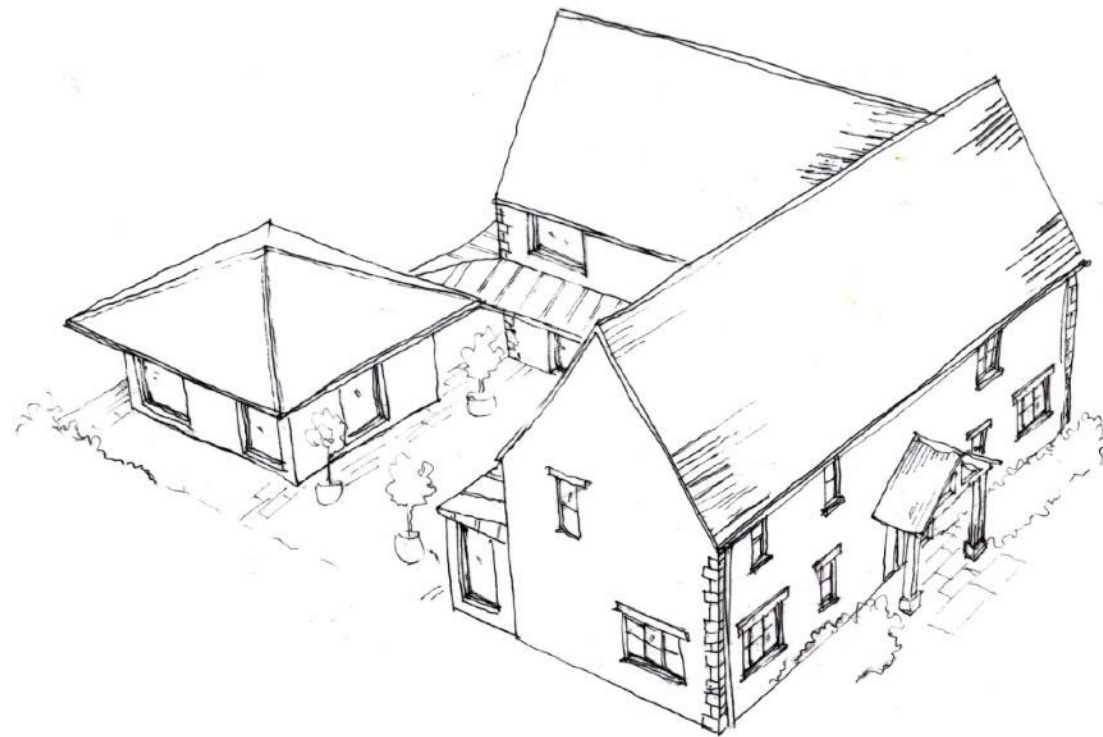


RIXON

ARCHITECTS



Sketch idea of the proposed dwelling and citrus house

Outline Planning
Crows Nest Farm
Nov 2025

Introduction

This document has been prepared in support of Outline Planning regarding a proposed new dwelling on the old Sand School at Crows Nest Farm, incorporating the existing kitchen garden, and repurposing the existing American barn as garaging.

The proposal is for a single detached house, with a citrus house.

Please also refer to the included planning report, prepared by Plan A.

Clients Personal Statement

Our vision is of a contemporary, low maintenance home, around a central courtyard, that allows us to continue to live in the Crows Nest Farm environs for as long as possible, to pursue our lifetime interests, and to continue our stewardship of our 10 acres of productive pastureland.

We acquired the property in 1997 and immediately felt a strong connection to the location. This has grown over the years as we have raised our family and integrated into the Cleverton community. This is our family home and has suited and shaped our lifestyle well to date, but the house itself has limitations that mitigate against it as a later life residence. We have respected the character and history of the house as an Inn and farmhouse dating back to the early 19th century and believe strongly that significant structural and functional changes would not be sympathetic or indeed viable.

The new house will enable us to develop a new garden, on a smaller scale than the circa one acre of formal and informal gardens we have created and maintained for the past 25 years. We will continue to keep honey bees and ensure their survival by providing planting to support year-round foraging. We will enhance the biodiversity of the designated development by planting a new tree line and hedgerow along its West and North boundaries. The residue of the sand school will be replaced by a wildlife-supporting green space with a wide range of planting.

The existing house and garden will be separated and marketed for sale as a family home within the existing private enclave.



View across the site

Purpose of the Proposal

The key elements of their brief: Building a home that overlooks the fields and expansive views beyond; that is in harmony with their green-fingered lifestyle and is energy-efficient with long-term living accommodation is their aim.

The focus of the design has been connecting and responding to the surrounding landscape; framing the extensive views, sheltering from the strong and cold winds; creating privacy from the surrounding residential buildings.

Citrus House: The clients have nurtured various citrus trees for decades, along with other delicate plants. They carefully bring these into their conservatory each autumn, some plants require the conservatory style protection year round. This element will primarily provide east and north-facing light and serve as both a semi-external seating area as well as being primarily a plant house.



Photographs from the clients conservatory with their over-wintering citrus trees and plants

Description of the Site

The site includes part of the old Crows Nest Farm manège; the applicants no longer keep horses so the sand school is defunct. The adjacent space is domestic: allotment; garden; storage building and Apiary.

The old stables outbuilding is in good repair but currently has no set purpose apart from being utilised for some external storage. Both this and the manège has been used for domestic purposes for 15 years.

The site is relatively level ground, slightly falling away towards the clients field with far-reaching views beyond.

The farmhouse and surrounding buildings are no longer agricultural, with the outbuilding being used for storage and the other building converted into dwellings.

Refer to Plan A's report for the planning history of the site.



View from the allotment looking toward the existing farmhouse



Looking down the driveway towards The Birches, sand school to the right



View of The Lodge, adjacent to the Farmhouse, from the driveway



View of Crows Nest Farmhouse, from the driveway



View of the sand school from the gate by the outbuilding



Looking towards the allotment, outbuilding visible on the right

Site & Access

The proposed dwelling would be accessible from the existing private driveway, which is owned and maintained by the Clients, with a covenant in place to convey access rights to The Birches and The Lodge.

The first house on the driveway is a two-bed converted garage with dormers; adjacent to this is the five bedroom farmhouse, which has a detached garaging. At the end of the driveway is a four bedroom house also with garaging.

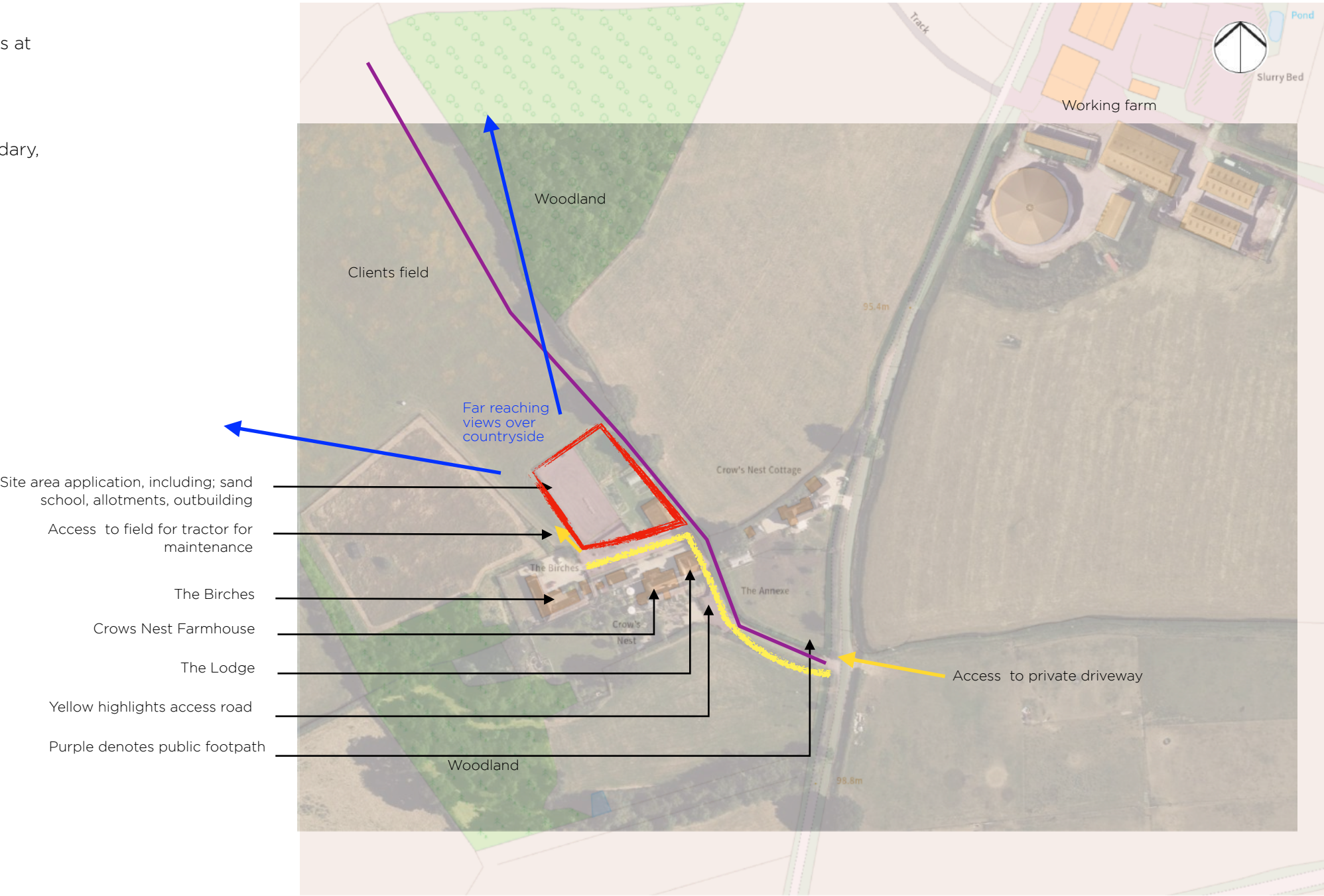
Each property has its own parking off the driveway, and there is ample turning space.

The drive also provides access into the fields for a tractor and mower.

The nearest property is The Lodge (currently owned by the clients) and The Birches; once the old stables and outbuildings at Crows Nest.

To the north of the site is a large working farm with various outbuildings.

A footpath runs to the northeastern edge of the client's boundary, denoted by the purple line.



Sketch Site Analysis

The house contains five bedrooms, with expected associated rooms of a property of this scale.

The location of the house is intended to sit mostly within the old sand school plot, with most of the fenestration directed out towards the fields and allotment and orchard, providing privacy from the existing houses. There will be limited fenestration to the south, with windows predominantly off corridor or service rooms to maintain privacy from Crows Nest Farmhouse.

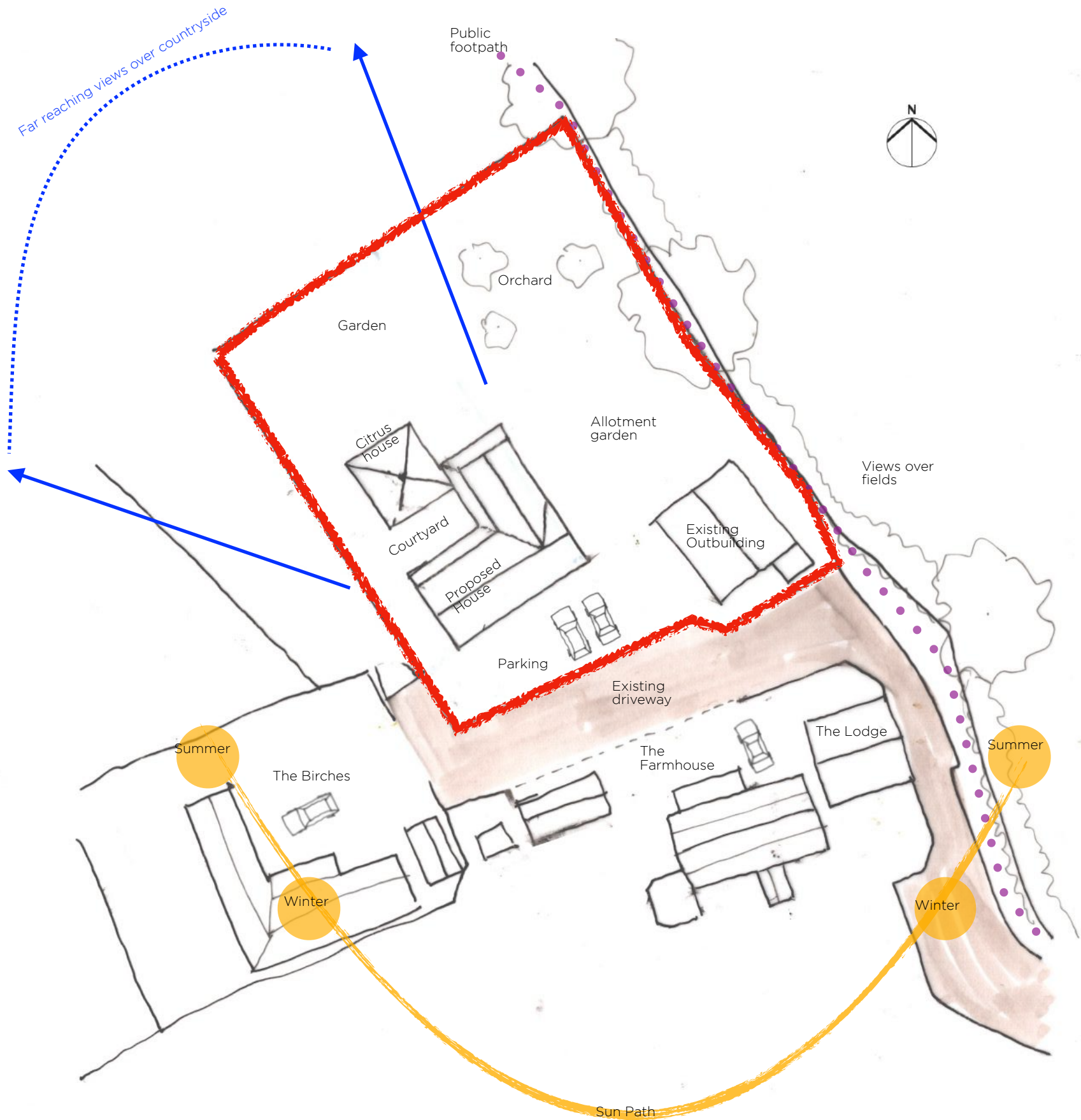
The proposed building is set at an angle so that it does not directly face the existing buildings opposite, this orientation also maximises the views.

Parking would be off the existing paved driveway, utilising the existing access.

The outbuilding is proposed to be used for garaging, gym/spa and potential ancillary accommodation.

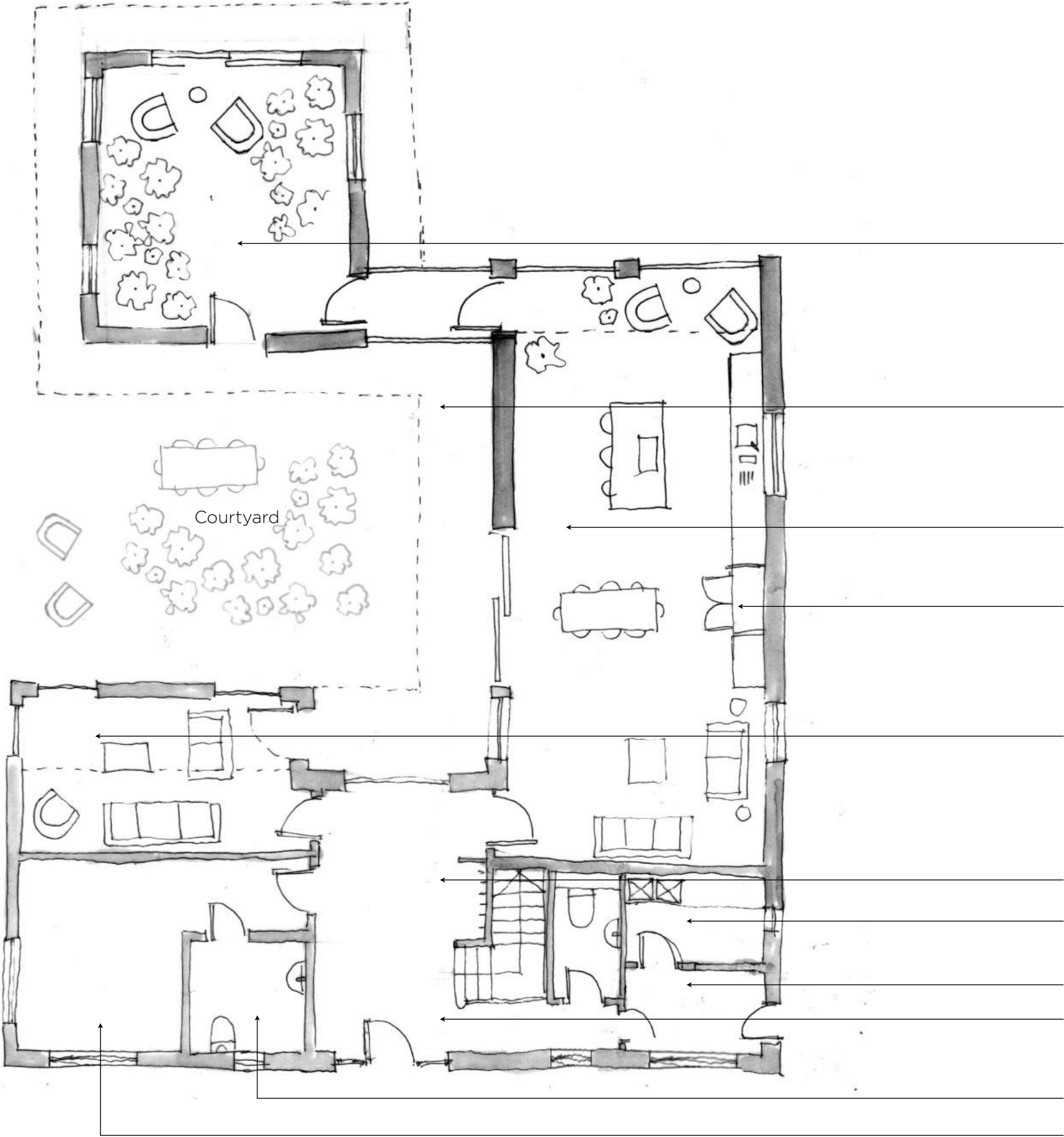
There is a footpath running alongside the site; the clients “want the experience of footpath users to be maintained and preferably enhanced by the development”.

Proposed Block Plan (nts) ->



Sketch Ground Floor Plan

Internal, glazed, covered connection between main house and citrus house.



Citrus House for overwintering all the citrus trees etc

Veranda (Japanese style TBC) wrapping around the house connecting rooms via an 'external corridor'

Kitchen/living/dining connected to garden

Pantry

Sun/snug room - north facing glazing

Coat storage

Laundry room/drying room

Utility room with external access

Entrance hall with views through to the garden

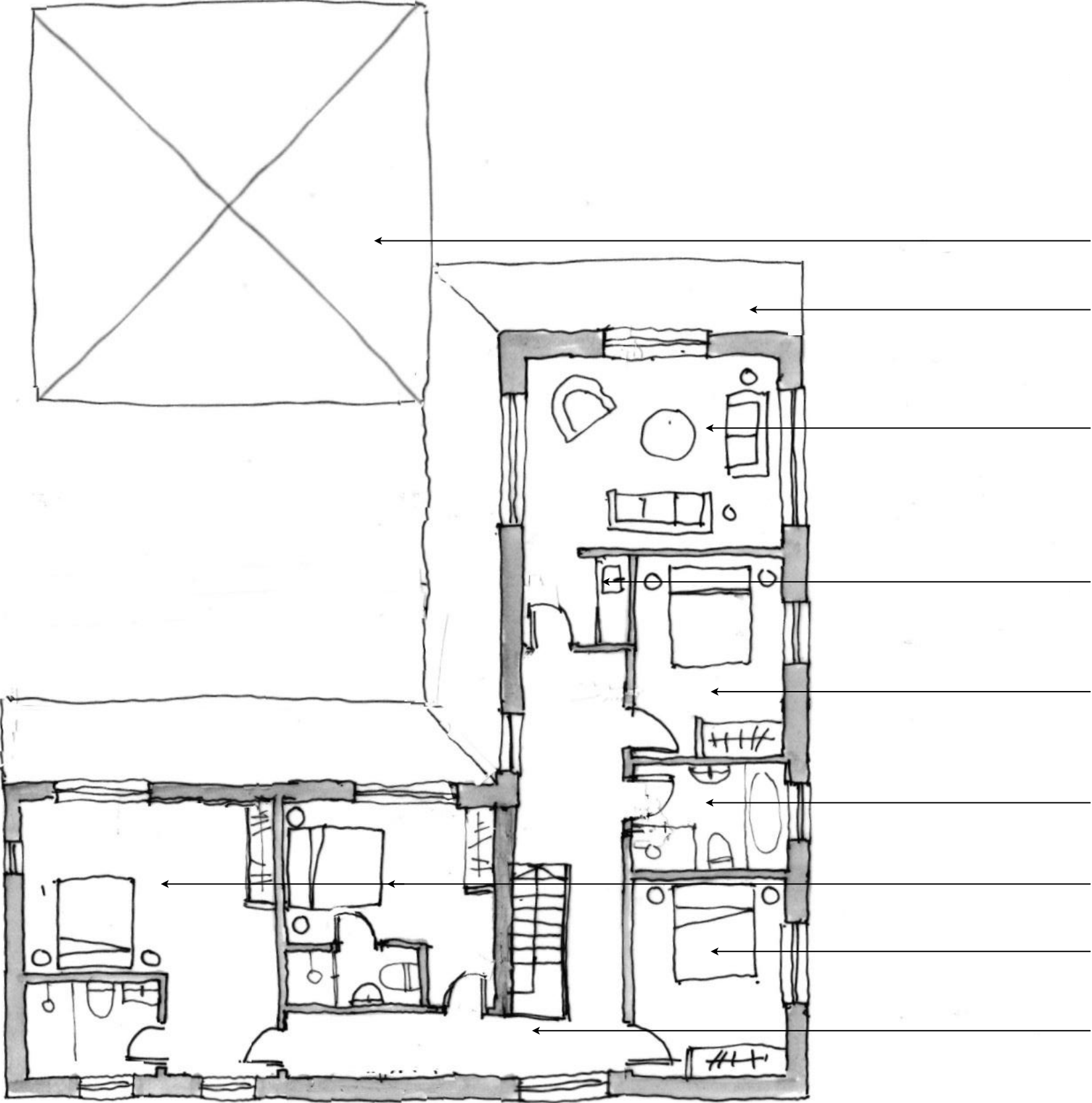
Accessible bathroom

Accessible Bedroom/Study



Scale: 1:100 @ A3

Sketch First Floor Plan



Citrus House for overwintering all the citrus trees etc

Veranda (Japanese style TBC) wrapping around the house connecting rooms via an 'external corridor'

Living room, triple aspect

Butlers pantry

Bedrooms with views over the allotment

Family Bathroom

Bedrooms with en-suites and views over the fields

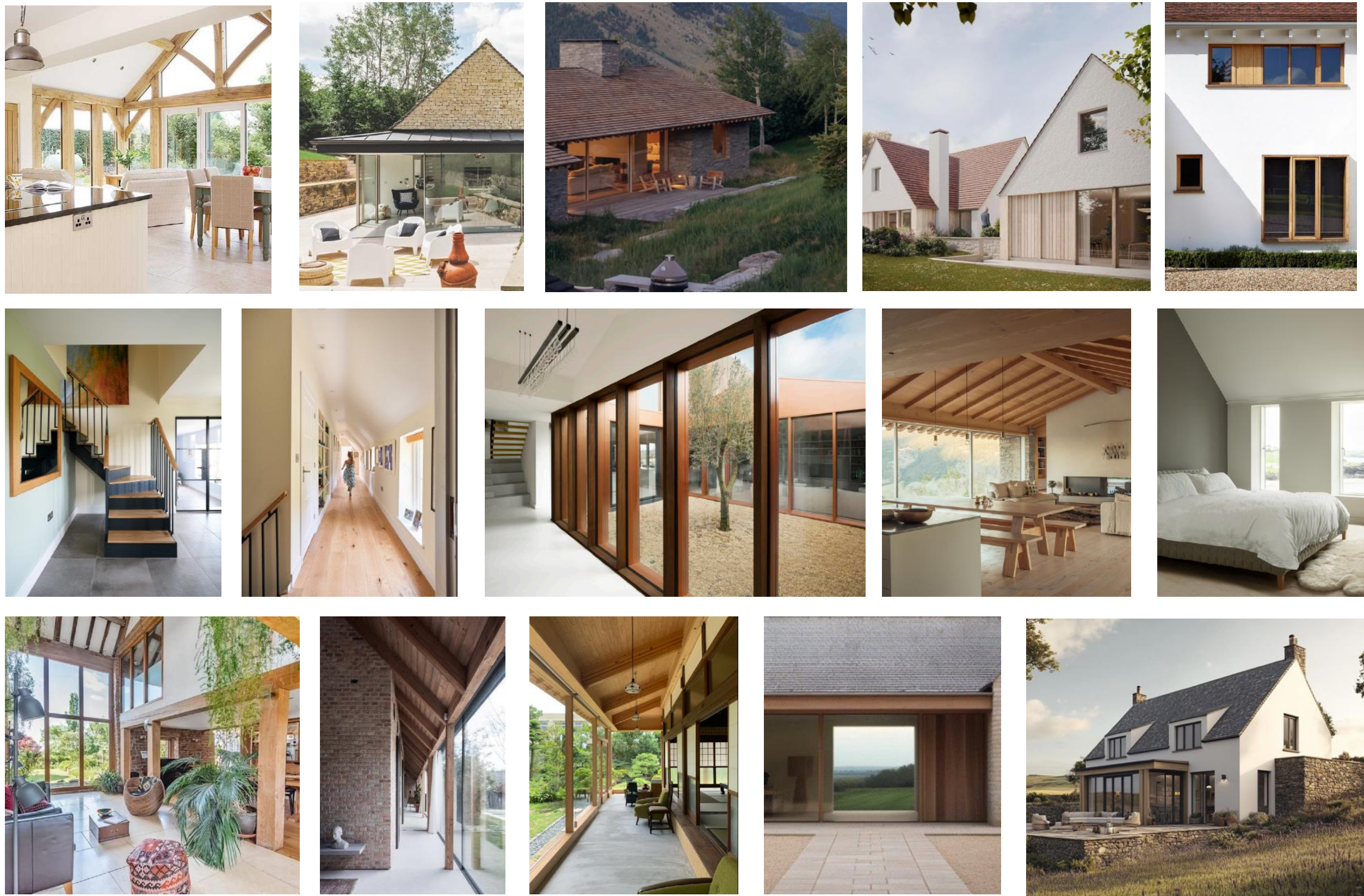
Bedrooms with views over the allotment

Windows to landing corridor



Scale: 1:100 @ A3

Reference Imagery



Materials & Features

The clients are keen on ensuring the house fits into the local vernacular, which is incredibly varied, and are drawing inspiration from the farmhouse, whose style they prefer.

Slate & Standing seam metal roofs; tying in with the surrounding buildings, both residential and barns.

Render & Brick: traditional local building materials in keeping with the surroundings.

Painted timber & metal windows and doors, gravel, and exterior stone tiles.

Veranda - providing protection from the weather, solar shading and a link between indoors and outdoors, a key consideration for the clients.

Sustainability

Thermal performance and energy efficiency of the existing building will exceed Building Regulations by using glazing with high thermal performance and solar control, along with high performing and/or sustainable insulation, building materials and techniques.

We have successfully used SIPs panel timber frames to aid thermal performance and airtightness performance, as well as minimise construction times - it is possible we would also use this construction method here also.

The building will be heated by an Air Source Heat Pump, combined with a Mechanically Vented Heat Recovery system to control the internal air quality and temperature. Rooflights help flush summer heat out of the building, and dual aspect rooms also help control unwanted summer peak heat.

Once we have minimised the building’s energy demand, we can then implement a renewable energy solution, like solar panels. We are considering solar panels, paired with a battery, to store the power when needed at night.

Another improvement to the building is solar shading to the areas of large glazing, and smaller windows facing south and west. This reduces glare and heat gain to help keep a building cool and comfortable. This means it also reduces energy costs in the building: By providing glare-free natural light, solar shading reduces the amount of artificial light required during the daytime.



Potential materials and textures

Impact on neighbouring properties:

There are only three nearby dwellings, two of which are owned by the clients. These houses will still have their privacy protected as part of the design. There intent is that there will be limited fenestration to the south, with the dwelling angled away from the other dwellings.

Consultation:

Our client will be discussing the proposals with the neighbours.

Works already carried out:

No work has been carried out.

Should you have any questions regarding the project, please do not hesitate to contact me.

Yours faithfully

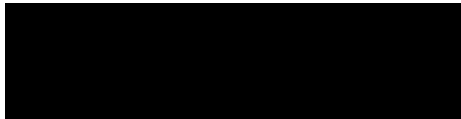


Image of the clients garden, they plan for their proposed new house to have just as diverse a space for nature.