

NEIGHBOURING
FIELD

SITE BOUNDARY

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Existing kitchen, and agricultural outbuildings to west of cottage to be replaced with new modular timber framed structure incorporating kitchen and entrance hall link with covered porch to main entrance and to rear garden beyond.

Red dashed line marks footprint of existing kitchen and outbuildings to be demolished.

New kitchen to replace existing, with recessed glazed link to original cottage.

New inner entrance hall with direct links through to garden, with access to WC, storage/cloaks, utility and workshop all formed within existing garage footprint.

Timber framed porch over front door.

Ridge line of new roof running from north to south to reflect orientation and pitch of existing outbuildings. Potential for maximising internal ceiling heights and timber structure to be exposed.

Roof of new wing to have slate roof covering and poolside barn to have new slate roof covering to match.

Photovoltaic panels to be installed to outbuilding roofs including poolside barn - ideally integrated slate PV tiles to reduce impact (specification, extent and layout all subject to further technical advice).

Conservation-style rooflights to be inserted over WC, Utility, workshop, entrance hall and kitchen.

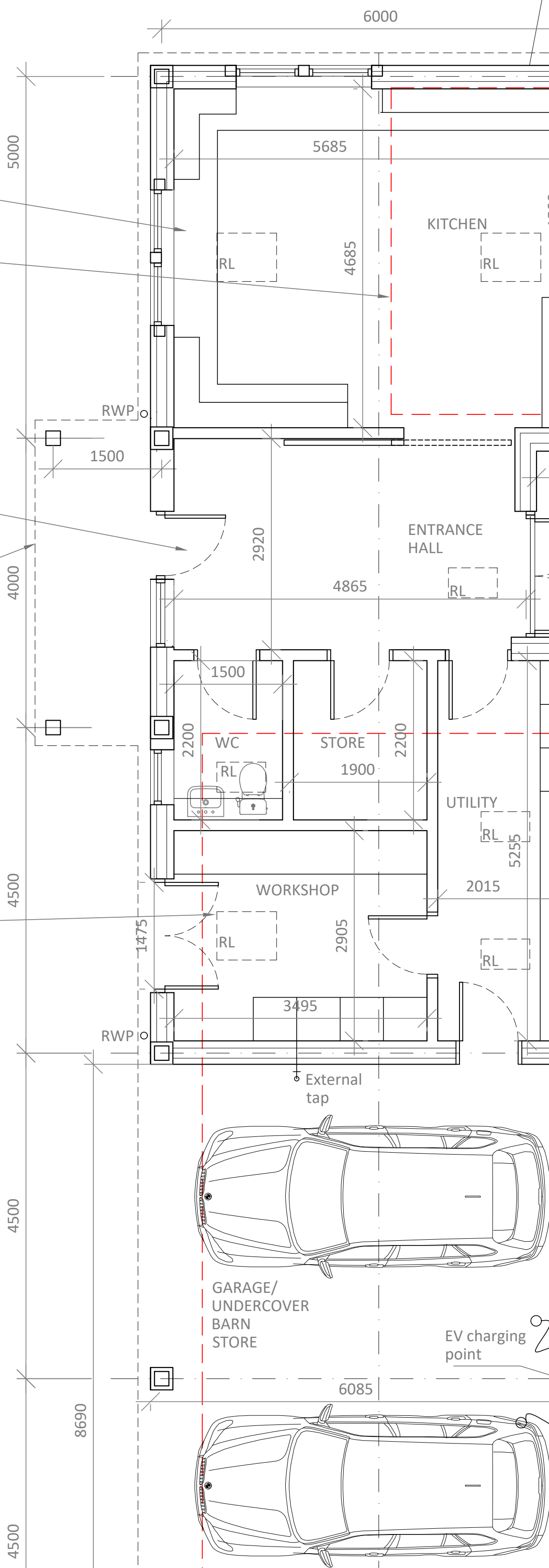
GRAVELLED
PARKING
AREA

Existing boundary wall to pool area made secure by removing gate access, and introducing new doors within gable of new building.

EXISTING POOL

PERGOLA

New freestanding timber pergola to be constructed for south side of pool area to create shade.



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LAWN
FRONT GARDEN

Recessed glazed link between cottage and new kitchen. Orientation of new kitchen roof north to south to maintain views from first floor gable window above.

DINING
ROOM

New timber and glazed double doors from entrance hall into rear garden, recessed under eaves for shelter.

Garden to be relandscaped to include new steps from entrance hall level up onto lawned area.

GARDEN

Replacement outbuildings to be clad with horizontal charred black timber boarding to match existing.

Dividing gable wall to be constructed to separate pool and garden from parking area, with double doors to allow garden machinery to be stored safely within the outbuildings.

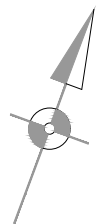
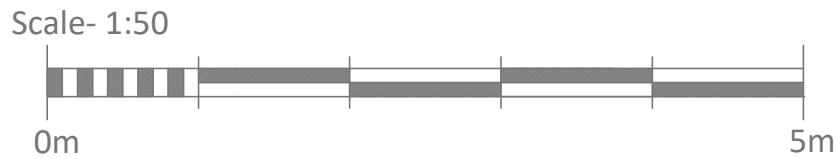
South bay of barn to be removed and left open to form space linking garden and pool area.

New stone paving to be laid around poolside to replace existing. Steps to be removed to create level access.

Poolside barn to be reconfigured (existing sauna and shower pod to be rotated to allow access from poolside area). Barn to be utilised as storage and potting shed.

Gable walls of barn to be repaired - concrete blocks replaced with reclaimed bricks and all to be repointed with lime mortar. Lintels and high level windows in both gable walls to be replaced with timber elements.

Roof to be replaced and recovered with slates to match new extension, with conservation rooflights over Plant room and WC to replace plastic rooflights. PV panels or integrated PV slate tiles to be incorporated subject to further assessment.



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Project	Three Bears Cottage Blackland, Calne
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Stage	Planning and LB Application
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