



# Breach House

Design and Access Statement

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# 1. Introduction

Breach House emerges from an aqueous confluence, both technical and poetic, from energy and hydrology, to hydration and ecology. Inspired by the prevalence of rivers, brooks and drainage channels in the immediate context, water is a key thread running through this proposal.

The scheme comprises a holistic site strategy, informed by detailed analysis of setting and landscape. The architectural language takes cues from rural typologies, resonating subtly with its context. The result is a unique and striking contemporary architecture which is grounded in its place, while at the same time being very much 'of its time'.

Breach House has been developed in the context of paragraph 80 of the NPPF and as an alternative to the existing permission for conversion of an agricultural barn on the site, preserving the agricultural use of this non-designated heritage asset.





- Ownership Boundary
- Site Boundary

EXISTING PERMISSION

Full planning permission (20/00588/FUL) was granted in September 2020 for conversion of the existing barn, incorporating a large basement, sunken courtyard, and underground parking.

The barn is considered to be a non-designated heritage asset. Although the barn is no longer suitable for housing livestock, the applicants’ hardy breed of Highland Cattle do not require winter housing. Therefore if the barn is not converted for residential use (as per the current permission) this presents the opportunity to sensitively restore the existing barn as a general-purpose farm building, and re-use what is currently a redundant agricultural barn. It would also negate the need for an additional agricultural shed or barn to be erected, thus preserving the existing special character of both Sutton Lane and South Farm.

This new application proposes an alternative scheme, which may offer an improved option in terms of environmental impact, the needs of the applicant, the wishes and concerns of local community groups and for the site in a broader sense.

PLANNING HISTORY

|      |   |                                                                                                                                                                             |
|------|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2017 | ● | Class Q planning permission (submitted by the previous owner) for conversion to a small, 3-bed dwelling (17/00773/CQGDO). Permission approved.                              |
| 2019 |   | The Barn was purchased by the applicant                                                                                                                                     |
|      |   | Application was renewed (planning ref 19/01217/CQGDO).                                                                                                                      |
|      |   | Submission of planning application (planning ref 20/00588/FUL) to convert the barn to residential use including a large basement, sunken courtyard and underground parking. |
|      |   | Permission granted                                                                                                                                                          |
| 2020 |   | The site is referenced within the Market Bosworth Housing Needs Assessment (July 2020) as a site with a dwelling commitment.                                                |
|      | ▼ |                                                                                                                                                                             |



Existing Barn aerial view from google



Public view from Sutton Lane



Barn buildings viewed from south



Photo showing current condition of barn

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework is a key material consideration. Paragraph 80 of the NPPF sets-out guidance on development on isolated sites in open countryside; circumstance (e) is of particular relevance:

e) the design is of exceptional quality, in that it:

is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and

would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

There are other policies within the NPPF which are relevant to the case including paragraph 133 on the role of Design Review Panels and paragraph 134, which would lend weight in terms of outstanding or innovative design which promote high levels of sustainability.

LOCAL POLICY: HBBC DEVELOPMENT PLAN

In addition to the context of the NPPF, local policies were identified by the LPA at pre-app stage. The development plan consists of the adopted Core Strategy (2009), Market Bosworth Neighbourhood Plan (2015), and the Site Allocations and Development Management Policies (2016).

The main relevant policies include:

- Core Strategy (2009):
- Policy 7: Key Rural Centres
  - Policy 16: Housing density, mix and design
  - Policy 17: Rural needs
  - Policy 24: Sustainable design and technology

- Site Allocations and development Management Policies (SADMP) Development Plan (2016) (SADMP):
- Policy DM1: Presumption in Favour of Sustainable Development
  - Policy DM4: Safeguarding the Countryside and Settlement Separation
  - Policy DM6: Enhancement of Biodiversity and Geological Interest
  - Policy DM7: Preventing Pollution and Flooding
  - Policy DM10: Development and Design
  - Policy DM12: Heritage Assets

- Policy DM17: Highways and Transportation

Market Bosworth Neighbourhood Plan

- Policy CE2: Local Green Space
- Policy CE3: Important Views and Vistas
- Policy CE5: Landscape of the wider Parish

Policy CE5 is particularly relevant here, stating:

*“In the open countryside outside the settlement boundary, new development will only be permitted:*

- a. where it contributes to the local economy*
- b. for the re-use or extension of an existing building or*
- c. for sport or recreation or*
- d. For new dwellings in the circumstances identified in paragraph 55 of the Framework.*

*In all cases development will only be permitted where it does not cause harm to the landscape or biodiversity of the countryside that cannot be effectively mitigated.”*

While the NPPF has been updated in the time since, the ‘country house clause’, paragraph 55, is now paragraph 80. Seen in this light the neighbourhood plan supports development which meets the criteria of paragraph 80.

PRE-APPLICATION CONSULTATION

The project team have engaged in two rounds of pre-application consultation with the Local Planning Authority (21/10103/PREHMO); receiving a first round of feedback in January 2022 and a second round in November 2022.

Both pre-application responses indicate that the LPA would be supportive of the scheme subject to meeting the relevant criteria, in particular those set out in paragraph 80(e) of the NPPF. Its noted that clauses within the NPPF in addition to local policies are particularly supportive where proposals can demonstrate high-levels of sustainability and environmental performance. The responses also indicate support for retaining the existing barn within agricultural use and proposals for light-touch refurbishment and upgrade of its condition.

CONCLUSION

The design of Breach House has developed through an extensive process, with collaborative input from a range of experts and specialists. The scheme has evolved with input from two rounds of design review by an independent panel of experts from Design Midlands. The most recent feedback gave a positive review of the proposal, which has developed further in response to feedback and suggestions made. See section on DRP for more information on this.

Breach House is energy positive and carbon negative, meeting high performance standards for operational energy, embodied carbon and on-site ecology. While the architecture is very much rooted in its place, the proposal also speaks to the pressing challenges of the contemporary moment, including resource use, decarbonisation and adaptation to a warming climate. By serving as an exemplar in contextual environmental design, the proposal can help to raise design standards in rural areas generally.

There are a minimum of three ways in which the scheme can be said to enhance its immediate setting:

- The introduction of a contextual building of architectural merit will create a notable yet congruous feature of interest in the local area.
- By retaining the existing barn within agricultural use and undertaking a light-touch refurbishment, the material condition of this non-designated asset will be enhanced and preserved for the future.
- The scheme proposes very significant ecological enhancements and habitat measures. This has been determined to equate to an exceptional biodiversity net gain of 49%.

The design process has taken extensive inspiration from its setting, including historic factors, landscape character and vernacular material palette. In these ways, the resulting scheme is sensitive to the defining characteristics of the local area.

The applicant and project team respectfully submit that the proposal conforms with the criteria of paragraph 80(e). An extensive collaborative process in tandem with the evidence and supporting information submitted as part of this application, describes and evidences the way in which the proposal meets the relevant requirements.

BACKGROUND

The site has been farmed since at least the 16th century, and more recently formed part of a larger agricultural holding known as South Farm, Market Bosworth.

The holding extends to approximately 30 acres of permanent pasture, to be grazed by a fold of pedigree Highland Cattle, with plans to purchase a further 60 acres of available land.

We need to ensure the farm (and buildings) support these agricultural operations and land management. Typically, this may be in the form of steel framed agricultural sheds, to be used as general-purpose buildings, for the storage of farm equipment, machinery, and fodder.

Whilst a modern agricultural shed would be a simple and cost-effective solution; we feel that introducing this type of building, would be overbearing, and dwarf the single storey barns. We are also aware of the objections received when large scale agricultural sheds were sited at Nursery Barn, Market Bosworth.

As custodians of Sutton Lane, we also appreciate the local importance, natural beauty, and uniqueness of the gated road, which is something we not only wish to protect, but also further enhance.



Historic photo of Sutton Lane (taken April 1955, Edmands Family Archives, Nuneaton Local History Group)

CLIENT STATEMENT

This project is born out of deep affection and appreciation for the site, which was also shared by the previous owner, Tertius Perry, and formerly his family, who farmed the land and Sutton Lane for generations.

People share stories how he ruled the lane and was a local character within Market Bosworth. Tertius chased his cattle up and down the road, in all weathers, year after year, working well into later life. Parts of the barn were built by him, the sluice that provides water all year round, his own design. It may not be seen as significant, and in some ways perhaps slightly unusual, especially when you consider that we didn't know him personally, but we have an admiration for Tertius.

A planning permission already exists to convert the barn into a family home, however the COVID pandemic delayed the scheduled building works. This allowed us to further consider the site and contemplate the challenge in sensitively siting the additional agricultural buildings needed to manage the land. As custodians we felt a strong obligation to develop an improved scheme to preserve the land's unique story, and to do right by Tertius.

We believe the scheme put forward solves the challenges set out above, by delivering an outstanding, modern family home. But it's more than just this. The opportunity to live and manage the land in a way which will improve the ecology and biodiversity for all to enjoy, coupled with the extensive landscape proposals, is something we're not only passionate about, but very proud of.

The entire process has been a labour of love, and the level of rigour and detail is exceptional. We really do hope that with the support of the local authority, and wider consultees, we can work collaboratively to deliver a beautiful example of modern architecture, that enriches the landscape and our lives.

DESIGN TEAM

In order to ensure a high level of design rigour we have assembled a multi-disciplinary consultant team. Collectively we have sought to synthesise input from each discipline, working towards a cohesive and integrated whole.

Studio Bark

Architects

Studio Bark believes new architecture is dependent on the past to inform the present. We aim to break the mould of ‘eco-architecture’, incorporating our environmental ethos with high quality architecture. We believe all new homes should be whole life zero carbon and where appropriate can also deliver homes that are completely ‘off grid’.

MAX FORDHAM

Building Services Engineering

Max Fordham are an award-winning building services engineering consultancy. They are pioneers in sustainable, low energy and low carbon building design.

studio 31

Landscape Architects

Studio 31 is an award winning, adventurous and environmentally conscious landscape architecture practice who use research-led design principles to create landscapes which are both better for people and better for the planet.



Ecologists

Elton Ecology is a local and independent ecological consultancy supporting delivering ecology surveys and mitigation on Nationally Significant Infrastructure Projects.

STRUCTURE  
WORKSHOP

Structural Engineers

Structure Workshop is an engineering design consultancy whose built portfolio includes multiple award-winning contemporary structures, as well as projects on sensitive sites of national ecological and heritage significance.



Hydrologists

Amber Planning has a wealth of experience providing a range of flood risk and drainage related services and guidance.



Environmental Modelling + Analysis

Morphi is a design and engineering consultancy that helps achieve high sustainability targets. Morphi use methods of computational analysis to assist the design process.



Arboricultural Consultant

RJ Tree Services are a local, reliable tree consultancy.

DESIGN STATEMENT

This page provides a concise overview of the design. Please consider this design document in its entirety as a full design statement and rationale for the Breach House proposal.

USE + PURPOSE

The proposed use is a new paragraph 80 dwelling, while the existing barn (which has an existing permission for conversion into a dwelling) would remain as an agricultural building. The fields will be used to enhance biodiversity and to raise a modest number of Highland Cattle. Further rationale underpinning the project and its purpose is described in the client statement.

The proposal includes works to the existing barn, which is a non-designated historic asset. The barn is currently dilapidated and unsuitable for agricultural use, and we propose that the barn be restored as an agricultural building, rather than converted into a dwelling, as per an existing planning permission. We believe that returning the asset to an agricultural barn through light-touch refurbishment is the most sensitive way to ensure its future, and see this as a significant benefit of this holistic Paragraph 80 proposal.

DESIGN PROCESS

The design has evolved through a rigorous process over the course of an extensive time period just shy of 3 years. This process has involved the input of myriad experts and specialist consultants and an independent Design Review Panel. Key consultants including architects, landscape architects and environmental engineers have coordinated closely together and with the project client throughout this period, resulting in a cogent proposal that addresses multiple facets of the project brief, context and environment.

THEME + CONCEPT

There are three key strands that have been woven together through an extensive architectural design process. The scheme represents a synthesis of these threads:

- Providing an exemplar in off-grid living and resilience: meeting needs of domestic life with resources available on site. Responding to key challenges of the moment including a heating climate (global context), considerations of adaptation and zero carbon building. The scheme seeks to provide a case study in contemporary environmental design and raise design standards for rural housing generally.
- Water serves as a linking thread which brings the scheme together as a cohesive whole, connecting aspects of landscape and architecture, the historic and contemporary, human needs and considerations of wider non-human ecology.
- Contextual response: In the use of a palette of contextual materials and interpretive resonances with the local vernacular, the scheme seeks to be sensitive to the defining characteristics of the area. The proposal invokes these references in a subtle way, creating echoes of existing typologies while being a proposal that is also contemporary and 'of its time'.

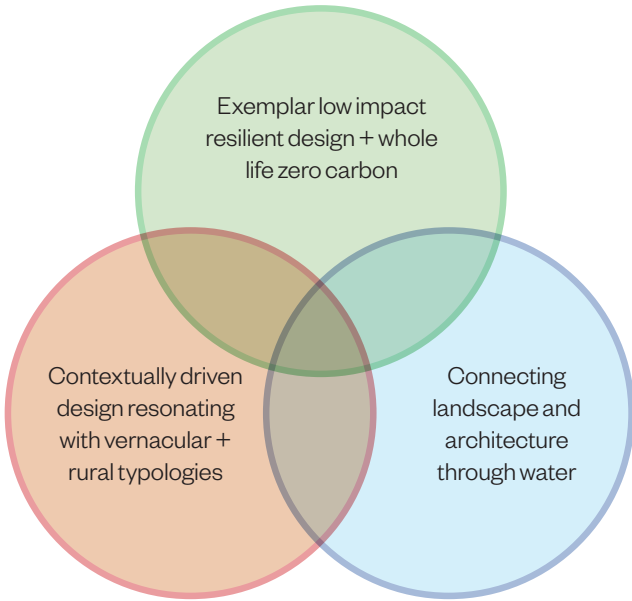


Diagram showing key overlapping aspects and drivers for the project

MASSING, LAYOUT + SCALE

The proposal is a detached 4 bedroom dwelling, with a GIA (gross internal floor area) of interior treated space of 430m<sup>2</sup>.

The home is located in the southwest corner of the site, close to an existing copse, which will be strengthened as part of the proposal. This move preserves the more open parts of the site while moving the domestic use away from the amenity of the lane. The massing of the home effectively screens domestic external areas south of the house from more public areas along Sutton Lane; a move that is reinforced through reinstatement of a historic field boundary. The massing reads as a cluster of forms, referencing the typology of a farmstead while breaking down the massing to engage more sensitively with the rural nature of its location. A water tower forms a focal connecting element within the proposal, linking site and architecture, past and present, through the running thread of water.

The layout and scale of the building is best illustrated by the plans, elevations and sections which can be found later in this document and as supporting planning drawings.

APPEARANCE

“The design approach has resulted in an exceptionally high quality scheme with a unique language which is contemporary, while echoing the typology / vernacular of local farmsteads.”  
- Design Midlands Review Panel, October 2022.

The appearance of Breach House seeks to create a resonance with its contemporary and historic context, through choice of locally-significant materials, the configuration of its form and architectural language, in addition to its siting within an overall landscape strategy. The appearance of the scheme is best illustrated by the visuals which can be found later in this document and also with reference to the planning drawings.

LANDSCAPING + ECOLOGY

A holistic site strategy is proposed, informed by contextual research and a diverse and expert project team. Proposed works include a wet meadow, enriched wildflower meadow, reinstated historical copse, successional tree planting, a new pond and reinstated field

boundaries. For full details of landscape proposals see Studio 31’s Landscape Strategy document and Landscape Management Plan.

The ecological enrichment of the site proposed through this scheme is truly outstanding in its own right. Elton Ecology have determined that the anticipated biodiversity net gain delivered by this scheme for habitats will be circa 49% - which is very significant and five times the statutory requirement being ushered in via the Environment Act. The house itself includes biodiversity measures such as an extensive bat attic.

ACCESS

The site is 1.5 km south of the town of Market Bosworth which can be reached via Sutton Lane. The site is thus a short walk or bicycle ride from the town which includes numerous amenities including shops, pubs, restaurants in addition to public transport links.

Sutton Lane is within the applicant’s ownership and is a gated road and old ‘drovers way’ once used for driving cattle to market. A new gateway access from Sutton Lane will lead to Breach House via a private driveway. Vehicular arrangements have been designed to accommodate all necessary requirements, including access by fire tenders and such. The design and rationale of this is described in more detail within Studio 31’s Landscape Strategy document and plans.

The issue of highways and creation of a new access onto Sutton Lane has been studied in detail, the findings of which are presented in a technical note from Create Consulting Engineers. Additionally the applicant has sought pre-application advice from Leicestershire County Council Highways team at stage 2 of the project in September 2022 (2022/9349/04/P/HEN). The highway authority did not raise any objections to the principle of a new access.

The house itself is designed with the principles of inclusive accessibility in mind. The ground floor of the house is all on a level and can be reached via level access from the vehicular parking/turning area. If needed in future, the ground floor office could be converted into a bedroom and the tower circulation space has ample provision for the fitting of a lift in future if needed

INTRODUCTION

This assessment reviews heritage considerations on the proposed site and within the immediately surrounding area.

The purpose of this assessment is to determine, as far as is reasonably possible from existing records and observations, an understanding of the historic environment within and surrounding the site in order to:

- identify assets of historic significance which would be affected by the proposal;
- provide an assessment of the significance of these existing buildings and the wider setting, considering their historic and architectural interests;
- assess the positive and negative impacts of the proposed works
- provide an explanation of the measures to conserve or enhance the significance and setting of the proposal

METHODOLOGY

The NPPF specifies that the significance of any heritage asset, including any contribution made by setting, should be described in a ‘level of detail proportionate to the assets’ importance, and no more than is sufficient to understand the potential impacts of the proposal on their significance’. The impact of the proposed development upon the setting of a heritage asset(s) has been assessed following the methodology detailed in Historic England’s The Setting of Heritage Assets, Good Practice Guidance Advice in Planning Note 3 (2017).

The following steps, used within this assessment, are recommended by Historic England as an approach to assessment:

- Step 1: Identify which heritage assets and their settings are affected
- Step2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow the significance to be appreciated
- Step 3: Assess the effects of the proposed development whether beneficial or harmful, on that significance or on the ability to appreciate it
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm
- Step 5: Make and document the decisions and monitor outcomes

SCOPE

No designated heritage assets exist within the site. There are no significant archaeological remains recorded within the site. Consideration of the Bosworth battlefield has been covered by Studio 31 in the landscape strategy document and lies further to the south of the site. For present purposes we have noted the following considerations:

- The existing barn on site (non-designated heritage asset)
- Two monuments in the surrounding context of the site, The Hercules monument (Grade II listed) and Two horse monument (Grade II listed)
- Market Bosworth Conservation Area (incorporating various listed buildings including grade II\* Church of St Peter)

The Hercules Monument and Two Horse Monument are 2 listed monuments within the historic area of Bosworth Park. Due to the presence of woodlands, hedges and the topography of the area, combined with the distance between these and the site, neither of these are visible from the application site. The proposed development will not impact significantly on the setting of these monuments.. So these have been noted as present in the context but will not be considered in detail due to the negligible nature of any perceived impact.

The Market Bosworth conservation area has been studied as part of a broader understanding of context and vernacular materials. Similarly, this cluster of heritage significance lies over a mile from the application site. The proposed development will not have an impact upon views within the conservation area or its setting.

DESCRIPTION + SIGNIFICANCE

The Barn on site is a locally-listed or non-designated heritage asset. It is described by a listing on the heritage gateway (HER ref MLE24718) as follows:

Monument Type:  
OUTFARM (Late Post-medieval to Modern - 1870 AD? to 2050 AD)



Sketch map showing heritage context around site. Listed assets indicated by blue dots. Market Bosworth conservation area is indicated by green hatch.

Summary:  
T-shaped arrangement of farm buildings. The oldest section, parallel to the road, has an open fronted section of two bays to the right and an enclosed section to the left. A further open two bay section with galvanised roof extends to the south-east, and a later building at 90 degrees to the old barn has a corrugated iron roof and gable end. The old section is of brick and has a fishscale tile roof, with hay racks inside the open bays.

The setting includes Sutton Lane which is an adopted highway, but also a gated road within the applicants ownership. The lane is a historic droversway which was used to conduit cattle to market, is significantly tree-lined in sections with characteristic wide verges. This aspect of the setting contributes to the pastoral setting of the barn.

IMPACT

Permission has already been granted for conversion of the barn into a dwelling (20/00588/FUL). However the present application proposes an alternative vision for the site, with a paragraph 80 dwelling further away from the lane allowing the barn to remain within agricultural use. Minor changes are proposed to enhance the usefulness of the building for contemporary farming practices and the needs of the applicant.

Some elements of the building fabric are in decline and some maintenance and refurbishment of the building will be needed to ensure its presence into the future. A light-touch refurbishment is proposed which would preserve the essential character of this building as an agricultural barn, while repairing and upgrading some elements of its fabric condition. The appearance of the barn from public viewpoints along Sutton Lane will remain largely unchanged with perhaps some subtle changes in external material treatment noticeable. However the proposed material palette of timber and sheet metal roofing is in keeping with the common types of materials used on the existing structure and similar agricultural buildings in the area.

The proposed new home takes cues from the existing barn in terms of form, arrangement and material palette. Inspired by the notion of a farmstead cluster, the new building, while domestic in use, presents as a decidedly rural building in character. The new house is positioned at a significant distance from the barn, and

the reinstatement of a historic hedgerow forms a key part of the landscape design narrative, helping to visually buffer the proposal. Landscape works are described in the supporting information prepared by Studio 31 which accompanies this application.

CONSULTATION

The scheme has been through two rounds of pre-application consultation with the LPA, both occasions with review from independent expert panellists at Design Midlands and the input of heritage specialists. The most recent response from the LPA notes:

*“The proposal to enhance and utilise the barn to support the pastoral / cattle function of the site will have a positive visual impact on the character of the area, protecting the significance of the barn and returning the barn to its optimum use. It is an approach which will also benefit the heritage asset and is strongly supported.”*

CONCLUSION

The primary heritage consideration is the existing barn on site. Other heritage assets are at a significant distance, to the point where there would not be a meaningful impact. This heritage statement makes the case that the proposal reflects an appropriate level of sensitivity, consideration and design ambition. Making reference to key documentation, these pages illustrate how the proposal protects the heritage value of barn and setting, in order to maximise the positive impact of the scheme as a whole. By enabling the barn to remain within agricultural use, the scheme represents a sensitive response to the heritage value of this asset, helping to preserve its character and significance.

SOURCES

- National Library of Scotland for Historic Survey maps
- Historic England: The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (2nd Edition)
- P Foss, The History of Market Bosworth
- Market Bosworth Conservation Area appraisal
- HER records [https://www.heritagegateway.org.uk/Gateway/Results\\_Single.aspx?uid=MLE24718&resourceID=1021](https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MLE24718&resourceID=1021)
- In person site appraisal



## 2. Context and Site Analysis



①



②



③



④



⑤



⑥



--- Approximate Ownership Boundary  
--- Approximate Site Boundary

DRONE SCAN

Drone scan images and a digital scan constructed using Photogrammetry have provided a fuller understanding of context and topography.



②



①



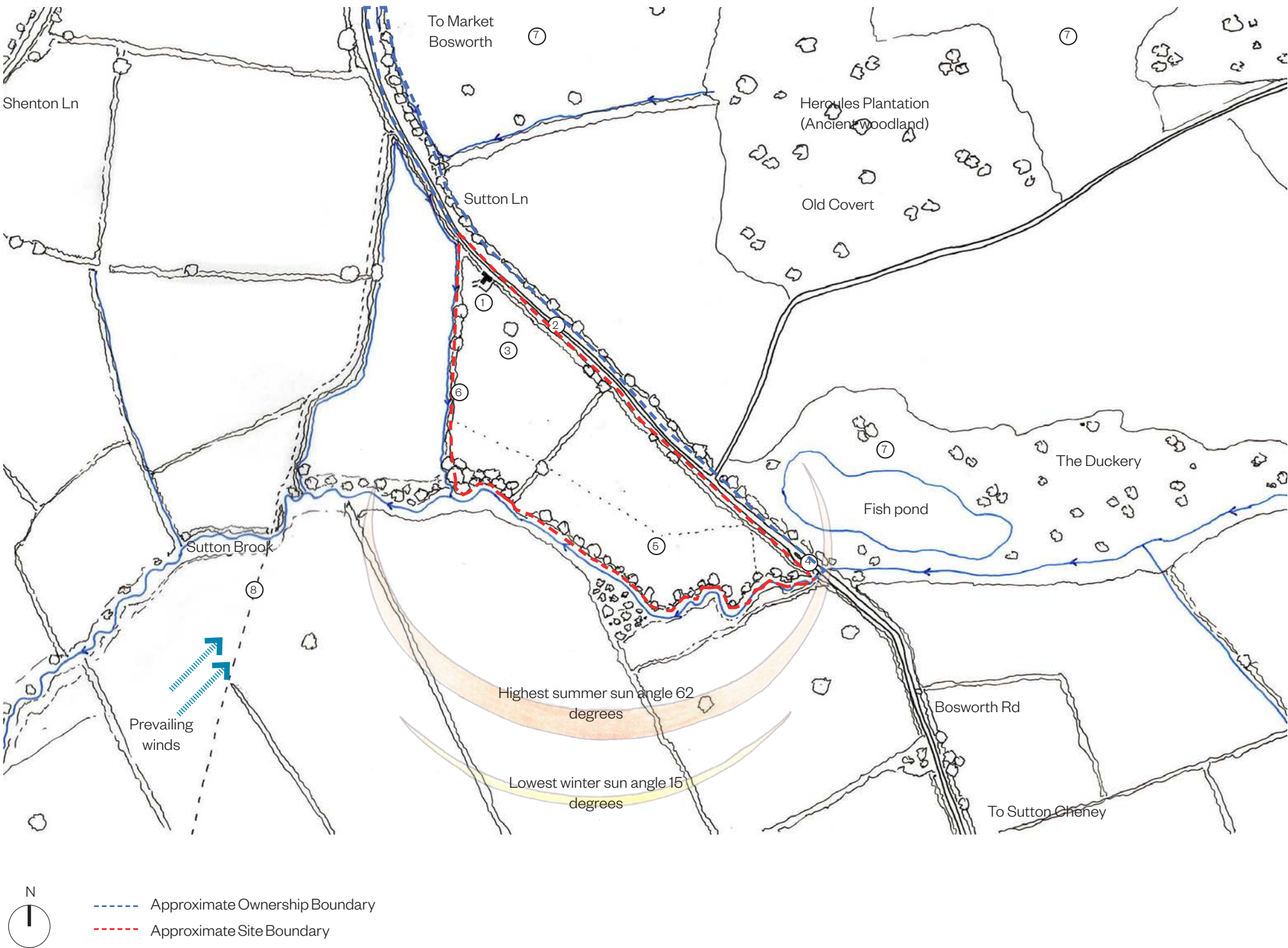
③

EXISTING SITE

The site benefits from good orientation and on-site resources including running water courses.

The land is in a fairly typical agricultural state, and ecologically low grade - offering significant potential for biodiversity enhancements.

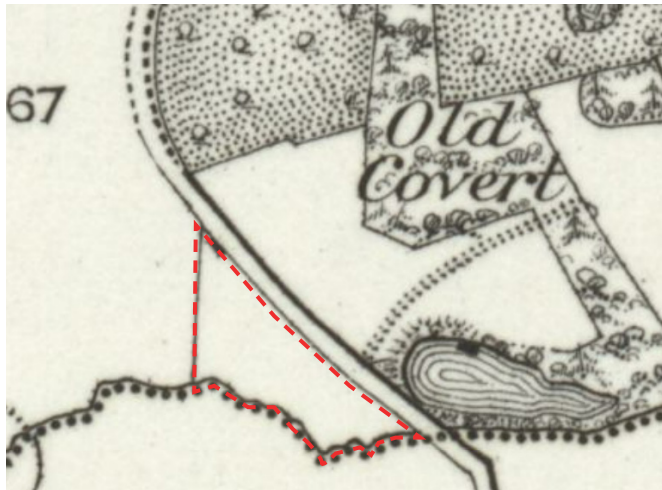
- ① Existing barn in T arrangement with yard and sluice.
- ② Sutton Lane is an old drovers way used historically for moving cattle to market. The lane has wide grassy verges and a good number of mature trees. This is a gated lane and adopted highway also designated as 'local green space' in the neighbourhood plan.
- ③ Significant field Oak close to the existing barn structures. Near to this there is a remnant of a possible former pond.
- ④ Gate and cattle-grid at the end of Sutton Lane
- ⑤ Identified on historic maps as 'Breach Meadow', location of hedge row that previously divided the two fields into four discrete areas is still visible via aerial photography.
- ⑥ Site is bounded to the south by Sutton Brook, a small river, and to the west by a small drainage stream which brings water from higher ground up the lane from the North towards Market Bosworth.
- ⑦ Wood Pasture + Parkland BAP Priority Habitat
- ⑧ Footpath / PRow





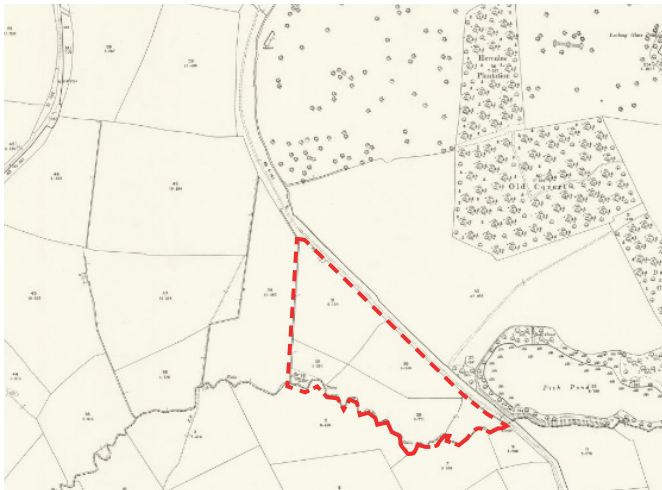
1847 TITHE MAP

Oldest available map shows the site (now two fields) previously divided into 4 parcels aligned closely with surface water flooding patterns, with the south western parcel being a woodland of some kind. The large plot of land to the south of the site adjacent to Sutton Brook was known as 'the Breach'.



1886 OS MAP

The site is bounded to the south by a small river (Sutton Brook) which remains today. Larger areas of historic and ancient woodland are seen in the context, some of which have been lost, while some areas also remain.



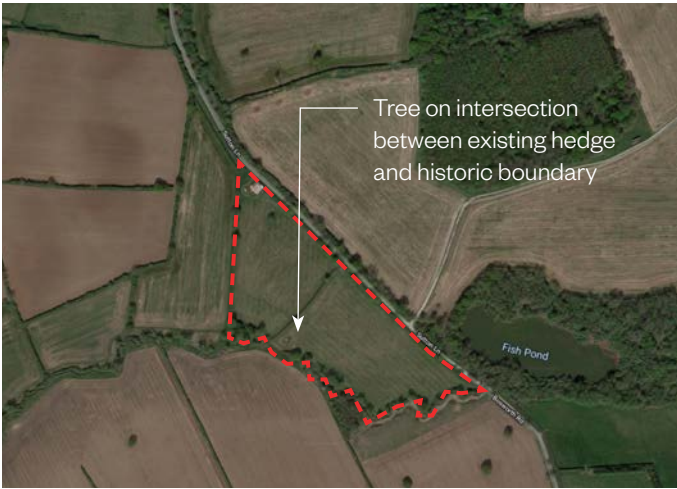
1903 OS MAP

Field boundaries are shown - perhaps due to a greater level of detail being mapped compared to the 1886 map, rather than a change in land use. Boundaries bisect the site into six irregular plots. The south west quadrant shows a small copse area which remains until this day.



1930 OS MAP

Field boundaries remain unchanged along with neighbouring woodland cover and boundaries. The bisecting boundary hedge was removed in more recent times leave the site as a remnant copse in the south west corner and two larger fields. The lands scar of this historic boundary is visible on site and via google maps.



TODAY

SURROUNDING LANDSCAPE

The surrounding area is characterised by agricultural fields and pasture with clusters of woodlands and spinneys distributed throughout.

A network of small brooks, streams and ponds is a strong defining aspect of the context.

To the west the Ashby canal and ‘Battlefield Line’ heritage railway are reminders of the advent of industrialisation, while to the south west of the site lies the site of the ‘Battle of Bosworth’ providing a link to an older time. This battle in 1485 brought about a decisive end to the Wars of the Roses and ushered in the Tudor dynasty. Sutton Cheney was where King Richard III (the last English monarch to die in combat) camped the night before the battle, and attended his last service at the church of St James.

- 1

Site
- 2

Footpath / PRoW
- 3

Fields Farm / Ambion Firewood
- 4

Woodhouse Farm
- 5

Bosworth Battlefield Heritage Centre
- 6

Battlefield Line heritage railway
- 7

Shenton Station
- 8

Market Bosworth Station
- 9

Ashby de la Zouche Canal
- 10

Bosworth Marina
- 11

Bosworth Water Park and Trust
- 12

Bosworth Mill
- 13

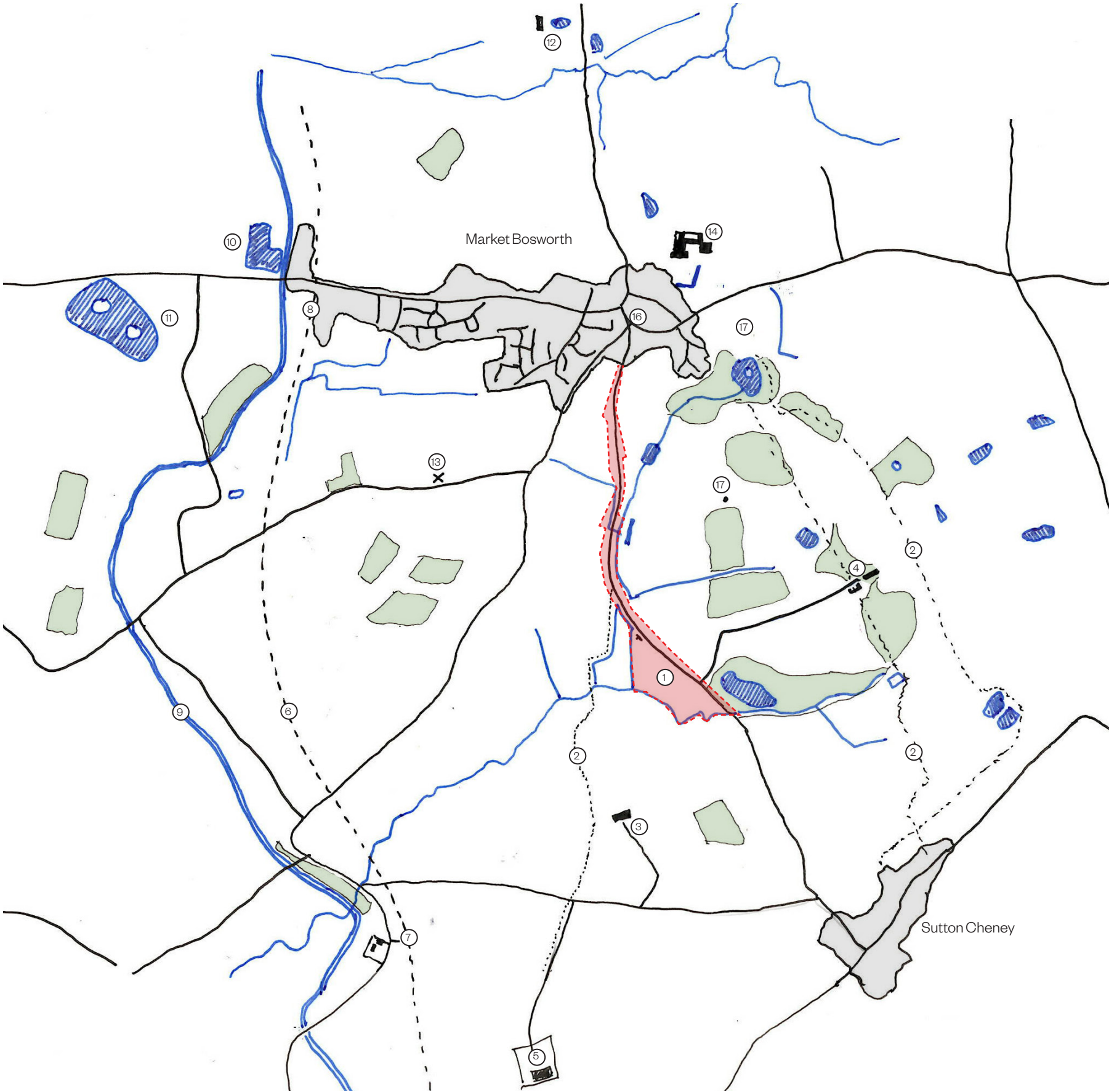
Historic Location of windmill
- 14

Bosworth Hall
- 15

Market Bosworth Country Park
- 16

Historic location of cattle market
- 17

The Hercules Monument (Grade II listed)



CONTEXTUAL CHARACTERISTICS

NPPF Paragraph 80 requires schemes to be sensitive to the defining characteristics of their locality. Characteristics such as materials, form, massing or other design elements, may be reinterpreted or woven into a design.

This page shows a selection of significant buildings in the surrounding area which were felt to have relevance. Key characteristics include:

- Steep pyramidal roofs, often with prominent chimneys
- Prevalent use of limestone, brick, clay tiles and thatch. Buildings often combine multiple materials or differentiate elements through material expression.
- External expressed timber frames, sometimes with brick nogging.

- 1

Existing barn- brick with plain and spade tile roofing
- 2

Bosworth Battlefield Tithe Barn - Sutton Cheney
- 3

Nearby Aqueduct Cottage - brick, clay tiles and a feature stone and brick chimney
- 4

Alms House in Sutton Cheney - previously a hospital (formed in 1612). Limestone, coursed and squared heightened in brick with plain tiled roof
- 5

Home Farm Cottage 1888, a Grade II listed building
- 6

19-23 Market Place, Market Bosworth - These 3 dwellings are late C17 in origin. Thatched cottages with expressed timber frames, stone plinth and brick nogging/ finish.
- 7

St James Church, Sutton Cheney - dates from the 14th century and probably replaces an earlier church on the site. Features a striking limestone tower element with some ashlar work and a brick upper storey.

References:  
Market Bosworth Society, Market Bosworth Conservation Area  
Character Appraisal



1



2



3



4



5



6



7

ECOLOGICAL IMPACT OF AGRI-CHEMICALS

The accelerated use of agricultural chemicals over the past few decades has increased crop yields at the cost of water quality. Widespread use of petrochemical fertilizers and pesticides, and nutrient-rich waste effluent is now a serious concern. Researchers believe this could have severe global consequences for rivers, water supplies, human health and the economy.

Eutrophication process:

- Rainfall washes excess agrochemicals and nutrient-rich animal waste into rivers and lakes.
- The rivers and lakes acquire a too-high concentration of nutrients, especially phosphates and nitrates, a process called eutrophication.
- Eutrophication encourages algae growth, and a 'bloom' over the surface of the water.
- Low oxygen levels and the production of toxins that result from algae growth can seriously affect the health of mammals, birds and fish (WHO, 1999). Algae can also cause fish asphyxiation by physically clogging or damaging their gills. This can lead to large 'dead zones' in impacted watercourses.
- High nitrate levels in water are also damaging to human health and has led to the identification of Nitrate Vulnerable Zones (NVZs) and Drinking Water Safeguard Zones.



Algae blooms in rivers and water courses result from an overdose of nutrients, and damage water ecology

AGRI-CHEMICAL REDUCTION

These nutrients which are so harmful to river ecology in large concentrations can be absorbed by certain phosphate and nitrate fixing plants such as canna flaccida (Golden Canna) and Juncus effusus (Common Rush). By topping the plants at certain times of year (in relation to the agricultural calendar) it is possible to remove the nitrates that are 'locked' within this vegetation.

Aeration of water can increase effectiveness by stimulating plant growth. This can be achieved through causing the water to fall, or via a sand filtration bed. The latter can also lower the levels of sediment.

Capturing sediments and solids before they reach a watercourse is critical due to nitrates being bound to mobilised sediment.



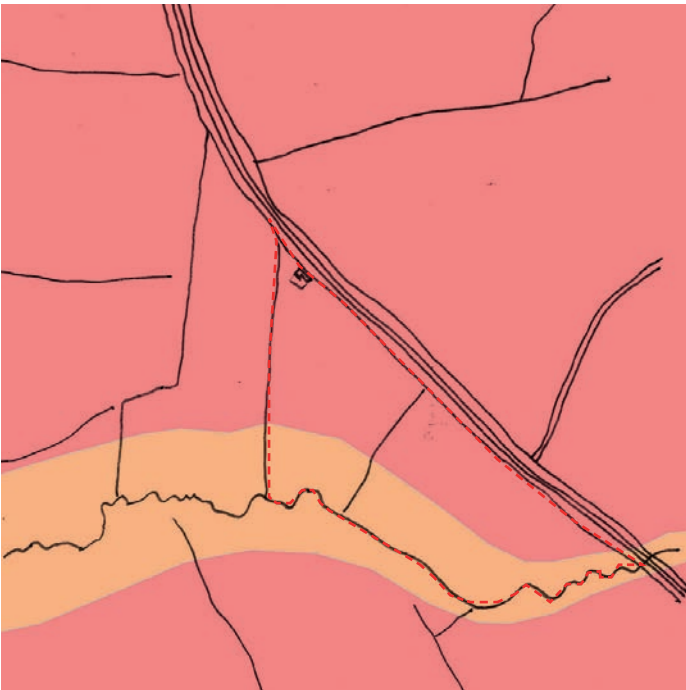
Photo of sediment plume in ditch/stream junction on site - Sutton Brook (April 2023)

SITE DESIGNATIONS RELATING TO WATER QUALITY

Nitrate Vulnerable Zones (NVZs) are areas designated as being at risk from agricultural nitrate pollution and include around 55% of land in England. The project site is within a NVZ and these concerns are very relevant to this part of the country.

The site is also within:

- a medium priority Countryside Stewardship Water Quality Priority Area
- a medium priority Phosphate Issues Priority area.
- a high groundwater vulnerability zone
- a Higher Level Stewardship Target Area



The site is within a groundwater vulnerability zone high (red) and medium-high (orange) (information source: magic maps)

# 3. Research and Concept

THE SIGNIFICANCE OF WATER ON THE SITE

Water courses, both open and culverted, dissect the site, and speak not only to the immediate context but the significance of the water courses to the historic development of the local area, as depicted on the following pages.

Sluice associated with the existing barn on site speaks to the use of water as part of the agricultural and pastoral history of the site.

These local features are fundamental to the design narrative and the way the proposal has developed.



FLOOD RISK FROM RIVERS

The building is positioned within flood zone 1 ie minimal risk of flooding from rivers. Sutton Brook has a narrow flood plain which brings some areas of the site into floor zones 2 and 3. More information can be seen in the flood risk assessment prepared by Amber Planning.



● Approximate proposed building location outside flood risk area

FLOOD RISK FROM SURFACE WATER

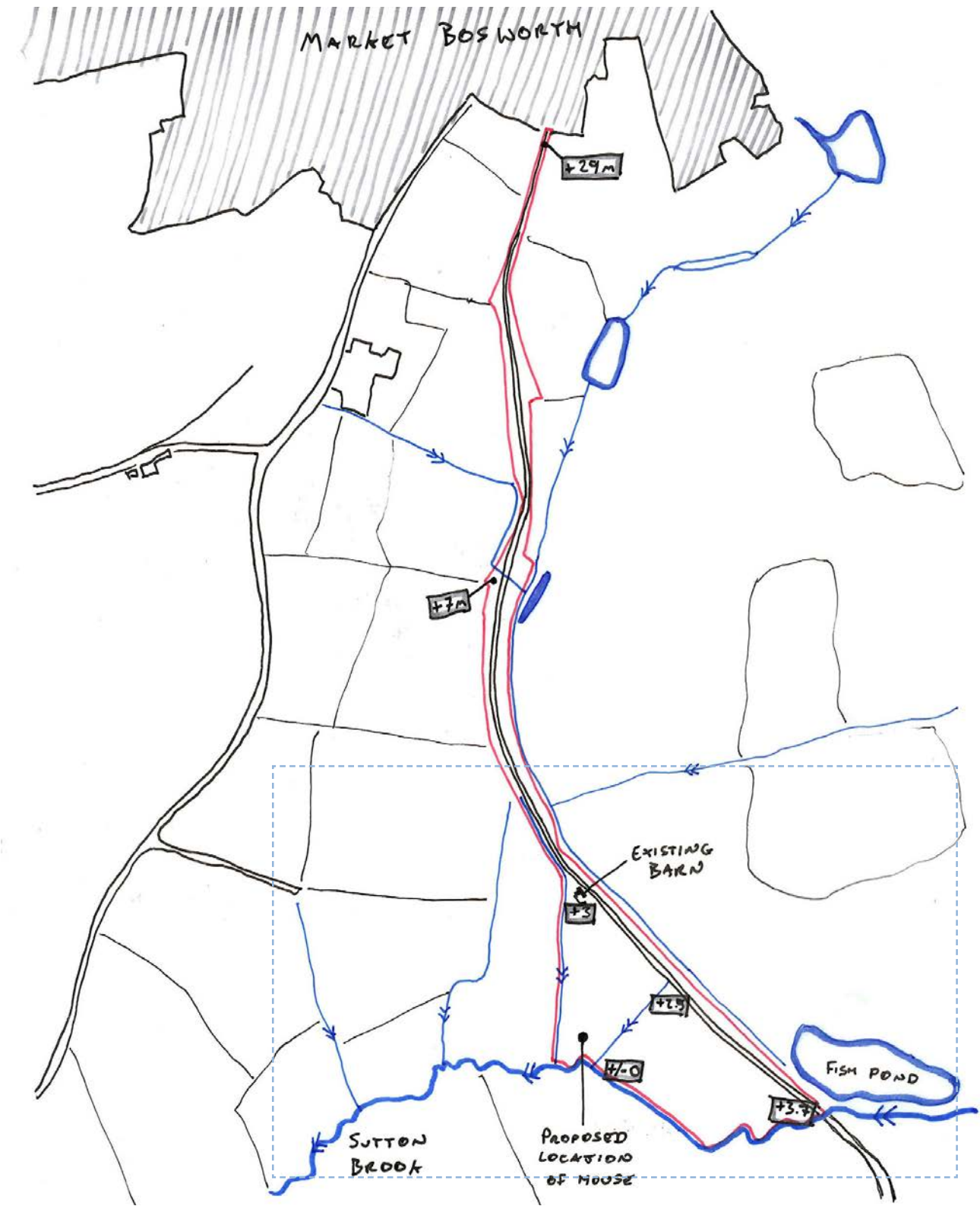
The risk from surface water flooding is more prevalent and a mitigation strategy has been developed with Amber Planning, expert hydrological consultants. Interestingly, the surface water flooding pattern appears to track the geometry of the old field pattern seen on the Tithe map, delineating the area once known as 'the breach'.



● Approximate proposed building location outside flood risk area

Source: [www.flood-warning-information.service.gov.uk](http://www.flood-warning-information.service.gov.uk)

WATER COURSES



Sketch map looking at potential heights/falls and routes of water courses around site.

BOSWORTH MILL

The local area has a strong history of harnessing renewable energy sources. Bosworth Mill was a working mill situated to the North of the town. The mill was retired in the 1950s, the building remains but has been converted. Mills were once very prevalent across the country - The Domesday Book of 1086, records 5,624 watermills in England alone. Historically there was also a windmill to the north west of the site, just west of Shenton Lane.

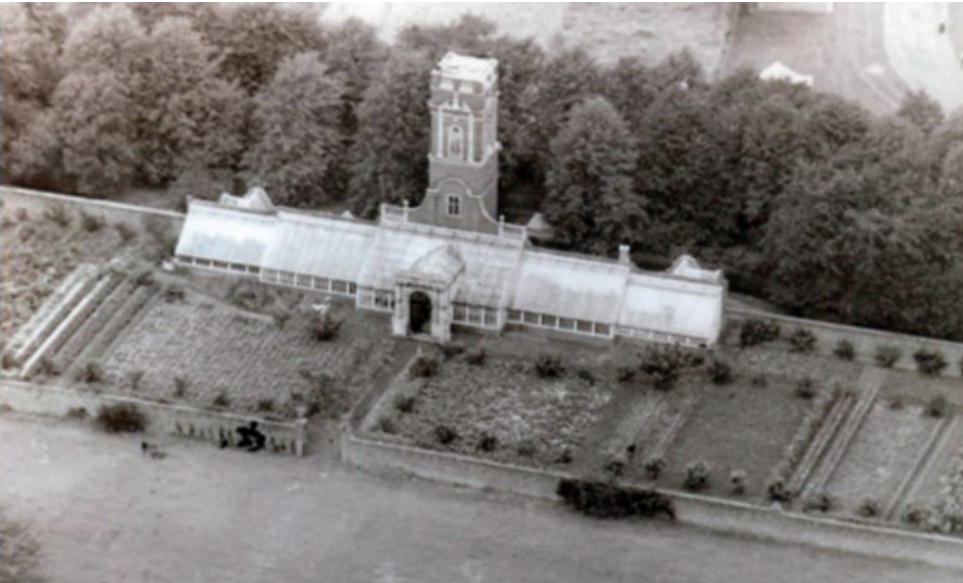


Historic photos of Bosworth Mill, from P Foss, The History of Market Bosworth, 17th century mill building located just north of the town.

BOSWORTH HALL WATER TOWER

Bosworth Hall was built in the late 17th century and acquired in the 1880s by Charles Norman Lindsay Tollemache Scott who undertook a number of building projects on the estate. The tower is thought to have been built that same decade as part of a remodelling of the kitchen gardens and glasshouses, and is described as a “three storey Italianate belvedere tower”. The tower appears to have had some hunting connection, possibly as a look-out and is adorned with a statue of Diana, goddess of the hunt.

However the towers main function relates to water supply, having a large water tank concealed within. Water is pumped from springs in the surrounding parkland to this tank, from where, to this day, gravity supplies it to the hall.



Bosworth Hall historic photo showing linear form with central water tower.

Bosworth Hall water tower - present day

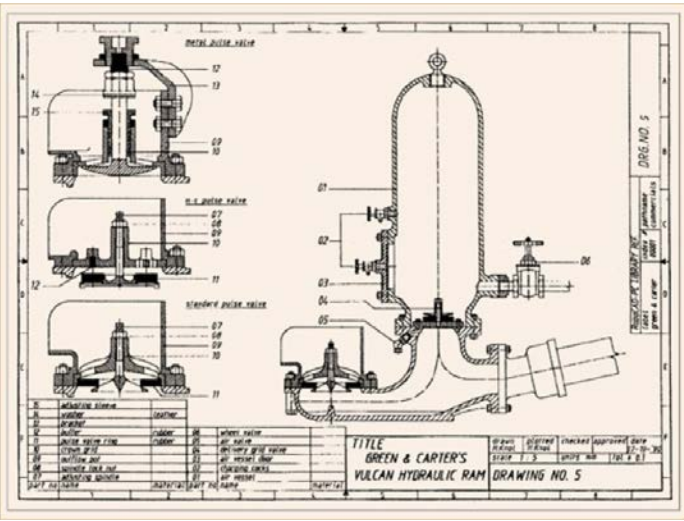
ABOUT WATER RAMS

The water ram is a mechanical pump for raising water, using only the energy of the water supplied to it. A larger amount of water passes through the ram, driving its mechanism, while a smaller proportion is then pumped to a height. The ratio for a ram pump is 1:30, meaning that with water supplied from a height of 1m above the pump location, the ram is able to drive it to a height of 30m.

The water ram was patented in 1820 by Franoise Montgolfier, though earlier versions go back to around 1797.

The ram pump makes use of the ‘water hammer effect’ to pump water from a lower to higher position. The name ‘water ram’ is derived from the characteristic “thump thump” of its operation, thought to be reminiscent of head-butting rams. The water ram is a very durable technology - most rams, installed in the 1800s are still working as well as the day they were installed.

In the Victorian era, rams were often used for moving water around large country estates, but fell out of favour with the advent of reliable electricity supplies. Today water rams are once again a growing market, driven in part by changes in agriculture and clean water directives relating to the preservation of rivers and streams.



Engineers drawings for an early water ram patent.

PRECEDENT: LOST GARDENS OF HELIGAN

Many water rams for English country estates were installed by the Easton ram pump business which acquired exclusive manufacturing rights for Montgolfier’s patent.

A ram driven water supply system was installed at Heligan Manor for its owner John Tremayne in the 1880s. At Heligan the water rams were housed underground and fed by a supply tank via a stopcock. The gardens at Heligan fell into disrepair with the onset of the first world war, but were restored by a team led by Tim Smit (initiator of the Eden project) in 1994.

At Heligan it takes nine gallons of water (supplied from a height of 8m above the ram) to raise one gallon of water (to a height of 50m above the ram), implying an energy efficiency for the pump of just under 70 per cent. The rams at Heligan are capable of pumping nine and a half gallons of water a minute, over a distance of a mile and a half, using only the water power provided by the stream that feeds them.

Source article: Dettmer, R., 2014. The amazing eco-friendly ram pump. Engineering + Technology Magazine.



Water rams at the Lost Gardens of Heligan, near St Austell Cornwall. Green pump second from the right is a John Blakes, the same make that was used at Bosworth Hall. Photo: Adam Tarver

ABOUT WATER TOWERS

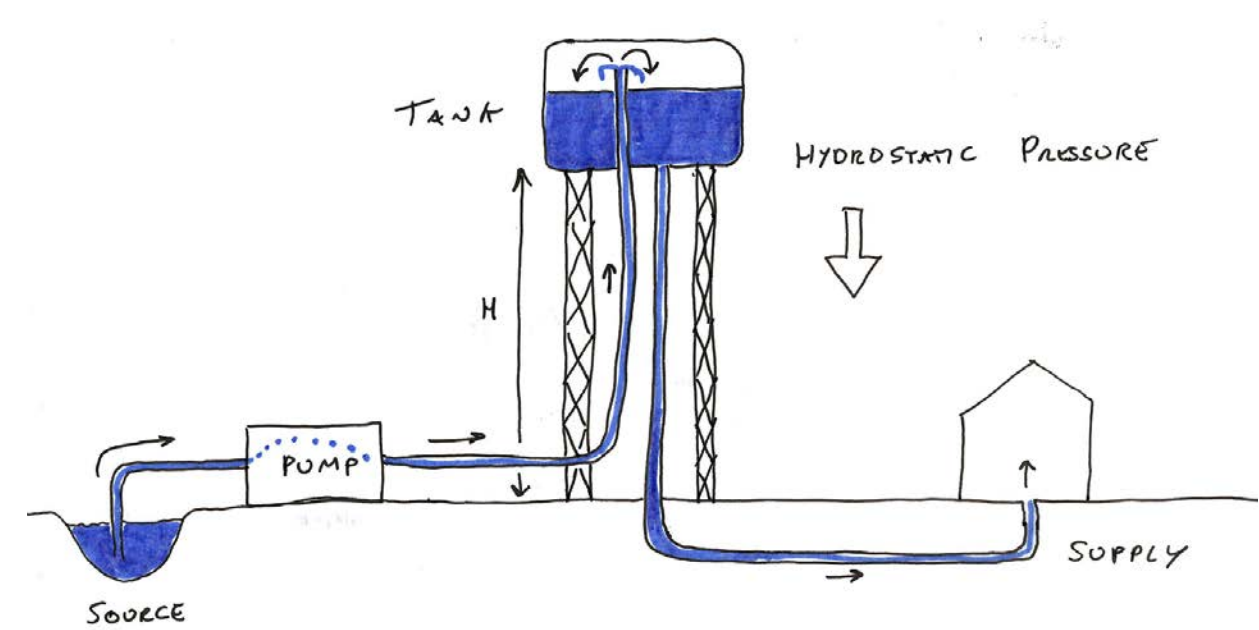
Water towers store water at height and are used to pressurise a water supply, such as a municipal mains drinking supply or for fire-protection or industrial purposes.

Water towers are able to function during short term power outages, as they rely on gravity ('hydrostatic pressure') and are a useful way to manage variable demand across periods of time, ie ensuring a greater degree of system resilience.

The principle of elevated water storage tanks dates back to antiquity, but use of water towers took off in the 19th century coinciding with steam technologies and accelerating urbanisation.

In a sense, the simplest form of water tower is the domestic header tank, often found in an attic. However water towers can also be beautiful and elaborate structures in their own right.

The existence of the British Water Tower Appreciation Society is testament to the intrigue that these structures can garner, in both form and function.



Schematic diagram to illustrate the principle behind water towers



Ashby Water Tower



Hinckley Water Tower



Barwell Water Tower



Staunton Harold Water Tower

TRENT RIVERS TRUST

Trent Rivers Trust (TRT) are a team of conservation and restoration experts working to restore rivers to a healthy state. The applicant has engaged in a collaborative dialogue with TRT and their proposals have been woven into the landscape design for Breach House. Please see separate documentation and supportive letter from TRT.

In the view of TRT the proposed scheme will enhance river ecology and assist in the mitigation of flooding downstream, As part of their engagement with the project TRT have spoken to officers at the Local Lead Flood Authority, receiving positive feedback on the proposals.

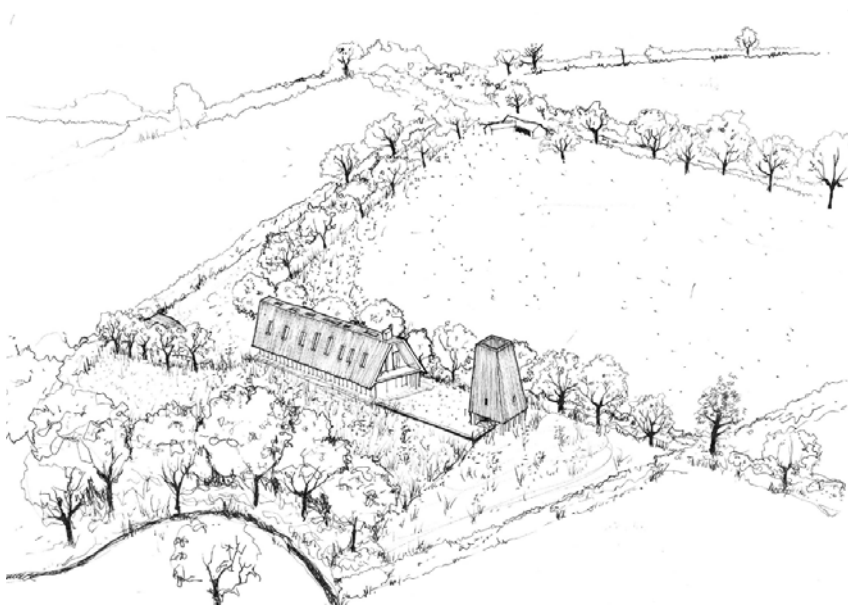
ENVIRONMENT AGENCY

The Environment Agency (EA) is a non-departmental public body, supported by the Department for Environment, Food and Rural Affairs, with responsibilities relating to the protection and enhancement of the environment in England. Biodiversity officers from the EA have visited the site and engaged in informal discussions regarding proposals. These discussions have been instructive in developing the landscape strategy to maximise benefits to ecology and the wider environment.

NATURAL ENGLAND

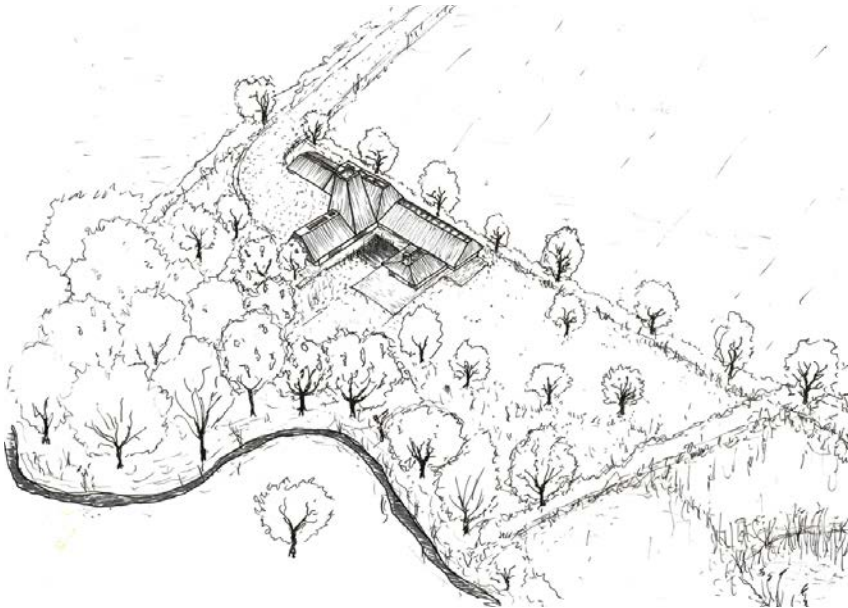
Natural England are a government advisory body helping to conserve, enhance and managed the natural environment for the benefit of present and future generations. The applicant has engaged in consultations with NE, including speaking with a Catchment Sensitive Farming Adviser; discussion of water and air quality issues and a NFM/Water Holding expert to provide Holding Structure Design and Management Advice (Constructed Wetlands and Sustainable Rural Drainage Features).

## 4. Design Process



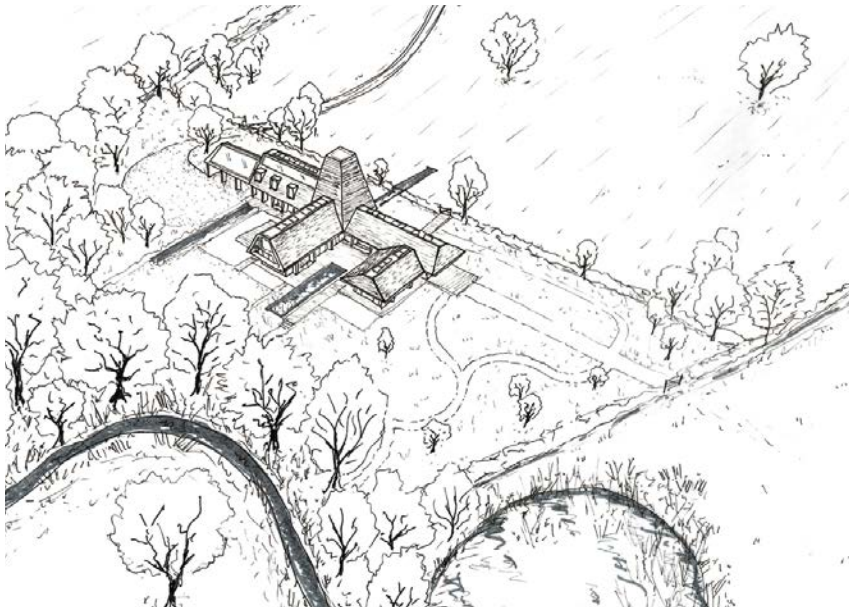
1 - PRE-APP

The initial scheme brought local water-course and vernacular barn typologies together. Three forms (parking, home, water tower) have a common architectural language.



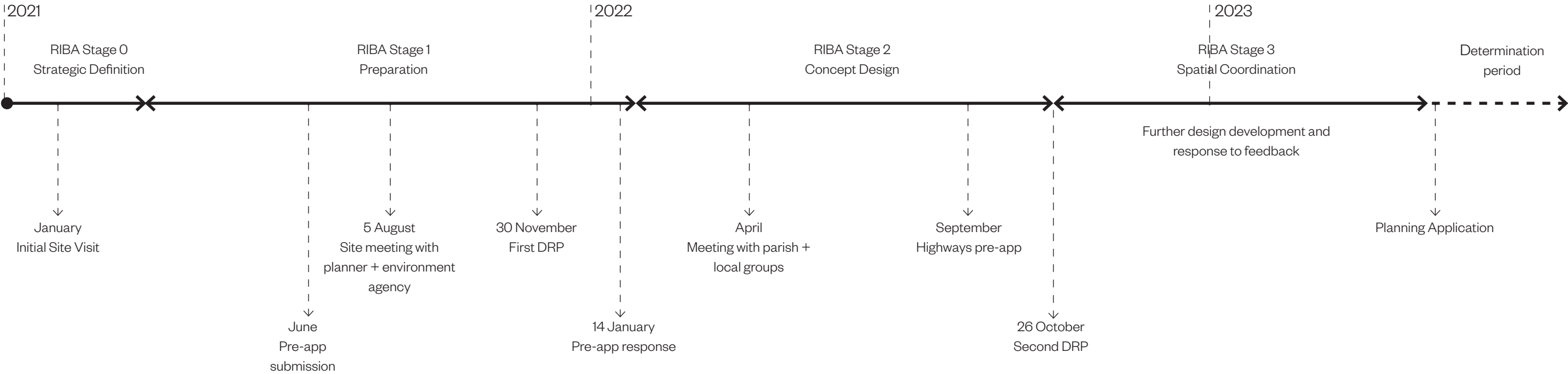
2 - POST-DRP #1 DESIGN DEVELOPMENT

This version integrated the 3 elements of the initial scheme into one unified cluster, bringing the water into the home. Design development explored different qualitative areas within the surrounding landscape. The tower began to play a core role in defining the building, aesthetically and functionally.



3 - DRP #2 DESIGN DEVELOPMENT

Plan developments improved functionality and the relationship between house and landscape. Moving the tower north within the building footprint decreased self-shading and thereby increased solar PV efficiency. The water tower sits centrally as the dramatic focal point of the home and wider landscape scheme.



LOCATION

Identification of a historic field boundary effectively allows the site to be subdivided into 4 'quadrants'. The smaller portion of land in the south-west corner of the site is a good candidate for location of the house, as an existing spinney means that the site is already less open here. 'Domestic' located further away from Sutton Lane, addressing one of the key concerns from local groups with regards to the existing permission.

VIEWS + PRIVACY

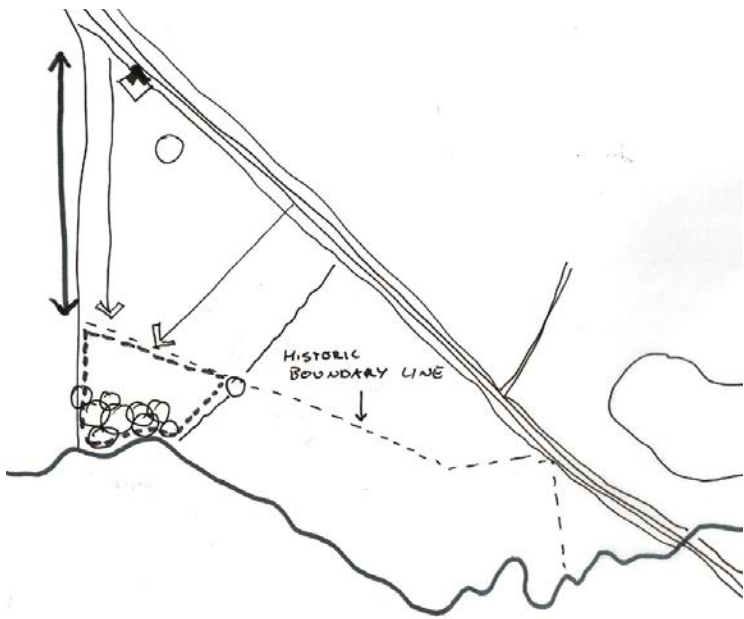
Long views from Sutton Lane mean that areas to the north and either side of the building will likely be somewhat less private (albeit these areas can be screened with planting). The area to the south will benefit from a "view shadow" making it much more private and concealed from the surrounding landscape. This works both ways meaning that any domestic paraphernalia here will be screened from public view by the building itself.

CONSTRAINTS

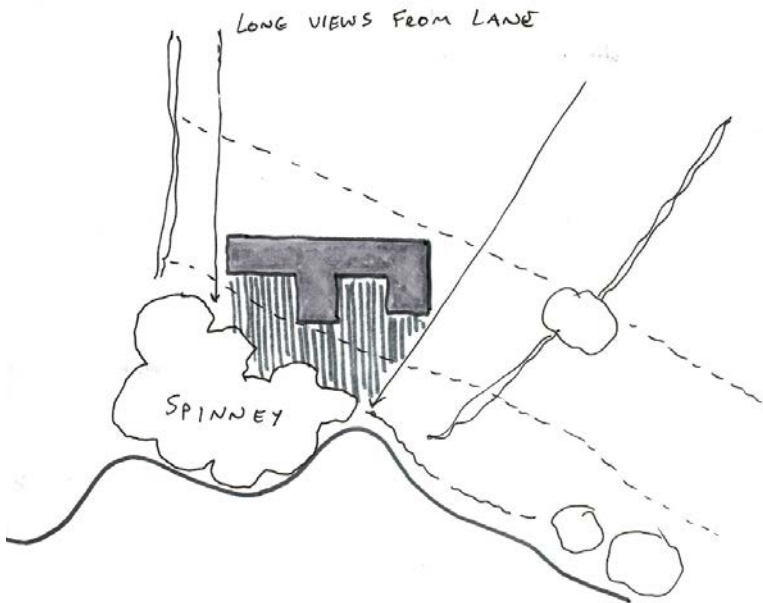
Given the identified location, there are a number of constraints to consider including the historic boundary location which is proposed to be reinstated as part of the scheme, and the flood zone closer to Sutton Brook. This leaves a roughly rectangular zone in which the house can be optimally positioned.

ORIENTATION + ZONING

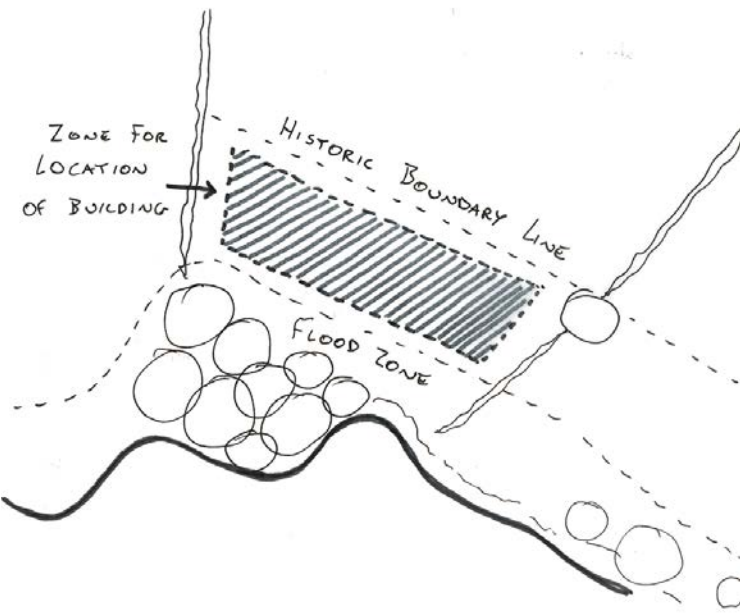
We propose to rotate the building facing southwest - aligned parallel to the orientation of the historic boundary line. This creates a more comfortable relationship to site and enables the building to define a number of useful external zones, including a west-facing arrival area, a south facing courtyard and an east facing garden area which will each benefit from differing conditions, microclimates and patterns of sunlight.



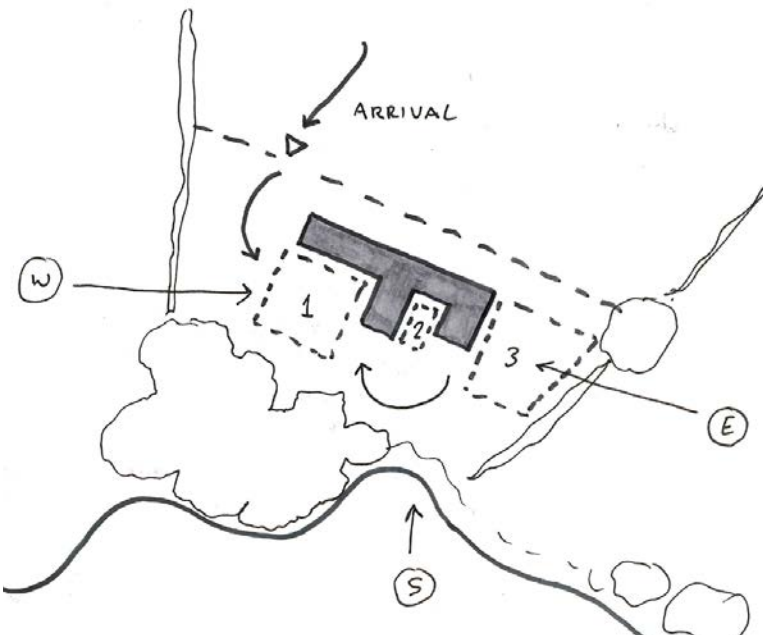
LOCATION



VIEWS+PRIVACY



CONSTRAINTS

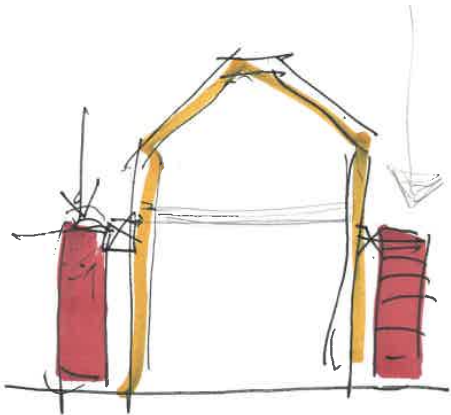


ORIENTATION + ZONING

LATERAL STABILITY

One of the key structural design challenges in this project has centred on how to achieve lateral stability within long span open plan spaces. In collaboration with Structure Workshop, the design team explored numerous options and ways of addressing this challenge. This page unpacks the challenge and constraints a little further, exploring the rationale behind the option which has been developed further.

For a more full picture of the structural design work which has gone into the proposal, please see Appendix B.

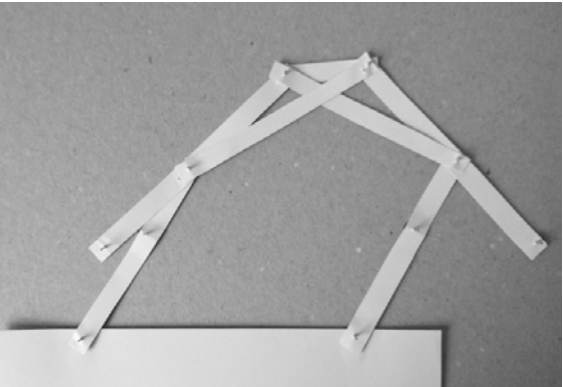


OPTION 1 - MASONRY BUTTRESSES

At Stage 2 in the design process the team had alighted on a solution involving external masonry buttresses. Further interrogation of this strategy revealed some drawbacks in terms of carbon and material tactility. The result is a lot of hard surfaces lacking an agricultural/rural feel.

OPTION 2 - HYBRID

As further discussion with the project engineers has highlighted the key areas in terms of lateral stability, a hybrid option was explored. This would involve 'bays' of masonry buttress features only where required. While conceptually interesting this results in a 'busy' elevation and the team felt the patchwork of materials was detracting from the singularity of the tower element.



Simple pin and paper model - rigid roof form, but unresistant to lateral loads overall.



Engineers sketches exploring different strategies in section



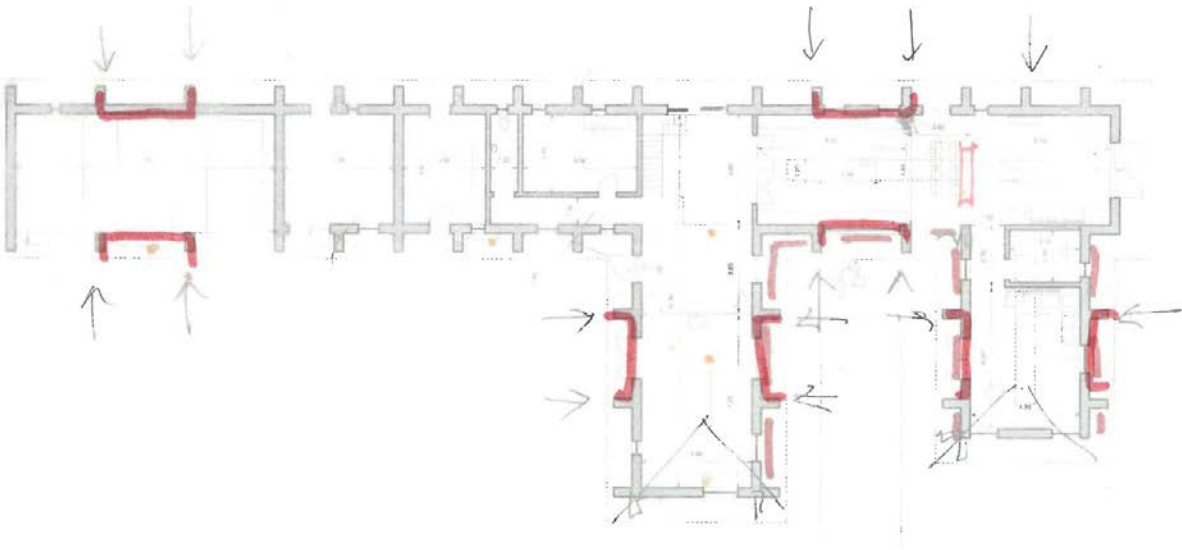
OPTION 3 - TIMBER POSTS

Another option that was looked at involved timber posts. This has the advantage of helping to support some of the larger cantilevers while enabling a covered walkway around the perimeter of the house. The greater use of timber helped to create a softer and unified material palette. However this option does not assist with bracing and lateral stability in the same way and would necessitate heavier internal structure and reinforcing.

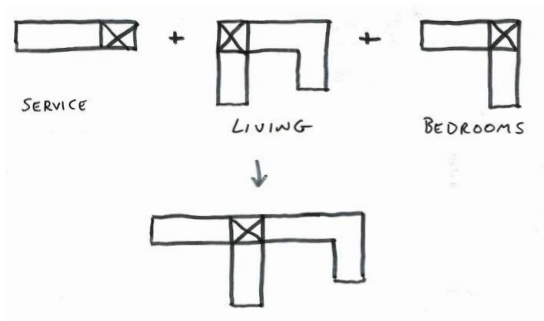


OPTION 4 - TIMBER BUTTRESS FINS

The solution that was arrived at is based upon timber fin elements. Where additional lateral stability is needed this fins become deep buttress elements which can give additional lateral stability. On some of the cantilevering areas the fins become supporting post elements. In other places they retreat to the cladding zone to become a unifying rhythmic element within the expression of the external material treatment.

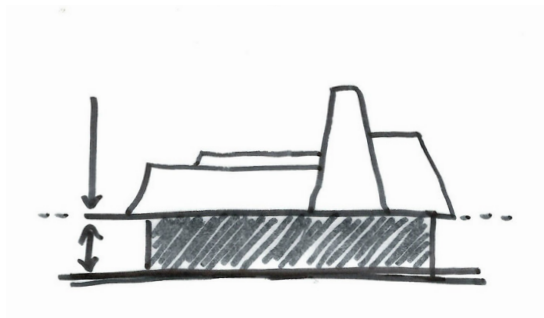


Plan mark-up showing areas where lateral stability is a particularly critical consideration.



TOWER AS CONNECTING ELEMENT

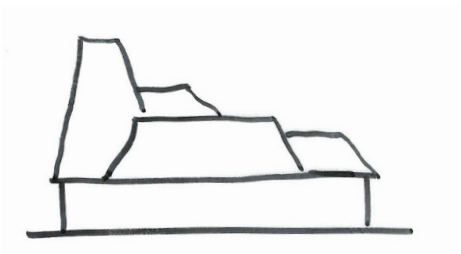
The water tower sits centrally in the plan, connecting services, living spaces and bedrooms. The water tower is a strong visual reference to the use of water in the scheme, and speaks to the importance of water in the area. The tower references significant buildings within context including Bosworth Hall water tower.



PLINTH + TWO-PART TECTONIC

The proposal walls create a horizontal ‘plinth’ which defines a datum, and serves as the base for the cluster of roof forms above. Differing roof heights create hierarchy and respond to the differing functions within.

The overall composition has been considered in terms of architectural experience, views (to and from), passive heating and cooling and practical detailing (avoiding problematic junctions).

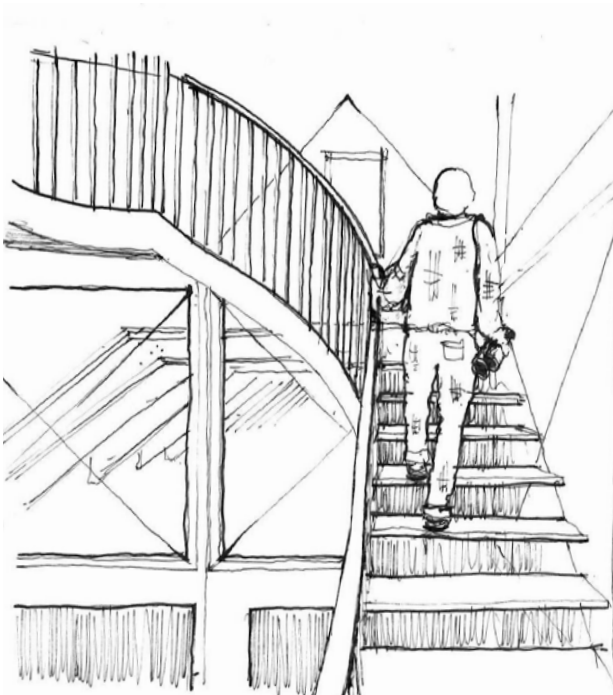


CLUSTER OF TRAPEZOIDAL FORMS

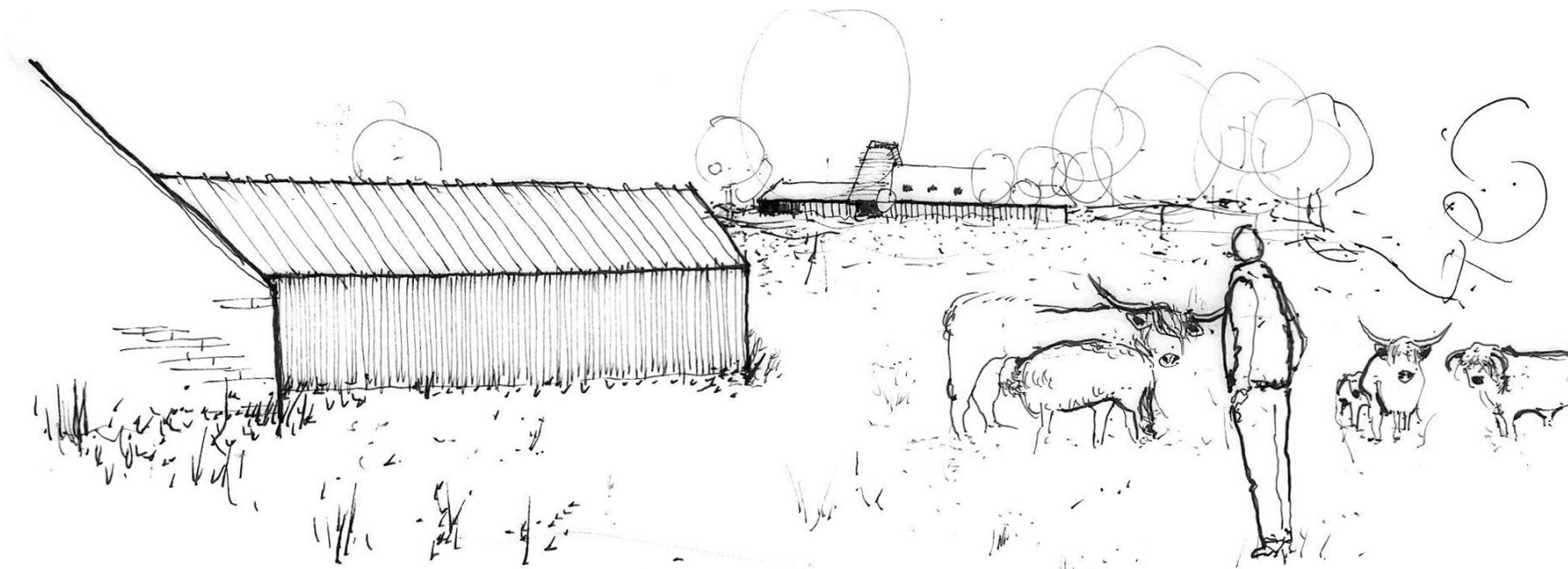
The proposed cluster for Breach House breaks down the mass of the building and the footprint seeks to bring in echoes of a farmstead cluster. The variation in roof heights strengthens the sense of a cluster.

A pitched trapezoidal roof form is found within local vernacular language. Often found with four pitches clustered around a large central chimney element (for example Home Farm Cottage or Park Lodge).

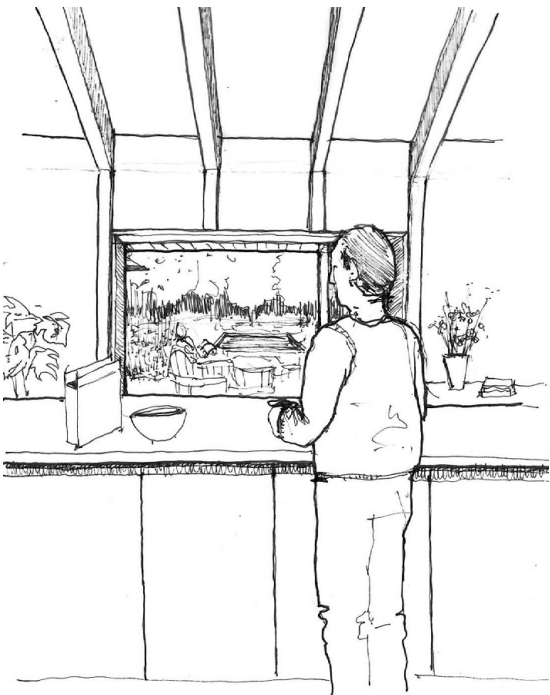




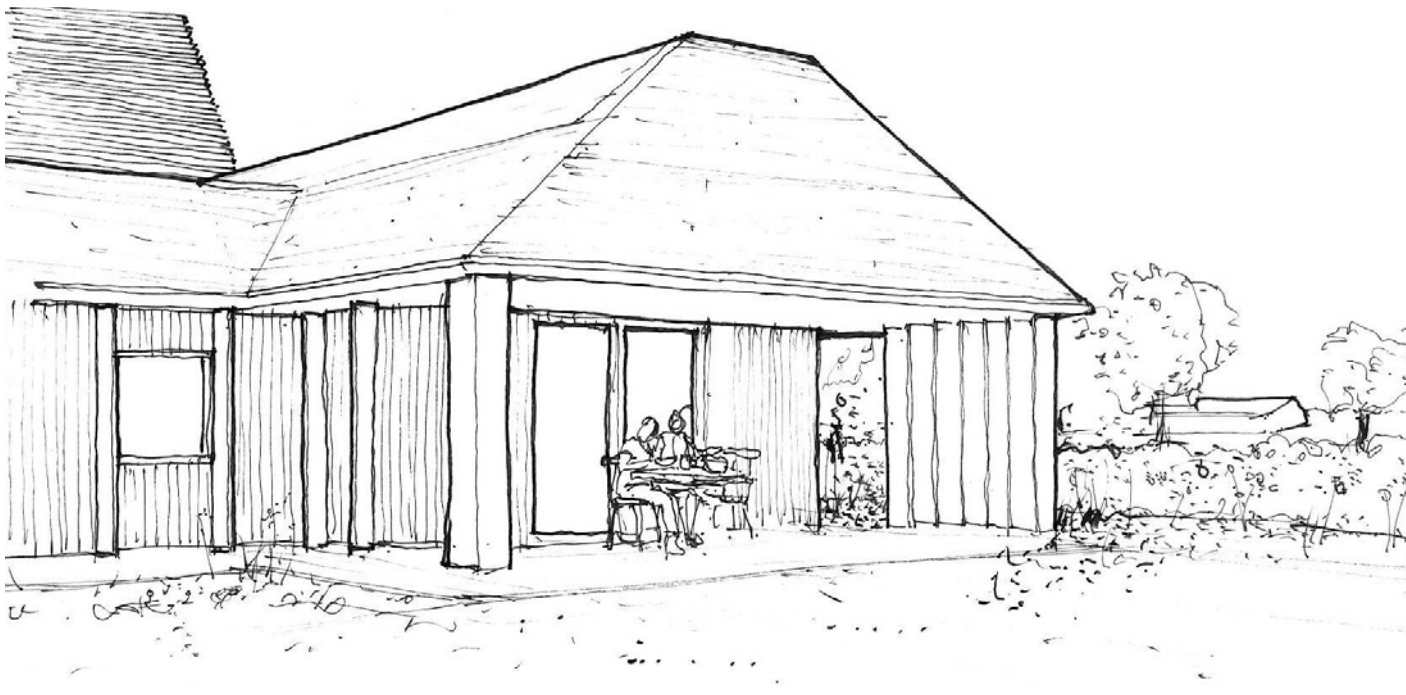
06:00  
(1) Early rise to head count the cattle from the Water Tower

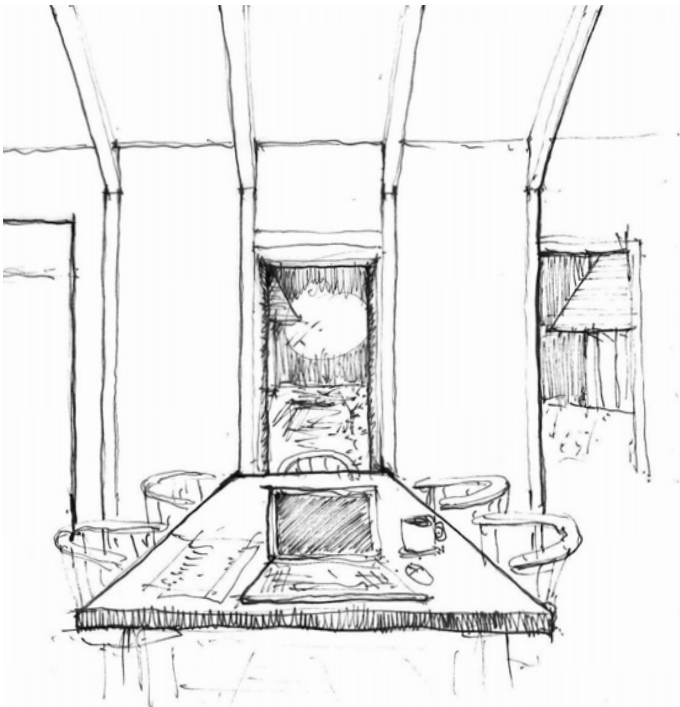


06:30  
(2) Feed cattle and check water troughs, put cattle out to graze and open the gate onto Sutton Lane

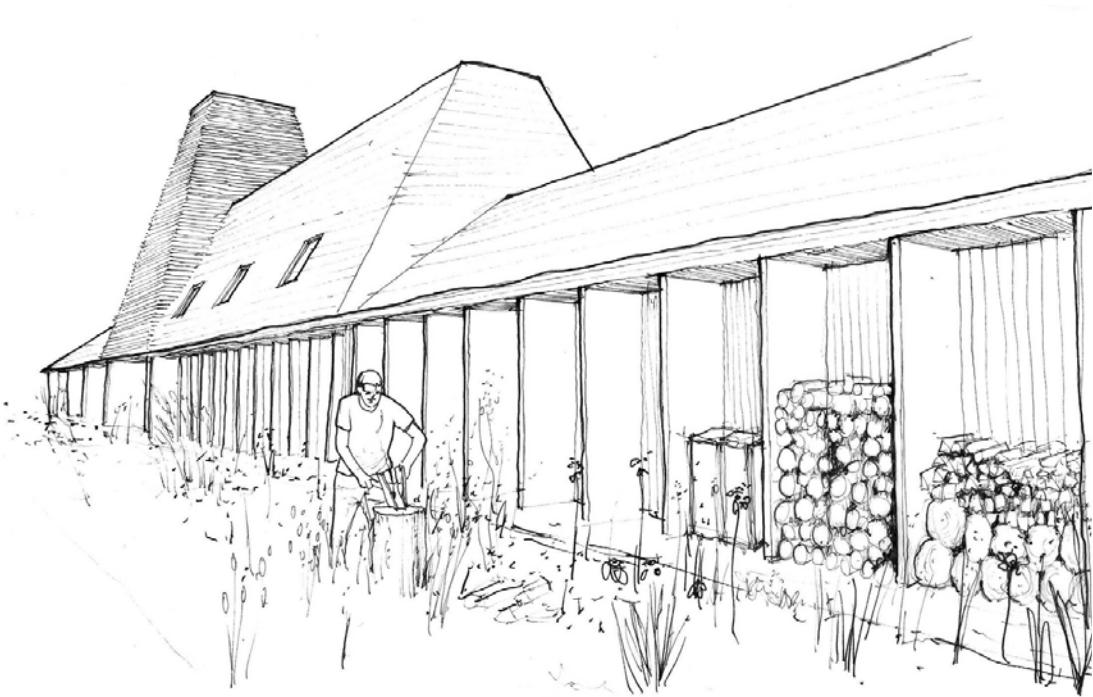


08:00  
(3) Prepare breakfast and eat on the eastern terrace

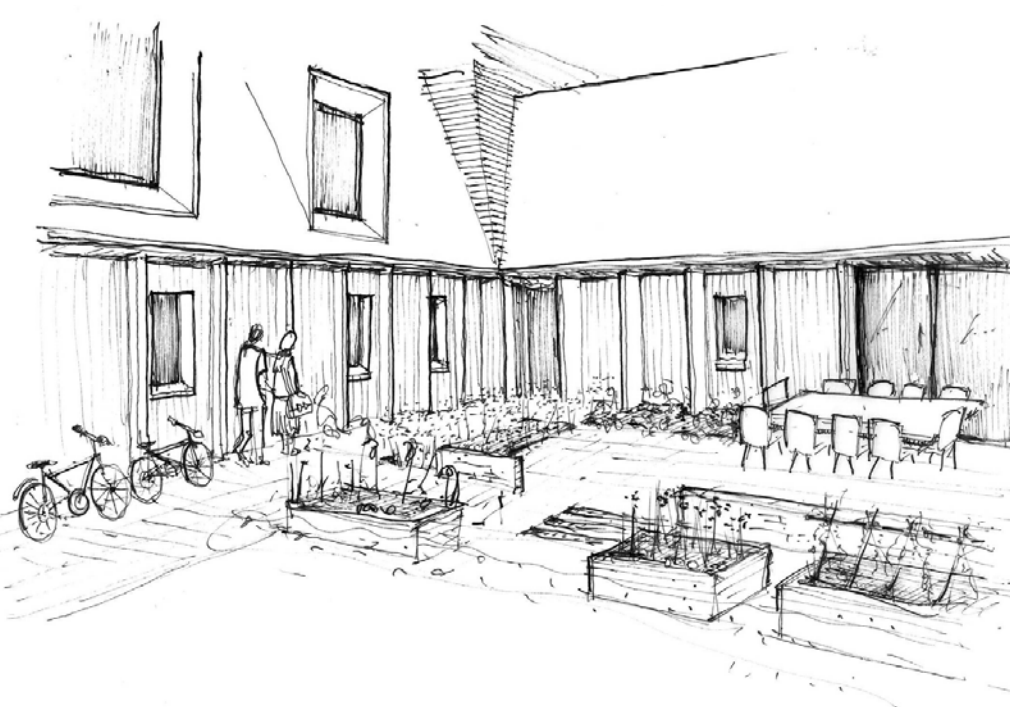




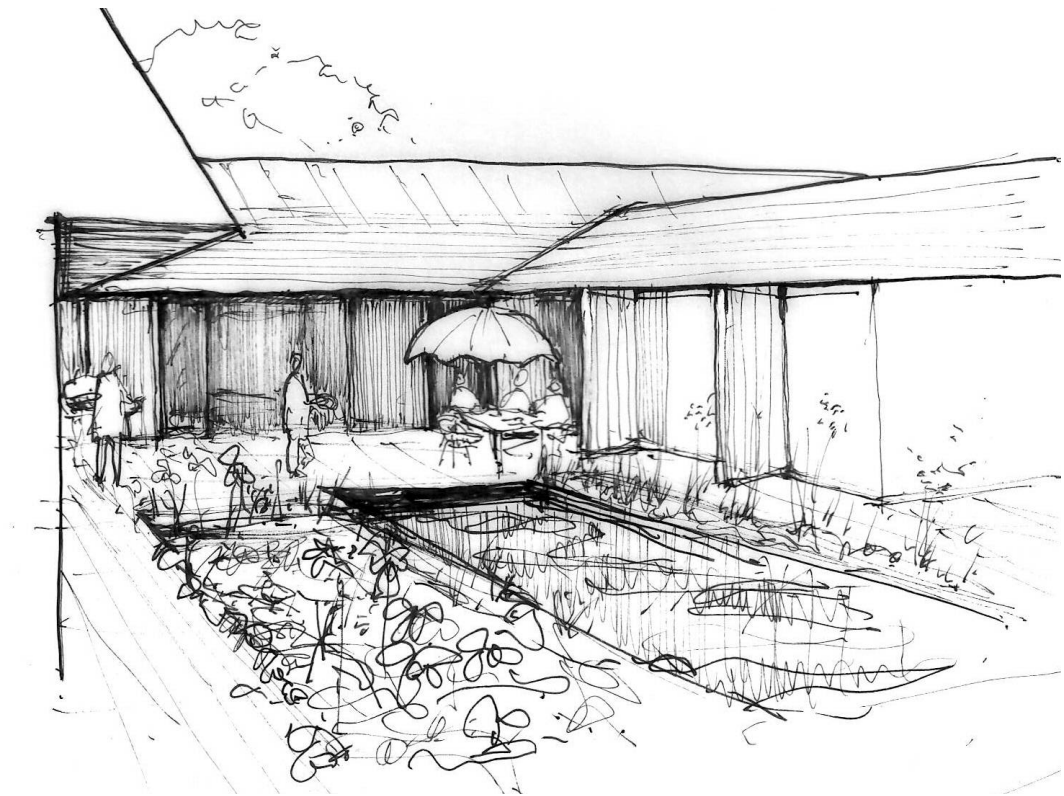
09:00  
(4) FARM ADMIN



11:00  
(5) Cutting felled timber for firewood



15:00  
(6) Cycle to Bosworth for school pick-up



18:00  
(7) EVENING MEAL ON THE TERRACE



20:00  
(8) Reading and TV before bed



A second round DRP session was held on 26.10.2022 including a site visit and follow-up review. The feedback from this process was very positive and the panel commended the ways in which the proposal had developed, summarising as follows:

*“The Panel commend you and your team on the design process undertaken, which is based on a rigorous analysis of site, brief and options. The design approach has resulted in an exceptionally high quality scheme with a unique language which is contemporary, while echoing the typology / vernacular of local farmsteads. The proposals promise an exemplary scheme of outstanding quality, which will enhance its immediate setting and raise the standard of design in rural areas.”*

The panel highlighted 8 areas which were felt to warrant further investigation or development. Over the past 9 months, the design team have continued to develop the scheme in response to this feedback and this shift statement describes how this has informed further design development. The table on this page summarises these key items which were raised at design review and how we have responded to these points, including signposting to relevant application documents.

These items were:

- 1. Client narrative
- 2. Heritage
- 3. Entrance sequence
- 4. Water tower
- 5. Formal / Informal Landscape
- 6. House position, formal spaces + comfort
- 7. Copse study
- 8. Estate Management Plan

| ITEM + DRP COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | DESIGN RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>1 Client Narrative</b></p> <p>“Develop and detail the client narrative i.e. how you intend to live on the site;</p> <p>Supporting information on the your lifestyle / how you intend to live on the site would assist in understanding the proposals from the views you would like to enjoy at different times of the day; the relationship of the house with the barn i.e. how often will you tend to the livestock etc.”</p>                                                                                                                                                                                                                                                                                                                                     | <p>The proposal has developed collaboratively through numerous iterations of design with client input and in reference to the evolving brief. Studio Bark have developed a client storyboard to explore some key activities within a typical ‘day in the life’ for Adam and his family (see pages 34-35 of this document). This illustrates functionality of different elements of the scheme; and the lifestyle envisioned and made possible through this proposal.</p>                                                                                                                                          |
| <p><b>2 Heritage</b></p> <p>“Undertake an exercise to better understand the impact of the proposals on heritage assets specifically Bosworth Battlefield and St Peters Church;</p> <p>The setting of Bosworth Battlefield extends beyond the designation for example the movement of troops through the landscape to the battlefield. The Design Team were encouraged to research the above and record as part of the analysis work undertaken to demonstrate the proposals will not negatively impact on the setting of the battlefield.</p> <p>St. Peters Church (Grade II*) is an important and significant heritage asset. The water tower will be the tallest element of Breach House. Information on the visual impact of the water tower should be provided.”</p> | <p>Studio 31 have conducted research and a study looking into the Bosworth Battlefield in relation to the site. This can be seen on page 48 of the Landscape Strategy document. Page 46 of the same document looks specifically at St Peters Church.</p> <p>Studio 31 have undertaken an LVIA which looks more broadly at the anticipated visual impact of the scheme - see Landscape Visual Impact Assessment document.</p>                                                                                                                                                                                      |
| <p><b>3 Entrance sequence</b></p> <p>Explore options for the site entrance and track i.e. would a direct track be more in keeping with the agricultural landscape character;</p> <p>The Panel considered there to be a rationale for a new track but queried the alignment, which is not in keeping with the agricultural landscape context of the site, where farmyard tracks are straight due to practicality and functionality. The Design Team were encouraged to revisit the above and explore whether there is a better / more appropriate option.</p>                                                                                                                                                                                                             | <p>Studio 31 have undertaken a study to look at similar tracks and driveways in the surrounding context - which can be found on page 67 of the Landscape Strategy document. The proposal and configuration of the entrance track has been developed in light of the findings of this study to ensure that this aspect of the scheme is fitting and appropriate to its setting and context.</p> <p>The strategy also explores the association with the existing barn and its relationship with the proposed dwelling. The entrance sequence gently reveals the architecture and setting of both symbiotically.</p> |



Site visit with project design team, Hinckley + Bosworth planning officers and independent Design Midlands panel on 26th October 2022. Photography: Dharmista Patel

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| <p><b>4 Water Tower</b></p> <p>Develop the proposals for the tower drawing on the form follows function approach of the existing water tower and windmills;</p> <p>The Panel highlighted that the necessity and function of the water tower need to be tested rigorously to ensure it contains a necessary technical component of the design in a form suited to its function.</p>                                                                                                                                                                                                                                                                                                          | <p>The design team have continued to develop and refine the design for the water tower. Collaborative input from environmental engineers Max Fordham revealed that a wind turbine, even if raised above the tower would have quite limited generation potential. Having exhausted options for this, the design team made the decision to remove this element. At the top of the tower an external 'look-out' has been introduced which creates a stronger resonance with the look-out of Bosworth Hall water tower (which it is thought may once have been used to assist hunts). The 'tank room' has also been redesigned to make this a more functional space which could be used as an additional study zone. Page 51 illustrates the functionality of the water tower and how this has informed its design.</p>                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>5 Formal / Informal Landscape</b></p> <p>Develop the proposals for the formal open spaces including what has informed the position, form and character of the open spaces;</p> <p>The Panel suggested to explore tree planting to Breach House to express the formal landscape at a higher / vertical level for example a tree lined route, formal orchard etc.</p> <p>The water rill to the front of the house is a feature which is within both the formal and informal landscape. Encouragement was given to explore how the approach to water changes from formal to informal.</p>                                                                                                | <p>Studio 31 has worked in collaboration with the client and Studio Bark to balance the functionality of a modern family garden with both the developing architectural concept and the local character and setting. The formal living spaces in the garden have predominantly been located to the rear of the property so as not to distract from the general landscape setting when viewed from Sutton Lane. Hints to a more formal setting have been created through the use of water and trees to give a vertical formality which connects within the local character. This includes the cattle drinking rill which extends northwards from the architecture out into the meadow. An avenue of trees extends beyond the rill framing the water tower and connecting with the wider landscape. To the rear the natural swimming pond extends formerly from the building before dissolving into an organic wetland style pond as it approaches the woodland spinney. A proposed garden orchard hints to the agricultural setting whilst creating a vertical transition between the built form and the wider meadow setting. This is further strengthened with the additional spinney, hedge and formal planting.</p> |
| <p><b>6 House position, formal spaces + comfort</b></p> <p>Testing the formal spaces will be comfortable and functional including potential refining the position of the house;</p> <p>The potential of the copse to shade and compromise the proposed spaces was raised. The Design Team were recommended to undertake an exercise to test the spaces are functional and comfortable, this should include interrogating the precise location of the house which does not need to align with the restored historic hedgerow. Detail on the how and when the open spaces will be used should also be provided to understand the rationale on the shape, form and location of the spaces.</p> | <p>Studio Bark have undertaken a number of shadow range studies, looking seasonally at shading from the copse and self-shading of the building (see Sustainability Statement document for details on this). As a result of these the building was moved northwards, closer to the reinstated boundary. The central courtyard was also widened. Development of the 'buttress fin' elements</p> <p>The house provides three key external areas, the east facing breakfast terrace, a south facing courtyard and a west facing terrace area; for use primarily in the morning, middle of the day and evening respectively. These have been tested via sun rose studies to ensure they receive adequate sun at their intended times of use (see Sustainability Statement). Though of course usage patterns will vary diurnally and seasonally according to general prevailing conditions and user preferences. The approach has been to provide a range of different conditions allowing occupants to migrate around the building according to conditions and needs.</p>                                                                                                                                                  |

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| <p><b>7 Copse Study</b></p> <p>Undertaking a study to better understand copses in the areas and to utilise to inform the proposals;</p> <p>The Design Team were encouraged to undertake a small study of copses in the area. This should include an understanding on the natural size and shape of copses and to utilise this information to ensure the copse reinforce and references the landscape character of the site context.</p> | <p>Studio 31 have undertaken a study looking at the types, size and distribution of copses and woodlands in the surrounding context. This found that the scale of the proposed enhanced copse is consistent with the size of copses in the surrounding area. This can be found on page 50 of the Landscape Strategy document and also outlines some of the other rationale surrounding this aspect of the design.</p> |
| <p><b>8 Provision of Estate Management Plan</b></p> <p>The Panel highlighted the importance of an Estate Management Plan to demonstrate the commitment to retaining and enhancing the biodiversity of the existing landscape</p>                                                                                                                                                                                                        | <p>Studio 31 have developed a Landscape Management Plan in collaboration with the applicant which is included as supporting information for this application.</p>                                                                                                                                                                                                                                                     |



Stage 2 - Design review scheme



Stage 3 - Planning stage scheme