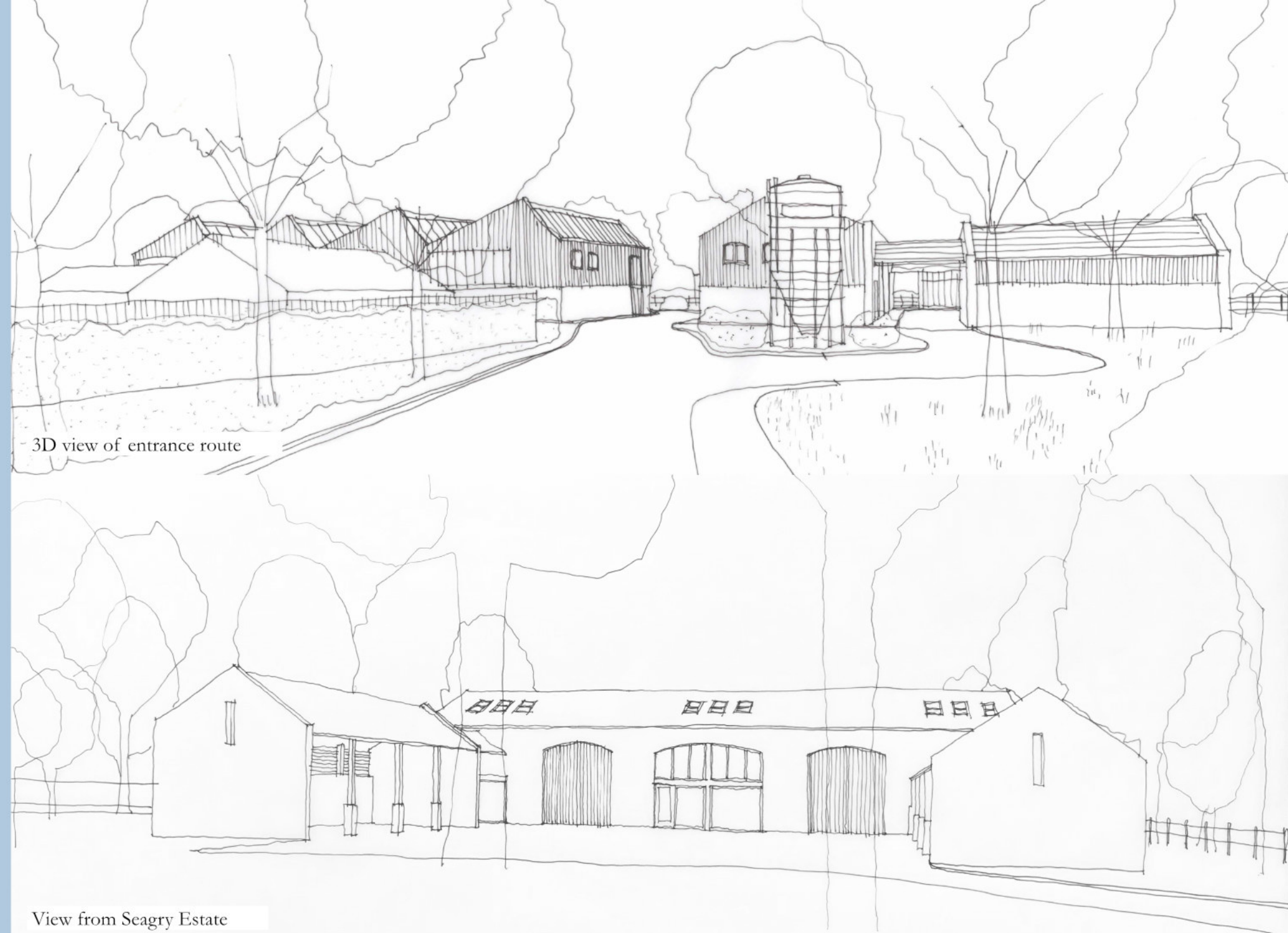
Shared Visual Language and Materials

The remainder of Block A aligns visually with Block B, using light-coloured render and timber cladding to achieve a modern, high-quality aesthetic. First-floor window openings retain an arched-head design to tie the development together. Openings are strategically placed to create rhythm and visual interest while providing natural light and views.

East Side of Block A: Translucent panels at the first-floor level allow natural light into upper floors while preventing views toward nearby residential areas. Landscaping along this boundary provides additional screening.

Timber Cladding

The timber cladding will be sourced from local sawmills, using heat-treated hardwood for durability, colour retention, and reduced maintenance. A mix of random widths or a shuttered style will add visual interest to the elevations.



6.6 Sustainability

The design approach for both building blocks focuses on minimising energy use and potentially achieving ‘net-zero’ performance. To accomplish this, the design strategy includes:

- Optimising Thermal Fabric: Early evaluation of the building’s thermal fabric to achieve u-values significantly better than Building Regulations, targeting:
- Roofs: 0.10 W/m²K
- Walls: 0.13 W/m²K
- Floors: 0.10 W/m²K

- Doors and Windows: 1.0 W/m²K
- Airtightness: 3 m³/hr/m² @ 50 Pascals
- Reducing Thermal Bridging: Designing construction methods and junctions to minimise thermal bridging.
- Integrating Renewable Energy Systems: Utilising technologies like mechanical ventilation with heat recovery (MVHR), photovoltaic (PV) panels, and heat pumps to reduce energy reliance.
- Glazing and Shading: Carefully designing glazing to avoid excessive glass, managing overheating risks with effective shading or alternative solutions.
- Optimising Building Orientation: Positioning buildings and

designing roofs to maximise PV panel efficiency, ideally facing south or west.

- Rainwater Harvesting: re-use of storm water for toilet flushing etc.
- Sustainable Materials: Limiting the use of non-sustainable materials and prioritising natural, sustainable options, such as UK-sourced timber.



6.7 Accessibility

All buildings are designed and constructed in compliance with Approved Document Part M of the Building Regulations. Reasonable provisions is made to ensure the buildings are accessible and usable by everyone. Regardless of disability, age, or gender, individuals should be able to:

- Access buildings, navigate within them, and use their facilities as visitors, residents, or workers.

Reasonable provisions must include:

- Ensuring that all people, regardless of disability, age, or gender, can access the principal entrance and other designated entrances from the site boundary, on-site parking, or other buildings on the same site.
- Ensuring that building elements do not pose hazards to users, particularly those with impaired vision, and instead support way-finding.
- Providing access into and within all building levels and facilities, while adhering to gender-specific conventions for sanitary facilities.
- Offering suitable accommodations for wheelchair users or individuals with other disabilities.
- Providing adequate sanitary facilities for all building users.

6.8 Amount

The site has an area of 9527 square metres.

Gross Internal Areas of each block and uses within the block are set out in the following table:

Gross internal floor area analysis

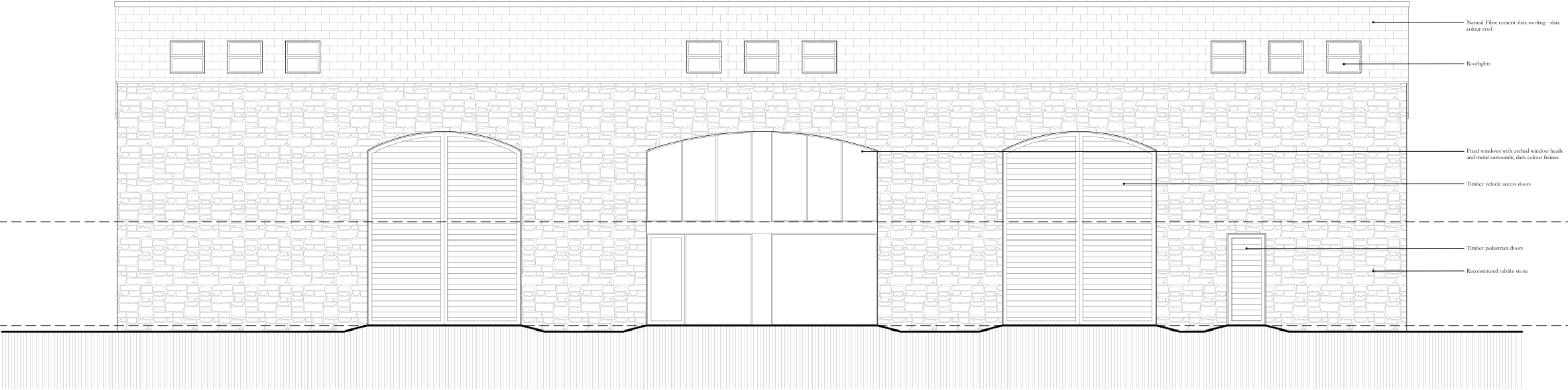
- Block A: GIA 507 sqm (includes mezzanines)
- Block B: GIA 1,016 sqm (includes mezzanines)

Gross external floor area analysis

An analysis of the development's footprint compared to the existing buildings on the site is as follows:

- Existing buildings and structures on site: GEA 1,070 sqm
- Proposed buildings on site: GEA 1,194 sqm (includes covered parking areas and bin stores)

This represents a modest increase of approximately 11.5% in the total building footprint. The slight increase in footprint has been a deliberate and carefully considered aspect of the scheme design. One of the key drivers was to ensure that the new buildings did not occupy an excessive amount of land compared to the existing structures, maintaining a balanced approach to development within the site and retention and protection of existing key trees.



Block A North Elevation

7 Precedent material images

Images opposite show inspiration for some of the material features incorporated into the initial concept scheme.

1. Timber cladding - can be used in an agricultural style with chunkier profiles and orientated to create depth and interest to the elevation - can also be combined with image 4 to create screening and shading to windows, especially on south and west facing elevations.
2. Rubble stone - local rubble stone can be used for the base and the natural 'Cotswold' colour/buff colour will go well with the rest of the material palette.
3. Render – a smooth or textured external finish typically applied to blockwork or masonry walls. It offers a clean, contemporary look and can be tinted in various colours. Ideal for creating a crisp contrast with other materials like timber or stone, and can help unify different elements of a building's form.
4. Timber fins - can be used to screen and shade and provide interest to the elevations.
5. Fibre cement tiles - option for the roof finish to provide a quality, durable and aesthetically pleasing finish





Site Photo

8 Ecology

Research and surveys have shown that there is some general ecology interest on the site associated with low key use buildings, “mixed woodland and open areas of neutral grassland” generally of “moderate condition” e.g. two trees offer moderate bat roosting potential while the buildings offer low bat potential but the site generally offers optimum bat foraging habitat; there are some reptiles (Grass Snakes) and Great Crested Newts in nearby ponds but there are currently no known specific constraints to development e.g. bat roosts or badger setts. Specific species surveys have been undertaken (and a GCN District Licence applied for), and the proposed landscaping scheme has been developed with the results (and biodiversity net gain requirements) in mind such that the managed nominal loss of green space to deliver the development will be undertaken alongside ecology mitigation and any loss compensated for and enhanced within the site and/or on adjoining land owned by the applicant. The development will deliver a minimum 10% biodiversity net gain with other ecology enhancements via bird and bat boxes, hibernacula etc

In the event that this cannot be formally delivered on site there is ample opportunity to deliver enhancement on other Seagry Estate land.

A sensitive lighting scheme will also be proposed alongside implementation and future monitoring and maintenance.

9 Landscaping

The site is currently an area of overgrown trees and scrub vegetation with an existing dilapidated building(s) located within the site amongst the vegetation. The application is accompanied by a Landscape Visual Assessment and soft landscaping scheme. A Zone of Theoretical Visibility (ZTV) has been prepared. See diagrams opposite. The site is in essence well screened and the development has no adverse impact in its local or wider context. The landscaping proposed is a positive gain being brought forward in association with retained and protected existing trees and biodiversity net gain.

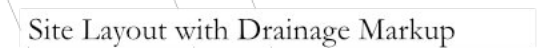
An initial asbestos and geo-environmental survey has been undertaken. This confirms that the existing building is clad in fibre cement sheeting (asbestos) and this is (if disturbed) a small contamination risk. There is also some residual risk arising from this in the ground itself and some residual risk associated with the past storage of fuel on site. The building will be demolished and the site cleared in accordance with the relevant regulations and best practice all managed through a Construction Management.

Ground investigations have also concluded that soil conditions are not suitable for soakaway drainage. Surface water will therefore be managed on site before discharge to the existing ditch system (and stream) along the Startley Road frontage and also to the pond to the west and south west again to the existing field ditch system.

The proposed drainage strategy (illustrated opposite) is to install a swale to the south west that drains west e to the adjacent pond. Water discharging to this swale will be managed on site via specific tank storage. Some water predominantly from the upgraded access track will also be diverted to the ditch next to the Startley road (that then passes under the road to the watercourse to the east).

These approaches represent a landscaped drainage solution, given that these are a more sustainable solution and provide other environmental and community benefits. They are also easier to maintain.

Wessex Water have been consulted to discuss the strategy for foul drainage (best connection points to existing sewers) and the current proposal is a new sewer connection running south west from the site to the existing pumping station.





12 Conclusions

The proposed development at the land south of Seagry House aims to redevelop an existing previously developed land site via the construction of light and general industrial and or storage units (Class E (g) or B8) and a multi-functional office, workshop, and storage building to meet the operational needs of the Seagry Estate. The design emphasises a sustainable, functional, and contextually sensitive approach, balancing the needs of the estate with environmental considerations and integration into the local setting.

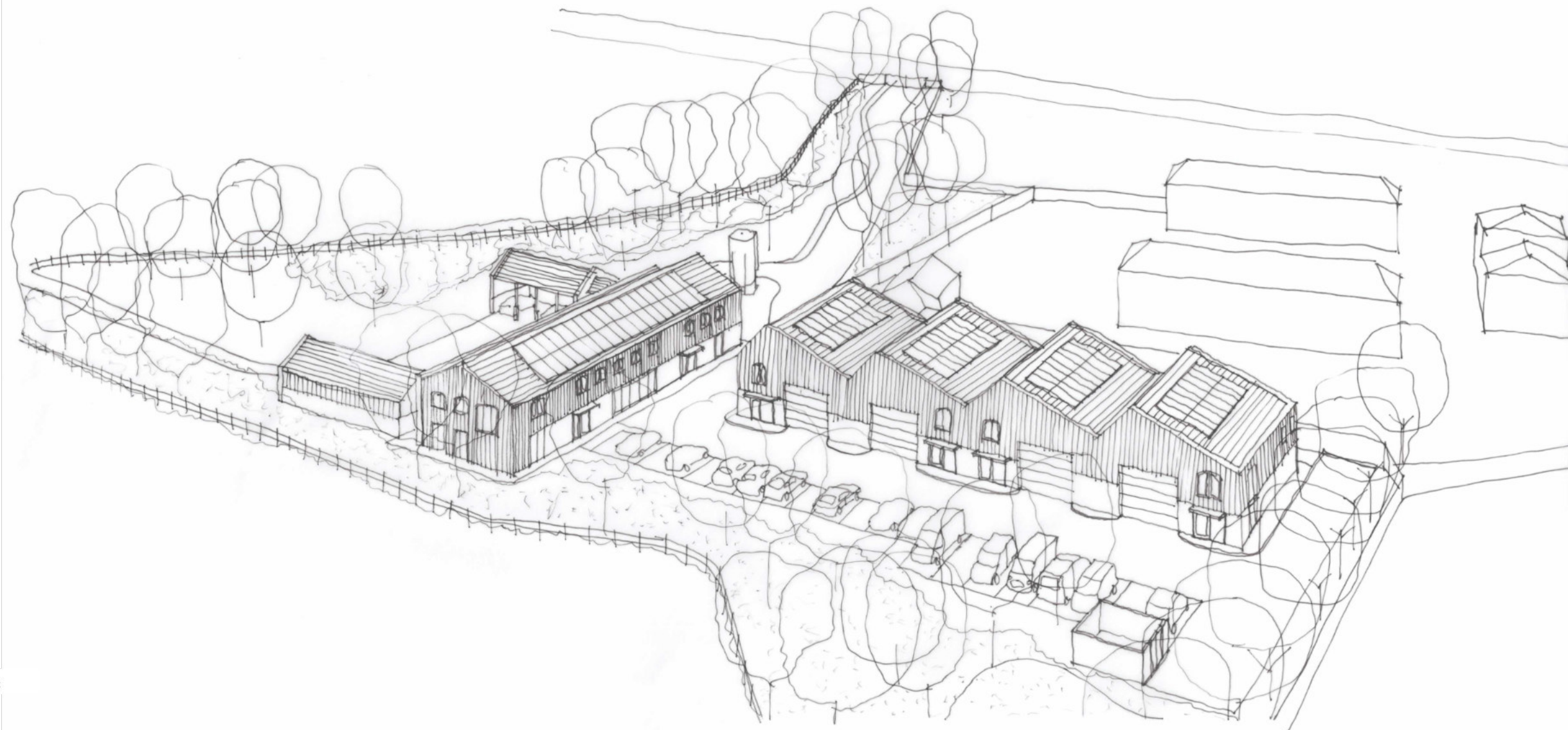
Key takeaways include:

- Purpose and Layout: The development divides the site into two main building blocks—Block A (serving the Seagry Estate) and Block B (comprising rental units)—with clear separation of uses and secured shared access.
- Contamination: The development will facilitate the remediation of the site.

- Sustainability: Measures such as photovoltaic panels, sustainable materials, and efficient building fabrics align with a net-zero energy goal.
- Accessibility and Community Sensitivity: The proposal ensures compliance with accessibility regulations and incorporates design elements to minimise noise, light, visual impact, and disruption to nearby residential areas.
- Landscape Integration: Existing mature vegetation and key trees will be preserved, with additional landscaping to maintain the rural aesthetic and enhance biodiversity.
- Ecology: Protecting and enhancing (by at least 10%) local ecological biodiversity and incorporation of other ecology enhancements.
- Heritage and Aesthetics: The design adopts traditional farmhouse aesthetics for Block A's north-facing side, blending seamlessly with the Seagry Estate, while modern, sustainable materials define the rest of the development.
- Drainage: Managed surface water drainage is incorporated to

ensure there is no local flood risk and/or local pollution and foul drainage will be connected to the existing system.

- Operational Efficiency: The layout is optimised for safe vehicle access, efficient vehicle movement, storage, and estate operations while retaining functionality for the rental units.
- Wider significant Socio-Economic gains through direct and indirect job creation and the support for local businesses.
- The scheme is a well-considered development that respects the character of Upper Seagry while advancing the operational goals of the Seagry Estate. The development can proceed following careful and managed demolition and site remediation, tree protection and careful and considerate Construction Management.
- The outcome will be a sympathetic employment development within a generally sustainable settlement building on, supporting and future proofing the Seagry Estate's longstanding position in the village.
- The proposal is “good design” and “sustainable development”.



3D Aerial View of Site