

# 2.0 Site Analysis

## Notes:

Overview of the site gives us invaluable data and information regarding the site location, its constraints and the environmental harnessing potential. Thus creating a design that works with the site, the elements and the setting to provide a harmonious and complimentary project.

The Existing Cottage is of a traditional design, constructed in Stone with a pitched tiled roof. There have been later alterations and additions, mainly to the rear and one side, where a single storey extension is visible.

The cottage is set out over 2 floors with 2 principle reception rooms, hallway, kitchen pantry and bathroom on the ground floor and two bedrooms set out on the first floor.

Although the cottage is of a very solid construction, the basic and poor quality finish lacking insulation and heating deems the property in need of a high level of modernisation. Our options were to either progress with a replacement dwelling application or to modernise and extend the existing property. My clients preference is the latter, hence our current application.

The property is positioned approximately a mere 4 meters back from the main highway and sits in a good sized plot with a larger expanse of land directly behind to the South East. This extended land is largely screened from view due to mature trees and the positioning of the existing cottage. The property is the first dwelling found on the southern approach into the village.

To the North of the dwelling is a detached agricultural building of timber frame construction with timber cladding, currently used as storage and or a garage building.

Overall the dwelling provides an existing site developed floor area of 111mtrs 2, however a further 66 mtrs square could be constructed under current permitted development to provide a total of 177mtrs 2.

Our initial project aim evaluated the existing site and the dwelling and formulate a proposed development to improve the residential property to provide a much improved and modernised rural residential dwelling to improve the housing stock of the county.

The Site plan shown here highlights potential build areas for any development (shown in grey) These areas are formed by the requirement to retain distant views from the relaxing zones within the main cottage, while retaining a level of privacy and screening from the surrounding landscape.

To develop the site we submitted a thorough pre-planning application ref: 192401/CE investigating various extension options including alterations and extension to the existing dwelling. Following this we have followed the valuable advice and submit our planning application following this advice.

The following sheet highlights the potential permitted development build zones that could be achieved on the property, however, we feel this would be visually damaging to the site and very much a missed opportunity to redevelop the site to improve rural housing stock with a focus on the environment and harnessing the natural resources, providing an energy efficient and low carbon footprint dwelling for many future generations.

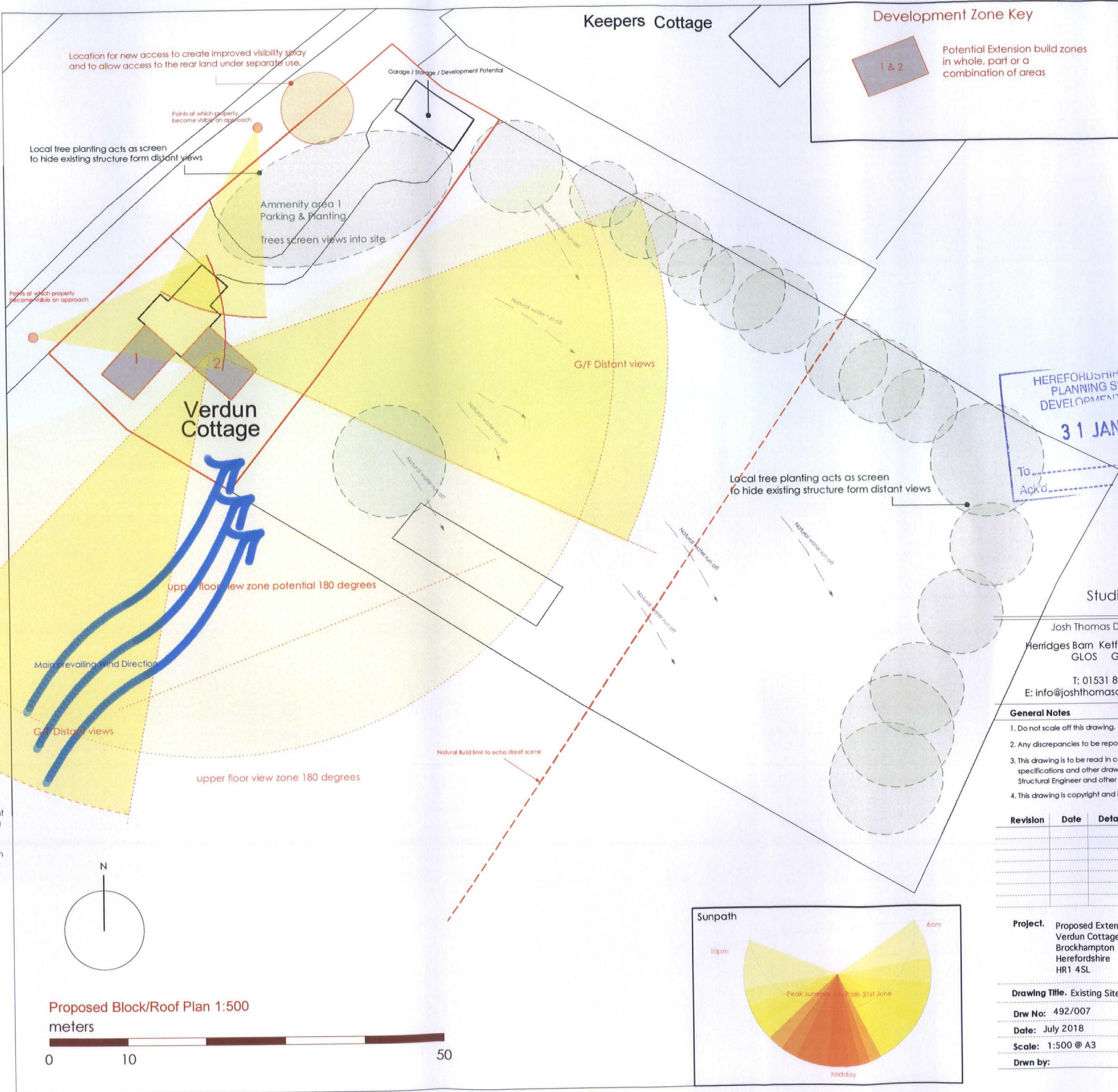
## Massing Volume & Position Notes:

Following the initial site analysis we now engage the next part of the design process.

The client wishes to extend the existing cottage to construct modest 3-4 bedroomed dwelling with open plan living and modern facilities. The extension/structure is to be of a very high quality design and built with a natural material palette that harmonises with the site, its surroundings and the natural architectural forms of Brockhampton and the surrounding local landscape and immediate site.

Due to the natural landscape of the plot, the remote setting and the fact that the original dwelling is elevated we looking at a part sunken design and low structure for the new build development on the site (to retain a low ridge). Roof design has played a part to increase any internal volume and/or to access further natural light and ventilation. Externally the structure sits well with its surroundings and as such a natural and quality palette has been proposed.

The use of natural sunlight for light and heat is a key design factor in the orientation process to maximise solar gain and again the roof structure is a key design feature to maximise the natural elements and reduce over heating. The part sunken form would also improve thermal mass and natural heat storage.



**Development Zone Key**

1 & 2 Potential Extension build zones in whole, part or a combination of areas

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31 JAN 2020

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File: \_\_\_\_\_

Studio3

Josh Thomas Design House  
Herridges Barn Kettford Road Poolhill  
GLOS GL18 1LW

T: 01531 890 860  
E: info@joshthomasdesignhouse.co.uk

- General Notes**
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Revision	Date	Details Of Revision

**Project:** Proposed Extension & Alterations  
Verdun Cottage  
Brockhampton  
Herefordshire  
HR1 4SL

**Drawing Title:** Existing Site Analysis

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**Date:** July 2018 **Status:** PLANNING  
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