

# AGENDA SUPPLEMENT (1)

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**Meeting:** Southern Area Planning Committee  
**Place:** Alamein Suite - City Hall, Malthouse Lane, Salisbury, SP2 7TU  
**Date:** Thursday 8 March 2018  
**Time:** 3.00 pm

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**The Agenda for the above meeting was published on 27<sup>th</sup> February 2018. Additional documents are now available and are attached to this Agenda Supplement.**

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This Agenda and all the documents referred to within it are available on the Council's website at [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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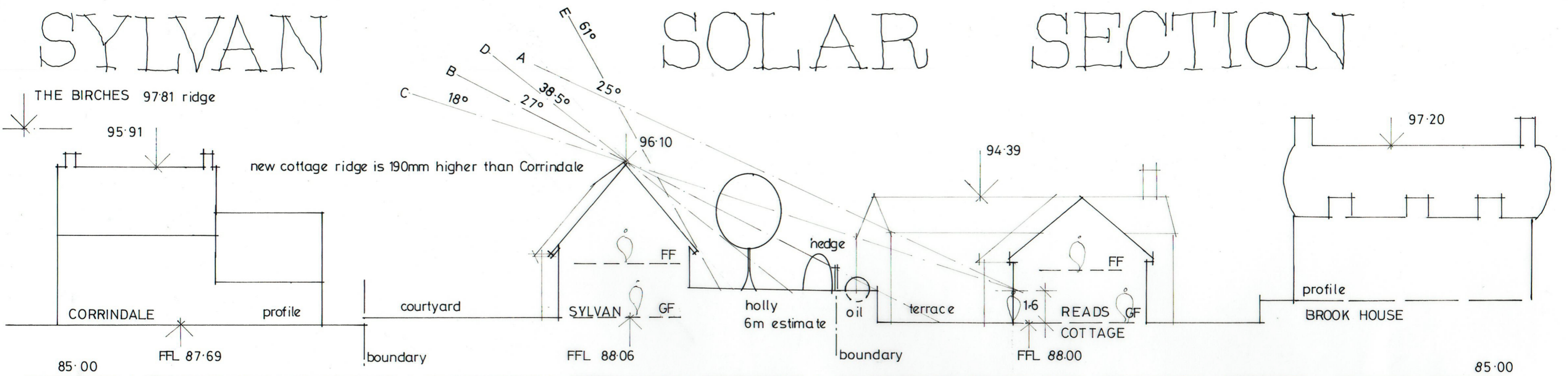
8b **17/06709/FUL - Corrindale, The Street, Teffont Magna, SP3 5QP**  
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DATE OF PUBLICATION: 6 March 2018
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# SYLVAN

# SOLAR SECTION



Line A - is the commonly-used designers 25° "rule of thumb" projection line employed by the Building Research Establishment Guidelines under which light amenity "is unlikely to be significantly affected".

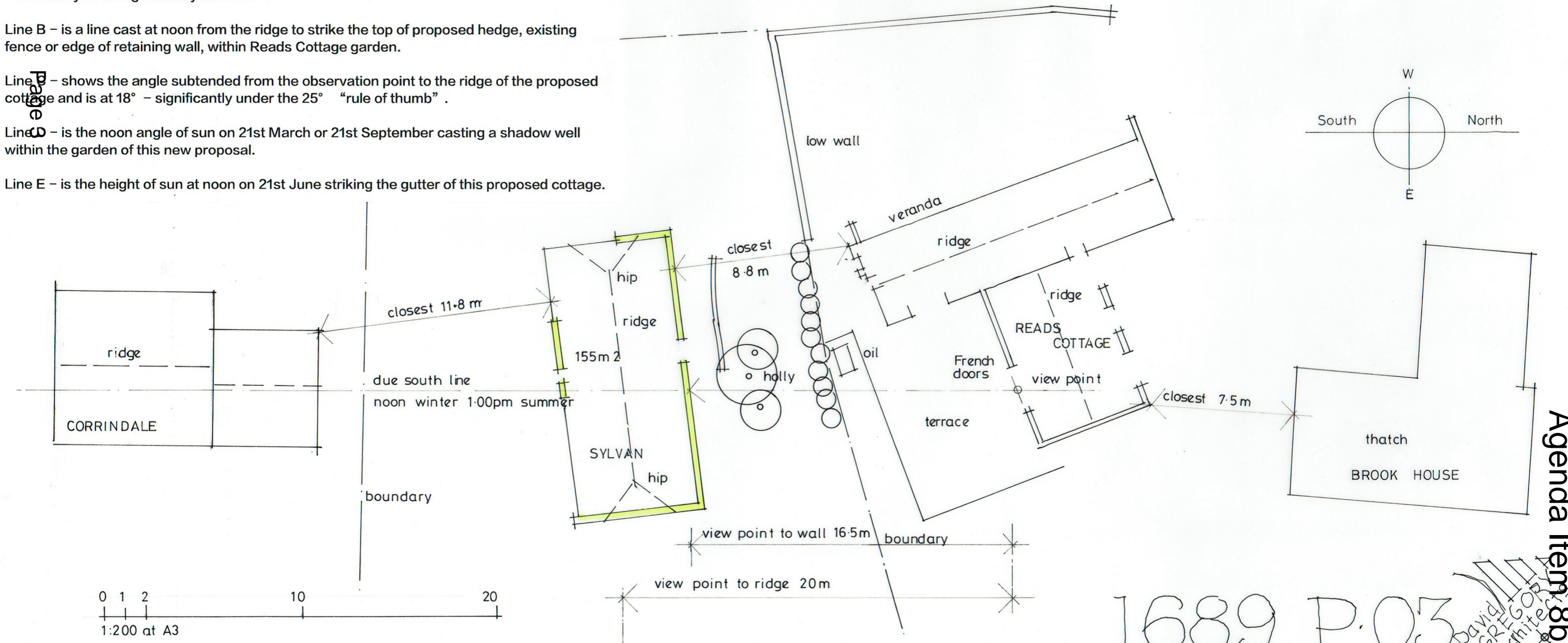
Line B - is a line cast at noon from the ridge to strike the top of proposed hedge, existing fence or edge of retaining wall, within Reads Cottage garden.

Line C - shows the angle subtended from the observation point to the ridge of the proposed cottage and is at 18° - significantly under the 25° "rule of thumb".

Line D - is the noon angle of sun on 21st March or 21st September casting a shadow well within the garden of this new proposal.

Line E - is the height of sun at noon on 21st June striking the gutter of this proposed cottage.

new cottage ground floor level is 60mm higher than Reads Cottage



16889 P.03

David GREGG architects

Agenda Item 8b

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## SUPPLEMENTARY STATEMENT 2

for

### SYLVAN

Proposed New Cottage

TEFFONT MAGNA  
SALISBURY, WILTSHIRE



View of site for proposed cottage – Reads Cottage is to left and Orchard House is above and behind

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## Parish Council Consultation and Committee Meeting

This statement has been prepared following public comments on the revised scheme presented to the Teffont Parish Council (14<sup>th</sup> November 2017), and the Planning team's recommendation for approval.

As time is short at the meeting, this statement is intended to provide information to assist members of the Southern Area Planning Committee when they meet on 8<sup>th</sup> March 2018.

Full Planning application 17/06709/FUL.

Please refer to Solar Section drawing 1689 P.03.

This statement should also be read as a continuation of the Design First Supplementary Statement and the Context Statements included with the application.

## Clarification

The reasons for 'calling in' this scheme to the Southern Area Planning Committee are given as:

Scale, visual impact, design, bulk, height and general appearance, both on the street scene and particularly the property of Reads Cottage to north.

The following commentary and height information should help to clarify relative sizes, orientation and sequence, and assist in assessing these concerns.

The additional Solar Section drawing P.03 is intended to provide a graphic profile.

## The Street is Level but Valley Sides are Steep

As a baseline to these measurements, it is interesting to note that the valley floor is level, to all intents and purposes.

The recorded pavement level at the bus stop to front of Brook House is 86.70m and to the front of Corrindale 86.66m, showing a very light fall of 0.04m (40mm) to the south over a distance of 70m.

Please look at location plan or scheme drawings for relative positions.

The proposed cottage will be the middle of three cottages, which are then flanked by two taller houses, making five properties along the eastern street frontage.

Behind and above this line, there is another house set high up on the steeply rising ground, such that the proposed cottage sits in the centre of a group of houses and cottages.

This arrangement we have called a 'cluster'.

## The Cluster

The Village Design Statement describes this in 'Pattern and Layout':

The settlement [has] developed in a linear pattern, with buildings arranged in irregular clusters on either side of the road and following the flow of the stream, and many of the cottages hugging its banks. Small groups of buildings are interspersed with gardens, open fields and paddocks, which in the central and lower part of the village rise to tree-clad hillsides beyond.

### Brook House

Brook House is furthest to the north and is set back from the street, with the softness of a rounded ridge of thatch roof (ridge height 97.20m) to main part, and to the fore a tile ridge of 95.26m over garage and bedroom projection.



Brook House

This is a three-bedroom house with a frontage width of 12m, where the closest dimension to Reads Cottage is within 8m.

## Reads Cottage

Reads Cottage has four bedrooms and is set close to the street with frontage width of 16m, along which is the distinctive south-west facing veranda that enjoys the afternoon sun and views across the street to the valley beyond.



View to south west from Reads Cottage front garden and veranda

To the rear is a bedroom and living room, with the first floor opening out onto the retained rising valley side, and then garden and deck spaces stepping up the slope.



View from upper lawn of Reads Cottage garden with the higher Brook House to right



The sunny afternoon veranda to Reads Cottage – proposed cottage will be beyond hazel hedge

The cottage has a ridge height of 94.39m and a ground floor level recorded at 88.00m, which allows the entrance and veranda to be at 1.3m above pavement level.

## Sylvan (proposed)

Rather than face the street with a veranda, the proposed cottage looks to the side and south, allowing a natural plateau in the hillside to form a garden.

The proposed internal floor area is 155m<sup>2</sup>, with a ground floor level of 88.06 and a proposed ridge height of 96.10m.

As the building is orientated end on to the street, the frontage width is 6.8m.

The ground floor level is therefore very similar to Reads Cottage at 1.36m above pavement level.

This is to be a three-bedroom dwelling.

## Corrindale

Corrindale has a ground floor level recorded at 87.69 and so is 1m above pavement level, with a ridge of 95.91m.

This three-bedroom cottage currently has an internal floor area of 114m<sup>2</sup>. However, it has planning permission to convert the garage which, when completed, will make it a four-bedroom cottage with an internal area of 156m<sup>2</sup>.

Corrindale's frontage is 13.7m including the garage, with gables set close to the plot boundaries to either side.



Corrindale, with recent entrance walls – the ridge of proposed cottage sits 8 inches above Corrindale's ridge

## The Birches

This four-bedroom house has a prominent chimney, but otherwise a rather defensive stone wall facing the street, behind which a steep hipped roof rises to a ridge with recorded height of 97.81m.



The Birches – presenting a prominent chimney and high roof behind

This house has the highest ridge of the four properties currently set along the road frontage and to the south of Corrindale. Corrindale is its immediate neighbour to north.

## Orchard House

The land survey used for this application did not record heights for Orchard House, but it is situated to the east of the site and, as the land rises significantly such that the ground level is in excess of 96m or 10m above the road level, consequently it benefits from long views to the west, and looks over the roofs of properties on the valley floor.

The cover photograph shows this relationship seen from the street.



## Relative Heights of Roof and Floors

The ridge heights of both Brook House and The Birches are higher than Corrindale by 1.29 and 1.9m respectively.

The ridge proposed at Sylvan will be 0.19m or 190mm (8 inches) above the ridge of Corrindale.

For comparison purposes, it may be helpful, when observing or assessing from vantage points along the street or from adjacent gardens, to note that the new hipped ridge will be just above Corrindale's existing ridge and below its chimney caps.

The forward and older part of Reads Cottage is comparatively narrow in plan and so consequently the roof is lower. The ridge is 2.81m below the existing Brook House and will be 1.71m lower than the proposed cottage roof.

Internal floor levels are comparable with Reads Cottage, which has an internal ground floor level 0.06m or 60mm (3 inches) below ground floor level of the proposed cottage.

## Frontage Widths

Brook House has a frontage width of 12m, Reads Cottage of 16m and Corrindale of 13.7m, whereas the width of proposed new cottage is only 6.8m.

Whereas the other properties in the cluster have tended to fit between their boundaries, we did not consider it appropriate to repeat this convention.

The new dwelling embraces advice from the Village Design Statement to maintain green spaces between properties, and engender a more relaxed and interesting diversity in design approaches and patterns.

## Solar Section

Please refer to Drawing 1689 P.03.

The occupants of Reads Cottage have expressed concern over the amount of daylight and sunlight falling in the rear courtyard, and the view and light to south. We have followed the British Research Establishment (BRE) Guidelines to ensure their light amenity "is unlikely to be significantly affected" and this is demonstrated in the referenced drawing.

The plan and section show separation distances and heights, the 'daylight sky' projecting out from an observation point set at the French windows in the rear section of Reads Cottage and sun angles cast in from the south towards Reads Cottage's rear courtyard. The section is cut north/south through the site as seen from the east and may be seen as a worst daylight case.

We have chosen the centre of the French window of the ground floor living room of Reads Cottage, taking a convention eye level at 1.6m as the observational viewpoint.

The line of section drawn runs due south, therefore cutting through the rear extension of Reads Cottage showing the profiles of Brook House and Corrindale.

Due south should provide the line and angle of sun at midday in winter, (in British summer time this will be at 1.00pm).

## Looking South and Separation Distance

Please refer to Drawing 1689 P.03.

An observer looking due south from the observation point at Reads Cottage French window will see a retaining wall currently, with oil tank in foreground before the boundary fence.



View from upper garden terrace of Reads Cottage looking south west

Beyond the fence on this line there is an existing holly tree that is shown as retained on the proposed scheme. Currently and in future, therefore, it will cast a noonday shadow on this line and hence towards the French window.

It is along this line that the proposed cottage falls and, although slightly twisted, the heights and distances are true to elevation.

The face of proposed cottage wall measured horizontally is to be 16.5m away and the ridge 20m away.

The eye line elevated from horizontal at 18 degrees passes over ridge (line C).

## Daylight and Sky Exposure

Please refer to Drawing 1689 P.03

Line A on Drawing P.03 is the 'rule of thumb' projection line employed by designers and planners adopted from the Building Research Establishment Guidelines as a baseline assessment for daylight amenity impact. If at 25 degrees from the observational viewpoint to the ridge of the new proposal or under then the daylight amenity for Reads Cottage "is unlikely to be significantly affected".

Line C demonstrates that from the established observational viewpoint the proposed cottage subtends an angle of 18 degrees, which is significantly below the 25 degree limit.

Objects existing below this line are conventionally considered unlikely to significantly affect light amenity as it is the more general dome of sky that provides daylight.

The incoming light at the observational view-point is impacted to the east by land and trees and to the west by the walls and roof of Reads Cottage itself.

## Sunlight Projection/Shadow

Please refer to Drawing 1689 P.03.

As shown by Line D, the angle of the sun at noon on 21st March is approx 38.5 degrees. This casts a shadow well within the proposed cottage garden and does not reach into Reads Cottage.

B shows a line cast at noon from the proposed cottage's ridge to strike the top of Reads Cottage's existing courtyard fence and the top of their courtyard retaining wall. As this line is generated by the existing retaining wall the existing shadow cast is unchanged.

Reads Cottage has additional gardens to both the front and the rear of the property. The front (west facing) receives afternoon/evening sunlight unaffected by the proposed cottage.

## Privacy and Overlooking

Through its orientation, the proposed cottage only has windows to south, east and west.

For good practical and safety reasons, there is a glazed panel to utility door. However, no windows look to the north and therefore to Reads Cottage.

It is proposed that a new hedge is planted to boundary between cottages, and one can see from drawing 1989 P.03 that a typical, manageable garden hedge will not add shade to Reads Cottage terrace, nor restrict sunlight. It will, however, provide privacy for activity within both gardens.

## The Gap Becomes the Garden

We do not think it appropriate to repeat the adopted frontage infill pattern.

Reads Cottage may once have been orientated to look across the valley to the afternoon sun from the elevated veranda, over what would then have been a quiet country lane.

Older village houses and farm buildings may have been orientated to the stream and would have derived their character from the needs and uses they had at the time.

These factors played their part in creating the diversity, layering, delight and complexity of the village.

We agree with the Village Design Statement that designing a home should demonstrate more than simply reflection and a contextual or visual exercise.

The suggested convention has been to place a cottage facing the street, with a garden to rear and parking area to the front.

The difficulty with this approach is that it requires significant excavation, as the cottage will become a visual barrier set on the level land behind the frontage garden.

Visually therefore, this could be seen as infilling a gap to the street frontage, and we do not consider it would be appropriate or a successful move to repeat this strategy.

Instead, we have turned the cottage so that the end faces towards the street and 'the gap becomes the garden'.

This approach thereby generates separation that is greater than the convention, pulling the elevations away from neighbours' boundaries. Most importantly, it removes the need to excavate or create a then shaded garden to the rear.

The steep upper slope can now be left as a wildlife garden, with views past the cottage being created.

## To be a Family Home

The Applicant has requested a family home providing real support and delight.

The garden as a child's play space or a recreational sunny area will now lie between Sylvan and Corrindale, and not at the shaded rear, cut into the bank.

The gap between these cottages will then engage with the village and be sunlit so that, after working or school hours, it is a safe and bright area.

The roof projection and shade produced will create a space between inside and out, making it a useful, attractive place that responds to the request for a practical and active family home.

To the north and between the proposed cottage and Reads Cottage is now found a wide buffer space, providing privacy for the neighbouring occupants.

## Overall

Concerns have been raised regarding the design, height, position and scale of the proposed cottage.

Appearance.

The design is reminiscent of the village's rural past, oriented end-on to reduce impact in the street scene and to the Grade II listed building opposite. The materials are of a traditional palette and expression, locally inspired, with a timber building on stone walls.

Height.

We have confirmed here the cottage will have a similar ground floor level and height to the adjacent properties in this "cluster".

Position and Scale.

We have advised that the cottage will have the least elevation width presented to the street and the smallest overall floor area of the cluster.

The orientation allows for important gaps either side, giving breathing spaces and reducing any impact in the street. We have demonstrated ample space, separation and lack of overlooking of Reads Cottage.

The Village Design Statement under 'Guidelines for Development':

[When any development takes place, we wish to encourage the best of the new, both in design and materials, and challenge architects and designers to create buildings which are not mere pastiches of the past or repetitive 'executive' style buildings.](#)

[Good quality and interesting design really will enhance the surroundings.](#)

In conclusion, we have responded to the topography, taken the advice of the Village Design Statement, and applied the needs of a working family home to the design to generate this proposal.

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