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ARCHITECTS



Digital artistic impression of proposed new-build Farmhouse

Design & Access Statement

Knockdown Farm, Tetbury
Spring 2026

PROJECT OVERVIEW

Proposal

The application proposes:

- A four-bedroom farmhouse
- Retention and reuse of the existing cottage as ancillary accommodation
- Retention of existing equestrian and agricultural buildings
- No changes to site access arrangements

The development supports the long-term use and management of the site.

Site

Knockdown Farm, Tetbury.

This proposal seeks to create a long-term family home at Knockdown Farm, supporting a way of life closely tied to the land and equestrian use.

A new dwelling, more appropriately positioned within the holding, will restore a coherent farmhouse arrangement while significantly improving living conditions and environmental performance.

Key Moves

- Relocate the principal dwelling away from the A433 to improve residential amenity
- Reinstall a clear and legible farmstead hierarchy
- Maximise daylight, views, and connection to the landscape
- Deliver a low-energy, fabric-first home

The Vision

The proposal is rooted in the ambition to establish a long-term family home that reflects how the site is actively used and cared for.

The applicants are locally based, with their child attending school nearby and both applicants working within the area. Equestrian use is central to family life, with horses stabled on site and grazing within the surrounding landholding.

The site historically formed part of a wider farmstead; however, it has since been subdivided and separated from the original farmhouse. As a result, the holding no longer benefits from a principal dwelling that reflects its agricultural origins or supports its current use.

The applicants' intention has been to evolve the site incrementally, delivering improvements over time to create a cohesive and sustainable holding suitable for multi-generational occupation. An initial phase has already been completed, comprising a games room and home office located within the agricultural/equestrian area, which begins to integrate domestic and rural uses.

This proposal seeks to reintroduce that missing element — a farmhouse that supports the function of the site, sits comfortably within the landscape, and provides a high-quality living environment.

The Existing Principle Dwelling

The existing dwelling is constrained in its current form and location, with several factors limiting its suitability as a long-term principal residence:

1. Located adjacent to the A433, resulting in persistent road noise and reduced residential amenity
2. Modest in scale and form, and not proportionate to the extent or function of the 12-acre holding
3. Internal layout comprises small rooms, limiting scope for meaningful adaptation or extension
4. Restricted natural daylight, particularly in the afternoon, due to proximity of mature trees creating overbearing enclosure
5. Poor thermal performance, with limited opportunity for effective upgrade
6. Existing conservatory is at end-of-life and would require substantial replacement

Taken together, the existing building is not capable of being adapted to provide a dwelling that appropriately reflects or supports the site and its associated uses.

The Opportunity

Relocating the principal dwelling within the site creates the opportunity to establish a more coherent and functional arrangement of buildings.

Positioning the new farmhouse within a quieter and more open part of the holding allows for improved living conditions, better access to sunlight, and a stronger relationship with the surrounding landscape.

The existing cottage will be retained and restored as part of the site's ongoing evolution. Historically, it formed an ancillary building to the original farmhouse (now under separate ownership), and its retention reflects this secondary role. It is proposed to repurpose the building to provide:

- Storage
- Home office and domestic ancillary uses
- Guest accommodation

This approach preserves the building's contribution to the site while establishing a more coherent and functional arrangement across the holding.

SITE & CONTEXT

Description of Site

Knockdown Farm is located within a rural hamlet between Tetbury and Sherston, on the Gloucestershire/Wiltshire border. The site comprises a mix of residential, equestrian, and agricultural uses set within approximately 12 acres of land.

The existing buildings include:

- A detached 3-bedroom period cottage (dating from 1826)
- Stable blocks and equestrian facilities
- A barn and associated outbuildings
- A home office and games room

The site has evolved incrementally over time to support modern rural living and working.

Access

The site is accessed from the A433. Existing access arrangements will remain unchanged.

Two primary access routes are already established:

- A domestic access serving the existing cottage and proposed dwelling
- A secondary access primarily serving equestrian and agricultural uses

This separation supports the functional organisation of the site while maintaining safe and practical movement.

Application Boundary

The red line boundary is the same as that in the approved planning application for this site for these clients. Application Reference Number: PL/2021/08692



View of the existing cottage condition and proximity to the road



Access from A433 - Google Maps

SITE PHOTOGRAPHS



View from lawn towards existing buildings, illustrating relationship between cottage and equestrian structures.



View from cottage garden



View from garden towards existing cottage



View from stable yard towards stables and barn, west view



View existing equestrian barn and home-office and games room outbuilding

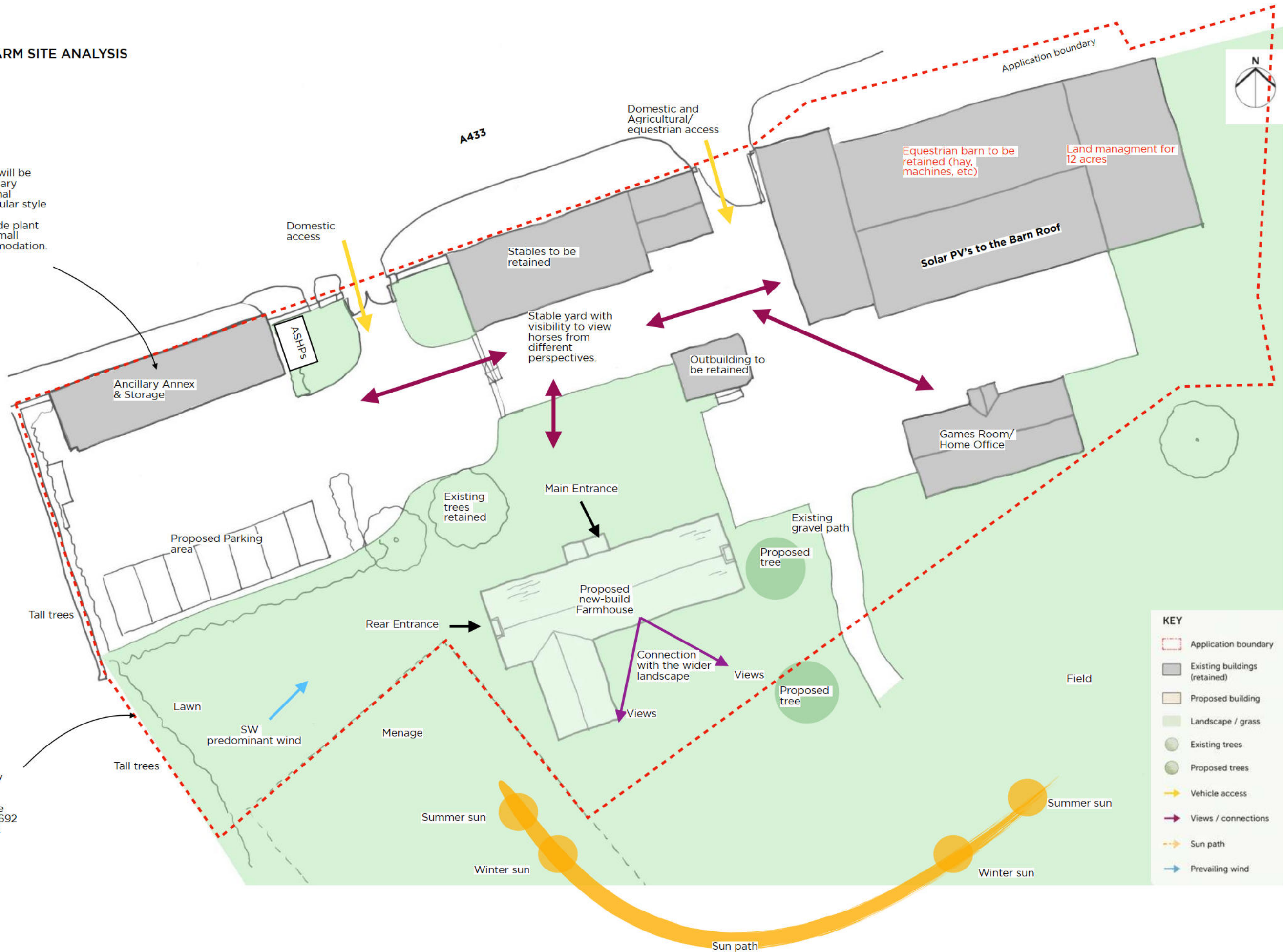


View of the existing cottage from the fields, showing menage and outbuildings etc

KNOCKDOWN FARM SITE ANALYSIS

The existing cottage will be reinstated as an ancillary structure to the original farmhouse. Its vernacular style will be retained and reconfigured to include plant space, storage, and small guest or staff accommodation.

The red line boundary is taken from the consented scheme Application Reference Number: PL/2021/08692 granted in June 2022.



DESIGN RESPONSE

Responding to the Site

The proposed dwelling is positioned to improve residential amenity and establish a clearer arrangement of buildings across the site. The design::

- Maximises solar gain and daylight
- Takes advantage of key views across the landscape
- Reduces exposure to road noise from the A433
- Benefits from natural screening provided by existing trees

Layout & Movement

The proposal establishes a clearer and more legible arrangement of buildings across the site.

- The new farmhouse becomes the principal building within the holding
- Existing outbuildings are retained and continue to serve equestrian and agricultural functions
- The existing cottage is repositioned in use as an ancillary structure

Access and movement are carefully considered:

- Existing tracks are retained and repurposed where possible
- A defined approach to the dwelling is created
- Parking is positioned to support practical day-to-day use

Living & Amenity

A key driver of the proposal is the improvement of residential amenity.

The new dwelling:

- Provides a quieter living environment away from the road
- Achieves improved daylight and outlook
- Maintains visual connections to the stables and paddocks
- Supports the practical needs of equestrian life (including a boot room and direct access to external areas)

This creates a more comfortable and functional home aligned with how the site is used day to day.

Scale & Massing

The proposed dwelling adopts a simple and restrained form.

- Approximate floor area of 300sqm across two storeys
- Form reflects a scale appropriate to the 12-acre holding
- Simple massing reduces visual impact
- A gable element and porch provide legibility and balance to the front elevation

The overall composition is informed by local rural buildings, ensuring the proposal sits comfortably within its context.



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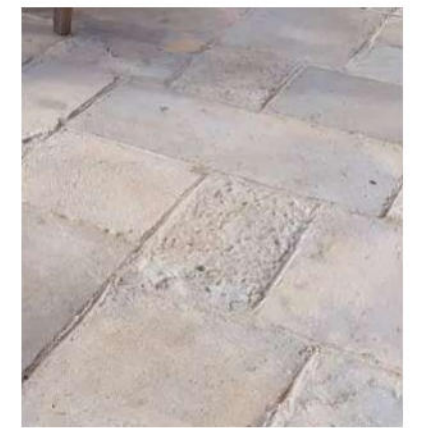
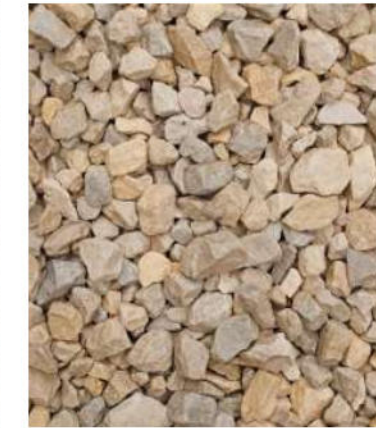
Character & Appearance

The material palette draws directly from the surrounding Cotswold landscape, where natural stone buildings and simple forms define the local character.

- Use of locally sourced materials where possible, including natural walling stone, stone slates, and paving
- Material selection informed by the surrounding landscape and nearby buildings

Detailing and construction quality are integral to the design approach:

- High-quality craftsmanship to ensure durability and a cohesive architectural language
- Careful detailing to create rhythm, balance, and a strong sense of place
- High levels of thermal and acoustic performance, including acoustic insulation to intermediate floors



Potential materials

Reference Imagery

Key architectural features draw from local vernacular:

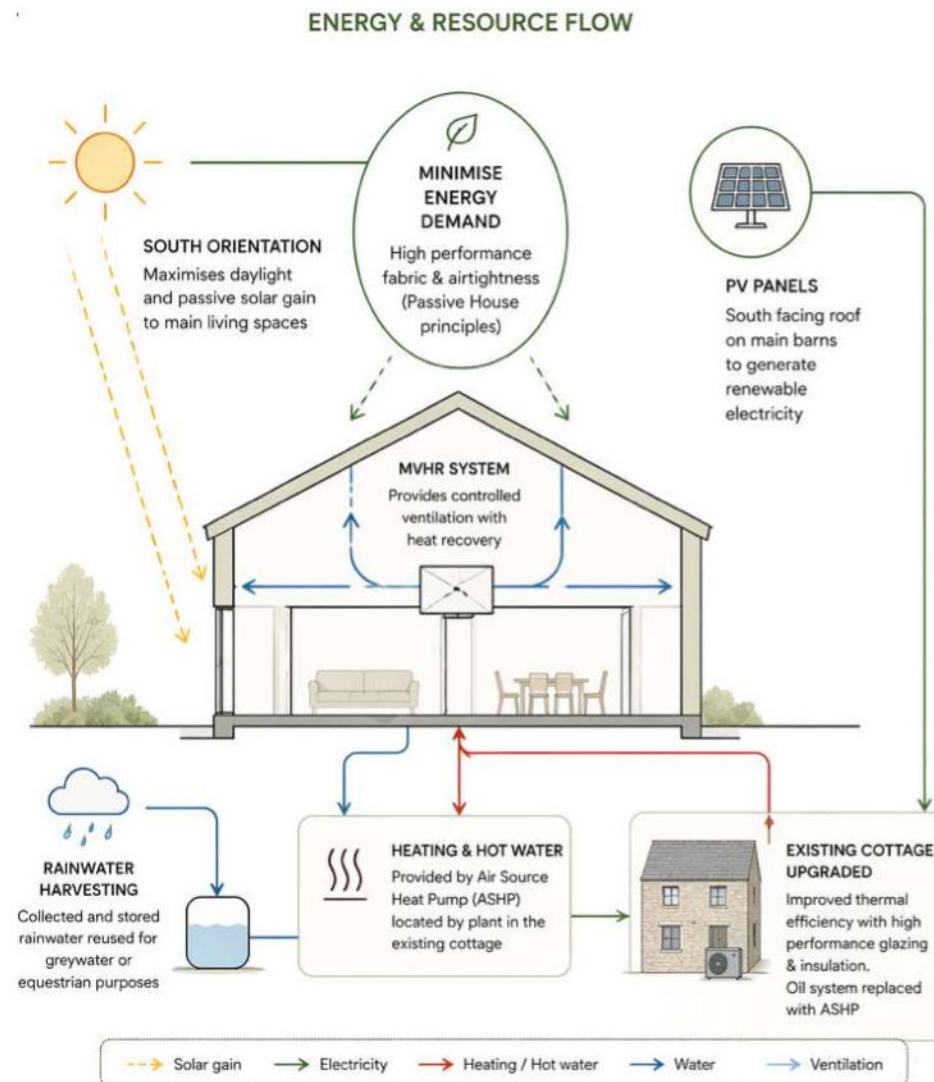
- **Chimneys:** Incorporated as important elements reflecting traditional Cotswold buildings
- **Timber windows:** Utilised throughout, with variation in form (including arched openings where appropriate) to add visual interest
- **Porch:** A prominent feature providing weather protection and reinforcing the entrance
- **Cut stone surrounds:** A traditional manor house feature, giving a sense of hierarchy to the openings and the building as a whole



SUSTAINABLE DESIGN STRATEGY

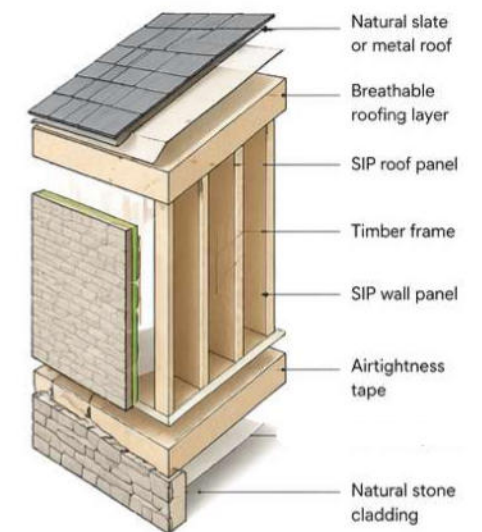
The proposal adopts a fabric-first, low-energy approach:

- Orientation & Solar Gain**
 The dwelling is positioned further south within a more open part of the site, enabling a strong relationship with the sun path. The principal elevation faces south, maximising daylight and passive solar gain to the main living spaces.
- Fabric First Approach**
 Prioritising high levels of insulation, airtightness, and overall thermal performance to minimise energy demand.
- Low Carbon Heating**
 Heating and hot water will be provided by an air source heat pump (ASHP) located within the plant area of the existing cottage, replacing the current oil-fired system with a more efficient, low-carbon solution.
- Efficient Construction**
 The building will utilise a SIPs timber frame formed from sustainably sourced materials, creating a high-performance building envelope. Locally sourced natural stone will be incorporated where possible, reducing embodied carbon and reinforcing local character.
- Existing Building Upgrade**
 The existing cottage will be thermally upgraded through improved insulation and high-performance glazing, reducing heat loss and improving overall efficiency.
- Renewable Energy**
 Photovoltaic panels are proposed on the south-facing roof of the main barn, generating on-site renewable electricity and reducing operational carbon emissions.
- Ventilation Strategy**
 An MVHR system will provide controlled ventilation with heat recovery, maintaining indoor air quality while minimising heat loss.
- Water Efficiency**
 Rainwater harvesting is proposed, with water reused for greywater and equestrian purposes to reduce overall consumption.



SIPs CONSTRUCTION

High performance building envelope



- SIPs timber frame from sustainably sourced materials
- High levels of insulation and airtightness to reduce heat loss
- Locally sourced natural stone reduces embodied carbon and reinforces local character
- Efficient, durable and low environmental impact

IMPACT

Neighbouring Amenity

Due to the site's rural setting and the positioning of the proposed dwelling, there will be no adverse impact on neighbouring properties.

Consultation

Our client has not yet discussed the proposals with the neighbours.

Works already carried out

No work has been carried out on the existing cottage.

CONCLUSION

Summary

The proposal provides a considered and site-led response, reinstating a principal farmhouse within the holding while significantly improving living conditions and environmental performance.

It supports the way the site is used, strengthens its rural character, and delivers a sustainable long-term home for the applicants.

Other documents included in this application:

1. Heritage Statement by Natalie Fenner
2. Landscape & Visual Appraisal by Anthony Clarkson (ACLA Ltd.)
3. Existing and Proposed drawings by Rixon Architects
4. Planning Statement by Plan A

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

Yours faithfully



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