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COTSWOLD DISTRICT COUNCIL

4 October 2022

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PLANNING AND LICENSING COMMITTEE

A meeting of the Planning and Licensing Committee will be held at Council Chamber - Trinity Road on **Wednesday, 12 October 2022 at 2.00 pm.**

Rob Weaver
Chief Executive

To: Members of the Planning and Licensing Committee
(Councillors Ray Brassington, Patrick Coleman, Mark Harris, Stephen Hirst, Sue Jepson, Julia Judd, Andrew Maclean, Dilys Neill, Gary Selwyn, Steve Trotter and Clive Webster)

Recording of Proceedings – The law allows the public proceedings of Council, Cabinet, and Committee Meetings to be recorded, which includes filming as well as audio-recording. Photography is also permitted.

As a matter of courtesy, if you intend to record any part of the proceedings please let the Committee Administrator know prior to the date of the meeting.

AGENDA

1. **Apologies**

2. **Substitute Members**
To note details of any substitution arrangements in place for the Meeting.

3. **Declarations of Interest**
To receive any declarations of interest from Members and Officers, relating to items to be considered at the meeting.

4. **Minutes** (Pages 5 - 10)
To confirm the minutes of the meeting of the Committee held on 14th September 2022

5. **Chair's Announcements (if any)**

6. **Schedule of Applications** (Pages 11 - 172)

Application No.	Description	Ward Member	Case Officer
22/00688/FUL	Two residential units within the curtilage of the main house approved under application 18/00051/FUL, removal of approved garage outbuilding and associated amended driveway and landscape enhancements at Land At New Covert Ewen Gloucestershire	Tony Berry	Mike Napper
22/02119/REM	Erection of 15 dwellings with associated access arrangements and ancillary works (Reserved Matters application) at Land West Of Davies Road/Mosedale Moretonin-Marsh Gloucestershire	Rachel Coxcoon	Martin Perks

20/02798/FUL	Demolition of single storey lean to, fenestration alterations and landscaping (part retrospective) at Middle Hill Farm Saintbury Broadway Gloucestershire WR12 7PX	Gina Blomefield and Tom Stowe	Ed Leeson
20/02799/LBC	Demolition of single storey lean to, fenestration alterations, internal alterations to include new mechanical and electrical works, and landscaping (part retrospective) at Middle Hill Farm Saintbury Broadway Gloucestershire WR12 7PX	Gina Blomefield and Tom Stowe	Ed Leeson

7. **Sites Inspection Briefing**
Members for 2nd November 2022 (if required)

Councillors Ray Brassington, Julia Judd, Stephen Hirst, Sue Jepson and Clive Webster

8. **Licensing Sub-Committee**
Members for 26th October 2022 (if required):

Cllrs Ray Brassington, Sue Jepson, Mark Harris, Dilys Neill and Gary Selwyn

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Minutes of a meeting of Planning and Licensing Committee held on Wednesday, 14 September 2022.

Councillors present:

Ray Brassington - Chair	Patrick Coleman – Vice Chair	
Sue Jepson	Dilys Neill	Clive Webster
Julia Judd	Gary Selwyn	
Andrew Maclean	Steve Trotter	

Officers present:
Susan Gargett – Head of Legal Services
Alison Gardner – Licensing Team Leader
Mike Napper – Major Developments and Appeals Manager
Harrison Bowley – Senior Planning Case Officer
Justin Ayton – Conservation and Design Consultant
David Morren – Interim Development Management Improvement Consultant
Caleb Harris – Democratic Services
Wayne Smith – Democratic Services

Observers:
Councillor Tony Berry

119 Tributes following the death of the Queen and Apologies

The Chair announced that the Committee meeting was taking place at a time of national mourning following the sad news of the death of Her Majesty Queen Elizabeth II, and invited Members to join him in paying tribute to the late Queen and sending condolences to the Royal Family.

The Committee stood for a minutes silence in respect and reflection for Her Majesty the Queen.

Members of the Committee were then invited to share their thoughts and feelings about the Queen.

Councillor Jepson stood to make the following statement and asked that it was included in full in the minutes of the Committee meeting.
"I am attending this meeting today as part of my Councillor's duties, but I do not approve of the meeting taking place while the Country is in mourning for the passing of our Queen Elizabeth II. There is nothing on the agenda that could not have been postponed to another date."
Councillor Jepson then paid tribute to the Queen, and the manner in which the Country (and the World) had been brought together in sympathy and respect for a much loved Monarch. This sentiment was also reflected in the comments of other Members.

The Chair invited Members and Officers to introduce themselves and asked if any apologies had been received.

Apologies had been received from Councillors Stephen Hirst and Mark Harris.

120 Substitute Members

There were no Substitute Members.

121 Declarations of Interest

There were no declarations of interest from Members.

There were no declarations of interest from Officers.

122 Minutes

Minutes of the Planning and Licensing Committee held on 10 August 2022 were considered.

RESOLVE: The Committee agreed that the Minutes of the Planning and Licensing Committee meeting held on 10 August 2022 were an accurate record.

Voting Record: For 7, Against 0, Abstentions 2, Absent 2

123 Chair's Announcements (if any)

There were no Chair's announcements.

The Chair invited Councillor Layton to make a statement paying tribute to Deborah Smith, the former Development and Planning Enforcement Manager, who had provided over 25 year' of service and commitment to the Council.

The Chair and Vice Chair also paid tribute to the calm, polite and professional manner in which the Development and Planning Enforcement Manager had provided advice, guidance and support to all members of the Planning and Licensing Committee.

124 Business and Planning Act 2020 - Extension to Pavement Licensing Regime

The purpose of this report was to consider the draft policy document for approval following the extension of the current pavement licensing regime to 30th September 2023.

The Licensing Team Leader presented the report and provided an overview and context to the proposed changes regarding businesses applying to extend their trading area by using outside spaces for the provision of food and drink.

The Committee noted that there were currently 16 premises licensed to use outside spaces for the provision of food and drink.

The Committee noted that a licence was not required for premises using their own land as an outside space for the provision of food and drink.

The Committee noted that the Council had introduced a maximum administration fee of £100 per licence in 2021/22.

The Committee noted that the term 'removable', as applied to furniture, indicated furniture that could be removed at the end of a business day and stored within a property.

The Committee noted that the term 'in keeping' applied to the colour and style of furniture that could be challenged and enforced if the Council considered furniture was inappropriate.

The Committee noted that all business that had been advised of the need for a licence, had acquired one.

The Committee noted that adequate Public Liability Insurance was required by all businesses applying for a licence.

The Committee welcomed the offer from the Licensing Team Leader to provide a list of current license holders.

RESOLVED: The Committee considered the draft Pavement Licensing document and agreed that subject to any further amendments, approved the draft Policy and agreed the fee charged for 2022/23.

Voting Record – For 8, Against 0, Abstentions 1, Absent 2,

125 Draft County CCTV Consultation Document for Licensed Hackney Carriage and Private Hire Vehicles

The purpose of the report was to enable the Committee to consider the recommendation of the Department for Transport Statutory Standards that Local Authorities should consult on whether CCTV in licenced vehicles would have a proportionate positive impact on public safety in their district.

The Licensing Team Leader introduced the report and provided an overview of the recommendation to consult Hackney Carriage and Private Hire Vehicle licence holders, owners, passengers and service users to determine whether mandatory in-vehicle CCTV would have a proportionate positive impact on public safety.

The Committee noted that 100 Private Hire and 60 Hackney Carriage were currently licensed.

The Committee requested additional criteria to be added to the consultation documentation to enable passengers and service users to be explicitly identified separately to drivers and licence holders. The Licensing Team Leader agreed to ensure passengers and service users would be included in the consultation documentation.

The Committee noted that consultation feedback at neighbouring Authorities had been mixed with Stroud Council receiving 69 responses, but only 8 responses being returned to Gloucester Council.

RESOLVED: That Committee agreed to an 8 week public consultation on the Draft County 'CCTV in Hackney Carriage and Private Hire Vehicles' recommendation as detailed in Annex A.

Voting Record – For 7, Against 2, Abstentions 0, Absent 2

126 Schedule of Applications

20/03559/FUL - Erection of an integral annexe, entrance hall, rear kitchen extension and underground parking area at Priory Estate, Poulton, Cirencester Gloucestershire GL7 5JB

The Senior Planning Case Officer introduced the application to make a series of alterations to a dwelling including the erection of: an integral annex, entrance hall, rear kitchen extension and underground parking area and presented locality and site maps and photographs of the proposed development. The historical context and agricultural use of the original farm house (rebuilt in the 20th century), and the series of cascading subordinate agricultural buildings was also described.

The following people addressed the Committee:
Councillor Chris Davis – Town/Parish Council
John Vale (Plan A Planning and Development Ltd) – Applicant's Agent

The Committee noted that the Parish Council supported the application following the applicant's offer to change the proposed dormer windows to roof lights overlooking the adjacent, publicly accessible grave yard.

The Committee noted that retaining the agricultural form of the characteristic cascading northern wing, reflecting its historic, use was of particular importance although it was recognised that these buildings had not been in agricultural use for many decades.

The Committee noted that the term 'overly domestic' referred to the loss of the property's agricultural character due to (for instance) the introduction of regular or symmetrical window patterns.

The Committee noted that the excavation of land to the front of the property, the building to underground parking, the introduction of parking spaces and the levelling up of ground behind a retaining wall, may (collectively) produce a corporate, urban appearance to the front of the property.

Councillor Webster proposed and Councillor Trotter seconded that the application was REFUSED for the reasons provided by the Senior Planning Case Officer.

Voting Record – For 9, Against 0, Abstention 0, Absent 2

The Committee agreed to REFUSE the application in agreement with the recommendation of the Senior Planning Officer.

22/00688/FUL - Two residential units within the curtilage of the main house approved under application 18/00051/FUL, removal of approved garage outbuilding and associated amended driveway and landscape enhancements at Land At New Covert, Ewen, Gloucestershire.

The Major Developments and Appeals Manager introduced the report that provided an update and additional information to a previous application that had been assessed with a recommendation to PERMIT.

The Committee noted that the additional report pages referred to an additional condition of insurance of energy performance.

The Committee noted that the applicant had requested that consideration of the application by the Committee should be deferred to the October Planning and Licensing Committee meeting. This would enable both this condition, and two 'pre-commencement conditions', covering external light management and a Highways condition, to be discussed and resolved.

The Committee noted that Planning Officers approval of the applicant's approach of providing as much detail as possible up-front, to enable full consideration to be made and a smooth and timely development to progress if Members decided to approve the application.

The Committee noted that there were no Public Speakers and the applicant/agent had requested the deferment and did not wish to speak.

The Committee noted that the current recommendation was to DEFER consideration to the October Committee.

Councillor Coleman proposed and Councillor Selwyn seconded that the application was deferred to the October Planning and Licensing Committee Meeting.

***As the vote was a tie, the Chair exercised the casting vote to AGREE with the recommendation of the Planning Officer to DEFER the application.**

Voting Record – *For 4, *Against 4, Abstentions 0, Absent 2

The Committee agreed to defer the application to the October Planning and Licensing Committee Meeting in agreement with the recommendation of the Planning Officer

127 Sites Inspection Briefing

Members for 5th October 2022 (if required)

Councillors Ray Brassington, Patrick Coleman, Andrew Maclean, Mark Harris, Dilys Neill.

128 Licensing Sub-Committee

Licensing Sub-Committee Members for 28th September 2022 (if required)

Councillors Julia Judd, Andrew Maclean, Stephen Hirst, Clive Webster, Mark Harris.

The Meeting commenced at_10.00 am and closed at 11.31 am

Chair

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PLANNING AND LICENSING COMMITTEE
12th October 2022

SCHEDULE OF APPLICATIONS FOR CONSIDERATION AND DECISION (HP)

- **Members are asked to determine the applications in this Schedule. My recommendations are given at the end of each report. Members should get in touch with the case officer if they wish to have any further information on any applications.**

- **Applications have been considered in the light of national planning policy guidance, the Development Plan and any relevant non-statutory supplementary planning guidance.**

- The following legislation is of particular importance in the consideration and determination of the applications contained in this Schedule:

  - **Planning Permission:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that "where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 - special regard to the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest.

  - **Listed Building Consent:** Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 - special regard to the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest.

  - **Display of Advertisements:** Town and Country Planning (Control of Advertisements) (England) Regulations 2007 - powers to be exercised only in the interests of amenity, including any feature of historic, architectural, cultural or similar interest and public safety.

- The reference to **Key Policy Background** in the reports is intended only to highlight the policies most relevant to each case. Other policies, or other material circumstances, may also apply and could lead to a different decision being made to that recommended by the Officer.

- Any responses to consultations received after this report had been printed, will be reported at the meeting, either in the form of lists of **Additional Representations**, or orally. Late information might result in a change in my recommendation.

- The **Background Papers** referred to in compiling these reports are: the application form; the accompanying certificates and plans and any other information provided by the applicant/agent; responses from bodies or persons consulted on the application; other representations supporting or objecting to the application.

PLANNING AND LICENSING COMMITTEE 12th October 2022
INDEX TO APPLICATIONS FOR CONSIDERATION AND DECISION

Parish	Application	Schedule No.
Kemble	Land At New Covert Ewen Gloucestershire 22/00688/FUL Full Application	01
Moreton In Marsh	Land West Of Davies Road / Mosedale Moreton-In-Marsh Gloucestershire 22/02119/REM Approval of Reserved Matters	02
Saintbury	Middle Hill Farm Saintbury Broadway Gloucestershire 20/02798/FUL Full Application	03
Saintbury	Middle Hill Farm Saintbury Broadway Gloucestershire 20/02799/LBC Listed Building Consent	04

Item No 01:-

22/00688/FUL

Land At New Covert
Ewen
Gloucestershire

Item No 01:-

Two residential units within the curtilage of the main house approved under application 18/00051/FUL, removal of approved garage outbuilding and associated amended driveway and landscape enhancements at Land At New Covert Ewen Gloucestershire

Full Application 22/00688/FUL	
Applicant:	Mr Marie Lennon-Smith
Agent:	Ridge And Partners LLP
Case Officer:	Mike Napper
Ward Member(s):	Councillor Tony Berry
Committee Date:	12th October 2022
RECOMMENDATION:	**PERMIT**

UPDATE: This application was deferred from the September Committee, at the applicant's request, in order to allow further negotiations to be completed in respect of the need for any pre-commencement conditions to be attached to any decision to Permit. Updates to the September report are provided below in bold text.

1. Main Issues:

(a) Principle of the Development
(b) Visual Impact & Design
(c) Arboricultural Impact
(d) Biodiversity

2. Reason for Referral:

2.1 The original permission for the development of the application site for a single dwelling was granted by the Planning & Licensing Committee following consideration of the detailed merits of the scheme and its location relative to the village. Given the issues debated, officers consider it appropriate that Committee has the same opportunity to assess the current application, which is now for two dwellings.

3. Site Description:

3.1 The site is located at the eastern end of the village of Ewen adjacent to the Ewen Conservation Area and adjacent the Wild Duck Public House, which is a Grade II Listed building. The site sits outside of any landscape designation, but is adjacent to the Kemble/Ewen Special Landscape Area (SLA).

3.2 The site lies within Flood Zone 1.

3.3 The site is made up of a coppice of trees (approx. 2.45 ha in area) to the east and an open area that incorporated a historic quarry that now has power cables running through the site.

3.4 Access to the site is obtained from a field gate located along the southern boundary and a further access to the adjacent grassed area and pylons is available in the south eastern corner further along the road.

4. Relevant Planning History:

4.1 18/00051/FUL - Proposed erection of single dwelling: Permitted 11.07.18.

4.2 21/03285/FUL - Proposed erection of single dwelling - Variation of Conditions 2 (drawing numbers) and 15 (tree protection plan) of permission

4.3 18/00051/FUL to amend driveway layout and phasing of tree removal: Permitted 22.10.21.

5. Planning Policies:

NPPF National Planning Policy Framework
DS3 Small-scale Res Dev non-Principal Settle
DS4 Open Market Housing o/s Principal/non-Pr
EN11 HE: DHA - Conservation Areas
EN2 Design of Built & Natural Environment
EN10 HE: Designated Heritage Assets
EN4 The Wider Natural & Historic Landscape
EN6 Special Landscape Areas
INF7 Green Infrastructure
INF4 Highway Safety
INF5 Parking Provision

6. Observations of Consultees:

6.1 Forward Planning Manager: Whilst on the face of it the site appears to be beyond the settlement edge, the principle of development has been established and thus extends the settlement's linear form to include the wooded area. This, it should be noted, was determined within the context of the emerging policy DS3.

6.2 Landscape Officer: No objections.

6.3 Tree Officer: No objection.

6.4 Biodiversity Officer: No objection.

6.5 GCC Lead Local Flood Authority: No objection.

6.6 Thames Water: No objection.

6.7 Highways Officer: No objection.

6.8 Conservation Officer: No objections.

7. View of Town/Parish Council:

7.1 Kemble and Ewen Parish Council: Objects - "At the Parish Council meeting of 22 March 2022 It was proposed to object to this application for the following reasons: the development is outside the village boundary in a non-principal settlement (Ewen) according the the CDLP. The proposal contravenes CDLP Policy DS3 as it does not complement the form nor character of the settlement. The proposal is not of proportionate scale or character with the surroundings. Furthermore the proposed development does not meet the criteria set out in CDLP H3 [Rural Exception Sites]. The Parish Council does not believe that this proposed development meets the criteria for NPPF Paragraph 80 as it would not significantly enhance the immediate setting, nor be sensitive to the defining characteristics of the local area."

8. Other Representations:

2 Third Party letters of Objection:

i) " The previous permission was granted under Para 80 approval for a single tree house style dwelling within the largely maintained wooded area of the New Covert. The amendment to add two further houses are in conflict with this permission and effectively create a new mini-development outside the boundary of the village and not at all in keeping with the character of the rest of the village."

ii) The proposed amendments significantly reduce the amount of land to remain as woodland to the detriment of visual impact and an appropriate response to climate change;

iii) The design of Dwelling 2 is not in keeping with the 'tree-house' concept and will be clearly visible from public viewpoints;

iv) Dwelling 2 would be significantly closer to Purlieus Farmhouse with result increase in noise during construction and as a result of its residential occupancy;

v) There is no justification for more dwellings in Ewen in terms of meetiing any planned need.

1 Third Party letter of Support:

"the principle of proposal for the previous one dwelling, was considered acceptable under DS3, I also note that reference was made to DS4, and exceptional merit exemption, although the latter, was not considered necessary to test. The key issue here is whether having 2 further dwellings, is still in scale with the character, and scale of Ewen. Given the size of the land, and its proximity, to the main part of Ewen, the scale is not disproportionate. The design, is also innovative, and should not be rejected because it does not follow, the Cotswold vernacular. The landscaping scheme is, also welcome in the wooded area. I did not read the environmental measures, but note the solar panels, and that heat source pumps, and other environmental measures are provided."

9. Applicant's Supporting Information:

Planning Statement
Design & Access Statement
Ecological Assessment
Arboricultural Implications Assessment
Tree Survey
Construction Environmental Management Plan
Transport Statement
Flood Risk Assessment
Heritage Impact Assessment
Landscape & Visual Impact Assessment

10. Officer's Assessment:

10.1 The application follows the grant of planning permission in 2018 (LPA ref. 18/00051/FUL) for a single dwelling at the application site, some details of which were varied under a later application in 2021. The current application seeks to increase the total number of dwellings at the site to three, as a result of two further detached dwellings being proposed. The architectural design of the additional dwellings pursues a similar flat-roofed contemporary aesthetic to the previously approved dwelling, providing two storeys of accommodation with the first floor visually 'supported' on stilts providing the majority of the living space above the more open layout of the ground floor. The proposed unit shown as Dwelling 1 would have 4-bedrooms and Dwelling 2 3-bedrooms. The approved dwelling comprises 4 - 5 bedrooms. Each property has a defined garden area. No changes are proposed to the latter dwelling as part of this application. The applicant's current intention is that the additional dwellings will be occupied as annex accommodation to the principal first approved dwelling at the site. Nevertheless, as each dwelling would have the capability of independent occupancy, the application should be considered as three new dwellings.

10.2 The new dwellings would be predominantly of black-stained timber cladding with bronze-finished zinc framing to the fenestration, similar to the palette of materials for the previously approved dwelling. The proposed pattern of fenestration is also contemporary and uses full height glazing in the front elevations. The roofs of both dwellings seek to maximise the incorporation of solar panels.

10.3 The dwellings have been designed to achieve very high energy performance in a 'fabric first' approach together with passive solar gain and integrated renewable power sources. The roofing and walling is proposed to be constructed of air tight engineered timber framed panels with recycled newspaper insulation. The fenestration would be triple glazed, triple sealed, Argon-filled timber frames and insulated aluminium-clad "Passivhaus" certified windows & doors throughout. Power and heat would be provided in situ by a combination of biomass (resulting from woodland management) and solar panels to on-site storage with any excess being released to the National Grid.

10.4 The proposals would include EV charging points to the four parking spaces and integrated provision for bicycle storage.

(a) Principle of the Development

10.5 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.' The starting point for the determination of this application is therefore the current development plan for the District which is the Cotswold District Local Plan 2011-2031.

10.6 In respect of the acceptability of the principle of the proposals, the key consideration is whether the site is properly subject to the provisions of Local Plan policies DS3 (Small-Scale Residential Development in Non-Principal Settlements) or DS4 (Open Market Housing Outside Principal and Non-Principal Settlements). This issue was also central to the Committee's decision to approve the first dwelling on the site in 2018.

10.7 Policy DS3 states that:-

"*1. In Non-Principal Settlements, small-scale residential development will be permitted provided it:*

a) demonstrably supports or enhances the vitality of the local community and the continued availability of services and facilities locally;
b) is of a proportionate scale and maintains and enhances sustainable patterns of development;
c) complements the form and character of the settlement; and
d) does not have an adverse cumulative impact on the settlement having regard to other developments permitted during the Local Plan period.

2. Applicants proposing two or more residential units on sites in non-Principal Settlements should complete a rural housing pro-forma and submit this with the planning application."

10.8 Policy DS4 is more restrictive and is not supportive of new-build dwellings unless they are justified by other policies that expressly deal with residential development in locations outside of settlements.

10.9 In reviewing the site's planning history in the assessment of the 2018 application, it was the opinion of the Council's officers that, although it lay at its extreme edge, the site was within the settlement. At the time of the Committee's decision, the current Local Plan policies were emergent and had begun to carry material weight in planning decisions. As such, the Case Officer's report to Committee stated that:-

"In light of emerging Local Plan policy, guidance in the NPPF and the recent Braintree High Court judgment, it is considered that the village does represent a sustainable location for a single dwelling in terms of accessibility. It is considered that there is reasonable access to the services and facilities within the village and surrounding settlements. The application site is surrounded by development on three sides of the site and is made up of a coppice of trees that relates to the development on the edge of the village, to the east of the site are open fields where the character changes. Taking this into account, Officers do not consider the site to be sited within an isolated location, and consider the application site to be within the village. As such, the siting of the dwelling is considered to meet the criteria set out within the policy DS3. Given the proximity of the site to the village of Ewen it is considered that the proposal would represent a sustainable location and follow sustainable patterns of development that meet the requirements set out within paragraphs 29 and 34 of the NPPF.

10.10 Notwithstanding the above conclusion, Members considered the site to be outside of the settlement but, in this instance, the proposal was of exceptional design and offered additional benefits to justify its approval. The Committee Meeting Minutes in 2018 state that "The application was assessed under Planning Policy DS4, Paragraph 55 of the National Planning Policy Framework (NPPF)."

10.11 In terms of the considerations that informed the officers' conclusions regarding the status of Ewen as a non-principal settlement, there has been no material change in circumstances since then that would now lead to a different conclusion and therefore it is the opinion of officers that the current application should be assessed under Policy DS3. Physically and visually, the woodland acts as a natural barrier or edge to the generally linear settlement before it opens up on to a traditional agricultural setting.

10.12 Additionally, as has been concluded in consultation with the Council's Forward Planning team, the fact that permission has been granted for the single dwelling at the site is also a material consideration, thus extending the development limits of the settlement. In simple terms a precedent has been set that strengthens the conclusion that the site should be considered to be within the settlement.

10.13 In terms of other considerations relating to the principle of the development, Members should be aware that, since the 2018 decision, case law has provided clearer definition of the issue of 'isolation' in relation to applying the national policy for exceptional justification for new dwellings in the countryside (previously NPPF paragraph 55, which has evolved into the current paragraph 80). The fact that, if the site was to be considered outside the settlement, the site clearly adjoins it and therefore cannot be considered isolated (i.e. 'isolation' is not simply a test of whether or not a new dwelling would be outside of a defined settlement).

10.14 On the basis that officers consider the site to be within the settlement as explained above, Policy DS3 nevertheless includes several criteria, a) to d) as quoted earlier in this report, that need to be satisfied and the design-related requirements (criteria b) and c)) will be addressed in the following sections. In respect of criterion a), officers consider that the provision of two additional dwellings would help to support the vitality of the local community and the viability of associated services and facilities. Having regard to criterion d), the introduction of two further dwellings would be proportionate in scale to the size of the village, including having regard to the cumulative effect of other new dwellings granted to date within the Local Plan period (of which there have been permissions for approximately 8 new-build dwellings, including the original permission at the current application site).

10.15 In conclusion, officers consider the principle of the proposed development to be acceptable.

(b) Visual Impact & Design

10.16 The site lies within the setting of 'The Wild Duck' public house, which is a Grade II Listed building. Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires that when considering a planning application, the local planning authority should "…Have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses". The property also lies just outside the boundary of the Ewen Conservation Area.

10.17 Section 12 of the National Planning Policy Framework (NPPF) states that "Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities". It seeks to ensure (paragraph 130) that (a) developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); and (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

10.18 It also highlights in paragraph 131 that "Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change."

10.19 At paragraph 134, it states that "Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, significant weight should be given to:

(a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes; and/or

(b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."

10.20 Section 14 (Meeting the challenge of climate change, flooding and coastal change) requires, in paragraph 157, that "In determining planning applications, local planning authorities should expect new development to:

(a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and

(b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption."

10.21 Section 16 of the requires that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 199 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It also notes that significance can be harmed through alteration or development within the setting. Paragraph 200 states that any harm to or loss of the significance of a heritage asset should require clear and convincing justification. Paragraph 201 states that where a proposed development will lead to substantial harm applications should be refused unless it is demonstrated that that harm is necessary to achieve substantial public benefits, whilst paragraph 202 states that where

a development proposal will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works.

10.22 Local Plan policy EN2 Design of the Built and Natural Environment sets out that development will be permitted which accords with the Cotswold Design Code. Proposals should be of design quality that respects the character and distinctive appearance of the locality.

10.23 Policy EN10 reiterates the NPPFs in that great weight should be given to the conservation of heritage assets. It states that proposal that sustain the character, appearance and significance of designated assets will be permitted, but that proposals that would harm the significance of an asset or its setting would not be permitted unless outweighed by mitigating public benefit.

10.24 Policy EN11 states that proposals that affect conservation areas or their settings would be permitted providing that, amongst other things, it would preserve or where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, and materials.

10.25 Additionally, the policies of the Kemble and Ewen Neighbourhood Plan, which was made in 2021, are now a material consideration. Policy KE1 (Protection of Existing Community Facilities and Public Houses) is of relevance as it states that:- "The facilities listed below and shown on the Policies Map will be protected for community use.

KE1/1 - Kemble Village Hall
KE1/2 - All Saints Church
KE1/3 - Kemble Primary School
KE1/4 - Kemble Post Office and Stores
KE1/5 - The Tavern Inn
KE1/6 - Wild Duck Inn
KE1/7 - The doctors' surgery in Kemble
KE1/8 - Kemble railway station

10.26 Development that would lead to the loss of these facilities will be permitted when it is in accordance with relevant development plan policies.

10.27 Proposals that would appropriately enhance these facilities or enhance the appearance of and/or improve access and accessibility to these facilities will be supported when they are in accordance with other development plan policies and the policies of the KENDP."

10.28 Policy KE4 (Protecting Other Open Spaces) is also relevant. It states that:- "Development which would result in the loss of open spaces within Kemble village development boundary or the built up area of Ewen and which would significantly harm their spacious character and appearance will only be supported where:

a) Equivalent or better provision is provided elsewhere within a suitable location within the relevant village or in the case of Kemble within the village Development Boundary; or b) It can be clearly demonstrated by the applicant that the open space no longer performs a useful open space function in terms of the local environment, amenity of any kind, or active public recreation use."

10.29 Policy KE6 (Green Infrastructure) states that:- "The network of Green Infrastructure (GI) within the neighbourhood plan area will be protected for its recreation, open space and wildlife value. New GI, particularly where it creates links to the existing GI network and improves access to the countryside for informal recreation and net gains in biodiversity will be supported. Development will only be permitted where it retains/protects/enhances the recreational, biodiversity, water management and other functions of the GI network. New development should enhance linkages to the wider existing GI network and improve access to the countryside for informal recreation, where appropriate."

10.30 Policy KE7 (Kemble and Ewen Design Guide) establishes that new development that is consistent with the other policies in this neighbourhood development plan and the Cotswold District Local Plan will be supported when they accord with the Kemble and Ewen Design Guide.

10.31 Policy KE11 (Landscape) requires that proposals for development should:

"a) Retain and where possible enhance those landscape assets which are of benefit to the quiet enjoyment of the rural landscape by residents and the community. In identifying such areas regard will be had to the Kemble Landscape Appraisal undertaken by Tyler Grange;
b) Maintain the physical and visual separation between Kemble and Ewen to retain the sense of identity of the distinct settlements;
c) Reinforce the Thames valley landscape in respect of its recreational value and visual amenity creating a quiet and tranquil valued rural landscape;
d) Maintain and enhance field pattern and enclosure where possible;
e) Enhance valued landscape features which are in decline or in poor condition;
f) Avoid further aesthetic erosion of the landscape/farmed edge of the villages; and
g) Protect views and vistas identified in the Kemble Landscape Appraisal and the Kemble and Kemble Station Conservation Areas Appraisal undertaken by Montagu Evans from significant detrimental impact."

10.32 The Grade II Listed 'Wild Duck' public house is a collection of buildings said to originally date from 1563 with extensive 20th Century extensions. The site is on the edge of the Ewen Conservation Area and Ewen is characterised by a linear pattern of dispersed houses, cottages and farmsteads.

10.33 In considering the current application, the design character of the site has been established by that of the dwelling approved under the 2018 permission. The current scheme seeks to provide two further, contemporary-designed, dwellings within the woodland of similar architectural ethos, form and materials. Comments in respect of the 2018 scheme by the Conservation Officer at that time were that the new dwelling would be positioned on stilts at canopy level within the centre of the plot, thereby ensuring that the bulk and mass of the building would be screened by the canopy and that views at ground level would be assimilated with the surroundings. Whilst some concerns were expressed regarding any potential incongruity with the setting of the more traditional vernacular appearance of the Grade II listed public house, it was concluded that the proposal relies on the integration of the new dwelling within the woodland as a focus for the development and a screen to mitigate the external impact of the development beyond the site. The current proposals continue this approach and, additionally, the public house buildings along the lane to the south appear to be 20th Century and of limited merit. In terms of the setting of the Listed building, its

orientation is considered to generally 'turn its back' to the application site, having regard to any potential visual conflict. The woodland is also relatively dense and elevated at this point and the proposed new buildings would be set back considerably into the woodland. Further mature planting is proposed to the site boundaries.

10.34 Overall, therefore, officers conclude that the design approach taken is considered acceptable and that there is no harm to the Conservation Area or Listed buildings.

10.35 Having regard to the general design considerations of the proposed dwellings, officers are of the opinion that there is a beneficial consistency and visual relationship between each of the new dwellings, which results in a cohesive architectural character to the development. The dwellings respond sympathetically to the wooded setting in scale, form and materials and appear to be integrated into it as a basis principle of the design.

10.36 Furthermore, the design of the scheme has pursued a strong objective towards high-energy performance and low carbon solutions in its construction and later occupancy. The supporting documentation with the application states that the new dwellings is expected to achieve a reduction of the heat load by 70% when compared to the Average New Build. It is estimated that the dwellings would achieve a national Standard Assessment Procedure (SAP) calculation (which is the methodology used by Government to quantify a dwelling's performance in terms of energy use per unit floor area) of 111 compared with the average value of 60 for dwellings in England and Wales.

10.37 Officers therefore conclude that the overall design assessment of the new dwellings is supportable, having regard to the range of policies quoted above.

(c) Arboricultural and Landscape Impact

10.38 Policy EN1 of the Local Plan states that new development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by ensuring design standards that complement the character of the area and the sustainable use of the development.

10.39 Policy EN2 of the Local Plan states that development should be of design quality that respects the character and distinctive appearance of the locality. The Cotswolds Design Code, the detailed guidance underpinning Policy EN2, requires inter alia that i) any proposed new development should respond to its landscape or townscape setting.

ii) that in designing new development, attention should be paid to the site and its setting in terms of density, grain, scale and form, as well as the architectural design of the buildings, and to the landscaping around them.
ii) that excessive or uncharacteristic bulk should be avoided. New buildings should generally not dominate their surroundings, but should complement the existing structures or landscape, and sit comfortably within their setting.
iii) that the height of new buildings should respond to the local context, for example forming a gentle transition from open countryside to settlement edge.

10.40 Policy EN4 of the Local Plan states that development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas. This policy

requires that proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, settlement patterns and heritage assets.

10.41 Policy EN6 of the Local Plan states that development within Special Landscape Areas will be permitted provided it does not have a significant detrimental impact upon the special character and key landscape qualities of the area including its tranquillity.

10.42 Policy INF7 of the Local Plan states that development proposals must contribute, depending on their scale, use and location, to the protection and enhancement of existing Green Infrastructure and/or the delivery of new Green Infrastructure. Green Infrastructure will be designed in accordance with principles set out in the Cotswold Design Code (Appendix D).

10.43 Paragraph 174 of the new NPPF requires the planning system to recognise the intrinsic character and beauty of the countryside.

10.44 The site falls within the setting of the Kemble/Ewen Special Landscape Area (SLA), the site adjoins the SLA boundary along the western and southern edge. The purpose of SLA designation is to protect locally significant and valued landscapes that have particular intrinsic qualities or character. The Kemble/Ewen SLA lies across three character types and as such shares characteristics of all three areas. It is identified within the 'Special Landscape Areas Review' (by White Consultants, dated 2017) that the SLA is generally tranquil and well treed. With specific reference to Ewen, it notes that the settlement pattern has a linear 'gappy' character.

10.45 A Landscape & Visual Impact Addendum (LVIA, dated Feb 2022) has been submitted to support of the application. In terms of visual amenity, it is noted that 'The recent site visits confirmed that the visual envelope remained very localised, limiting views to the local access roads immediately abutting the site, including the egress of residential driveways and Kemble Bridleway 24 and the car park of The Wild Duck'. It is identified within the LVIA that the proposals would, at most, result in a minor adverse effect and that this effect would reduce overtime as new proposed planting matures. Overall, it is concluded within the LVIA that two new residential units can be assimilated without permanent adverse effects to the landscape character or visual amenity and that the improved woodland trees and fauna would have a long-term benefits.

10.46 Officers consider that the proposed siting and design of the two units is sympathetic to the sensitive landscape setting. While three units are now proposed, the density remains low, retaining the dispersed settlement pattern and allowing units to be set back from the roadside behind a meaningful band of woodland planting. Furthermore, it is noted that the existing access would be utilised which would prevent additional openings into the site and any further visual intrusion.

10.47 To protect the tranquillity of the rural setting and the SLA, it is important that excessive light spill is limited at the site. Whilst some concerns were raised by officers in relation to the large areas of glazing in the units, they are integral to the consistency of the architectural design approach to the whole scheme and therefore a bespoke lighting scheme is proposed to include the incorporation of automated blinds for the windows and recessed

LED lighting fittings, together with low level bollard lighting next to paths that have no upward glare. Officers are content with this approach subject to a condition to approve final details.

10.48 In terms of the domestic curtilage, this is restricted to the immediate area around the dwelling which is welcomed. A hedge boundary has been included to all three new dwellings, which is welcomed, subject to being of a suitable native species in-keeping with the woodland setting.

10.49 Additionally, a condition is recommended, as it was under the 2018 permission, to remove Permitted Development rights to prevent the encroachment of domestic paraphernalia and activities into the wider wooded area, and to prevent the lower section of the dwellings being filled in.

10.50 As with the extant permission I note that the intension is to enhance the existing woodland with improved management and planting, this would improve species diversity, longevity and habitat potential of the site which is welcomed. To ensure that this can be sustained in the long term, a Landscape and Ecological Management Plan (LEMP) highlighting proposed future management of the site would be conditioned.

10.51 In conclusion, officers consider that the introduction of two additional dwellings at this site can be effectively assimilated into the woodland setting without causing undue landscape or visual harm. As such, the proposals are considered to also accord with criteria b) and c) of Policy DS3. It is the opinion of officers, however, that any further development at this site would be unlikely to be supported as it would result in a cumulative impact and would erode the wooded and tranquil edge of village character.

(d) Biodiversity

10.52 Local Plan Policy EN8 (Biodiversity & Geodiversity: Features, Habitats & Species) states that:-

"1. Development will be permitted that conserves and enhances biodiversity and geodiversity, providing net gains where possible.
2. Proposals that would result in significant habitat fragmentation and loss of ecological connectivity will not be permitted.
3. Proposals that reverse habitat fragmentation and promote creation, restoration and beneficial management of ecological networks, habitats and features will be permitted, particularly in areas subject to landscape-scale biodiversity initiatives. Developer contributions may be sought in this regard.
4. Proposals that would result in the loss or deterioration of irreplaceable habitats and resources, or which are likely to have an adverse effect on internationally protected species, will not be permitted.
5. Development with a detrimental impact on other protected species and species and habitats "of principal importance for the purpose of conserving biodiversity" (Section 41 (England) of the Natural Environment and Rural Communities Act 2006) will not be permitted unless adequate provision can be made to ensure the conservation of the species or habitat."

10.53 Section 15 addresses the conservation and enhancement of the natural environment, including minimising impacts on and providing net gains for biodiversity.

10.54 As part of the application documentation, the Ecological Assessment confirms that surveying of the site is up-to-date to ascertain the general ecological value of the site and to identify the main habitats and associated plant species. In addition, specific surveys were undertaken within the site in respect of bats and badgers. Low levels of current bat activity were recorded and no evidence of badgers.

10.55 The proposals respond to the relevant biodiversity policies by the planting of new native trees, shrubs and hedgerows, as well as the creation of any new areas of species-rich grassland to provide habitat diversity and enhancement for a range of species. Additionally the proposals include the provision of new bat and bird boxes.

10.56 The new scheme represents a significant departure from the previously permitted single dwelling and, whilst the species issues remain the same, it presents a wider scale of ecological impacts regarding habitats. Furthermore, since approval to the single dwelling, given in 2018, new legislation has emerged in the form of the Environment Act 2021 that provides legal underpinning to local and national planning policy requirements for new development to deliver a minimum 10% net gain in biodiversity.

10.57 Officers are keen to ensure that external lighting within the development is maintained at low lux levels to minimise light spillage into the woodland around the new dwellings. This is mainly required to ensure that flight lines used by bats are retained as dark corridors. As explained earlier in this report, feedback from officers has resulted in agreement from the applicant of a lighting scheme to minimise light spill and this would be controlled by an appropriate condition.

10.58 Additional information was submitted during the course of the assessment of the application to satisfy the requirements of the Biodiversity Net Gain assessment. The 31.09% increase in biodiversity in terms of habitat calculations that the proposal would deliver is welcomed and is considered to meet the requirements of the NPPF.

10.59 As such, the proposals are considered to accord with the relevant policies of the Local Plan and of the provisions of the NPPF. A combined Landscape and Ecological Management Plan is again recommended as a condition, as it was in the 2018 permission.

(e) Other Issues

10.60 Highway impact has been re-assessed due to the intensification of the use of the site as a result of the two additional dwellings proposed, including the provision of suitable visibility. It is noted that provision for EV charging and cycle storage form part of the development proposals and their provision is ensured by the recommended conditions. A Construction Management Plan is also conditioned to ensure that appropriate provision is made in order to avoid and risk to highway safety and any unreasonable disruption of the local road network. As such, officers are content that the proposals accord with Local Plan policies INF4 and INF5.

10.61 This application is CIL liable and there will be a CIL charge payable. Section 143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive, in payment of CIL is a material 'local finance consideration' in planning decisions. As this is a self-build development, the applicant may apply for relief.

11. Conclusion:

11.1 In conclusion, officers have fully considered the relatively unusual planning background to this application, most specifically in terms of the acceptability of the principle of the development and the visual and biodiversity impacts. As has been explained, the 2018 permission is now a significant material consideration in the assessment of the principle and in the impacts of the two additional dwellings on the character and appearance of the wooded site itself and as an important contributing element of the overall village character. Consequently, officers have concluded that the architectural design, mitigation and, where appropriate, enhancements that were considered to be delivered by the 2018 scheme can be similarly provided by the current proposals.

Update: Following the continuation of discussions regarding the originally recommended conditions, the Highways Officer has now confirmed that the submitted drawings are appropriately detailed to address the previous need for further pre-commencement information, previously required by Condition 4 of the September report. Any permission granted would be subject to accordance with the approved drawings to be listed under Condition 2 as currently recommended and to be completed in accordance with the following revised condition:-

Before the occupation of the development or the vehicular access being brought into use, the access facilities necessary to serve the site shall be laid out and constructed in accordance with the submitted details of drawing 641-DR-PL-PA-5020 and thereafter be similarly maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory means of access is provided and maintained in the interests of highway safety and in accordance with Cotswold District Local Plan Policy INF4.

A further condition requiring the post-determination and pre-commencement submission of further information is in respect of external lighting (Condition 19 of the original report). An update will be provided for the Committee on Additional Pages or verbally in respect of progress towards resolution of this issue.

12. Proposed conditions:

1. The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following drawing number(s): .

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (England) 2015, or any other statutory instrument amending or replacing it no development included within Schedule 2, Part 1 Class A to H (including new openings, external alterations, extensions, flues, chimneys or curtilage buildings), Schedule 2 Part 14 Class A to O (domestic micro-regeneration equipment) or Schedule 2 Part 2 Class A (fences, walls or other means of enclosure) shall be undertaken, other than that approved by this decision notice.

Reason: To ensure the original agricultural character of the barn is retained in accordance with Cotswold District Local Plan Policy EN2 and NPPF.

4. The development hereby approved shall not commence until drawings of the site access works comprising:

i) Access width of 4.1m for the first 15m from the highway;
ii) Surfacing of first 5m of the access in a bound material;
iii) Drainage to prevent surface water discharging onto the highway,

have been submitted to and approved in writing by the Local Planning Authority; and the building shall not be occupied until those works have been constructed in accordance with the approved details.

Reason: To ensure the safe and free flow of traffic onto the highway.

5. The development hereby approved shall not be occupied until the proposed access gates have been set back 5 metres from the adjoining carriageway edge and made to open inwards only.

Reason: In the interests of highway safety.

6. The development hereby approved shall not be brought into use until visibility splays are provided from a point 0.6m above carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 34m eastbound and 67m westbound metres measured along the nearside edge of the adjoining carriageway and offset a distance of 0.6 metres from the edge of the carriageway. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above carriageway level.

Reason: In the interests of highway safety.

7. Before first occupation, each dwelling hereby approved shall have been fitted with an Electric Vehicle Charging Point (EVCP) that complies with a technical charging performance specification, as agreed in writing by the local planning authority. Each EVCP shall be installed and available for use in accordance with the agreed specification unless replaced or upgraded to an equal or higher specification.

Reason: To promote sustainable travel and healthy communities.

8. The Development hereby approved shall not be occupied until sheltered, secure and accessible bicycle parking has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The storage area shall be maintained for this purpose thereafter.

Reason: To promote sustainable travel and healthy communities.

9. The development shall be undertaken in full accordance with the provisions of the submitted Construction Environmental Management Plan reference DLA/2055/CEMP/RPT/03/V2, dated February 2022. The approved Plan shall be adhered to throughout the demolition/construction period in respect of the following highway-related provisions:

- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Site operating hours;
- Advisory routes for construction traffic;
- Provisions for site compound, site office and welfare facilities;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing debris, mud and dust being carried onto the highway;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles; and
- Methods of communicating the Construction Management Plan to existing staff, customers, businesses and pedestrians, cyclists and other users of the highway.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development in accordance with Local Plan Policy INF4 and section 9 of the NPPF.

10. Before development starts, a comprehensive landscape scheme shall be submitted to and approved in writing by the Local Planning Authority, which shall be in accordance with the principles set out in the submitted landscaping drawings (drawing nos. DLA.L.02.P01, DLA.2088.L.08.P03, and DLA.L.05.P03). The scheme must show details of all planting areas, tree and plant species, numbers and planting sizes, and full details of all biodiversity enhancements, including the preparation of the existing grassland to receive the tussocky grassland seed mix, bird and bat boxes (types, locations and positions), and a 5-year maintenance plan to ensure successful planting.

Reason: To enhance the site for biodiversity in accordance with paragraph 118 of the National Planning Policy Framework, Policy EN8 of the Cotswold District Local Plan 2011-2031, and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006 - and to comply with landscape policies.

11. The entire landscaping scheme shall be completed by the end of the planting season immediately following the completion of the development or the site being brought into use, whichever is the sooner.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy EN4.

12. Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

Reason: To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy EN2.

13. A Landscape and Ecology Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority before occupation of the development. The content of the LEMP shall include, but not necessarily be limited to, the following information:

i. Description and evaluation of features to be managed; including locations shown on a site map;
ii. Landscape and ecological trends and constraints on site that might influence management;
iii. Aims and objectives of management;
iv. Appropriate management options for achieving aims and objectives;
v. Prescriptions for management actions, including maintenance schedules for all landscape areas;
vi. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 5-10 year period);
vii. Details of those responsible for implementation of the plan;
viii. Ongoing monitoring and remedial measures;
ix. Timeframe for reviewing the plan; and
x. Details of how the aims and objectives of the LEMP will be communicated to the occupiers of the development.

The LEMP shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented.

The LEMP shall be implemented in full in accordance with the approved details.

Reason: To maintain and enhance biodiversity, and to ensure long-term management in perpetuity, in accordance with the NPPF (in particular section 11), Policy EN8 of the Cotswold District Local Plan 2011-2031, and in order for the council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006 - and to comply with landscape policies.

14. Prior to the commencement of any works on site (including demolition and site clearance), the tree protection as detailed on Tree Protection Plan (Tree Protection Plan (15310/67219), shall be installed in accordance with the specifications set out within the plan and BS5837:2012 'Trees in relation to design, demolition and construction - recommendations' and shall remain in place until the completion of the construction process. No part of the protection shall be removed or altered without prior written approval of the Local Planning Authority.

Fires on site should be avoided if possible. Where they are unavoidable, they should not be lit in a position where heat could affect foliage or branches. The potential size of the fire and the wind direction should be taken into account when determining its location, and it should be attended at all times until safe enough to leave. Materials that would contaminate the soil such as cement or diesel must not be discharged with 10m of the tree stem. Existing ground levels shall remain the same within the Construction Exclusion Zone and no building materials or surplus soil shall be stored therein. All service runs shall fall outside the Construction Exclusion Zone unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the retained/protected tree/s in accordance with Cotswold District Local Plan Policy EN7. It is important that these details are agreed prior to the commencement of development as works undertaken during the course of construction could have an adverse impact on the well-being of existing trees.

15. The works shall be completed in accordance with the arboricultural recommendations laid out in the consultancy report (Arboricultural Implications Assessment and Method Statement, dated February 2022). All of the recommendations shall be implemented in full according to any timescales laid out in the recommendations, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the retained/protected tree/s in accordance with Cotswold District Local Plan Policy EN7.

16. Prior to installation of services, including sewerage, full details of the location and method of installation of the services shall be submitted to the Local Planning Authority for agreement in writing. Once agreed the details must be completed in full and in accordance with any timescale therein, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the retained/protected tree/s in accordance with Cotswold District Local Plan Policy EN14.

17. The development shall be completed in accordance with the mitigation and enhancement measures set out at paragraphs 5.2.5 to 5.3.8 of the Ecological Assessment report (February 2022) prepared by Ecology Solutions Ltd and the biodiversity enhancement measures set out within the 5-year Management Plan (February 2022) and Woodland Planting Plan (2055 02 P01) prepared by Davies Landscape Architects. All the recommendations, measures and proposals shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the LPA, and thereafter permanently retained.

Reason: To ensure that protected and priority species are safeguarded and to protect bat foraging routes, in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended, policies EN1 and EN8 of the Cotswold District Local Plan 2011-2031, Circular 06/2005, paragraphs 174, 179 and 180 of the National Planning Policy and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

18. The development shall be carried out in accordance with the Construction Environmental Management Plan (CEMP), dated February 2022, prepared by Davies Landscape Architects. The CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To ensure that protected and priority species are safeguarded and to protect bat foraging routes, in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended, policies EN1 and EN8 of the Cotswold District Local Plan 2011-2031, Circular 06/2005, paragraphs 174, 179 and 180 of the National Planning Policy and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

19. Prior to commencement of development, a Lighting Plan for any external lighting proposed should be shown on a detailed plan that is provided to the Council. The lighting plan should:

i. identify those areas/features on site that are particularly sensitive for bats; and
ii. show where external lighting will be installed (including the type of lighting) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bat species using their territory or having access to any roosts.
iii. Fulfil all the measures outlined in paragraphs 12-14 of the Briefing Note Lighting Strategy (Ecology Solution).

Any lighting that is installed shall conform to industry best-practice standards (BCT/ILP: Bats and artificial lighting in the UK, guidance 08/18).

Reason: To ensure that protected and priority species are safeguarded and to protect bat foraging routes, in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended, policies EN1 and EN8 of the Cotswold District Local Plan 2011-2031, Circular 06/2005, paragraphs 174, 179 and 180 of the National Planning Policy and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

20. Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling, roofing and stilts materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

21. Prior to the first occupation of the development hereby permitted, details of the external timber finishes shall be first submitted to and approved in writing by the Local Planning Authority and shall thereafter be permanently retained in the approved colour unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan EN2.

22. Prior to installation, any proposed boundary treatments around the site shall be first submitted to and approved in writing by the local planning Authority and retained as such thereafter, unless alternative details are submitted to and approved in writing.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan EN2.

23. No development shall be brought in to use/occupied until a SuDS management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime, has been submitted to and approved in writing by the Local Planning Authority. The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding.

24. The development shall be undertaken fully in accordance with the 'Low Carbon Technologies' details within section 4 of the submitted Planning Statement (ref. 5015358) by Ridge & Partners LLP, dated February 2022. The approved measures shall be installed in the dwellings hereby permitted fully in accordance with the approved details prior to the first occupation of the respective dwelling.

Reason: In order to ensure the creation of an energy efficient development that addresses the impact of climate change.

Informative:

1. Please note that the proposed development set out in this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). A CIL Liability Notice will be sent to the applicant, and any other person who has an interest in the land, separately. The Liability Notice will contain details of the chargeable amount and how to claim exemption or relief, if appropriate. There are further details on this process on the Council's website at www.cotswold.gov.uk/CIL.

LOCATION PLAN

ANALYSIS - SITE CONTEXT
SCALE 1:2500 @A3
212_PN_P1_3114

EWEN

Land adjacent to
Wild Duck,
Ewen,
GL7 6BY

Denham
House

Purlieu
House

Ewen
Manor

Ewen

TO SOUTH CERNEY

TO KEMBLE

TO POOLE KEYNES

TO SOMERFORD KEYNES

100m

95m

SITE ACCESS

APROXIMATE SITE BOUNDARY

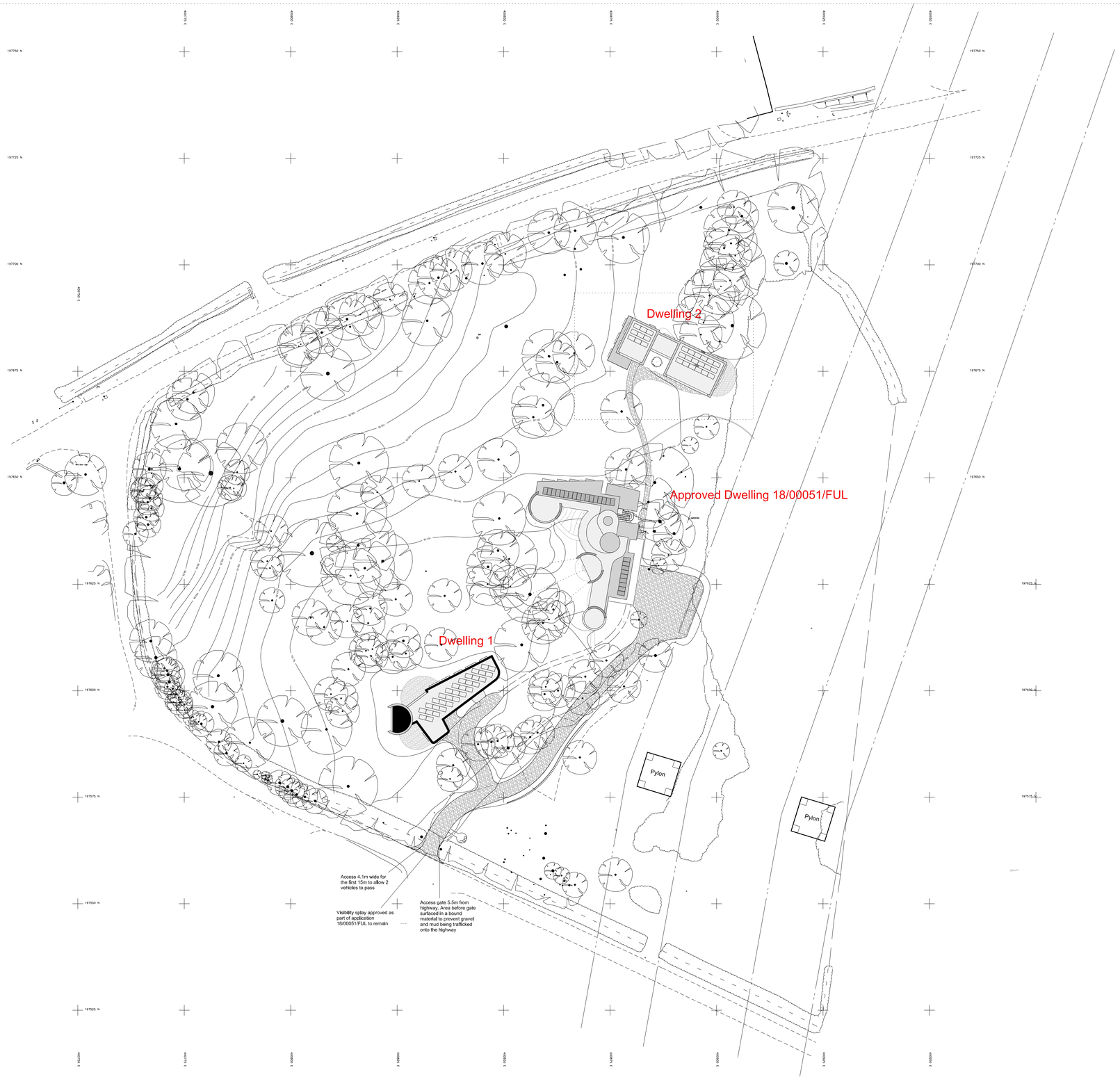
N

0m 100m 200m 1:2500

hunterpage planning

DAVIESLANDSCAPE ARCHITECTS

HAWKES architecture



Notes:

Revision:

Meters
0 0.2 0.5 1.0

HAWKES architecture Limited,
The Bull Pen, Saynden Farm, Five Oak Lane, Staplehurst, Kent TN12 0HX
T 01580 892739 email mail@hawkesarchitecture.co.uk

Project 641 Woodland Lodge & Dwellings 1 & 2

Drawing title Site Plan with Revised Access (Roof Level)

Scale 1:500@A1 Drwg. No. 641_DR_PL_PA5020

Date 07.04.2022 Rev.

Status ☒ For information ☐ For tender ☐ For construction

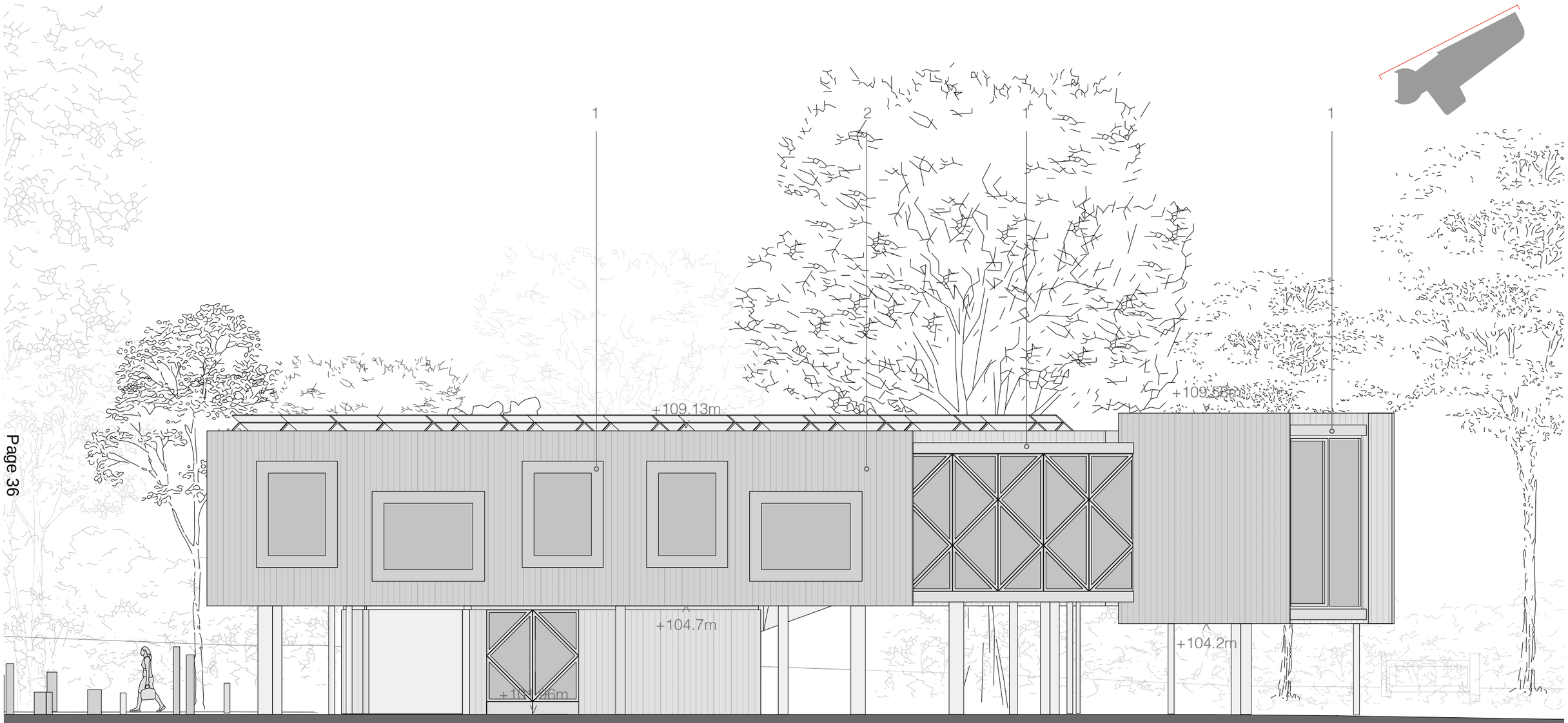
4.3.7 DWELLING 1 - NORTH WEST ELEVATION

PROPOSALS

SCALE - 1:100@A3

EWEN

Land adjacent to
Wild Duck,
Ewen, Cirencester
GL7 6BY



MATERIALS KEY*

1 - Bronze Zinc Cladding

2 - Dark Stained Timber Cladding

*Materials Approved under 18/00051/FUL

0m 10m 1:100

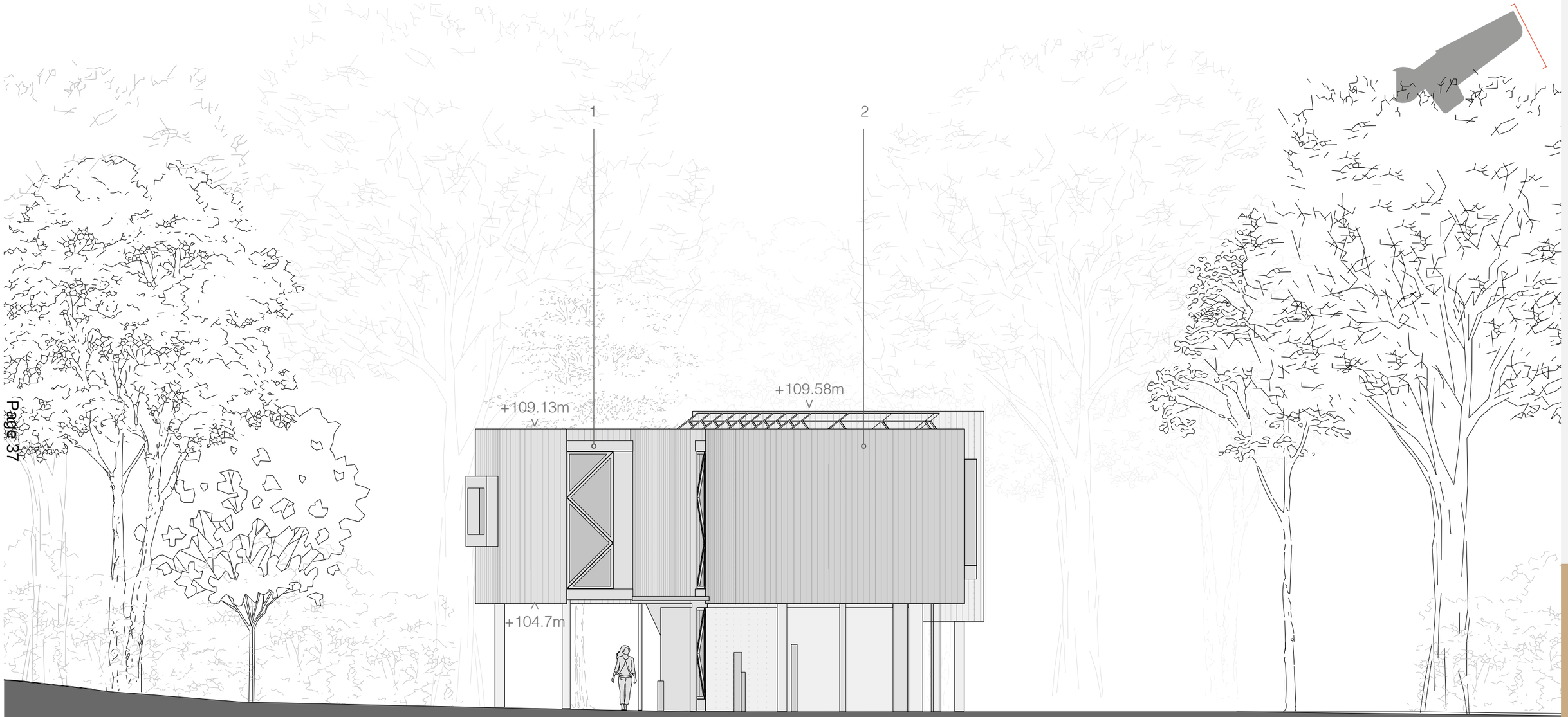
4.3.4 DWELLING 1 - NORTH EAST ELEVATION

PROPOSALS

SCALE - 1:100@A3

EWEN

Land adjacent to
Wild Duck,
Ewen, Cirencester
GL7 6BY



MATERIALS KEY*

1 - Bronze Zlnc Cladding
2 - Dark Stained Timber Cladding

*Materials Approved under 18/00051/FUL

0m 10m 1:100

RIDGE Property and Construction Consultants

DAVIESLANDSCAPE ARCHITECTS

HAWKES architecture

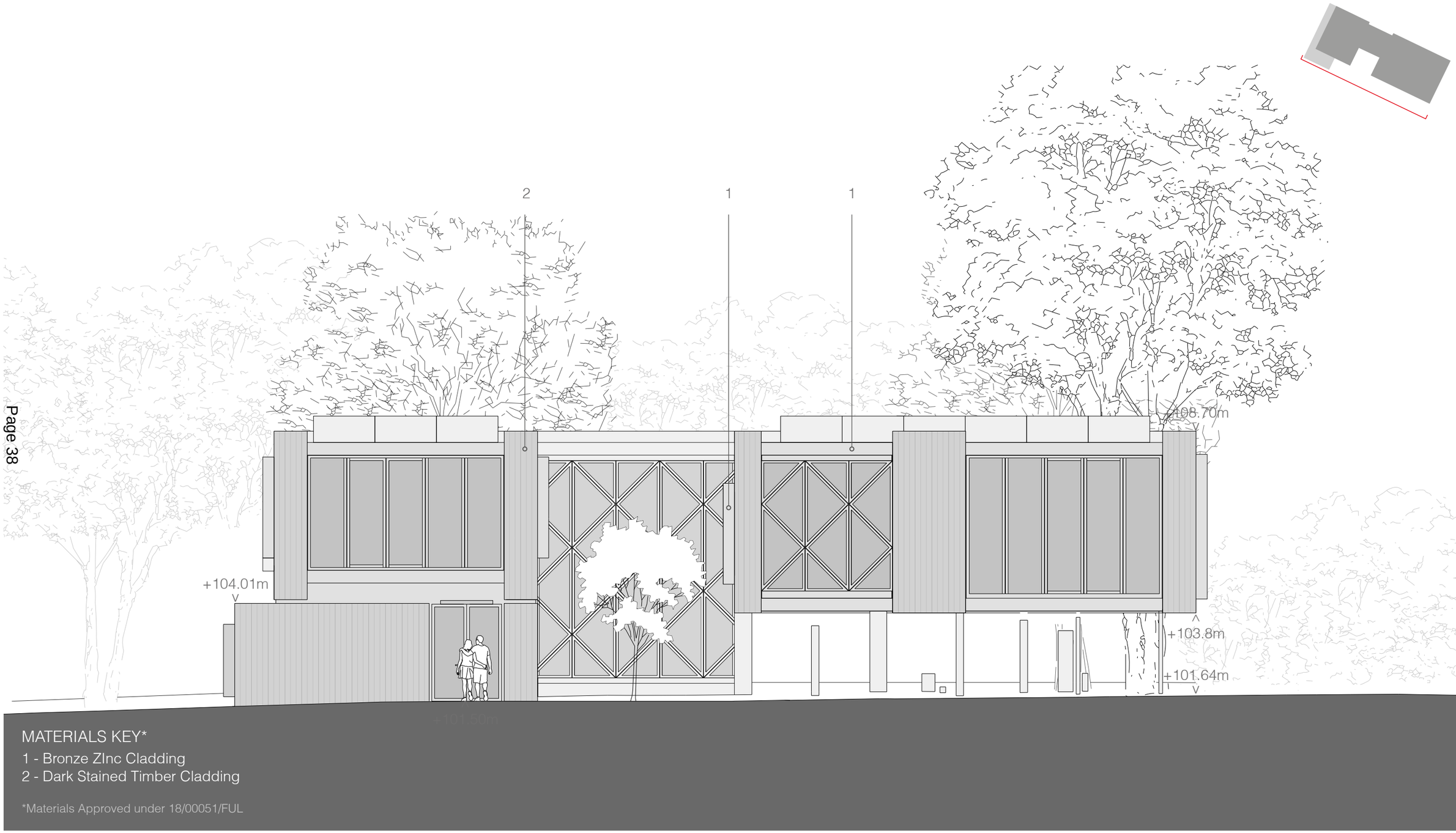
4.4.6 DWELLING 2 - SOUTH ELEVATION

PROPOSALS

SCALE - 1:100@A3

EWEN

Land adjacent to
Wild Duck,
Ewen, Cirencester
GL7 6BY



MATERIALS KEY*

1 - Bronze Zlnc Cladding

2 - Dark Stained Timber Cladding

*Materials Approved under 18/00051/FUL

0m 10m 1:100

RIDGE Property and Construction Consultants

DAVIESLANDSCAPE ARCHITECTS

HAWKES architecture

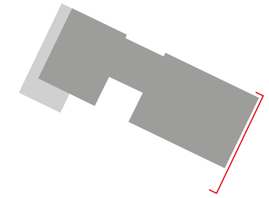
4.4.5 DWELLING 2 - EAST ELEVATION

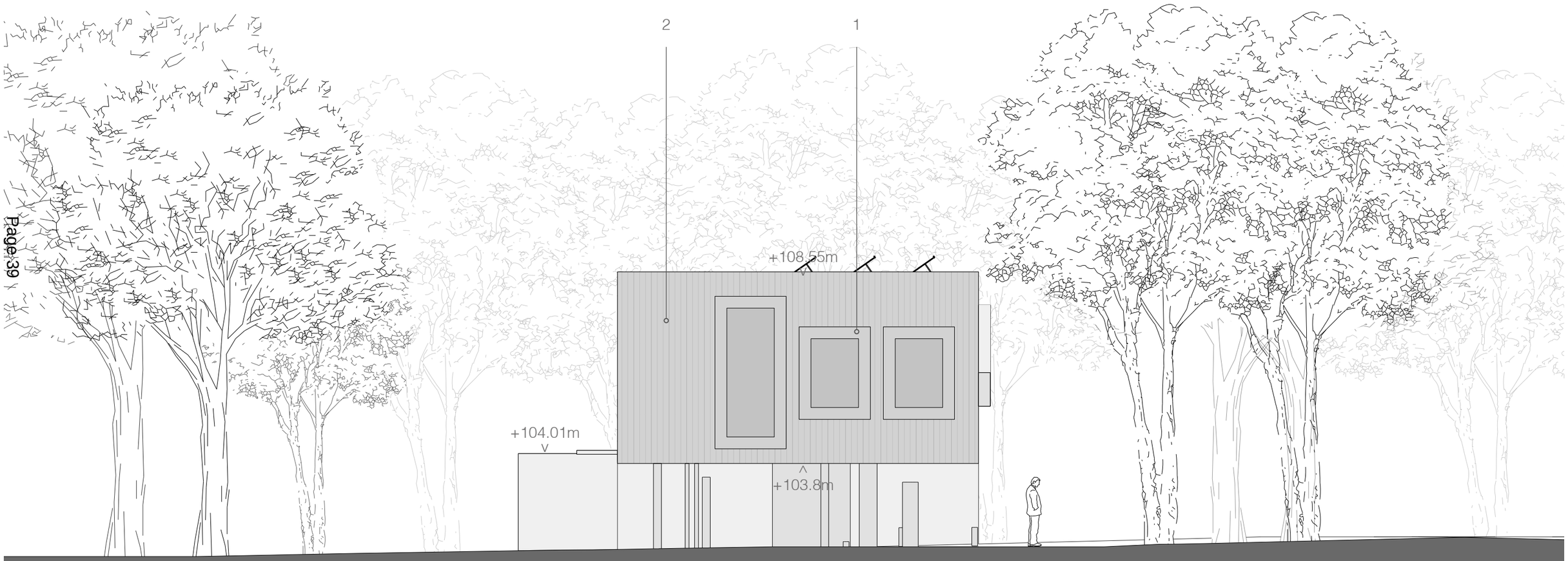
PROPOSALS

SCALE - 1:100@A3

EWEN

Land adjacent to
Wild Duck,
Ewen, Cirencester
GL7 6BY





MATERIALS KEY*

1 - Bronze Zlnc Cladding

2 - Dark Stained Timber Cladding

*Materials Approved under 18/00051/FUL

0m 10m 1:100

SOUTH ELEVATION
PROPOSALS
SCALE - 1:100@A3
212_PN_P4_3419

EWEN

Land adjacent to
Wild Duck,
Ewen, Cirencester
GL7 6BY

0m 5m 10m 1:100

hunterpage Planning | DAVIESLANDSCAPE ARCHITECTS | HAWKES architecture

4.3.2 DWELLING 1 - FIRST FLOOR PLAN

PROPOSALS

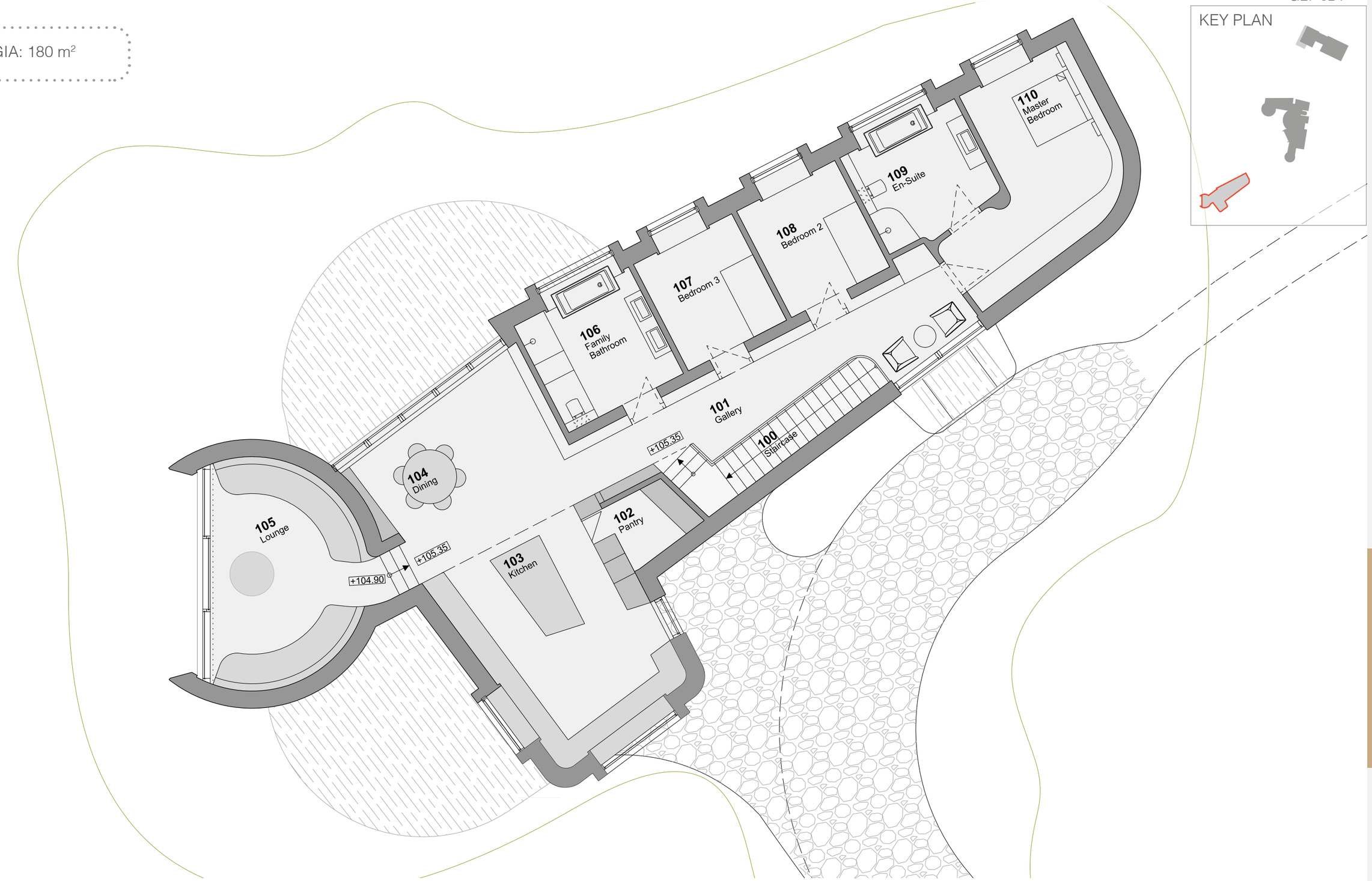
scale - 1:100@A3

EWEN

Land adjacent to
Wild Duck,
Ewen, Cirencester
GL7 6BY

FF GIA: 180 m²

KEY PLAN



N

0m 10m 1:100

RIDGE
Property and Construction Consultants

DAVIESLANDSCAPE
ARCHITECTS

HAWKES
architecture

4.4.2 DWELLING 2 - FIRST FLOOR PLAN

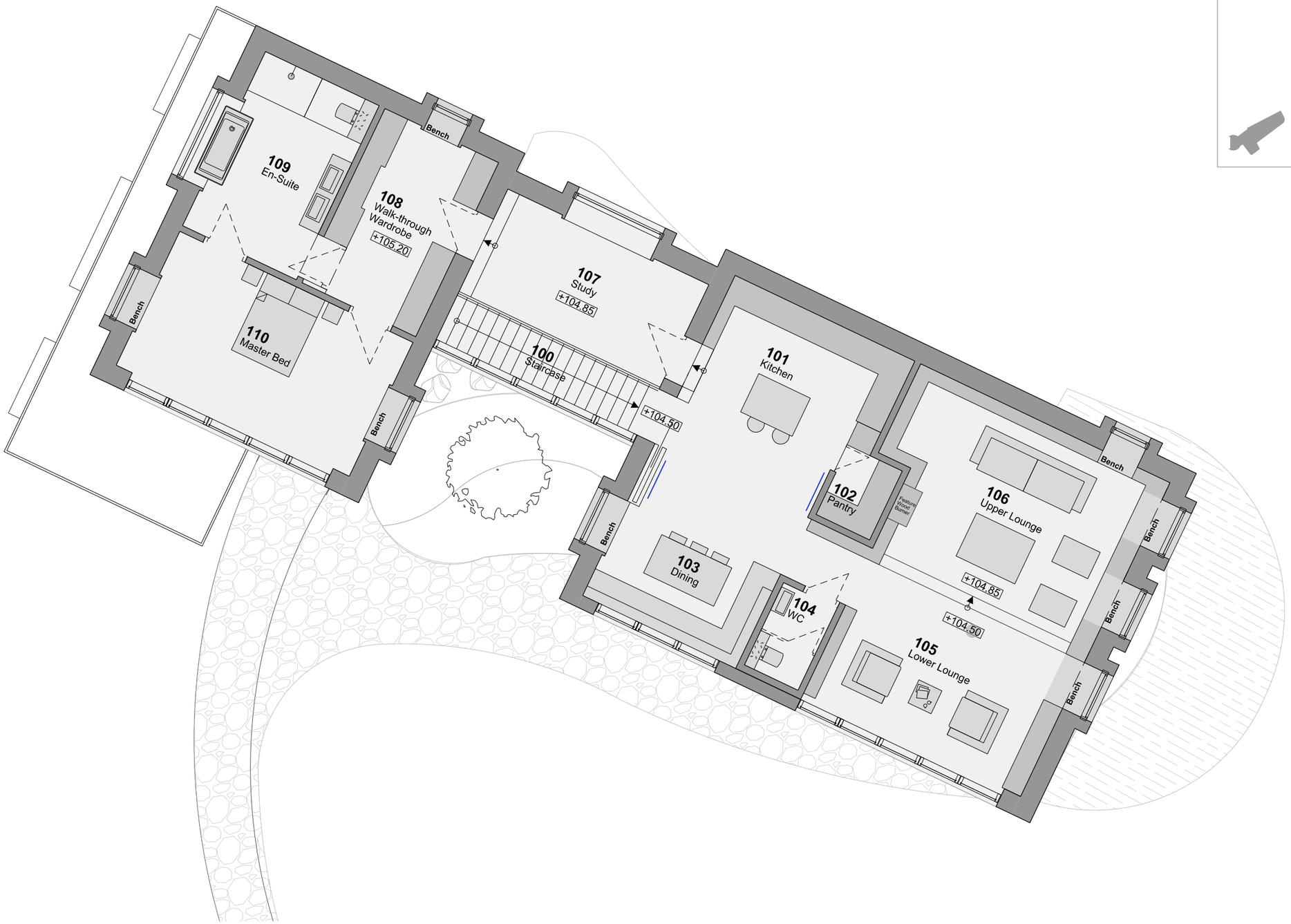
PROPOSALS
SCALE - 1:100@A3

EWEN

Land adjacent to
Wild Duck,
Ewen, Cirencester
GL7 6BY

KEY PLAN

FF GIA: 169 m²



N

0m 10m 1:100

RIDGE Property and Construction Consultants

DAVIESLANDSCAPE ARCHITECTS

HAWKES architecture

4.4.1 DWELLING 2 - GROUND FLOOR PLAN

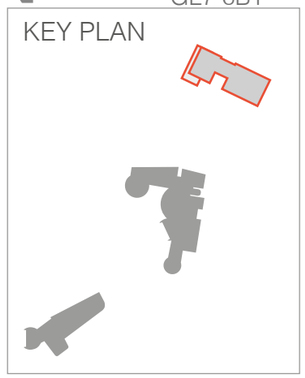
PROPOSALS

SCALE - 1:100@A3

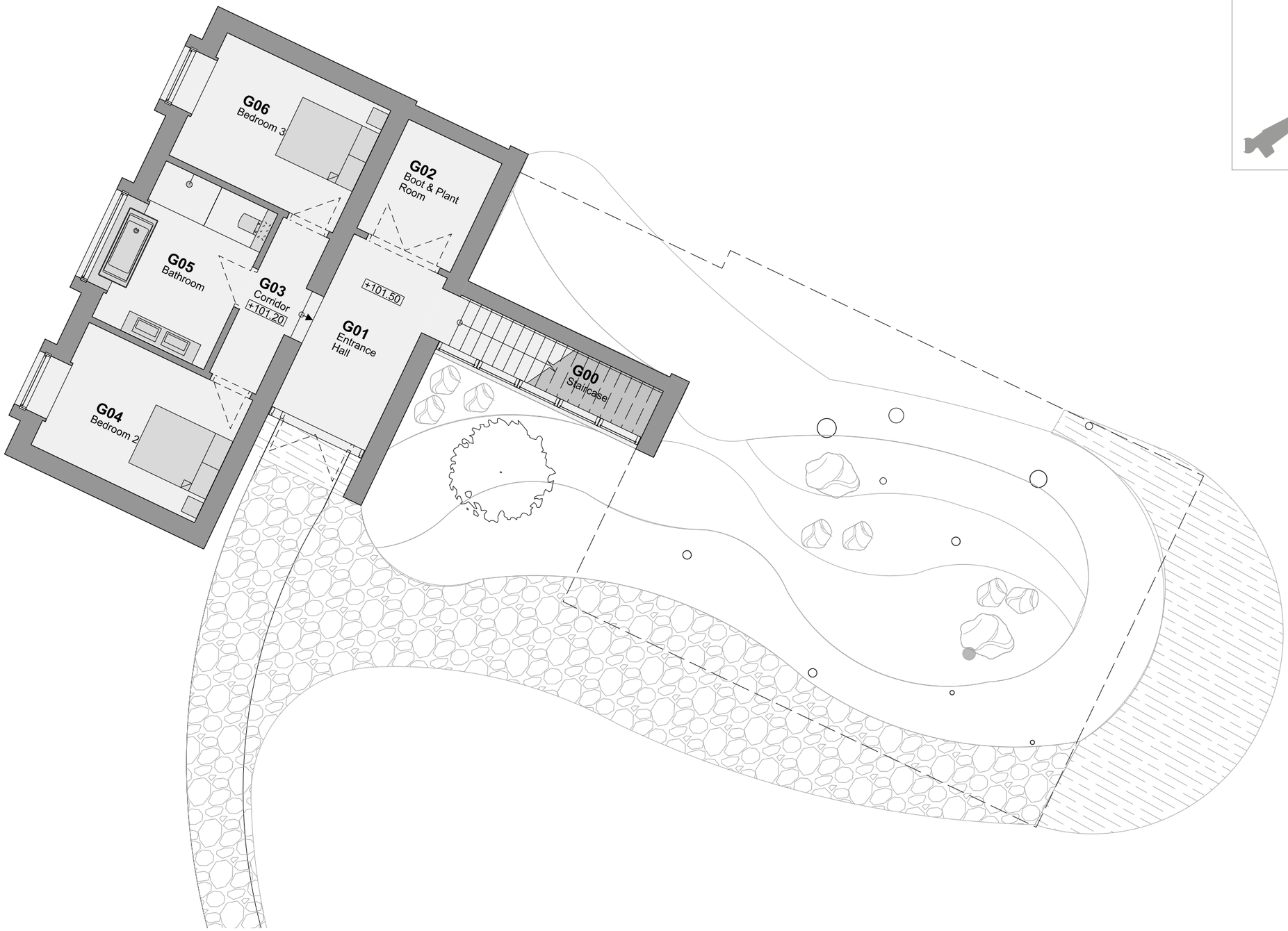
EWEN

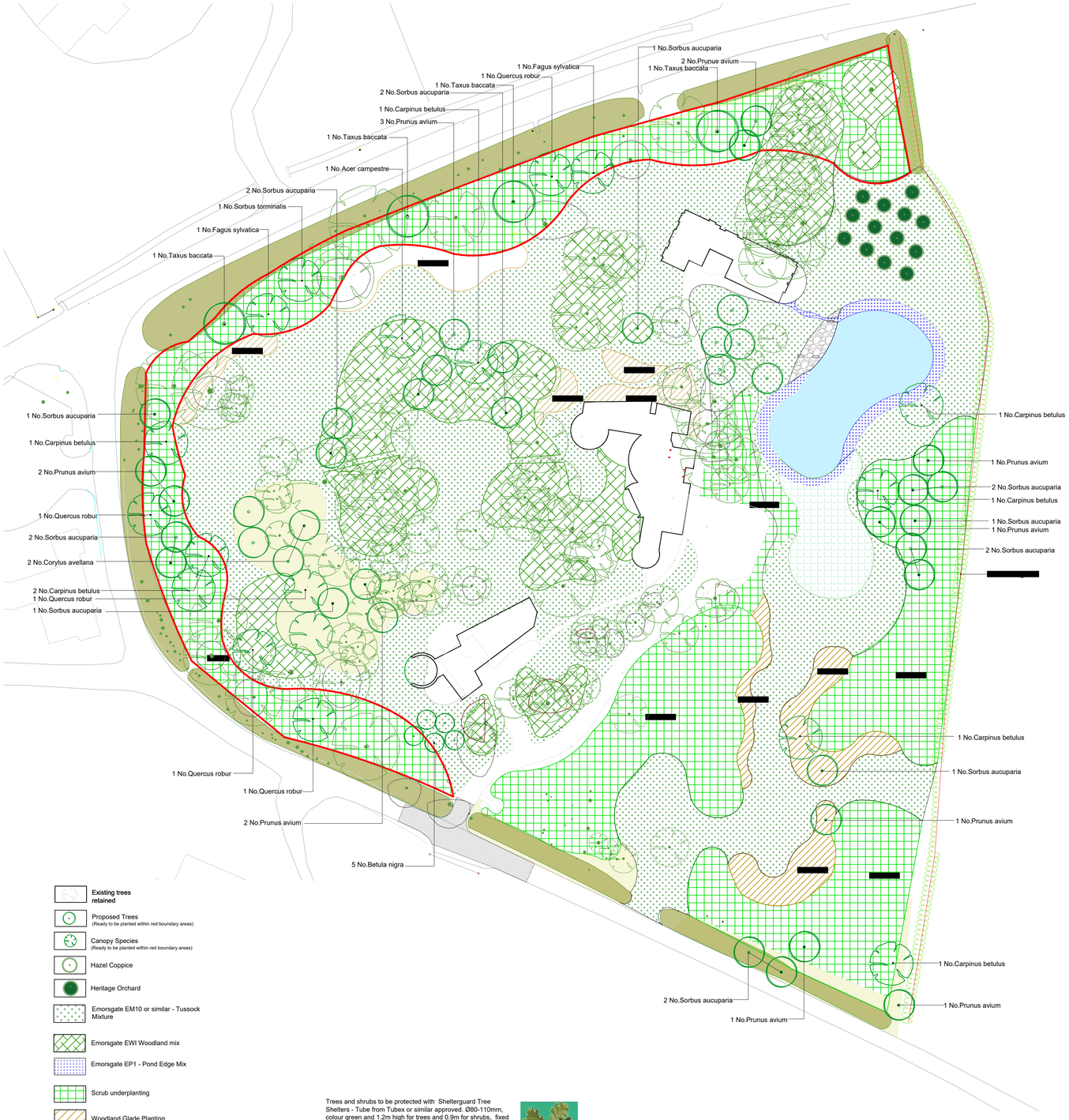
Land adjacent to
Wild Duck,
Ewen, Cirencester
GL7 6BY

KEY PLAN



GF GIA: 74 m²





Existing trees retained

Proposed Trees
(Ready to be planted within red boundary areas)

Canopy Species
(Ready to be planted within red boundary areas)

Hazel Coppice

Heritage Orchard

Emorsgate EM10 or similar - Tussock Mixture

Emorsgate EWI Woodland mix

Emorsgate EP1 - Pond Edge Mix

Scrub underplanting

Woodland Glade Planting

Emorsgate EG8 - Meadow grass mixture for wet soils

Proposed native hedge

Cotswolds 20mm Shingle laid at 60mm depth over geotextile membrane

Existing tree/shrub groups retained and enhanced

Woodland floor for natural recolonisation

Water

Trees and shrubs to be protected with Shelterguard Tree Shelters - Tube from Tubex or similar approved, Ø80-110mm, colour green and 1.2m high for trees and 0.9m for shrubs, fixed with a 35mm square timber stake and 2 ties.

Trees

Number	Species	Spec	Density
1	Acer campestre		Counted
5	Betula nigra	C :Multi-Stemmed 3 bole	Counted
8	Carpinus betulus		Counted
2	Corylus avellana		Counted
2	Fagus sylvatica		Counted
14	Prunus avium		Counted
5	Quercus robur		Counted
17	Sorbus aucuparia		Counted
1	Sorbus torminalis		Counted
4	Taxus baccata		Counted

Native Hedgerow - Planted on a 5 per lin m double rows

Number	Species	Spec	Height	Density	% Contribution
53	Acer campestre		60-90cm	5/m	5%
157	Corylus avellana		60-90cm	5/m	15%
469	Crataegus monogyna		60-90cm	5/m	45%
53	Ilex aquifolium		60-90cm	5/m	5%
53	Ligustrum vulgare		60-90cm	5/m	5%
105	Lonicera nitida		60-90cm	5/m	10%
105	Prunus spinosa		60-90cm	5/m	10%
53	Sambucus nigra		60-90cm	5/m	5%

Total :1048

Scrub Planting - Planted on a 1.5m grid in groups of 5-10

Number	Species	Height	Pot Size	Spec	% Contribution
76	Cornus sanguinea	60-90cm		BR	5%
645	Crataegus monogyna	60-90cm		BR	45%
76	Euonymus europaeus	60-90cm		BR	5%
76	Ilex aquifolium	60-90cm		BR	5%
147	Ligustrum vulgare	60-90cm		BR	10%
26	Lonicera periclymenum		10cm	BR	1.5%
219	Prunus spinosa	60-90cm		BR	15%
28	Quercus robur	40-60cm		BR	1.75%
39	Rosa canina	60-90cm	10cm	BR	2.5%
39	Sambucus nigra	60-90cm	10cm	BR	2.5%
28	Viburnum lantana	60-90cm		BR	1.75%
76	Viburnum opulus	60-90cm	10cm	BR	5%

Total :1475

Woodland Glade Planting*

Number	Species	Spec	Pot Size	Density	% Contribution
231	Asplenium scolopendrium		2L	1/m²	20%
231	dryopteris affinis		2L	1/m²	20%
118	dryopteris carthusiana		2L	1/m²	10%
231	Dryopteris dilatata		2L	1/m²	20%
231	Dryopteris filix-mas		2L	1/m²	20%
118	Polystichum setiferum		2L	1/m²	10%

Total :1160

* Woodland Glade planting is to include the following bulbs planted intermitter
Galanthus nivalis - Snowdrop
Narcissus pseudonarcissus - wild Daffodil
Allium ursinum - Wild Garlic
Anemone nemorosa - Wood Anemone

EM10 – TUSSOCK MIXTURE

Wild Flowers

	Latin name	Common name
0.5 %	Achillea millefolium	Yarrow
0.5 %	Agrimonia eupatoria	Agrimony
0.5 %	Arctium minus	Lesser Burdock
2 %	Centaurea nigra	Common Knapweed
2 %	Centaurea scabiosa	Greater Knapweed
2.5 %	Chaerophyllum temulum	Rough Chervil
2 %	Daucus carota	Wild Carrot
1 %	Dipsacus fullonum	Wild Teasel
0.2 %	Filipendula ulmaria	Meadowsweet
2.3 %	Galium album - (Galium mollugo)	Hedge Bedstraw
0.4 %	Geranium pratense	Meadow Crane's-bill
1 %	Knautia arvensis	Field Scabious
1 %	Leucanthemum vulgare	Oxeye Daisy - (Moon Daisy)
0.5 %	Pastinaca sativa	Wild Parsnip
0.1 %	Pimpinella major	Greater Burnet-saxifrage
1 %	Prunella vulgaris	Selfheal
1 %	Silene dioica	Red Campion
1 %	Torilis japonica	Upright Hedge-parsley
0.5 %	Vicia cracca	Tufted Vetch
20 %		

GRASSES

1 %	Alopecurus pratensis	Meadow Foxtail (w)
16 %	Cynosurus cristatus	Crested Dogstail
16 %	Dactylis glomerata	Cocksfoot
4 %	Deschampsia cespitosa	Tufted Hair-grass (w)
24 %	Festuca rubra	Strong-creeping Red-fescue
1 %	Holcus lanatus	Yorkshire Fog
10 %	Schedonorus arundinaceus - (Festuca arundinacea)	Tall Fescue (w)
8 %	Schedonorus pratensis (Festuca pratensis)	Meadow Fescue
80 %		

EG1 – MEADOW GRASS MIX FOR WET SOILS

Grasses

%	Latin name	Common name
12.5	Agrostis capillaris	Common Bent
3.75	Alopecurus pratensis	Meadow Foxtail (w)
3.75	Anthoxanthum odoratum	Sweet Vernal-grass (w)
3.75	Briza media	Quaking Grass (w)
32.5	Cynosurus cristatus	Crested Dogstail
2.5	Deschampsia cespitosa	Tufted Hair-grass (w)
35	Festuca rubra	Red Fescue
6.25	Schedonorus pratensis (Festuca pratensis)	Meadow Fescue
100		

EW1 – WOODLAND MIXTURE

Wildflower

	Latin name	Common name
0.7 %	Alliaria petiolata	Garlic Mustard
1 %	Allium ursinum	Ramsons
1 %	Anthriscus sylvestris	Cow Parsley
0.5 %	Arctium minus	Lesser Burdock
3.2 %	Chaerophyllum temulum	Rough Chervil
0.5 %	Digitalis purpurea	Foxglove
1.5 %	Filipendula ulmaria	Meadowsweet
1.5 %	Galium album - (Galium mollugo)	Hedge Bedstraw
1 %	Hyacinthoides non-scripta	Bluebell
3 %	Prunella vulgaris	Selfheal
5 %	Silene dioica	Red Campion
0.1 %	Teucrium scorodonia	Wood Sage
1 %	Torilis japonica	Upright Hedge-parsley
20 %		

Grasses

10 %	Agrostis capillaris	Common Bent
2 %	Anthoxanthum odoratum	Sweet Vernal-grass (w)
2 %	Brachypodium sylvaticum	False Brome (w)
25 %	Cynosurus cristatus	Crested Dogstail
1 %	Deschampsia cespitosa	Tufted Hair-grass (w)
28 %	Festuca rubra	Red Fescue
12 %	Poa nemoralis	Wood Meadow-grass
80 %		

EP1 – POND EDGE MIXTURE

%	Latin name	Common name
0.1	Althaea officinalis	Marsh-mallow
2.5	Barbarea vulgaris	Winter Cress
0.1	Caltha palustris	Marsh Marigold
2.3	Centaurea nigra	Common Knapweed
0.1	Dipsacus pilosus	Small Teasel
0.8	Eupatorium cannabinum	Hemp Agrimony
1.5	Filipendula ulmaria	Meadowsweet
5.5	Iris pseudacorus	Yellow Iris
1	Lycopus europaeus	Gypsywort
0.1	Lysimachia vulgaris	Yellow Loosestrife
0.7	Lythrum salicaria	Purple Loosestrife
2.4	Oenanthe pimpinelloides	Corky-fruited Water-dropwo
2.5	Prunella vulgaris	Selfheal
0.2	Pulicaria dysenterica	Common Fleabane
0.2	Thalictrum flavum	Common Meadow-rue
20		

Grasses

%	Latin name	Common name
10	Agrostis capillaris	Common Bent
3	Alopecurus pratensis	Meadow Foxtail (w)
3	Anthoxanthum odoratum	Sweet Vernal-grass (w)
3	Briza media	Quaking Grass (w)
26	Cynosurus cristatus	Crested Dogstail
2	Deschampsia cespitosa	Tufted Hair-grass (w)
28	Festuca rubra	Red Fescue
5	Festuca pratensis)	Meadow Fescue
80		

For Soft Planting refer to DLA.2088.L08.P01 Soft Planting Plan

N

0 5 10 25 50m

1:500

Mark	Date	Details	By
P01	21/02/2022	First Issue	HW

REVISIONS

Client:
Mr & Mrs Lennon-Smith

Project Title :
New Covert, Ewen

Scale : 1:500 for the original size of : A1

Drawn by : HW | Checked by : MD | Passed by : MD | Date : 15.02.2022

Drawing Status :
Planning

Drawing Originator :

DAVIES LANDSCAPE ARCHITECTS
Suite F1, Stroud House, Russell Street, Stroud, Gloucestershire, GL5 3AN
t. 01453 760380 e. info@d-la.co.uk w. www.d-la.co.uk

Drawing Title :
Woodland Planting Plan

Job No.	Drawing Project	Origin	Volume	Level	Type	Discip	Number	Revision
2055	DLA	DLA	-	-	-	L	02	P01

DO NOT SCALE FROM THIS DRAWING

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Planting Schedule

Shrubs

Number	Species	Height	Pot Size	Specification	Density
138	Buxus sempervirens	40-60cm	5L	C	0.2Ctr
1592	Carpinus betulus	100-125cm		BR	0.2Ctr
4	Cornus kousa				Counted
6	Skimmia japonica				1/m²
3	Viburnum lanata	125-150cm	10L		1/m²
2	Viburnum opulus				Counted

Herbaceous

Number	Species	Height	Pot Size	Density
75	Cardamine pratensis	15-20cm	9cm	6/m²
352	Epimedium x youngianum 'niveum'	15-20cm	9cm	6/m²
31	Euphorbia amygdaloides robbiae	20-30cm	2L	1/m²
10	Geranium sanguineum			1/m²
161	Helleborus argutifolius		3L	4/m²

Ferns

Number	Species	Pot Size	Density
37	Asplenium scolopendrium	2L	4/m²
5	Asplenium scolopendrium		1/m²
25	Dryopteris dilatata	2L	4/m²
239	Osmunda regalis	2L	4/m²
17	Polypodium vulgare	2L	4/m²
86	Polystichum aculeatum	2L	4/m²

Grasses

Number	Species	Pot Size	Density
105	Deschampsia caespitosa	9cm	3/m²
27	Panicum virgatum 'Heavy Metal'	3L	2/m²

Ferns and Grasses

Number	Species	Pot Size	Height	Density	% Contribution
33	Asplenium scolopendrium	2L		4/m²	5%
95	Dryopteris filix-mas	2L		4/m²	15%
95	Epimedium x youngianum 'niveum'	9cm	15-20cm	6/m²	10%
95	Euphorbia amygdaloides robbiae	9cm	20-30cm	6/m²	10%
63	Geranium sanguineum			4/m²	10%
63	Helleborus argutifolius	3L	20-30cm	4/m²	10%
95	Osmunda regalis	2L		4/m²	15%
95	Polystichum aculeatum	2L		4/m²	15%
17	Viburnum opulus	2L	60-80cm	1/m²	10%

Total :651

Key

- Existing trees retained
- Planting areas
- Water
- Scrub Underplanting
- Woodland Glades

Hedge
488 No. Carpinus betulus

34 No. Osmunda regalis
37 No. Helleborus argutifolius
22 No. Epimedium x youngianum 'niveum'
35 No. Epimedium x youngianum 'niveum'
30 No. Cardamine pratensis
18 No. Osmunda regalis
12 No. Polystichum aculeatum
23 No. Epimedium x youngianum 'niveum'
6 No. Geranium sanguineum
19 No. Helleborus argutifolius
54 No. Osmunda regalis
38 No. Epimedium x youngianum 'niveum'
26 No. Polystichum aculeatum
4 No. Euphorbia amygdaloides robbiae
5 No. Asplenium scolopendrium
21 No. Osmunda regalis
2 No. Cornus kousa
24 No. Helleborus argutifolius
6 No. Skimmia japonica
4 No. Geranium sanguineum
13 No. Deschampsia caespitosa
23 No. Osmunda regalis

14 No. Cardamine pratensis
Hedge
243 No. Carpinus betulus
16 No. Polystichum aculeatum
(underplant with Convallaria majalis)
29 No. Deschampsia caespitosa
Low-clipped hedge
29 No. Epimedium x youngianum 'niveum'
(underplant with Anemone nemerosa)
27 No. Panicum virgatum 'Heavy Metal'
(planted at 3 plants per m2)
Hedge
367 No. Carpinus betulus
23 No. Asplenium scolopendrium
(underplant with Galanthus nivalis)
25 No. Dryopteris dilatata
4 No. Euphorbia amygdaloides robbiae
3 No. Euphorbia amygdaloides robbiae
17 No. Polypodium vulgare
(underplant with Digitalis purpurea)
69 No. Epimedium x youngianum 'niveum'
(underplant with Anemone nemerosa)
14 No. Asplenium scolopendrium
(underplant with Galanthus nivalis)
3 No. Viburnum lanata
11 No. Euphorbia amygdaloides robbiae
20 No. Deschampsia caespitosa
Hedge
138 No. Carpinus betulus
(underplant with Galanthus nivalis)
2 No. Cornus kousa
17 No. Dryopteris filix-mas 15%
17 No. Epimedium x youngianum 'niveum' 10%
17 No. Euphorbia amygdaloides robbiae 10%
11 No. Helleborus argutifolius 10%
17 No. Osmunda regalis 15%
17 No. Polystichum aculeatum 15%
3 No. Viburnum opulus 10%
6 No. Asplenium scolopendrium 5%
11 No. Geranium sanguineum 10%
2 No. Viburnum opulus
25 No. Dryopteris filix-mas 15%
25 No. Epimedium x youngianum 'niveum' 10%
25 No. Euphorbia amygdaloides robbiae 10%
17 No. Helleborus argutifolius 10%
25 No. Osmunda regalis 15%
25 No. Polystichum aculeatum 15%
5 No. Viburnum opulus 10%
9 No. Asplenium scolopendrium 5%
17 No. Geranium sanguineum 10%
41 No. Dryopteris filix-mas 15%
41 No. Epimedium x youngianum 'niveum' 10%
41 No. Euphorbia amygdaloides robbiae 10%
27 No. Helleborus argutifolius 10%
41 No. Osmunda regalis 15%
41 No. Polystichum aculeatum 15%
7 No. Viburnum opulus 10%
14 No. Asplenium scolopendrium 5%
27 No. Geranium sanguineum 10%

25 No. Helleborus argutifolius
28 No. Osmunda regalis
55 No. Epimedium x youngianum 'niveum'
15 No. Deschampsia caespitosa
Hedge
138 No. Buxus sempervirens
Hedge
114 No. Carpinus betulus
9 No. Euphorbia amygdaloides robbiae
31 No. Cardamine pratensis
6 No. Dryopteris filix-mas 15%
6 No. Epimedium x youngianum 'niveum' 10%
6 No. Euphorbia amygdaloides robbiae 10%
4 No. Helleborus argutifolius 10%
6 No. Osmunda regalis 15%
6 No. Polystichum aculeatum 15%
1 No. Viburnum opulus 10%
2 No. Asplenium scolopendrium 5%
4 No. Geranium sanguineum 10%
20 No. Helleborus argutifolius
18 No. Osmunda regalis
15 No. Polystichum aculeatum
17 No. Polystichum aculeatum
6 No. Dryopteris filix-mas 15%
6 No. Epimedium x youngianum 'niveum' 10%
6 No. Euphorbia amygdaloides robbiae 10%
4 No. Helleborus argutifolius 10%
6 No. Osmunda regalis 15%
6 No. Polystichum aculeatum 15%
1 No. Viburnum opulus 10%
2 No. Asplenium scolopendrium 5%
4 No. Geranium sanguineum 10%
37 No. Epimedium x youngianum 'niveum'
43 No. Osmunda regalis
Hedge
108 No. Carpinus betulus
36 No. Helleborus argutifolius
28 No. Deschampsia caespitosa
44 No. Epimedium x youngianum 'niveum'

For woodland planting refer to DLA.2088.L02.P01 Woodland Planting Plan

Hedge
134 No. Carpinus betulus
Low-clipped hedge

N

0 5 10 20m

1:250

P03	01.07.2022	Additional planting added	MDC
P02	16.05.2022	Additional planting added	JW
P01	21.02.2022	First Issue	HW
Mark	Date	Details	By

REVISIONS

Client:
Mr & Mrs Lennon-Smith

Project Title :
New Covert Ewen

Scale : 1:250 — for the original size of : A2

Drawn by : MDC | Checked by : MD | Passed by : MD | Date :01.07.2022

Drawing Status :
Planning

Drawing Originator :
DAVIESLANDSCAPE ARCHITECTS
Suite F1, Stroud House, Russell Street, Stroud, Gloucestershire, GL5 3AN
t. 01453 760380 e. info@d-la.co.uk w. www.d-la.co.uk

Drawing Title :
Soft Landscaping Plan

Job No.	Drawing							Revision
	Project	Origin	Volume	Level	Type	Discip	Number	
DLA	DLA	2088	-	-	-	L	08	P03

DO NOT SCALE FROM THIS DRAWING

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EWEN

Land adjacent to
Wild Duck,
Ewen, Cirencester
GL7 6BY

5.4

CONSTRUCTION, MATERIALS AND ENERGY, METHODOLOGY

EWEN

Land adjacent to
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We have put together two appendix documents that should be read in conjunction with this section -

APPENDIX 01_HAWKES Architecture: Joined Up Thinking in Practice

- *Since Hawkes Architecture's inception in 2008 while building the pioneering Crossway Passive House project which featured on Grand designs we have continued to test and develop myriad techniques and technologies which address a vast array of issues related to sustainable environmental design.*
- *'Joined up thinking in practice' is intended to provide an insight into some of the innovations Hawkes Architecture have been implementing and developing across several PPS 7, para 55 and para 79 projects over more than a decade.*
- *The intention is rather more to illustrate how multifaceted the principles that underpin the work of the practice are. Our work demonstrates a degree of joined up thinking rarely seen in the architectural profession.*
- *This joined up thinking comes from a mindset to challenge the reasons that underpin every single decision we make at every single point of the design process - from Inception to Completion and beyond.*
  Ewen and every building Hawkes Architecture have designed has been approached with the same mindset and same challenging attention to detail

APPENDIX 02_Evolution of Interseasonal Heat Storage Technologies

- *Hawkes Architecture have been involved with the research & development of a genuinely pioneering combination of technologies which together provide Interseasonal Heat Storage, which is often considered to be the holy grail of renewable energy technologies.*
- *Ever since our first project, the Crossway Passive House which featured on Grand Designs back in 2009, we have been trialling, testing, monitoring, developing & updating a series of technological innovations which enable the harnessing of solar energy with exceptional levels of efficiency to provide power and heating requirements of a dwelling without any need for conventional heat energy sources.*

HAWKES
architecture

DESIGN AND CONSTRUCTION PRINCIPLES

REDUCE EMBODIED ENERGY

Transport
Accuracy
Co-ordination
Detailing
Innovative Engineering - Airtightness
Local Materials

IMPROVE BUILDING HEALTH AND WELLBEING

Relative humidity control
Vapour transfer and Management - Hygroscopic

REDUCE OPERATIONAL ENERGY USE

Fabric First Principles
Passive Solar Gains
Integrated Renewables

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DESIGN CONSIDERATIONS

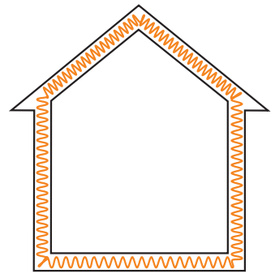
Using what we have learnt from the Average U.K. House dynamics, there is a need for new dwellings to be built better and use less energy. Therefore, we adopt 3 main construction and energy principles into our design:

PRINCIPLE 1: Fabric First Approach

Reduce the amount of energy the building needs in the first place.

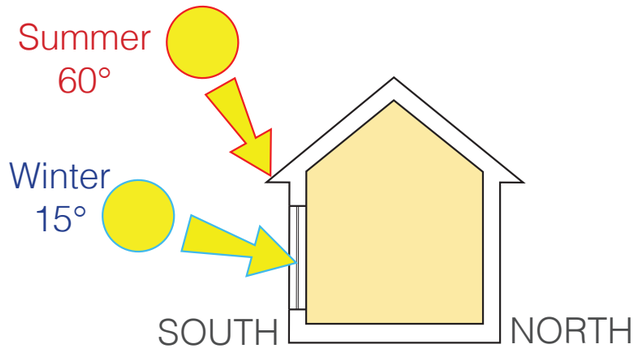
Focus investment on building envelope efficiency:

- High levels of insulation = less heat required
- High airtightness = less heat loss = less heat required
- High performance triple glazed windows = less heat loss
- Mechanical Ventilation Heat Recovery (MVHR) = less heat loss



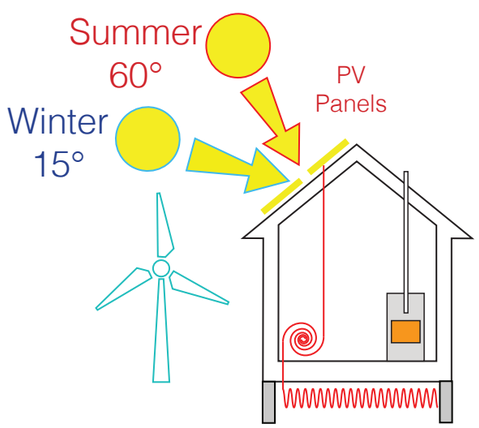
PRINCIPLE 2: Passive Solar Gains

- Majority of glazing facing south to harness low Winter sun
- Shade high Summer sun through use of overhangs to reduce gains
- High Thermal mass = Resilience to outside temperature fluctuations



PRINCIPLE 3: Integrated Renewable Technology to Provide Reduced Energy Requirement

- Wind, hydro, geothermal, biomass, solar and anaerobic digestion each have their pros and cons (see Renewable Energy Source Assessment). Other factors are based on availability on site and their visual impact. This will determine which renewable technology is most appropriate.
- The amount of renewable technology required will be dependent on the size of dwelling.



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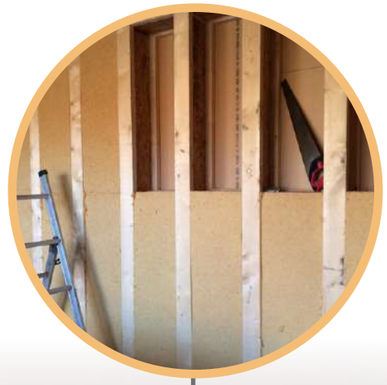
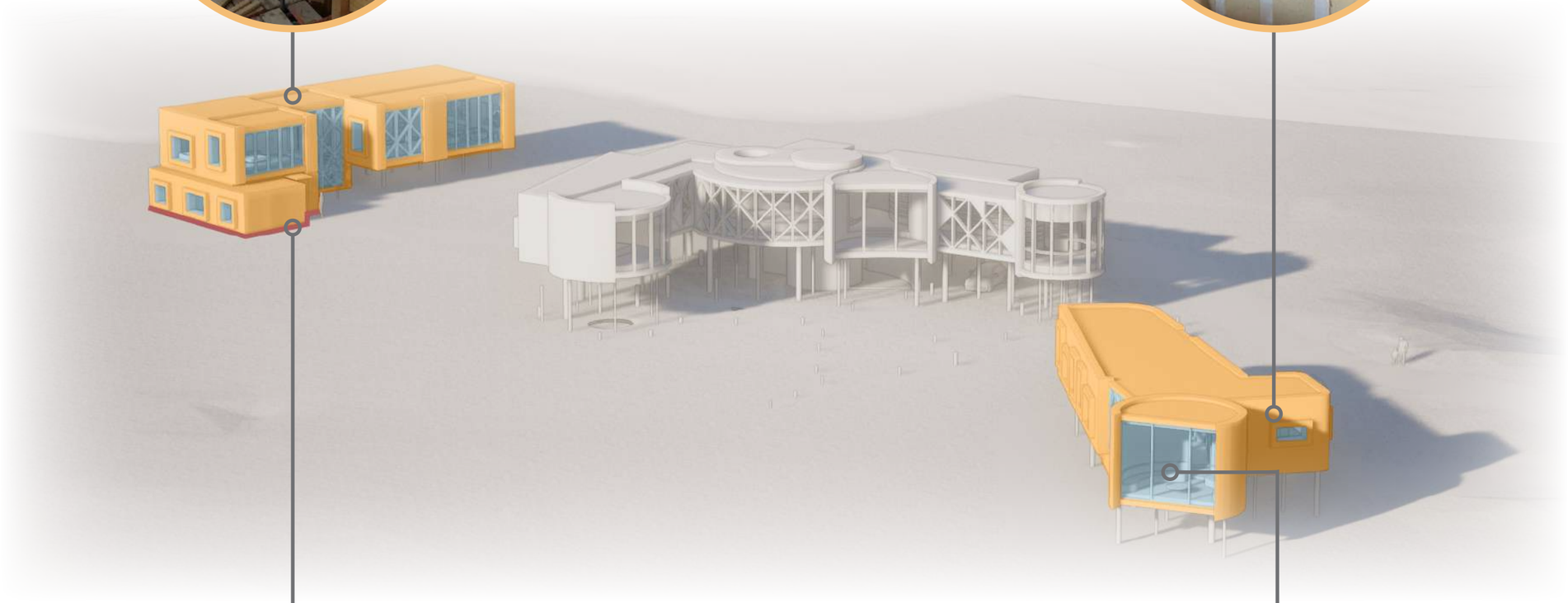
ROOF AND WALLS -
U-VALUE 0.12 W/M2K

300mm engineered timber framed panels. Recycled newspaper insulation, Panelvent external cladding, Actis multifoil insulation internally enhances insulation & performs airtightness & vapour barrier roles. External cladding varies.





SLAB -
U-VALUE 0.11 W/M2K

The slab sits on insulated strip footings. Perimeter blockwork lifts the timber frame up to prevent moisture contact with the ground.

WINDOWS -
U-VALUE < 0.8 W/M2K (INC. FRAME)

Triple glazed, triple sealed Argon filled timber framed & insulated aluminium clad “Passivhaus” certified windows & doors to be specified throughout.

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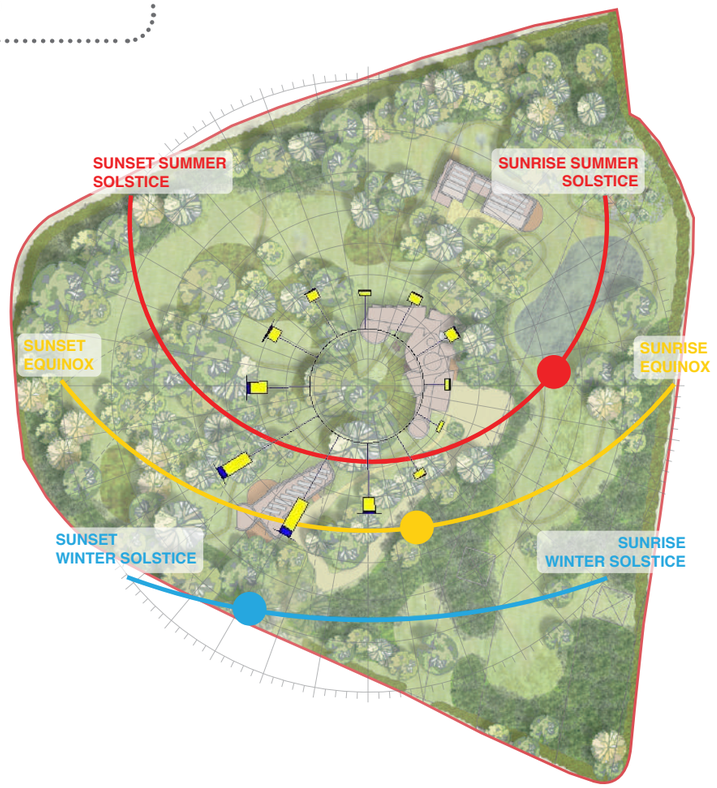
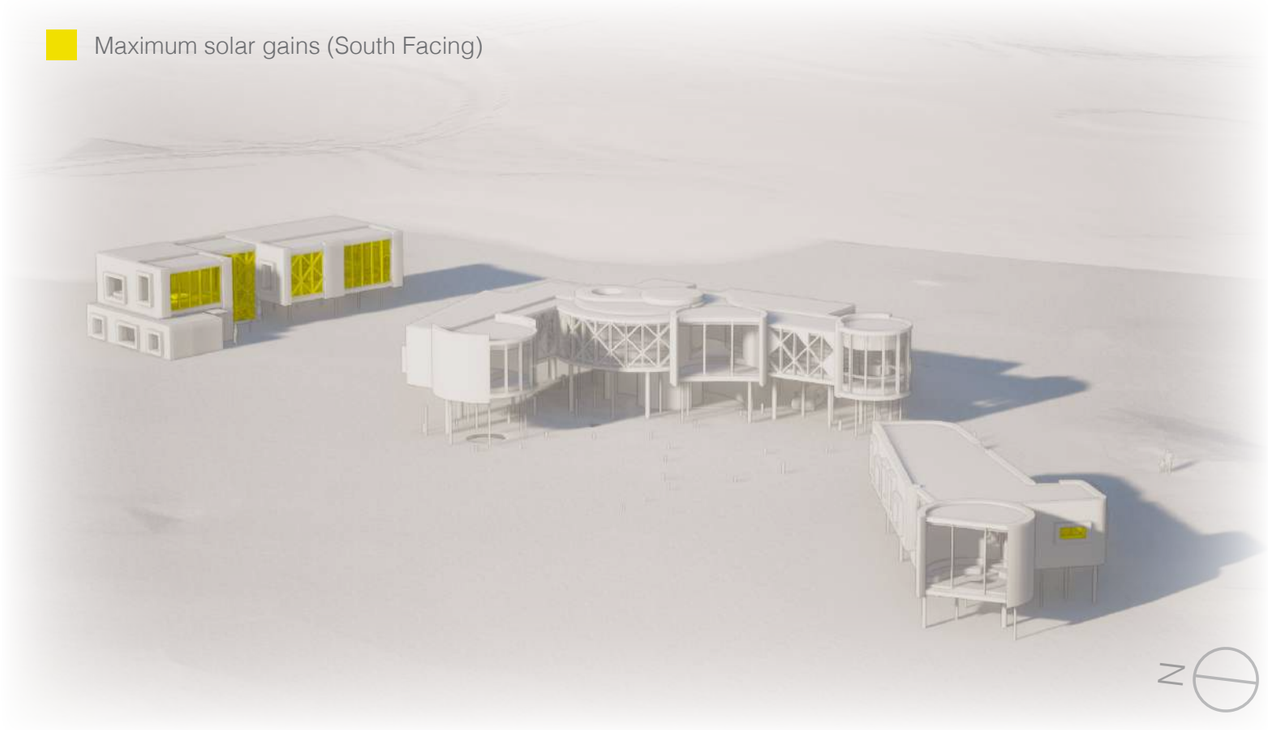
SUMMER SOLSTICE
Sunrise 04.50
Sunset 21:30

EQUINOX
Sunrise 06.09
Sunset 18.22

WINTER SOLSTICE
Sunrise 08.12
Sunset 16:00



Maximum solar gains (South Facing)



MICROCLIMATE

The woodland provides shelter from direct winds including the strongest ones, in average coming from the south-west.

The dense vegetation allows filtered daylight/sun-rays to pass through the woodland. Some areas however thanks to smaller or larger openings among the trees receive more direct light during the day and allow bigger diversity.

DESIGN CONSIDERATIONS

- Maximise solar gain by pushing the annexes away from shading trees (within glade). Horizontal distance reduced by lifting the building up from ground.
- Use of internal and external spaces to respond to sun path.
- Living area (more open facade) to benefit from sunlight the most.
- Less open facades with strategically placed punch windows to frame long distance views among the trees (brighter views).

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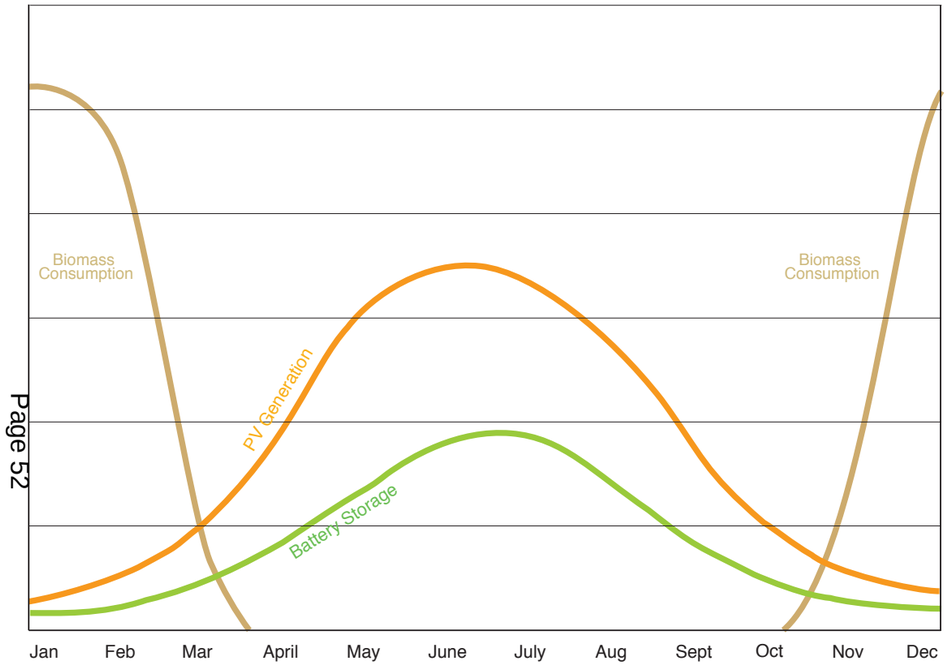
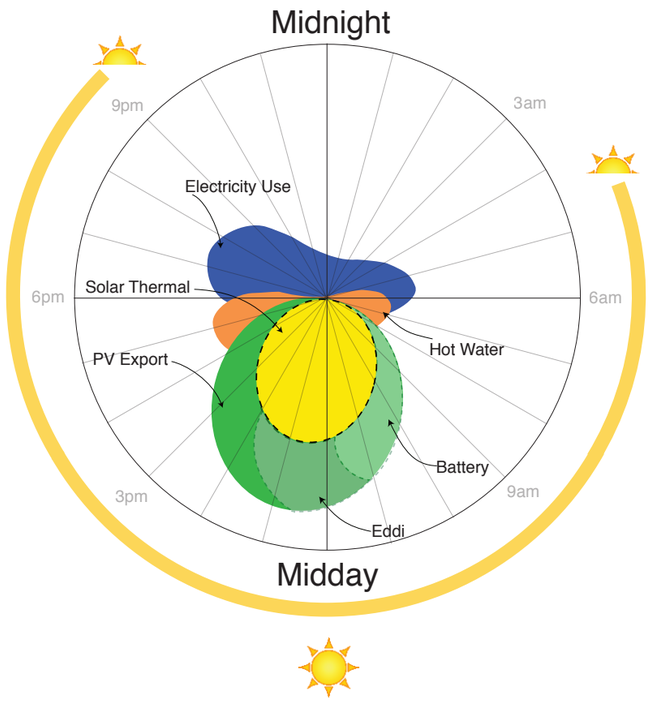
Seasonal Energy Strategy



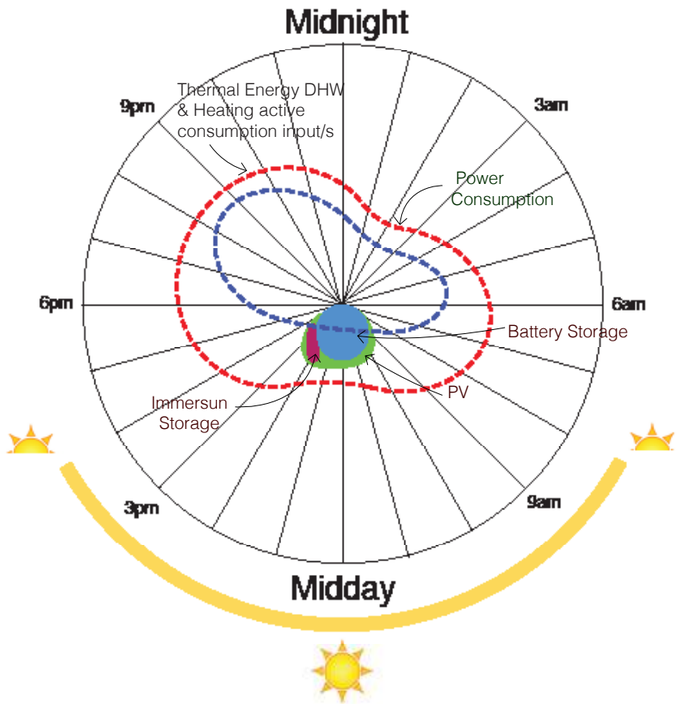
- Fabric First Principles to reduce need for heating
- Maximise opportunities for Passive Solar Gains
- Harness the sun's heat during the Summer months
- Store the sun's heat for use over Winter

Summer Energy Strategy



- Store thermal energy during the summer for the use in winter.
- Store electricity during the day for use at night
- Convert excess electricity into heat for hot water
- Reduce dependance on the National Grid

Winter Energy Strategy



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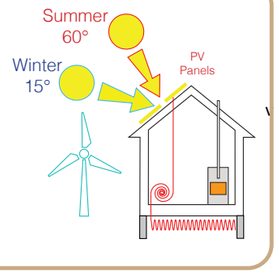
ENERGY SOURCE		WIND		HYDRO		GEOTHERMAL		BIOMASS		SOLAR		ANAEROBIC DIGESTION		HEAT PUMPS GSHP / ASHP	
	FACTORS														
Energy Source Input Characteristics	Seasonal Availability	5	Year round source. Highest performance in winter months.	0	Year round seasonal availability. Highest performance in winter months	5	All year round source and performance	5	All year round source and performance	-5	High seasonal fluctuations	5	All year round source and performance	0	Power consumption to harness is winter biased
	Harness Power	5	Dependent on Height / average wind speeds and level of disturbance	0	Dependant on head and flow availability	-5	N/A	-5	Relatively Low (requires CHP)	5	Relatively High using Photovoltaics (PVT)	-5	Relatively Low (requires CHP)	-5	No
	Harness Heat	-5	N/A	-5	N/A	-5	Relatively Low	5	Relatively High	0	Relatively High in Summer Months	5	Relatively High	0	Moderate
	Cost to Harness	5	Relatively Low	-5	Relatively High	-5	Relatively High	5	Relatively Low	5	Relatively Low	-5	Relatively High	0	Moderate
	Running Cost	5	Relatively Low	5	Relatively Low	-5	Requires a significant electrical energy input to run heat pump in winter months	5	Relatively Low	5	Relatively Low	5	Relatively Low	-5	Relatively High
CHARACTERISTICS SUBTOTAL SCORE		15		-5		-15		15		10		5		-10	
Suitability to Application Site	Availability on Site	-10	Low Potential	-10	No access to flowing water or large bodies of water onsite	5	Theoretically yes, dependent on ecology.	-10	Substainable area of manageable woodland to harvest biomass	-5	Few open unshaded areas on site	-10	No livestock onsite	10	Yes
	Visual Impact	-10	Very high visual impact	0	N/A	15	Low sensitivity, cannot be seen	10	Low sensitivity	5	Low visual impact depending on location of PV array	-5	N/A	15	None
SITE SUITABILITY SUBTOTAL SCORE		-20		-10		20		0		0		-15		25	
CONCLUSION															
OVERALL TOTAL SCORE		-5	Visual impact too high	-15	No potential resource on site	5	High winter running costs	15	Substantial woodland area to be managed will result in high amount of sustainable	10	Cheap to harness. low/medium visual impact in setting depending on location	-10	Requires imported energy	15	Requires power during winter. Very low visual impact.

3. INTEGRATED RENEWABLES

Proposed Daily Energy Solution:

Integrate Renewable Technology to heat and power the dwelling.



DESIGN CONSIDERATIONS

- Solar technology may be suitable if suitably positioned so that the imapct of tree shading is minimal.
- Biomass would be suitable through sustainable woodland management. This would be best used in winter months when solar energy is less reliable.
- Heat pumps are suitable due to their low visual impact however the replacement of heat pumps over the lifespan of a building questions its sustainability and overall lifetime cost.

KEY TO SCORING

Characteristics Score	
-5	Negative
0	Neutral
5	Positive

Site Suitability Score	
-15 -10 -5	Negative
0	Neutral
5 10 15	Positive

Overall Score	
<0	Not Suitable
0	Potentially Suitable
5 >10	Most Suitable

5.5.6 PRINCIPLE 3 - POWER STRATEGIES
CONSTRUCTION, MATERIALS AND ENERGY, METHODOLOGY

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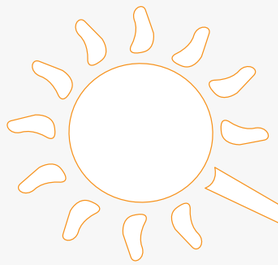
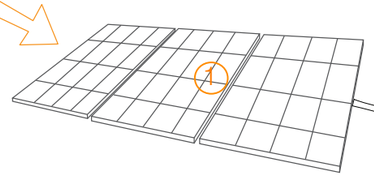
INPUT

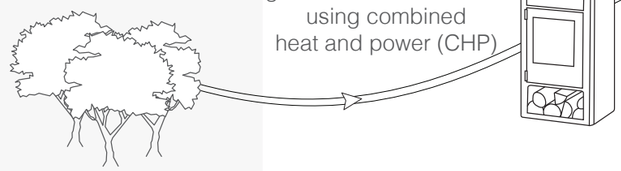
The Sun



Electricity is generated by the PV panels



Electricity can be generated from biomass using combined heat and power (CHP)

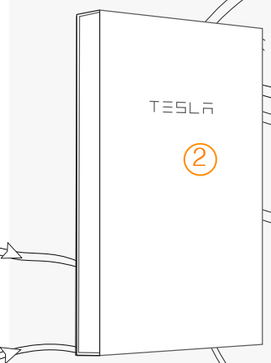


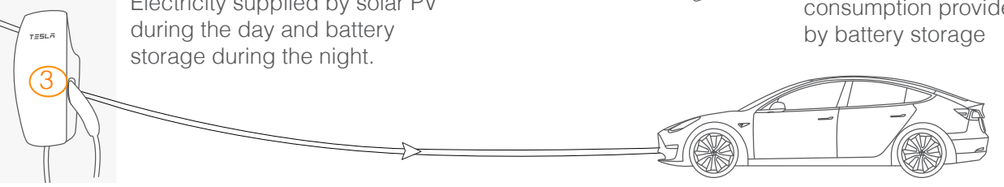
HARNESS

PRIORITY 1
Tesla Powerwall storage enabling house to be off-grid 85% of the time

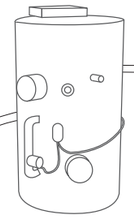
STORE

PRIORITY 2
Immersion element in Mixergy tank to convert spare electricity back into heat for domestic hot water support.

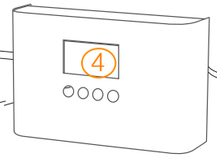




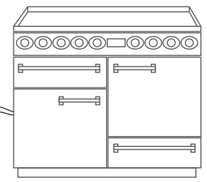
CONSUME

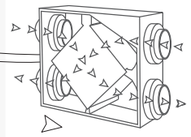


Surplus on-site generated electricity is diverted to on-site storage as heat.

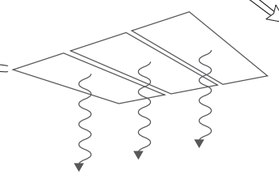


LED Lighting





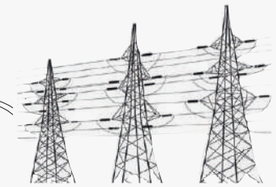
Heat recovery ventilation system. Electricity supplied by solar PV during the day and battery storage during the night.



Electric Infrared Heating

Domestic EVENING consumption provided by battery storage

EXPORT



Excess energy diverted to grid

① PV ARRAY

PV Panels have been designed to work in partnership with Tesla's Powerwall 2.0 Solar Battery which, would enable you to store the energy produced by the panels for use during the night or in the event of power cut.
Implemented on Crossway.

② TESLA POWERWALL

Powerwall stores energy efficiently, detects outages and can become a households energy source when the grid goes down.

Solar panels can be connected and recharge the powerwall to upkeep household appliances. Preferences can be set to optimise the energy output, for the households consumption, through your smartphone.

③ ZAPPI

Zappi is an eco-smart charging station for electric vehicles. it operates as an electric vehicle charger, but it has charging modes to harness energy generated from Sovlar PV generation.
Compatibility with smartphones allows you to find the most optimal

④ EDDI POWER DIVERTER

The Eddi power diverter includes a grid current sensor, which monitors the households power generation. The excess energy is diverted to the household heating devices. The Eddi is capable of logging data to save the homeowner ongoing savings by optimal energy usage.

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5.5.7 PRINCIPLE 3 - HEAT STRATEGIES
CONSTRUCTION, MATERIALS AND ENERGY, METHODOLOGY

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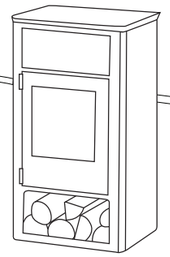
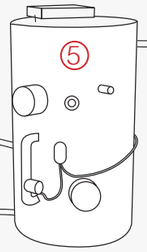
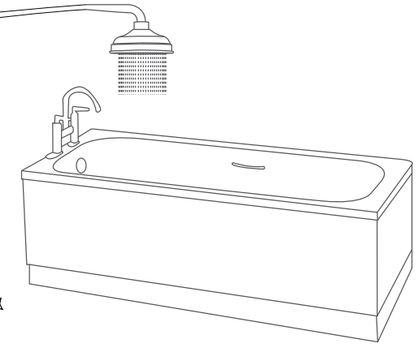
INPUT | **HARNESS** | **STORE** | **CONSUME**

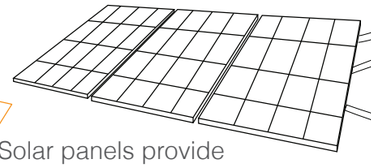


Sustainable Woodland Management will provide a reliable heat source all year around

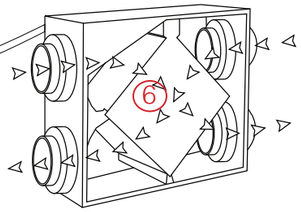


Mixergy Tank heats water respectively to the volume that is required, reducing heating times and energy required.

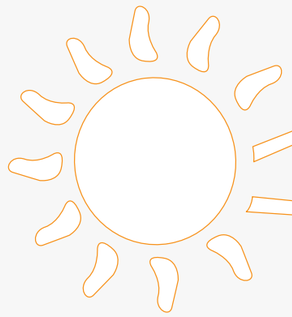


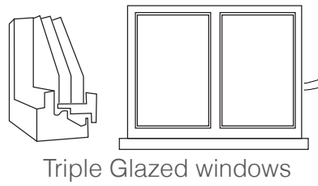


Solar panels provide electricity

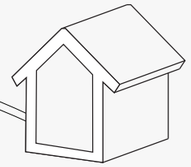


High levels of insulation airtightness and MVHR reduce heat loss from the building

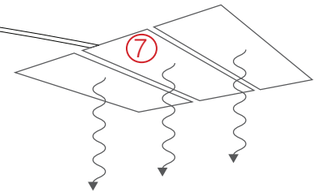




Triple Glazed windows



Building Envelope



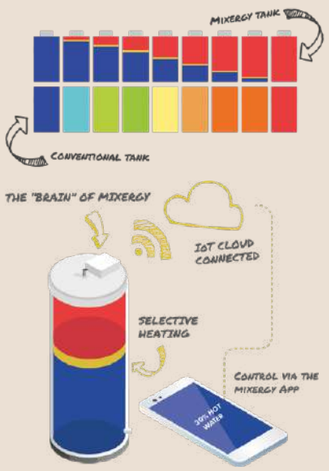
Electric Infrared Heating only used in ancillary buildings

5 MIXERGY

Conventional hot water tanks heat all of the water, irrespective to how much hot water is desired by the consumer. This wastes energy heating water that isn't desired by the consumer and can result in long heating times.

The Mixergy tank differs to conventional tanks in three fundamental ways:

- Mixergy allows you to head the water by volume, instead of time.
- Sensors monitor the temperature and make hot water volumes measurable.
- Ability to remote control the Mixergy tank from a smartphone.



6 MECHANICAL VENTILATION HEAT RECOVERY

MVHR is an essential element of an airtight low energy building. If a building is airtight it will lose less heat and consequently reduce the amount of heat it needs.

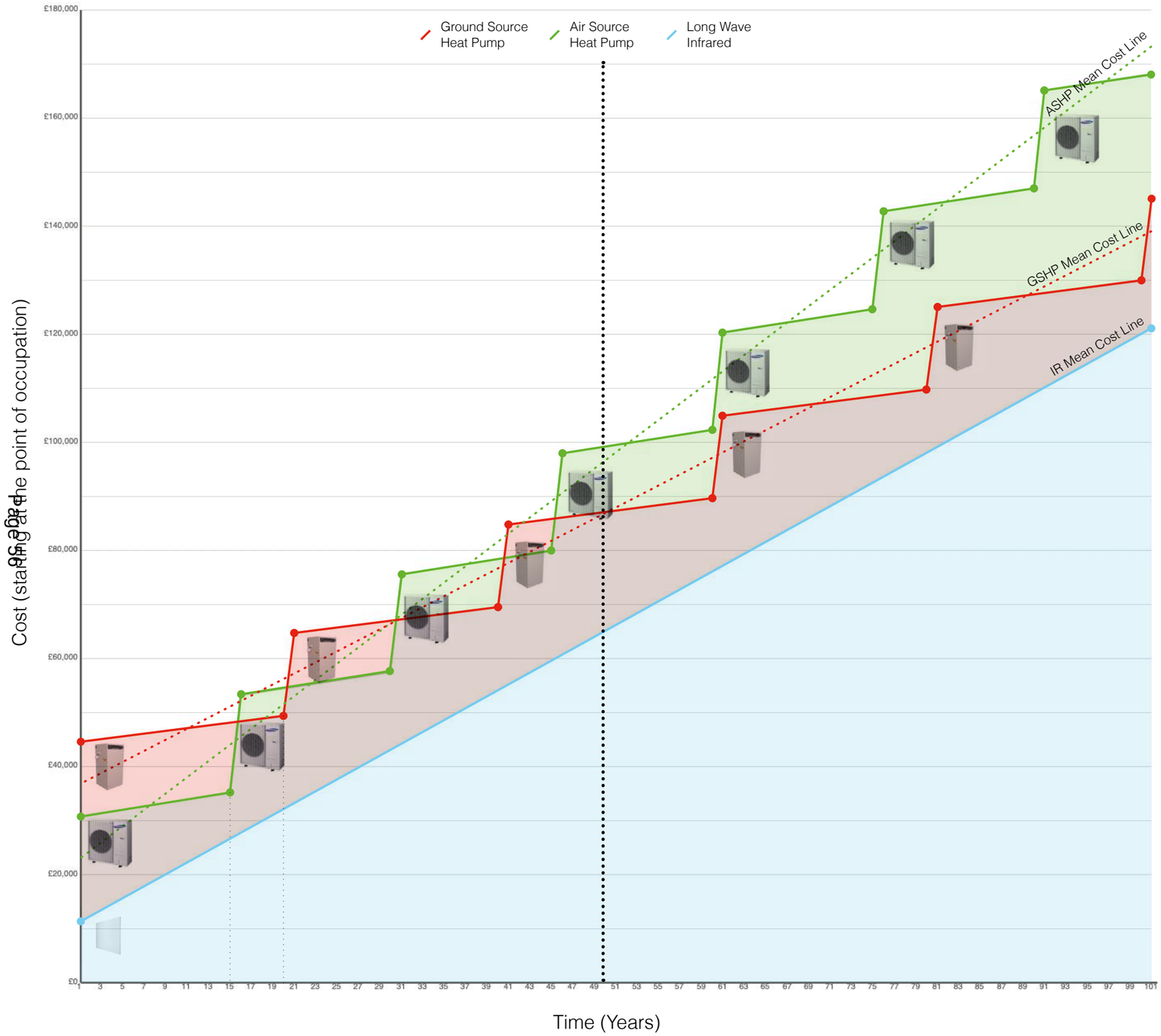
MVHR systems provide a constant supply of clean fresh air in a house while recovering over 90% of the heat from the 'stale' air as it is extracted. MVHR systems also regulate Relative Humidity to between 40% and 60% which optimises air 'health' and CO_2 levels to maximise occupant comfort.

7 INFRARED HEATING

Infrared heating technology differs from traditional models of heating, rather than producing hot water & feeding a wet central heating system (underfloor heating & radiators) which heat the room via convection, this technology is fitted within walls or ceilings and radiates heat into the room. Where convection heating heats the air directly, radiant heating heats the building fabric & surfaces of items within a room, providing instant & flexible heat. This system saves energy against direct electrical heating because occupant comfort is achieved at an air temperature around 3oC lower than with a convection system, which means less space heating is required. Being electrically driven this system, when paired with Solar PV & batteries offers a low carbon solution, using on-site generation & off-peak electricity, to keep cost and carbon emissions low. Due to a quicker heating time this system will be used in the outbuildings to match the sporadic occupancy.

5.5.8 LIFECYCLE COST COMPARISON: GHSP, ASHP & LONGWAVE I.R.

CONSTRUCTION, MATERIALS AND ENERGY, METHODOLOGY



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Where do all the worn out heat pumps end up?

This research reveals that the true cost of installing, running and maintaining heat pump based systems is dramatically different to the generally perceived efficiencies created by a heat pump's Co-efficient of Performance (CoP).

Each of the vertical steps represents a replacement heat pump.

For example, over a 50 year period not only are the heat pump costs significantly higher than an alternative technology, such as longwave I.R shown, but there will have been 3 ASHP replacements or GSHP replacements during that period. Where do all the worn out old heat pumps end up?

LEARNING OUTCOMES

- **Hawkes Architecture do not believe that heat pumps are an appropriate technology to drive a low carbon future.**

This research has been conducted by Hawkes Architecture in association with MESH energy.

This is based of 8 kWh per annum at 0% inflation.

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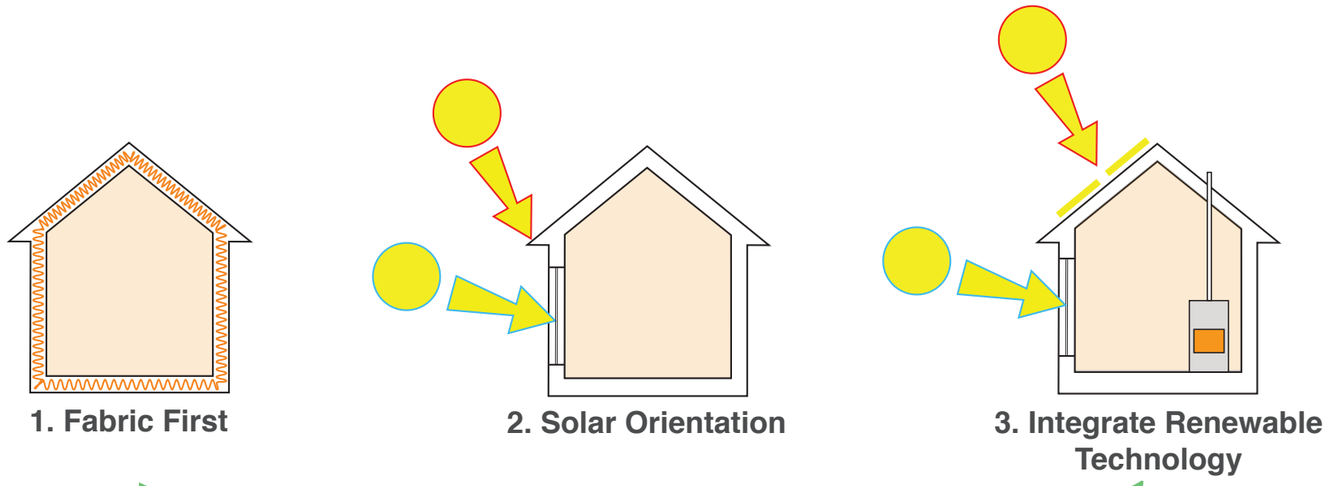
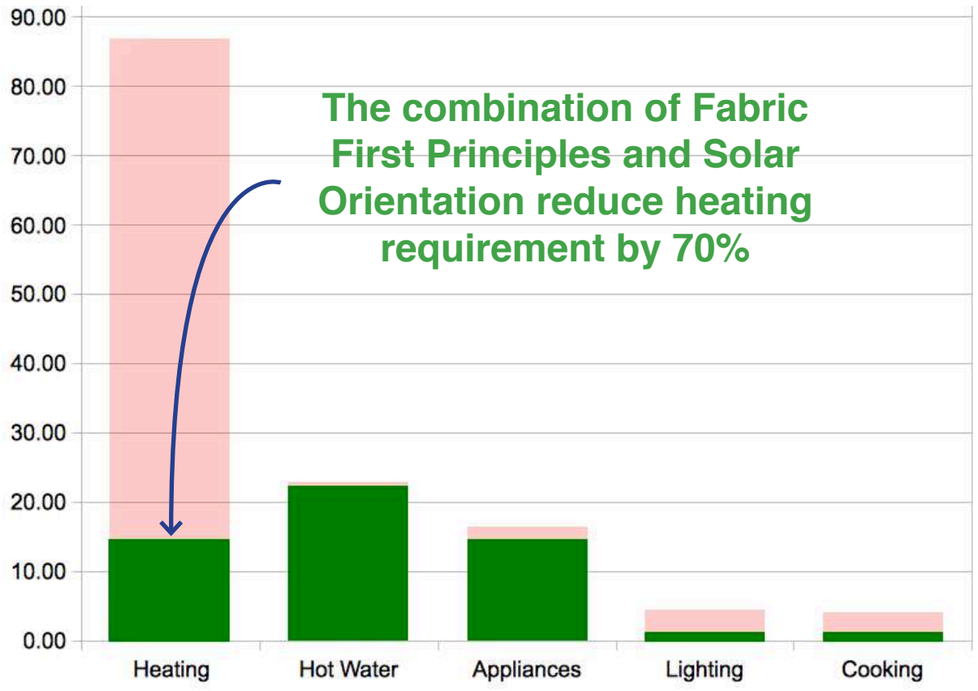
Ewen, Cirencester
GL7 6BY



Proposed Energy Consumption



SUMMARY

The Seasonal and Daily Problem

- We use most energy in winter when there is the least amount of sun. The Average UK New Build does not have much insulation and are often built with poor performing windows. This means the building leaks air and heat. New builds are not designed to maximise solar orientation and so a higher heat load is required to keep the building warm through the winter months resulting in more energy being used.

The Solution

Principle 1: Fabric First Principles
- Invest on building envelope efficiency to allow the building to need and use less energy throughout the year.

Principle 2: Passive Solar Gains
- Where possible provide opportunities through orientation and design to harness passive solar gains throughout the day.

3. Integrated Renewable Technology
- From analysing the site at Ewen, **the most appropriate primary renewable technologies for the proposed dwelling are biomass and solar technology.** Heat pumps are not suitable for this site due to the localised demand on power supply during in winter months.

Conclusion

- By implementing the 3 construction and energy principles, we are capable of reducing the heat load of the proposed Paragraph 80 dwelling at Ewen by 70% when compared to the Average New Build.

EWEN

Land adjacent to
Wild Duck,
Ewen, Cirencester
GL7 6BY

Part 6:
CONTINUED RESEARCH INTO
BUILDING PERFORMANCE

RIDGE
Property and Construction Consultants

DAVIESLANDSCAPE
ARCHITECTS

HAWKES
architecture

EWEN

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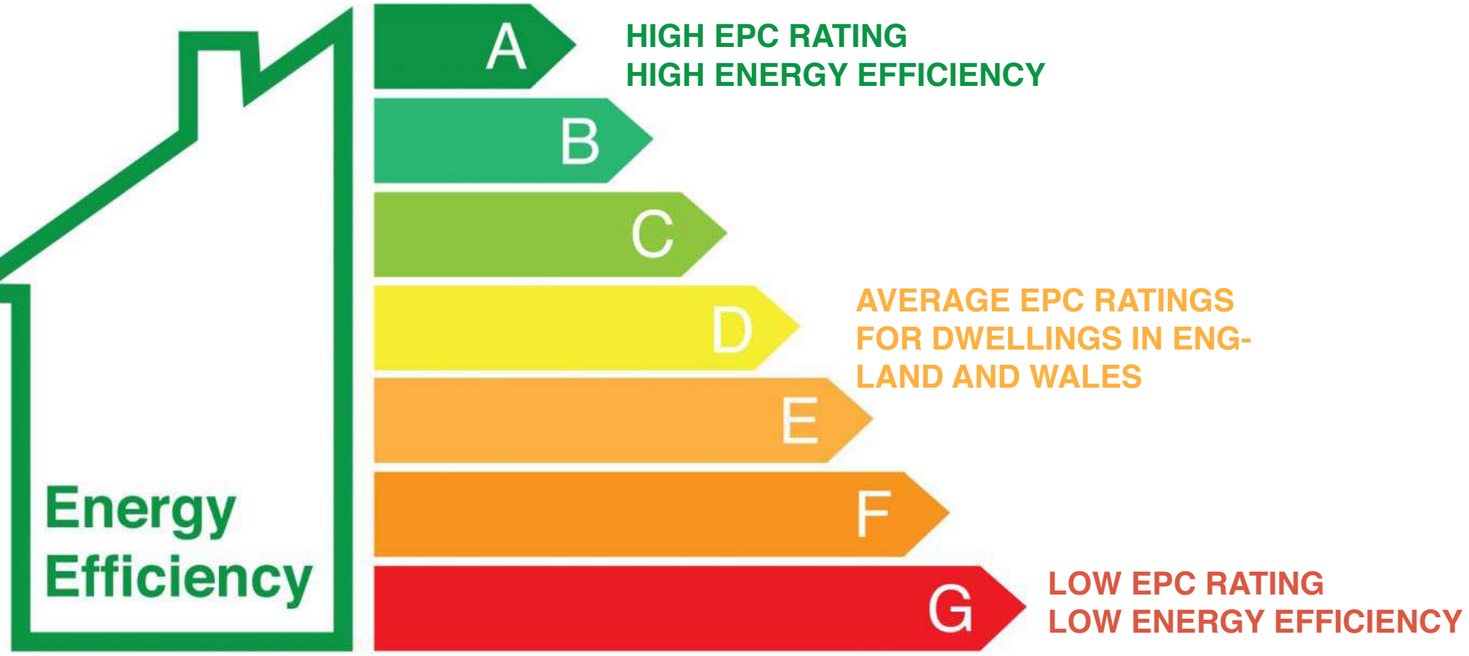

HIGH EPC RATING
HIGH ENERGY EFFICIENCY

AVERAGE EPC RATINGS FOR DWELLINGS IN ENGLAND AND WALES

LOW EPC RATING
LOW ENERGY EFFICIENCY

An EPC (Energy Performance Certificate) rating is a **review of a property's energy efficiency**. They're primarily used to see how much energy bills will cost in a dwelling.

A dwelling's EPC rating will depend on:
The amount of energy used per m^2
The level of carbon dioxide emissions (given in tonnes per year)

The higher the rating on the EPC the lower the energy bills will be.

The average energy efficiency rating for a dwelling in England and Wales is a D - 60.

Over the past 14 year, Hawkes Architecture has built and continues to build extremely energy efficient houses. Using the 3 Construction and Energy Principles, our most recently built houses exceed the average house dwellings by double!

Over the following pages, the EPC rating can be seen for each built project by Hawkes Architecture.

These figures prove that the construction and energy methodology have been proven and continue to develop and improve with each project by Hawkes Architecture.

AJ Architects' Journal

NEWS COMPETITIONS BUILDINGS SPECIFICATION PRACTICE PODCASTS FILM MAGAZINES LIBRARY EVENTS

Architects Competition wins RetroFirst Climate change Opinion AJ Architecture Awards RIBA Grenfell Tower

RIBA House of the Year 2021: How green are the contenders?

2 DECEMBER 2021 . BY RICHARD WAITE

1/6 RIBA House of the Year 2021 (shortlist): House in Assynt (Sutherland, Scotland) by Mary Arnold-Forster Architects

Source: David Barbour

Not one of the current contenders vying for the 2021 RIBA House of the Year title has an A-rated energy performance certificate (EPC), according to new research shared with the AJ

Last night (1 December) the latest two finalists were unveiled on Channel 4's Grand Designs: House of the Year, meaning six of the eight houses battling it out for this year's crown have now been revealed.

Wednesday's episode saw Mary-Arnold Forster Architects' House in Assynt – described as a sustainably built timber home with spectacular views on the west coast of Scotland – and TYPE Studio's 'exquisite' conversion of an early 19th century stone barn added to the four schemes announced already. Those were: The Water Tower by Tonkin Liu; House on the Hill by Alison Brooks Architects; The Slot House by Sandy Rendel Architects with Sally Rendel; and House for Theo and Oskar by Tigg + Coll Architects.

But how green are the homes in the running for the prestigious prize? Research carried out by Hawkes Architecture shows that none of the houses shortlisted so far has an A-rated energy performance certificate (EPC). Surprisingly half were D-rated or worse.

The practice has collated data (*click here to search*) for more than 100 different 'notable' houses and is continuing to build up a database of EPC/SAP ratings to see 'if any trends can be found in the technical performance of buildings over time'.

Its studies showed that only one of the 20-strong longlist of schemes in the running for the RIBA accolade had achieved an A-rating.

Richard Hawkes, director of Hawkes Architecture, said the practice recently started pulling together the data 'to track the energy performance progress of projects which make it onto the top table at the annual housing awards'.

RIBA House of the Year 2021

The RIBA House of the Year is awarded to the best new house designed by an architect in the UK

GRAND DESIGNS

"Helping to raise standards of design more generally in rural areas" **NPPF Paragraph 80**

RIBA House of the Year Longlist - EPC Data

Architect	Project name	Energy Efficiency Rating A - G	EPC Score	CO2 tonnes per year	Airtightness m3/m2h@50 pa.	Walls U-value	Roof U-value	Floor U-value
ID Architecture	Barrow House (Wolds Barn)	B	83	4.1	3.7	0.27	0.13	0.17
Wilkinson King Architects	Weybridge House	B	89	3.6	3.4	0.15	0.11	0.12
Tonkin Liu	The Water Tower	B	90	1.1	1.3	0.15	0.12	0.13
Sandy Rendel Architects	The Slot House	B	83	1	3.1	0.18	0.15	0.15
John Pardey Architects	Narula House	B	82	3.4	4.7	0.11	0.13	0.18
Woollacott Gilmartin Architects	Pele Tower House (Kentmere Hall)	D	60	11	-	-	-	-
TYPE Studio	Redhill Barn (The Outfarm)	D	59	6.1	-	0.51	0.14	0.13
ACME	Bumpers Oast	B	83	3	2.2	0.13	0.13	0.1
John Pardey Architects	Ferry House (Harbour House)	B	81	3.1	2.9	0.18	0.16	0.15
Turner Works	Hove House	B	86	5.5	4.7	0.17	0.13	0.12
Tigg + Coll Architects	House for Theo and Oskar (Dalewood)	No current EPC registered						
Mary Arnold-Forster	House in Assynt (Cala)	C	70	4	3	0.14	0.14	0.14
McLean Quinlan	The Walled Garden Farringdon	A	101	-1.3	0.6	0.1	0.1	0.11
31/44 Architects	Corner House	B	85	1.4	3.2	0.24	0.2	0.15
alma-nac	House-within-a-house	C	78	1.6	-	0.13	0.15	0.13
AlisonBrooks Architects	Windward house (House on a Hill)	No current EPC registered						

RIDGE Property and Construction Consultants

DAVIESLANDSCAPE ARCHITECTS

HAWKES architecture

EWEN

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HAWKES PROJECTS BUILT SINCE 2008

	Energy Efficiency Rating (EER) A - G	EPC Score Average house = D - 60	CO2 emissions Tonnes / Year (Lower value better) (An average house produces 6.0 tonnes / year	Airtightness m3/m2h@50pa. (Lower value better)	Walls	Roof	Floor
HAWKES PROJECT AVERAGES	A	102.9	-3.6	1.8	0.13	0.12	0.11
PROJECTS BY OTHERS AVERAGES	C	78.9	4.9	4.0	0.19	0.14	0.14

EPC Ratings	EPC Score
A	92+
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

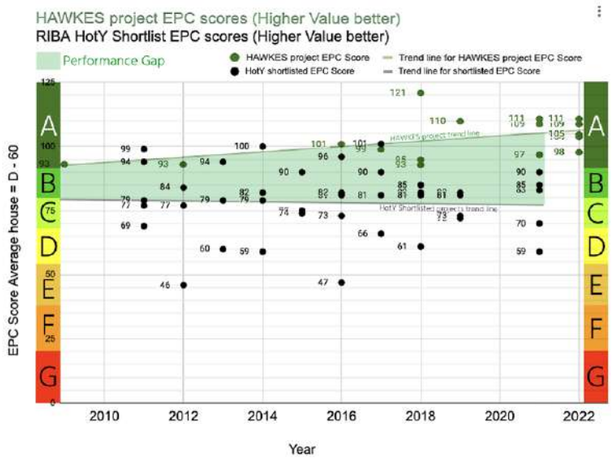
			EPC				Thermal Envelope Performance U-value W/m2K (Lower value wins)							
Project name	Project Postcode	Year built	Energy Efficiency Rating (EER) A - G	EPC Score Average house = D - 60	CO2 emissions Tonnes / Year (Lower value better) (An average house produces 6.0 tonnes / year	Airtightness m3/m2h@50pa. (Lower value better)	Walls	Roof	Floor	Total Floor Area / m2	TER (Building Emissions Rate) CO2 emissions kgCO2/m2/yr	DER (Building Emissions Rate) CO2 emissions kgCO2/m2/yr	BER (Building Emissions Rate) CO2 emissions kgCO2/m2/yr	% REDUCTION in DER compared to the TER as required under Part L1A (2013)
Crossway Passive House	TN12 0JA	2009	A	93	-0.6	0.7	0.12	0.12	0.11	249	\	-0.60	-0.002	
Echo Barn	TN27 8JG	2017	A	99	-0.4	2.1	0.14	0.14	0.09	320	\	\	-0.001	
Weald Meadows (YTL)	TN6 3QP	2021	A	109	-5.7	1.9	0.11	0.12	0.09	430	22.75	-4.27	-0.013	119
Meadow View	TN17 2AP		A	93	-0.7	0.4	0.14	0.14	0.13	232	\	11.24	-0.003	
Bigbury Hollow	CT2 9BJ	2022	A	104	-2.6	2	0.14	0.14	0.09	312	18.28	-8.31	-0.008	145
Vision (The Leas)	CT14 8ER	2022	A	98	0.4	2	0.15	0.14	0.17	269	25.82	1.82	0.001	93
Halfpenny House	TN27 8PU	2016	A	101	-3.3	2.5	0.12	0.12	0.09	346	\	\	-0.010	
Viewpoint	RH7 6PD	2018	A	121	-12.5	2.4	0.1	0.1	0.1	558	14.84	-20.05	-0.022	235
Dunnit (Brooks Barn)	RH13 0JN	2019	A	110	-12.22	1.8	0.12	0.11	0.11	593	17.49	-11.98	-0.021	168
Headlands	GL52 3NL	2018	A	95	1.2	1.94	0.14	0.12	0.12	292	22.15	4.65	0.004	79
Frilsham Quarry	RG18 9UY	Consent 2018	A	93	3.515	2	0.14	0.11	0.12	710	21.14	4.95	0.005	77
The Linhay	EX17 1BW	Design Stage	A	111	-8.22	2	0.12	0.12	0.11	303	24.11	-8.22	-0.027	134
Red Oaks (Whitchurch Hill)	RG8 7QL	Design Stage	A	97	2.62	2	0.14	0.11	0.12	328	27.32	2.62	0.008	90
Sherfield English	SO51 6FL	Design Stage	A	109	-12.23	2	0.12	0.12	0.11	325	16.38	-12.23	-0.038	175
Friars Bourne	LU5 6AB	Design Stage	A	105	1.6	2	0.12	0.11	0.12	648	27.11	4.39	0.002	84
Chadlington (Tunwold)		Design Stage	A	111	-2.8	2	0.12	0.11	0.11	707	19.35	-2.78	-0.004	114
Foxbury	PO10 8RG	Design Stage	A	101	-0.735	2	0.14	0.11	0.12	1121	19.44	-0.66	-0.001	103

AVERAGE % REDUCTION in DER compared to the TER as required under Part L1A (2013): **124**

This data base of information taken from SAP/EPC assessments of projects by Hawkes Architecture, shows that the average percentage reduction in CO2 emissions between the Target Emissions Rate (TER) and Dwelling Emission Rate (DER), beyond building regulations Part L1a (2013) is an average of 124%.

The lowest percentage reduction of any project undertaken by Hawkes Architecture is a 77% reduction of DER when compared to TER.

A suggested planning condition to ensure a TER to DER reduction of no less than 50% would clearly not be a problem given that every single Hawkes project has significantly exceeded this requirement.



EWEN

Land adjacent to Wild Duck, Ewen, Cirencester GL7 6BY

NOTABLE/AWARD WINNING PROJECTS BUILT OVER THE LAST 10 YEARS

Architect	Project name	Project Postcode	Year built	EPC: Energy Efficiency Rating (EER) A - G	EPC Score Average house = D - 60	CO2 emissions Tonnes / Year	Airtightness	Thermal Envelope Performance: Walls	Roof	Floor
RIBA House of the Year 2021 Shortlist										
Tonkin Liu	The Water Tower	PE32 2FP	2019	B	90	1.1	1.3	0.15	0.12	0.13
Sandy Rendel Architects	The Slot House	SE15 4AP	2019	B	83	1	3.1	0.18	0.15	0.15
TYPE Studio	Redhill Barn (The Outfarm)	TQ9 7DA	2019	D	59	6.1	Not tested	0.31	0.14	0.13
Tigg + Coll Architects	House for Theo and Oskar (Dalewood)	KT20 7LN	2019	-	-	-	-	-	-	-
Mary Arnold-Forster	House in Assynt (Cala)	IV27 4NN	2019	C	70	4	3	0.14	0.14	0.14
Alison Brooks Architects	Windward house (House on a Hill)	GL15 6SW	2019	-	-	-	-	-	-	-
21/44 Architects	Corner House	SE15 5NW	2019	B	85	1.4	3.2	0.24	0.2	0.15
	PROJECT AVERAGES			C	77.4	2.7	2.7	0.24	0.15	0.14
RIBA House of the Year 2021 remaining longlist										
ID Architecture	Barrow House (Wolds Barn)	DN37 0SW	2019	B	83	4.1	3.7	0.27	0.13	0.17
Wilkinson King Architects	Weybridge House	KT13 9TG	2019	B	89	3.6	3.4	0.15	0.11	0.12
Haysom Ward Miller Architects	Simple House		2019							
John Pardey Architects	Narula House	RG10 8HL	2019	B	82	3.4	4.7	0.11	0.13	0.18
Woollacott Gilmartin Architects	Pele Tower House (Kentmere Hall)	LA8 9JL	2019	D	60	11	N/A	N/A	N/A	n/a
[illegible] Architects	The Old School	YO61 7PH	2019							
GRAS (Groves-Raines Architects Studio)	Kyle House	IV27 4LY	2019							
ACME	Bumpers Oast	TN12 9AG	2019	B	83	3	2.2	0.13	0.13	0.1
John Pardey Architects	Ferry House (Harbour House)	PO11 0DG	2019	B	81	3.1	2.9	0.18	0.16	0.13
Turner Works	Hove House	BN3 6TN	2019	B	86	5.5	4.7	0.17	0.13	0.12
Hayhurst & Co Architects	Grain House	N1 4JP	2019	Expired						
McLean Quinlan	The Walled Garden Farringdon	EX5 2JA	2019	A	101	-1.3	0.6	0.1	0.1	0.11
alma-nac	House-within-a-house	SE4 1QJ	2019	C	78	1.6		0.13	0.15	0.13
	PROJECT AVERAGES			C	80.5	3.4	3.0	0.19	0.14	0.14
RIBA House of the Year 2019 shortlist										
McGonigle McGrath	House Lessans	BT24 7DF	2018	B	82	4.1	2.7	0.16	0.17	0.11
Adam Richards Architects	Nithurst Farm	GU28 9BA		C	72	0.6	2	0.11	0.11	0.11
Tikari works	Pocket House	SE22 8RS	2018	B	81	1.7	3.8	0.23	0.18	0.17
Atelier Peter Zumthor with Mole Architects	Secular Retreat	TQ7 2NL		C	73					
Foster Lomas	Sartfell Retreat	IM6 1BE	2018	None Listed that we can find						
	PROJECT AVERAGES			C	77.0	2.1	2.8	0.17	0.15	0.13
RIBA House of the Year 2019 remaining longlist										
Mathew Barnett Howland with Dido Milne and Oliver Wilton	Cork House	SL4 6BU	2019	C	75	0.3	5.7	0.1	0.12	0.2
Sophie Hicks Architects	Earl's Court House		2018							
Dualchas Architects	The Black House	IV45 8RS	2018	C	73	4	3	0.11	0.12	0.1
BPN Architects	The Ghost House	CV35 9BT	2018	C	76	5.4	1.4	0.16	0.15	0.18
David Sheppard Architects	The Green House	EX16 7QD	2018	B	89	1.8	4.8	0.18	0.13	0.15
Niall McLaughlin	Hampshire House		2018							
James Gorst Architects	Hannington Lodge	NN6 9TR	2018	D	64	5.6	Not tested	0.16	0.17	0.18
Mailey Architects	Hill House Passive House	BN7 3PP	2018	B	88	1.3	0.5	0.02	0.1	0.1
[illegible]	House in a garden		2018							
Cousins & Cousins	Kenwood Lee House		2018							
[illegible]	Lark Rise	HP17 0XS	2018	A	94	0.7	0.6	0.13	0.06	0.08
Hall + Bednarczyk Architects	Silver How	NP18 1LT	2018	C	78	4.2	Not tested	0.18	0.11	0.14
Jonathan Pile	South London House	SE8 3PH	2018	B	87	1.3	2.8	0.16	0.17	0.13
[illegible] Architects	Stackyard	DE4 4NA	2018	C	78	2.1	4.7	0.19	0.15	0.17
	PROJECT AVERAGES			C	79.1	2.5	2.9	0.15	0.14	0.14
RIBA House of the Year 2018 Shortlist										
Sarah Griffiths + Amin Taha	Pheasants	RG9 3BL	2017	D	61	9	Not tested	0.23	0.16	0.15
[illegible] Architects	Red House	SE22 0RN	2017	B	85	1.6	5.4	0.24	0.1	0.08
6a Architects	Coastal House		2017							
Tonkin Liu	Tinkers Hollow (Old shed new house)	YO26 9SG	2017	D	61	9.5	Not tested			
Hansome Ward Miller	Lochside House	IV22 2EX	2017	B	85	0.7	1.9	0.13	0.09	0.14
[illegible]	Vex House	N16 7BT	2017	B	82	1.9	2.5	0.26	0.17	0.11
Liddicoat & Goldhill	The Makers House	E9 7ES	2017	B	81	3.2	Not tested	0.2	0.13	0.14
	PROJECT AVERAGES			C	75.8	4.3	3.3	0.19	0.13	0.13
RIBA House of the Year 2017 Shortlist										
Macdonald Wright Architects	Caring Wood	ME17 1TH		A	101	-5.6	1	0.11	0.09	0.09
MawsonKerr Architects	Shawm House	NE48 2TA	2016	D	66	1.1				
Tonkin Liu	Ness Point (45 Granville Road)	CT14 6DS	2016	None Listed that we can find						
Birds Portchmouth Russum	6 Wood Lane	N6 5UB	2016	None Listed						
Coffey Architects	Hidden House	EC1R 4LU	2016	None Listed that we can find						
Strom Architects	The Quest	BH19 2JF	2016	B	90	1.1	3.3	0.14	0.13	0.14
Ann Nisbet Studio	Newhouse of Auchengree	KA24 4JF	2016	B	81	3.5	4.8	0.16	0.16	0.14

Architect	Project name	Project Postcode	Year built	EPC: Energy Efficiency Rating (EER) A - G	EPC Score Average house = D - 60	CO2 emissions Tonnes / Year	Airtightness	Thermal Envelope Performance: Walls	Roof	Floor
	PROJECT AVERAGES			B	79.0	1.9	4.1	0.15	0.15	0.14
RIBA House of the Year 2016 Shortlist										
Richard Murphy	Murphy House	EH1 3RN	2015	B	81	2.9	Not tested	0.18	0.18	0.15
Loyn & Co	Outhouse	NP16 7NU	2015	A	96	1.5	0.49	0.1	0.15	0.09
Henning Stummel Architects	Tin House	W12 8HU	2015	B	82	2.4	4.1	0.11	0.11	0.14
Hayhurst & Co	Garden House	N1 4DG	2015	None Listed						
Coffey Architects	Modern Mews	W2 3DY	2015	C	73		EPC relates to pre-development status. No updated EPC on record			
DSDHA	Covert House	SW4 6LT	2014	None Listed						
Coppin Dockray	Ansty Plum	SP3 5QD	2015	E	47	8.7	EPC relates to pre-development status. No updated EPC on record			
	PROJECTS BY OTHERS AVERAGES			C	76.8	3.9	2.3	0.13	0.15	0.13
RIBA House of the Year 2015 Shortlist										
Skene Catling de la Peña	Flint House	HP18 0JZ	2014	C	74	7.8	4.8	0.19	0.19	0.12
Stephenson Studio Ltd	Cefn Castell	LL52 0SA	2014	C	75	3.3	15	0.21	0.35	0.1
Prewett Bizley Architects	Dundon Passivhaus	TA11 6NZ	2013	B	90	0.7	0.7	0.11	0.11	0.09
McGonigle McGrath Architects	House at Maghera	BT33 0JS	2014	None Listed						
Jamie Fobert Architects	Levring House	WC1N 2PG	2011	C	74	8.6	-	-	-	-
WT Architecture	The Mill, Scottish Borders		2011							
vPPR Architects	Vaulted House, London									
	PROJECTS BY OTHERS AVERAGES			C	78.3	5.1	6.8	0.17	0.15	0.10
RIBA House of the Year 2014 Shortlist										
Loyn & Co	Stormy Castle	SA3 1DP	2013	A	100	-0.5	1.3	0.15	0.13	0.1
Dualchas Architects	Cliff House	IV55 8ZZ	2011	C	79	2.4	5.6	0.24	0.1	0.11
Mailey Architects	The Kench	PO11 0DQ	2011	D	59	3.1	10	0.36	0.2	0.14
Alison Brooks Architects	Lens House	N1 2PJ	2012	None Listed						
Jamie Fobert Architects	Luker House	SW13 9EX	2010	B	82	4	Not tested	0.21	0.22	0.18
Denizen Works	Brandon Cottage (House no.7)	PA77 6UL	2012	None Listed						
	PROJECTS BY OTHERS AVERAGES			C	80.0	2.3	5.6	0.25	0.16	0.13
RIBA House of the Year 2013 Shortlist										
Carl Turner	Slip House	SW2 5EA	2012	A	94	1	1.5	0.13	0.11	0.11
Birds Portchmouth Russum	Downley House	GU31 5RL	2012	D	60	15	Not tested			
[illegible]	Rock Mount	CH48 2JJ	2012	C	79	7.3	5.9	0.16	0.13	0.2
Knox Bhavan	Crowbrook	SG12 8NU	2012	G	18	14	EPC relates to pre-development status. No updated EPC on record			
Witherford Watson Mann Architects	Astley Castle	CV10 7QN	2012	None Listed						
	PROJECTS BY OTHERS AVERAGES			D	62.8	9.3	3.7	0.15	0.12	0.16
RIBA House of the Year 2012 Shortlist										
	PROJECTS BY OTHERS AVERAGES			D	62.8	9.3	3.7	0.15	0.12	0.16
Eldridge Smerin	Kingswood	ME17 1EX		D	59	7.5	4.1	0.27	0.17	0.3
Guy Holloway Architects	Pebble House	TN29 9NE		D	64	3	3.4	0.28	0.19	0.27
Paddy Hopkins - Living Architecture	The Longhouse	NR23 1QS		C	74	7.6	6.7	0.23	0.22	0.25
	The Stones			C	73					
MVRDV & Mole Architects - Living Architecture	Balancing Barn	IP19 9JG		C	77	3.6	7.5	0.13	0.11	0.34
Squires Designs	Hux Shard	EX4 5JJ		B	86	4.2	3.8	0.09	0.11	0.12
Living Architecture	A House for Essex	CO11 2TP		C	72	3.4	4.7	0.2	0.15	0.24
Patrick Gwynne	The Homewood	KT10 9JL		F	25	39				
Niall McLaughlin	Pipers End	SG14 2PB		D	64	2.6	Not tested			
Latitude Architects	Hillview	TN15 7EY		A	92	1.8	7.1	0.11	0.13	0.25
CB Architecture	Holm Place	RG29 1RQ		B	83	4	4.3	0.16	0.15	0.13
CB Architecture	Brownlow Road	CR0 5JT		B	87	1.3	4.8	0.18	0.11	0.25
	Canterbury Passivhaus	CT1 3JZ		A	104	-1.1	0.6	0.1	0.09	0.07
	Shepards Lawn	TN17 1AA		C	72	11	5	0.14	0.15	0.13
[illegible]	The Reservoir (Hamestsham)			D	55					
[illegible]	KH House (Frogmore Farm)	RG7 6DS		D	58	17	Not tested			
Sarah Griffiths + Amin Taha	Pheasants	RG9 3BL		D	61	9		0.21	0.15	0.15
BGA Architects Ltd	Maison Wedge (63 Balvidon Road)	BT33 4QL		D	58					
Adams and Collingwood Architects	The Boathouse	TQ8 8PA		C	80	2.9	3.3	0.16	0.1	0.11
Brown and Brown Architects	Lower Tullochgrue	PH22 1QT		D	61	10				

Architect	Project name	Project Postcode	Year built	EPC: Energy Efficiency Rating (EER) A - G	EPC Score Average house = D - 60	CO2 emissions Tonnes / Year	Airtightness	Thermal Envelope Performance: Walls	Roof	Floor
Studio Bark	Periscope House	NR9 5AP		A	108	-2.3	1.2	0.14	0.14	0.17
Seymour Smith Architects	Underhill House	GL56 0PR		A	95	-0.5	0.2	0.11	0.09	0.1
	House No. 7	PA77 6UL		C	75	25	Not tested	0.18	0.14	0.17
	The Meat Factory									
[illegible] architecture & Studio-P	Peacock House	IP16 5EN		C	80	2.8	4	0.17	0.16	0.14
[illegible] architects with Marcus Taylor	Redshank	CO16 8EX		Not listed						
Carmody Groarke	Highgate House	N6 4SX		B	83	5.4	Not tested	0.24	0.18	0.2
David Sheppard Architects	Cob Corner	PL21 0LE		C	77	4.6	-	-	-	-
Guy Greenfield	Stealth House	EX34 9SS		B	85	4.9	6	0.19	0.14	0.15
Kirkland Fraser Moor	Ashroye	HP23 6RJ		B	90	3.4	1.6	0.13	0.11	0.13
Richard West	Handsmooth House (for Rowan Atkinson)	OX10 6RA		D	67	14	Not tested	0.19	0.18	0.15
Nicholas Tye Architects	Cedarwood	WA16 8QL		C	78	4.4	4.1	0.25	0.15	0.17
Nicholas Tye Architects	The Long Barn	MK45 2EA		D	57	13	Not tested			
Nicholas Tye Architects	The Long Barn Studio	MK45 2EA		C	79	3.1	Not tested			
Peter Huf	Friars End (Huf Haus)	SL6 9JD		B	81	5.7	Not tested	0.22	0.16	0.16
Gregory Phillips	Heath Point	RG4 7ED		B	82	6.6	6	0.18	0.12	0.14
ORMS Architecture	Stone House	SL6 9TP		B	81	6.2	2.3	0.14	0.12	0.11
Peter Huf	Ravensbury (Huf Haus)	SL6 9HB		C	79	6.1	Not tested			
John Pawson	Westfield Farm	CB23 7EE		C	79	9	Not tested			
John Pardey Architects	The Moorings	RG10 8HL		D	60	6.7	Not tested			
DB Architecture	The Zinc House	SO41 0PS		C	69	5.1	4.7	0.11	0.12	0.16
PAD Studio	Thrifty Beaches	SO41 7GP		C	72	4.8	Not tested			
Niall McLaughlin	Drove House	SO24 0TB								
PAD Studio	Ford Farm	SO43 7HD		B	88	1.6	1.6	0.15	0.11	0.14
AR Design Studio	The Lighthouse	PO14 3JL		C	72	4.1	8.9	0.23	0.2	0.22
AR Design Studio	Abbotts Way	SO31 9HB		C	79	2.9	10	0.19	0.2	0.18
AR Design Studio	Four Views	SO22 4JB		B	81	3.4	7.9	0.17	0.13	0.18
Architype	Fishleys Passive House	WR13 6EQ		B	90	0.7	0.2	0.14	0.11	0.11
Duggan Morris	Frobisher House	WD23 3DP		C	77	3.4	7.6	0.19	0.11	0.21
Kirkland Fraser Moor	Water End House	HP1 3BN		B	83	6.2	5.6	0.19	0.14	0.18
David Sheppard	Hedge House	B93 0AD		C	79	11	3.6	0.15	0.13	0.13
DB Architecture	Shearwaters	SA70 8AT		B	87	4.7	9	2	0.12	0.13
John Pardey Architects	Chattock House	SA42 0NR		C	72	6	4.6	0.19	0.19	0.25
Loyn & Co	Vila Mir	NP7 7BS		B	86	2.9	4.7	0.15	0.15	0.13
Allies & Morrison	The Wood House	TN16 2NA		A	95	1.6	1.1	0.14	0.1	0.09
Suman Weston Architects	Ditton Hill House	KT6 5EH		B	89	2.7	7.6	0.16	0.11	0.11
Norm Architects - Jonas Bjerre-Poulsen	Pavilion House	IP18 6SN		A	94	-0.5	3.8	0.16	0.17	0.13
Studio Bark	Pivot House	NR9 4QD		A	98	3.4	-2.3	0.16	0.16	0.11
[illegible] Architects	Goldsmith Street	NR2 4QF		B	84	0.8	0.6	0.1	0.1	0.08
Cooper Griffith Architects	Sandy Ridge	PE36 6LQ		C	70	4.4	6.2	0.2	0.08	0.1
David Kohn Architects	Stable Acre	NR10 4EZ		F	32	10	Not tested			
Waugh Thistleton Architects	Bliss Blakeney	NR25 7BG		C	78	3.5	4.6	0.14	0.18	0.13
Jonathan Henry Architect	Pine Lodge	DN36 4RX		C	71	10	Not tested			
Eldridge Smerin	76 & A Half	SW15 6HQ		B	83	4.5	3.4	0.22	0.15	0.17
dRMM	Faraday House (Battersea Power Station)	SW11 8ED		C	79	0.9	Not tested	0.27		
Sandy Rendel Architects	22 Reynolds Rd	SE15 3AH		B	86	1.8	4.6	0.15	0.16	0.1
Suzanne Brewer Architects	Mews House	SE10 8AJ		B	83	2.7	6.1	0.26	0.14	0.15
LEAP ([illegible])	Steel Farm Passive House	NE47 8JP		B	91	1.1	0.4	0.1	0.08	0.09
Guy Holloway	Simms Cottage	BL6 5ND		B	82	3.1	2.1	0.2	0.16	0.19
Crawford Architects	The Old Water Tower	RG20 6TP		B	83	2	0.6	0.09	0.07	0.09
McLean Quinlan	Dinas Hatch (Kent Downs)	TN15 0ND		B	81	6.7	5.8	0.14	0.14	0.14
Loyn & Co	Penn Ond House	CF5 6EZ		E	49	13	Not tested			
Fielden Clegg Bradley	123 Cheyenne Walk	SW10 0ES		B	82	3.5	4.8	0.19	0.13	0.15
Liddicoat & Goldhill	The Tailored House 131 Milsom Rd	W14 0LA		B	83	3.1	7.5	0.24	0.16	0.14
[illegible] & Partners	Cedar Hove	LA23 1NH		B	86	2.2	2.9	0.17	0.18	0.12
John Pardey + Strom Architects	Hurst House (Vitro House)	SL8 6PN		A	97	0.6	2.6	0.15	0.13	0.15
Tate Harmer Architects	Drop shot Barn	HP17 0JP		C	77	5.7	5.1	0.12	0.09	0.08
McLean Quinlan	The Old Park	HP10 8HE		C	75	14	Not tested	0.2	0.2	0.2
John Pardey Architects	Gillanglaze	TR3 6SE		C	72	4.9	5.1	0.17	0.2	0.11
Terry Farrell & [illegible] Architects	Lloyd House	TN17 1HU	2020	A	94	1.2	4.1	0.2	0.13	0.1
McLean Quinlan	Polzeath House	PL27 6UE	2016	C	79	9	3	0.1	0.15	0.15
Richard Murphy Architects	House in Strathaven Airport (ARDBRAE/Alumina)	ML10 6RW	2019							
Mailey Architects	Hill House Passivhaus	BN7 3PP	2011	B	88	1.3	0.5	0.02	0.1	0.1
Alison Brooks Architects	Mesh House	NW3 5AB	2018	B	86	6.6	5.3	0.17	0.13	0.13
Studio 11 Architecture	Plank Drove (Bolealone House)	PE6 0BY		C	73	6.1	10	0.21	0.1	0.05
Strom Architects	The Quest	BH19 2JF		B	90	1.1	3.3	0.14	0.13	0.14
[illegible]	Belle Grove Farmhouse	IP19 8CU		C	73		10			
[illegible]	Swinhay	GL12 7PQ		D	62	22				
Studio Bark	Periscope House	NR9 5AP		A	108	-2.3	1.2	0.14	0.14	0.17
Seymour Smith Architects	Underhill House	GL56 0PR		A	95	-0.5	0.2	0.11	0.09	0.1
	House No. 7	PA77 6UL		C	75	25	Not tested	0.18	0.14	0.17

Average EPC Rating	195 Projects	C	77.8	4.8	4.1	0.19	0.14	0.14

HAWKES PROJECTS BUILT SINCE 2008

Architect	Project name	Project Postcode	Year built	Energy Efficiency Rating (EER) A - G	EPC Score Average house = D - 60	CO2 emissions	Airtightness	Walls	Roof	Floor	Para 80, Para 79, Para 55, PPS 7, PPG 7 ?	EPC Ratings	
HAWKES Architecture Ltd	Crossway Passive House	TN12 0JA	2009	A	93	-0.6	0.7	0.12	0.12	0.11	PPS 7	A	92+
HAWKES Architecture Ltd	Echo Barn	TN27 8JG	2017	A	99	-0.4	2.1	0.14	0.14	0.09	Para 55	B	81-91
HAWKES Architecture Ltd	Weald Meadows (YTL)	TN6 3QP	2021	A	109	-5.7	1.9	0.11	0.12	0.09	Para 79	C	69-80
HAWKES Architecture Ltd	Meadow View	TN17 2AP		A	93	-0.7	0.4	0.14	0.14	0.13	PPS 7	D	55-68
HAWKES Architecture Ltd	Bigbury Hollow	CT2 9BJ	2022	A	104	-2.6	?	0.14	0.14	0.09	PPS 7	E	39-54
HAWKES Architecture Ltd	Vision (The Leas)	CT14 8ER	2022	A	98	0.4	?	0.15	0.14	0.17	Para 55	F	21-38
HAWKES Architecture Ltd	Halfpenny House	TN27 8PU	2016	A	101	-3.3	2.5	0.12	0.12	0.09	Para 55	G	1-20
HAWKES Architecture Ltd	Viewpoint	RH7 6PD	2018	A	121	-12.5	2.4	0.1	0.1	0.1	Para 55		
HAWKES Architecture Ltd	Dunnit (Brooks Barn)	RH13 0JN	2019	A	110	-12.22	1.8	0.12	0.11	0.11	Para 55		
HAWKES Architecture Ltd	Wings	TN12 8BG	2012								PPS 7		
HAWKES Architecture Ltd	Headlands	GL52 3NL	2018	A	95	1.2	1.94	0.14	0.12	0.12	Para 55		
HAWKES Architecture Ltd	Furrows	YO26 8DX	Under construction								Para 55		
HAWKES Architecture Ltd	Woodland Lodge		At Technical Design Stage 4								Para 55		
HAWKES Architecture Ltd	Water Lane		At Technical Design Stage 4								Para 79		
HAWKES Architecture Ltd	Canon Orchard		At Technical Design Stage 4								Para 55		
HAWKES Architecture Ltd	Tylebrook		At Technical Design Stage 4								Para 80		
HAWKES Architecture Ltd	Frilsham Quarry	RG18 9UY	Consent 2018	A	93	3.515	?	0.14	0.11	0.12	Para 79		
HAWKES Architecture Ltd	The Linhay	EX17 1BW	Design Stage	A	111	-8.22	?	0.12	0.12	0.11	para 80		
HAWKES Architecture Ltd	Red Oaks (Whitchurch Hill)	RG8 7QL	Design Stage	A	97	2.62	?	0.14	0.11	0.12	para 80		
HAWKES Architecture Ltd	Sherfield English	SO51 6FL	Design Stage	A	109	-12.23	?	0.12	0.12	0.11	para 80		
HAWKES Architecture Ltd	Friars Bourne	LU5 6AB	Design Stage	A	105	1.6	?	0.12	0.11	0.12	para 80		

Hawkes Average EPC Rating	21 Projects	A	102.4	-3.6	1.8	0.13	0.12	0.11

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HAWKES architecture

6.5 NOTABLE AND AWARD WINNING PROJECTS - SAP PORTFOLIO

CONTINUED RESEARCH INTO BUILDING PERFORMANCE

OTHERS AVERAGE SCORE- 80.6

EWEN

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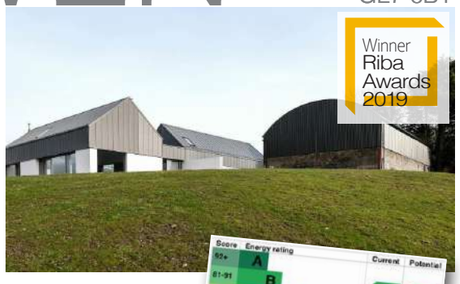
FAYLAND HOUSE
(C - 76)

QUINTAIN HOUSE
(C - 72)

CARING WOOD
(A - 101)

LOCHSIDE HOUSE
(B - 85)



HOUSE LESSANS
(B - 82)

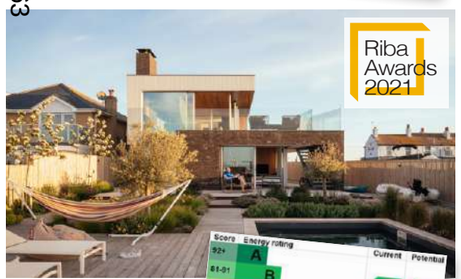
BARROW HOUSE
(B - 83)

FLINT HOUSE
(C - 74)

THE WATER TOWER
(B - 90)

NARULA HOUSE
(B - 82)

BUMPERS OAST
(B - 83)



FERRY HOUSE
(B - 81)

HOVE HOUSE
(B - 86)

CALA HOUSE
(C - 70)

THE WALLED GARDEN FARRINGDON
(A - 101)

MURPHY HOUSE
(B- 81)

SECULAR RETREAT
(C - 73)

CORK HOUSE
(C - 75)

GHOST HOUSE
(C - 76)

HANDSMOOTH HOUSE
(A - 96)

PHEASANTS
(D - 61)

6.6 HAWKES ARCHITECTURE SAP PORTFOLIO

CONTINUED RESEARCH INTO BUILDING PERFORMANCE

HAWKES AVERAGE SCORE - 102.4 (A)

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Ewen, Cirencester
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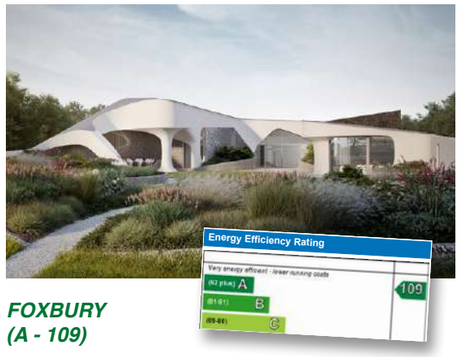
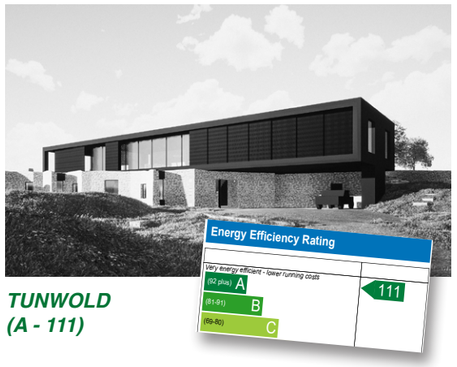
On completion of all Hawkes Architecture projects an as-built SAP calculation is carried out. This has shown the houses built by Hawkes consistently achieve scores of over 100. Far above the standard.

Action: Carry out as built SAP calculation on completion of the dwelling.

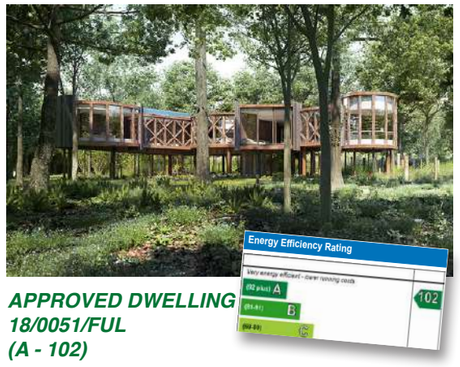


FOXBURY
(A - 109)



TUNWOLD
(A - 111)

HERNHILL
(A - 100)



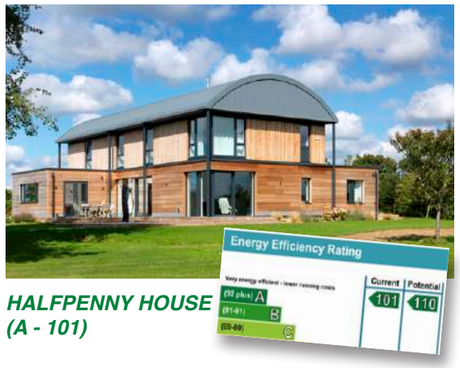
APPROVED DWELLING
18/0051/FUL
(A - 102)

CROSSWAY
(A - 93)

MEADOW VIEW
(A - 93)

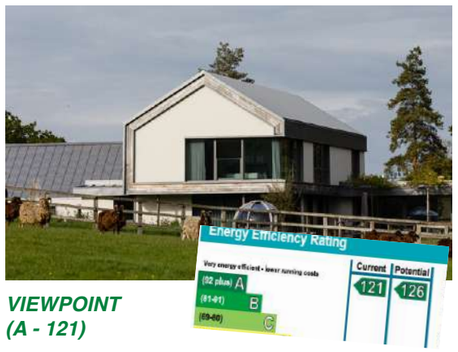
ECHO BARN
(A - 99)

HEADLANDS
(A - 95)

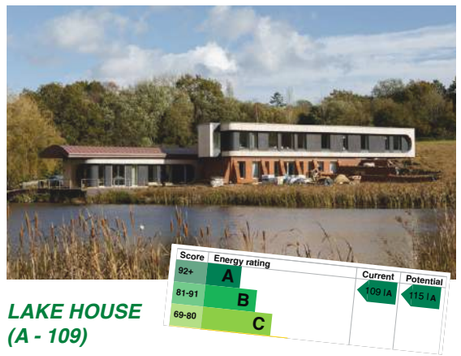


HALFPENNY HOUSE
(A - 101)

BROOKS BARN
(A - 110)

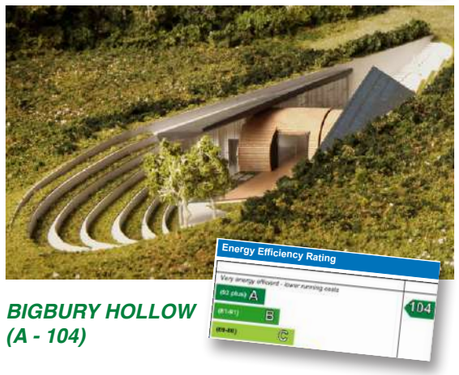


VIEWPOINT
(A - 121)

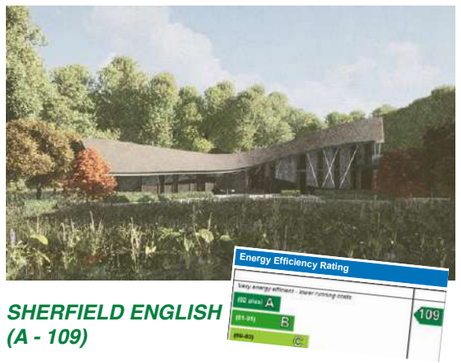


LAKE HOUSE
(A - 109)

THE LEAS
(A - 98)



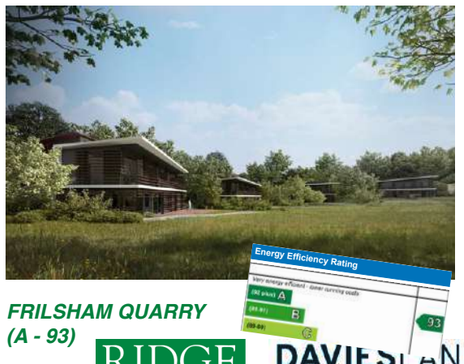
BIGBURY HOLLOW
(A - 104)



SHERFIELD ENGLISH
(A - 109)

WHITCHURCH HILL
(A - 97)

WEST EFFORD LINHAY
(A - 111)



FRILSHAM QUARRY
(A - 93)

FRIARS BOURNE
(A - 105)

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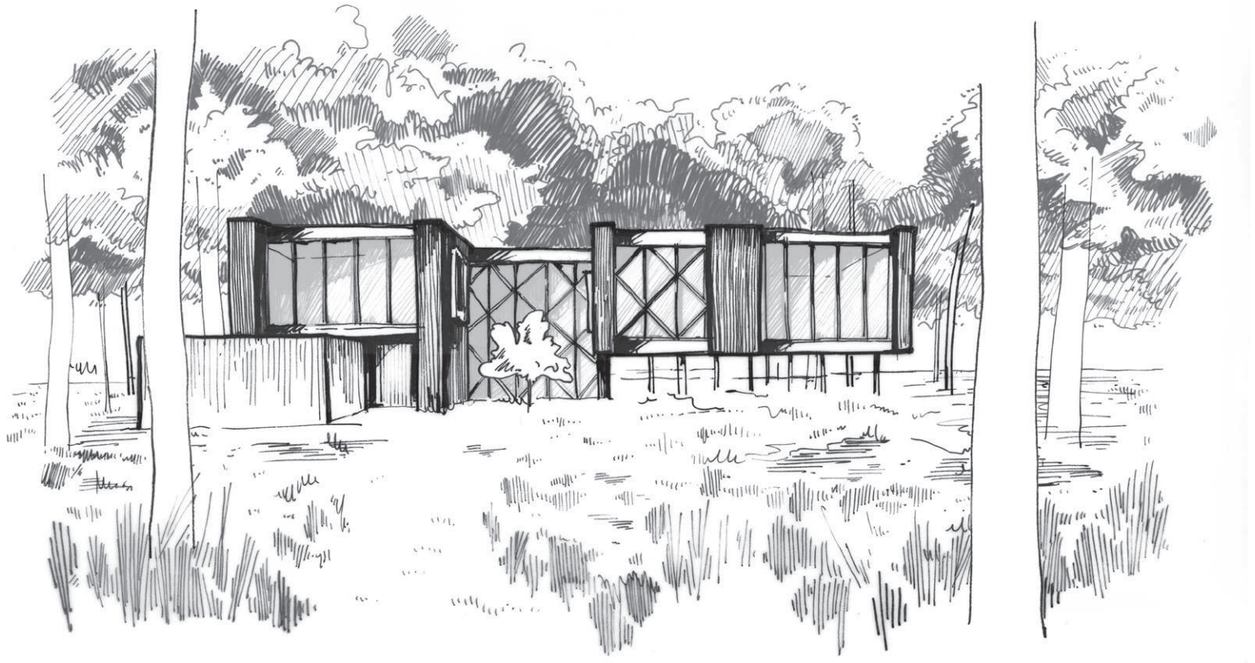
SUMMARY

- The site is contained within a currently managed woodland.
- The myriad of landscape enhancements and the exceptional building design would significantly enhance the immediate setting of this site.
- The proposal will ensure the repair, maintenance and restoration of the existing woodland character within the site.
- The proposal takes into account the main site characteristics referencing the trees with its architectural langauge to minimise the building impact on the woodland floor.
- The proposal contains and controls domestic amenity space, ensuring no future ‘sprawl.’
- The approved dwelling together with the two 'Annexes' will allow the family to stay close together. It will provide a multi-generational living.



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5.4

CONSTRUCTION, MATERIALS AND ENERGY, METHODOLOGY

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We have put together two appendix documents that should be read in conjunction with this section -

APPENDIX 01_HAWKES Architecture: Joined Up Thinking in Practice

- *Since Hawkes Architecture's inception in 2008 while building the pioneering Crossway Passive House project which featured on Grand designs we have continued to test and develop myriad techniques and technologies which address a vast array of issues related to sustainable environmental design.*
- *'Joined up thinking in practice' is intended to provide an insight into some of the innovations Hawkes Architecture have been implementing and developing across several PPS 7, para 55 and para 79 projects over more than a decade.*
- *The intention is rather more to illustrate how multifaceted the principles that underpin the work of the practice are. Our work demonstrates a degree of joined up thinking rarely seen in the architectural profession.*
- *This joined up thinking comes from a mindset to challenge the reasons that underpin every single decision we make at every single point of the design process - from Inception to Completion and beyond.*
  Ewen and every building Hawkes Architecture have designed has been approached with the same mindset and same challenging attention to detail

APPENDIX 02_Evolution of Interseasonal Heat Storage Technologies

- *Hawkes Architecture have been involved with the research & development of a genuinely pioneering combination of technologies which together provide Interseasonal Heat Storage, which is often considered to be the holy grail of renewable energy technologies.*
- *Ever since our first project, the Crossway Passive House which featured on Grand Designs back in 2009, we have been trialling, testing, monitoring, developing & updating a series of technological innovations which enable the harnessing of solar energy with exceptional levels of efficiency to provide power and heating requirements of a dwelling without any need for conventional heat energy sources.*

HAWKES
architecture

DESIGN AND CONSTRUCTION PRINCIPLES

REDUCE EMBODIED ENERGY

Transport
Accuracy
Co-ordination
Detailing
Innovative Engineering - Airtightness
Local Materials

IMPROVE BUILDING HEALTH AND WELLBEING

Relative humidity control
Vapour transfer and Management - Hygroscopic

REDUCE OPERATIONAL ENERGY USE

Fabric First Principles
Passive Solar Gains
Integrated Renewables

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DESIGN CONSIDERATIONS

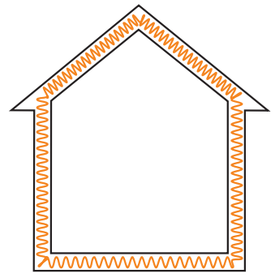
Using what we have learnt from the Average U.K. House dynamics, there is a need for new dwellings to be built better and use less energy. Therefore, we adopt 3 main construction and energy principles into our design:

PRINCIPLE 1: Fabric First Approach

Reduce the amount of energy the building needs in the first place.

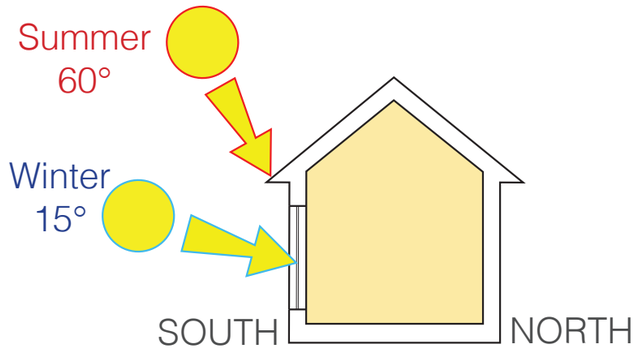
Focus investment on building envelope efficiency:

- High levels of insulation = less heat required
- High airtightness = less heat loss = less heat required
- High performance triple glazed windows = less heat loss
- Mechanical Ventilation Heat Recovery (MVHR) = less heat loss



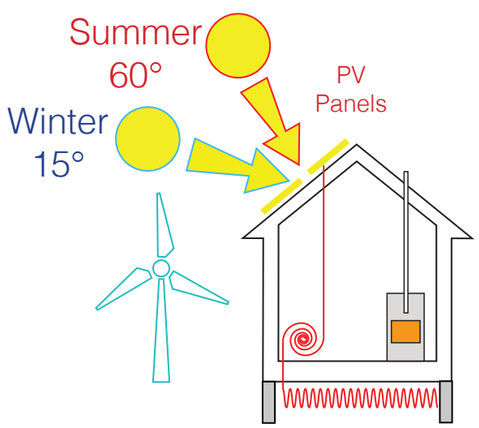
PRINCIPLE 2: Passive Solar Gains

- Majority of glazing facing south to harness low Winter sun
- Shade high Summer sun through use of overhangs to reduce gains
- High Thermal mass = Resilience to outside temperature fluctuations



PRINCIPLE 3: Integrated Renewable Technology to Provide Reduced Energy Requirement

- Wind, hydro, geothermal, biomass, solar and anaerobic digestion each have their pros and cons (see Renewable Energy Source Assessment). Other factors are based on availability on site and their visual impact. This will determine which renewable technology is most appropriate.
- The amount of renewable technology required will be dependent on the size of dwelling.



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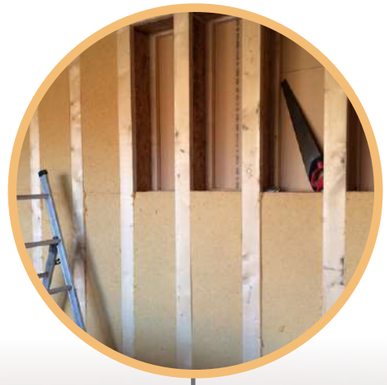
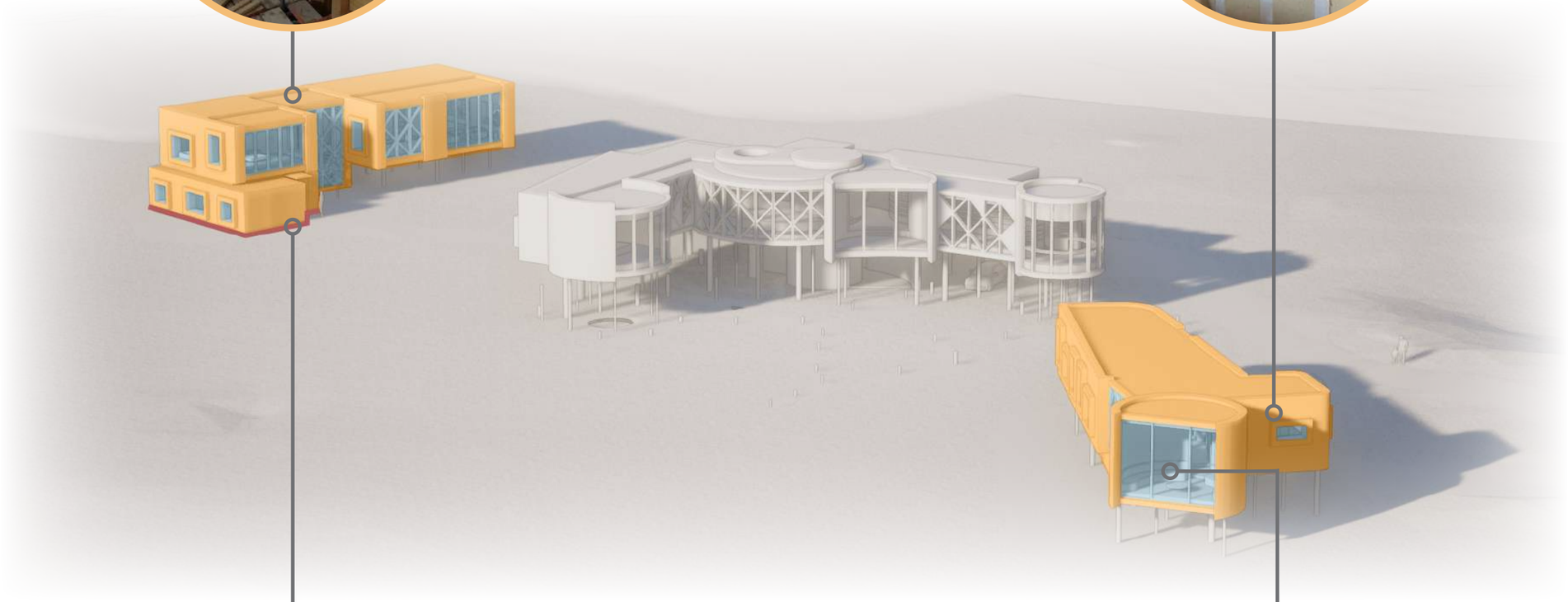
ROOF AND WALLS -
U-VALUE 0.12 W/M2K

300mm engineered timber framed panels. Recycled newspaper insulation, Panelvent external cladding, Actis multifoil insulation internally enhances insulation & performs airtightness & vapour barrier roles. External cladding varies.





SLAB -
U-VALUE 0.11 W/M2K

The slab sits on insulated strip footings. Perimeter blockwork lifts the timber frame up to prevent moisture contact with the ground.

WINDOWS -
U-VALUE < 0.8 W/M2K (INC. FRAME)

Triple glazed, triple sealed Argon filled timber framed & insulated aluminium clad “Passivhaus” certified windows & doors to be specified throughout.

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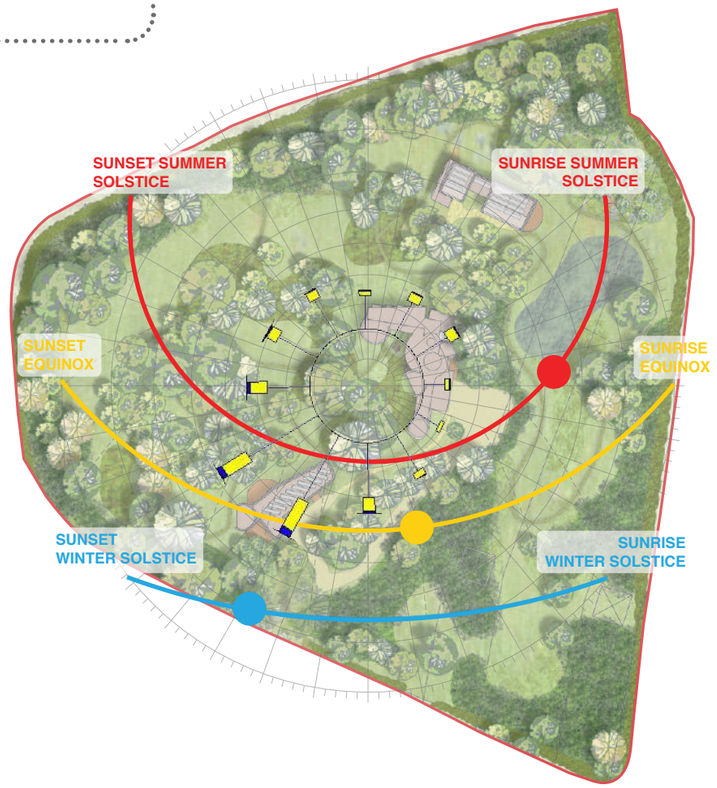
HAWKES architecture

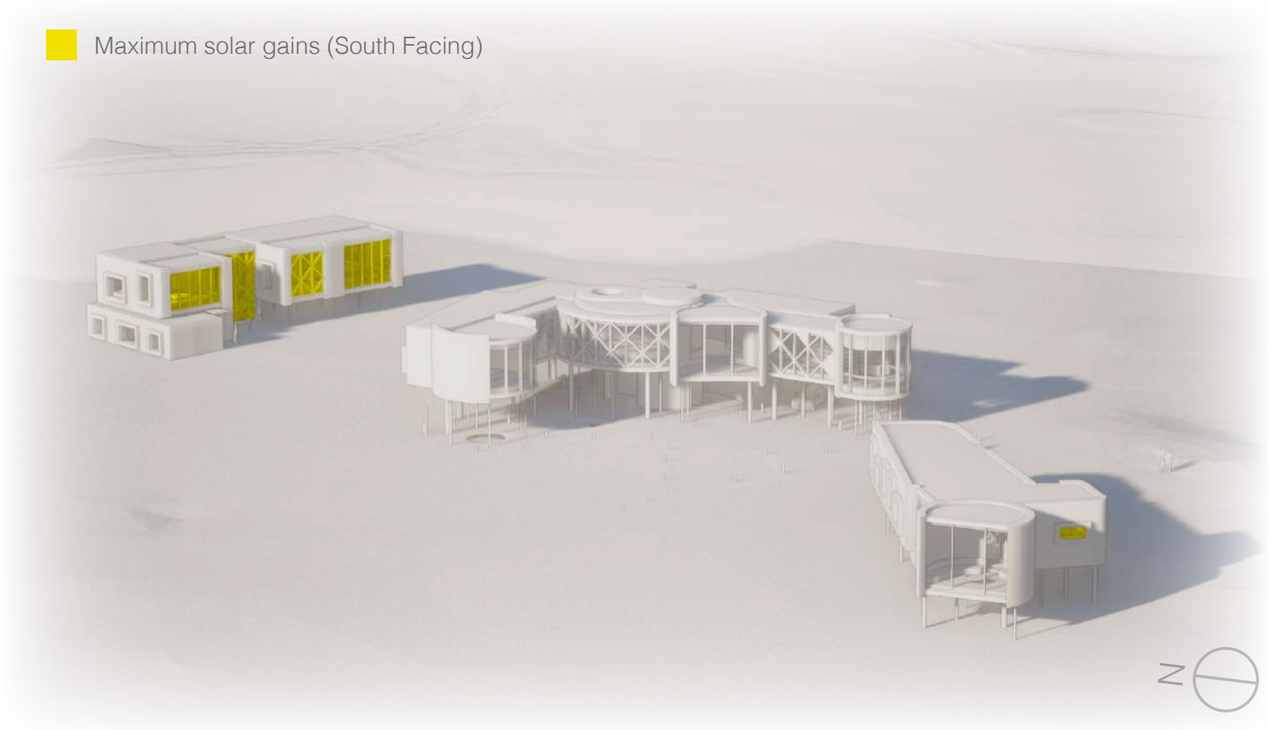
SUMMER SOLSTICE
Sunrise 04.50
Sunset 21:30

EQUINOX
Sunrise 06.09
Sunset 18.22

WINTER SOLSTICE
Sunrise 08.12
Sunset 16:00



Maximum solar gains (South Facing)



MICROCLIMATE

The woodland provides shelter from direct winds including the strongest ones, in average coming from the south-west.

The dense vegetation allows filtered daylight/sun-rays to pass through the woodland. Some areas however thanks to smaller or larger openings among the trees receive more direct light during the day and allow bigger diversity.

DESIGN CONSIDERATIONS

- Maximise solar gain by pushing the annexes away from shading trees (within glade). Horizontal distance reduced by lifting the building up from ground.
- Use of internal and external spaces to respond to sun path.
- Living area (more open facade) to benefit from sunlight the most.
- Less open facades with strategically placed punch windows to frame long distance views among the trees (brighter views).

EWEN

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Ewen, Cirencester
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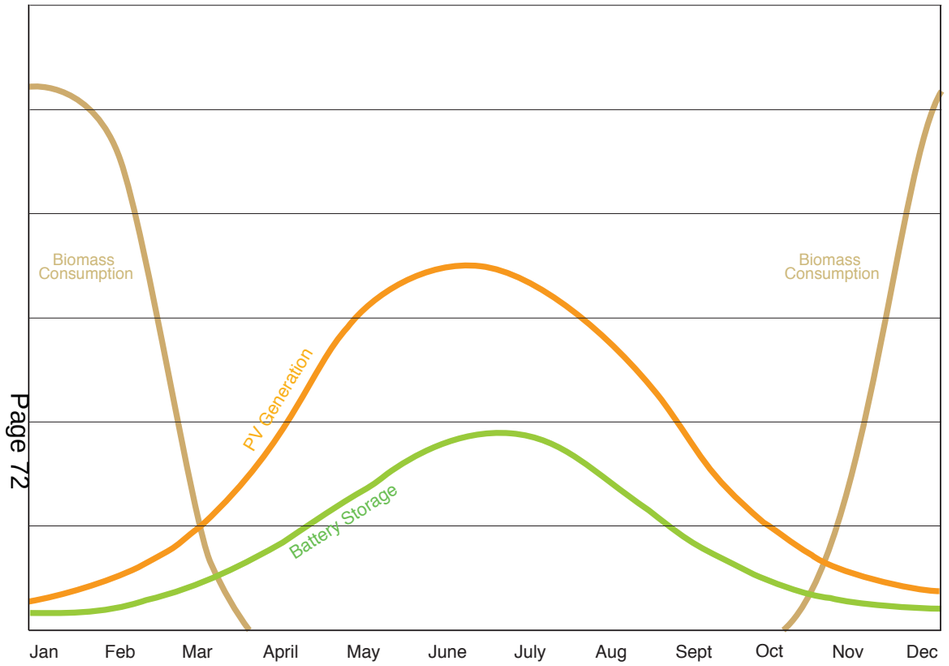
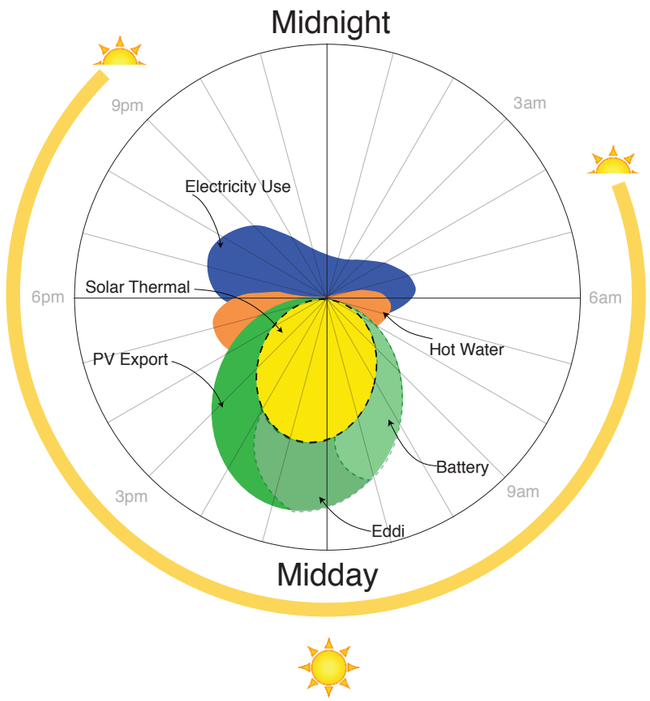
Seasonal Energy Strategy



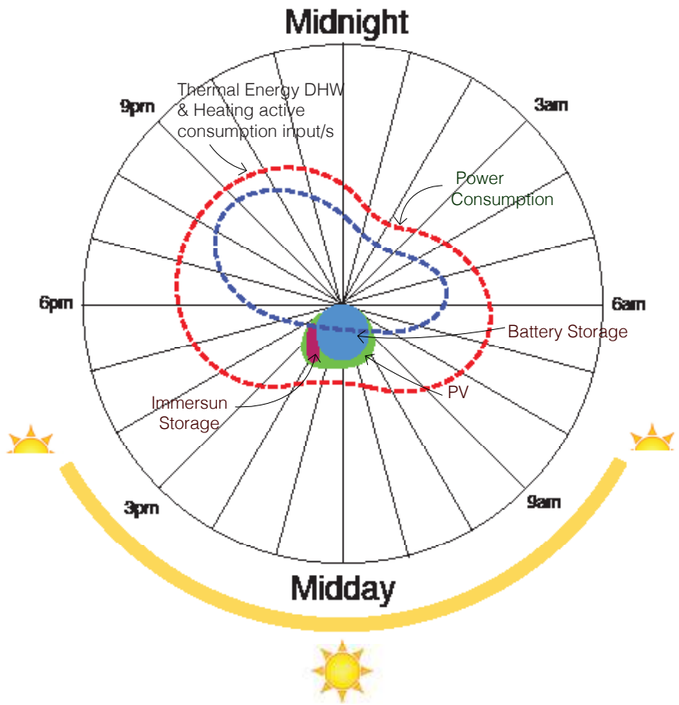
- Fabric First Principles to reduce need for heating
- Maximise opportunities for Passive Solar Gains
- Harness the sun's heat during the Summer months
- Store the sun's heat for use over Winter

Summer Energy Strategy



- Store thermal energy during the summer for the use in winter.
- Store electricity during the day for use at night
- Convert excess electricity into heat for hot water
- Reduce dependance on the National Grid

Winter Energy Strategy



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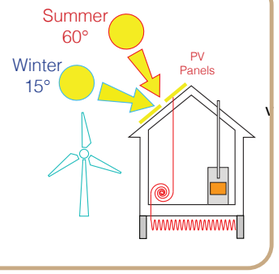
ENERGY SOURCE		WIND		HYDRO		GEOTHERMAL		BIOMASS		SOLAR		ANAEROBIC DIGESTION		HEAT PUMPS GSHP / ASHP	
	FACTORS														
Energy Source Input Characteristics	Seasonal Availability	5	Year round source. Highest performance in winter months.	0	Year round seasonal availability. Highest performance in winter months	5	All year round source and performance	5	All year round source and performance	-5	High seasonal fluctuations	5	All year round source and performance	0	Power consumption to harness is winter biased
	Harness Power	5	Dependent on Height / average wind speeds and level of disturbance	0	Dependant on head and flow availability	-5	N/A	-5	Relatively Low (requires CHP)	5	Relatively High using Photovoltaics (PVT)	-5	Relatively Low (requires CHP)	-5	No
	Harness Heat	-5	N/A	-5	N/A	-5	Relatively Low	5	Relatively High	0	Relatively High in Summer Months	5	Relatively High	0	Moderate
	Cost to Harness	5	Relatively Low	-5	Relatively High	-5	Relatively High	5	Relatively Low	5	Relatively Low	-5	Relatively High	0	Moderate
	Running Cost	5	Relatively Low	5	Relatively Low	-5	Requires a significant electrical energy input to run heat pump in winter months	5	Relatively Low	5	Relatively Low	5	Relatively Low	-5	Relatively High
CHARACTERISTICS SUBTOTAL SCORE		15		-5		-15		15		10		5		-10	
Suitability to Application Site	Availability on Site	-10	Low Potential	-10	No access to flowing water or large bodies of water onsite	5	Theoretically yes, dependent on ecology.	-10	Substainable area of manageable woodland to harvest biomass	-5	Few open unshaded areas on site	-10	No livestock onsite	10	Yes
	Visual Impact	-10	Very high visual impact	0	N/A	15	Low sensitivity, cannot be seen	10	Low sensitivity	5	Low visual impact depending on location of PV array	-5	N/A	15	None
SITE SUITABILITY SUBTOTAL SCORE		-20		-10		20		0		0		-15		25	
CONCLUSION															
OVERALL TOTAL SCORE		-5	Visual impact too high	-15	No potential resource on site	5	High winter running costs	15	Substantial woodland area to be managed will result in high amount of sustainable	10	Cheap to harness. low/medium visual impact in setting depending on location	-10	Requires imported energy	15	Requires power during winter. Very low visual impact.

3. INTEGRATED RENEWABLES

Proposed Daily Energy Solution:

Integrate Renewable Technology to heat and power the dwelling.



DESIGN CONSIDERATIONS

- Solar technology may be suitable if suitably positioned so that the imapct of tree shading is minimal.
- Biomass would be suitable through sustainable woodland management. This would be best used in winter months when solar energy is less reliable.
- Heat pumps are suitable due to their low visual impact however the replacement of heat pumps over the lifespan of a building questions its sustainability and overall lifetime cost.

KEY TO SCORING

Characteristics Score	
-5	Negative
0	Neutral
5	Positive

Site Suitability Score	
-15 -10 -5	Negative
0	Neutral
5 10 15	Positive

Overall Score	
<0	Not Suitable
0	Potentially Suitable
5 >10	Most Suitable

5.5.6 PRINCIPLE 3 - POWER STRATEGIES
CONSTRUCTION, MATERIALS AND ENERGY, METHODOLOGY

EWEN

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Ewen, Cirencester
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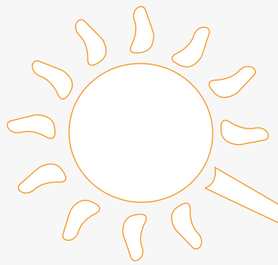
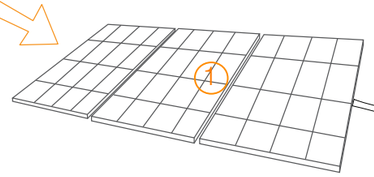
INPUT

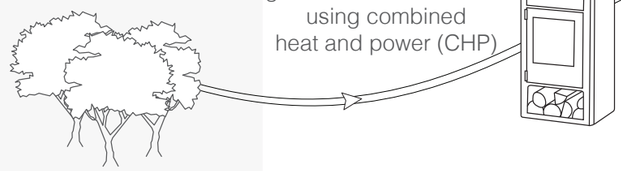
The Sun



Electricity is generated by the PV panels



Electricity can be generated from biomass using combined heat and power (CHP)

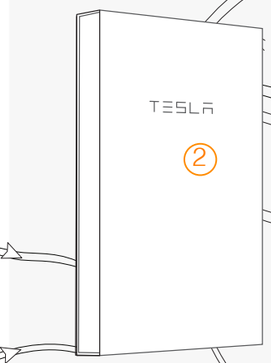


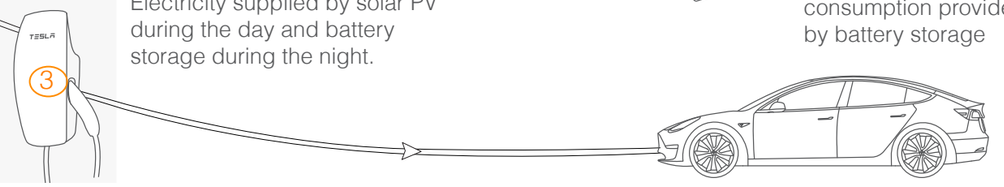
HARNESS

PRIORITY 1
Tesla Powerwall storage enabling house to be off-grid 85% of the time

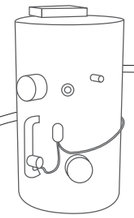
STORE

PRIORITY 2
Immersion element in Mixergy tank to convert spare electricity back into heat for domestic hot water support.

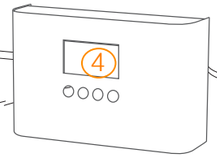




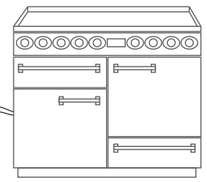
CONSUME

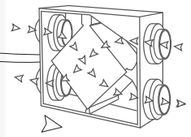


Surplus on-site generated electricity is diverted to on-site storage as heat.

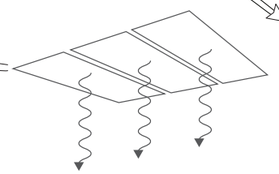


LED Lighting





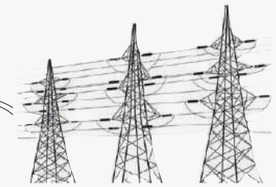
Heat recovery ventilation system. Electricity supplied by solar PV during the day and battery storage during the night.



Electric Infrared Heating

Domestic EVENING consumption provided by battery storage

EXPORT



Excess energy diverted to grid

1 PV ARRAY

PV Panels have been designed to work in partnership with Tesla's Powerwall 2.0 Solar Battery which, would enable you to store the energy produced by the panels for use during the night or in the event of power cut.
Implemented on Crossway.

2 TESLA POWERWALL

Powerwall stores energy efficiently, detects outages and can become a households energy source when the grid goes down.

Solar panels can be connected and recharge the powerwall to upkeep household appliances. Preferences can be set to optimise the energy output, for the households consumption, through your smartphone.

3 ZAPPI

Zappi is an eco-smart charging station for electric vehicles. it operates as an electric vehicle charger, but it has charging modes to harness energy generated from Sovlar PV generation.
Compatibility with smartphones allows you to find the most optimal

4 EDDI POWER DIVERTER

The Eddi power diverter includes a grid current sensor, which monitors the households power generation. The excess energy is diverted to the household heating devices. The Eddi is capable of logging data to save the homeowner ongoing savings by optimal energy usage.

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5.5.7 PRINCIPLE 3 - HEAT STRATEGIES
CONSTRUCTION, MATERIALS AND ENERGY, METHODOLOGY

EWEN

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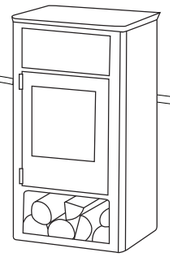
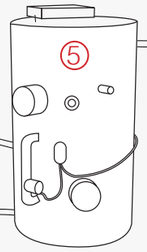
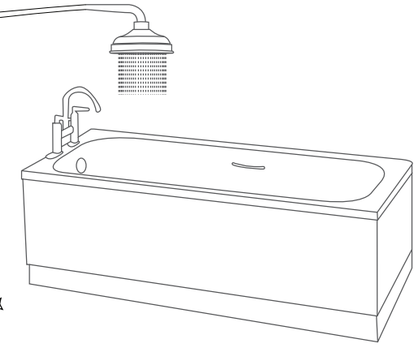
INPUT | **HARNESS** | **STORE** | **CONSUME**

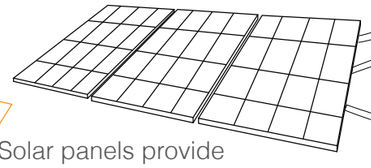


Sustainable Woodland Management will provide a reliable heat source all year around

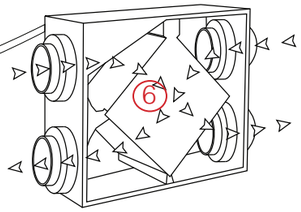


Mixergy Tank heats water respectively to the volume that is required, reducing heating times and energy required.

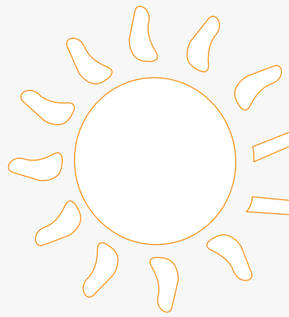


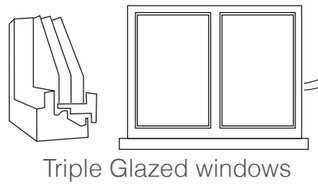


Solar panels provide electricity

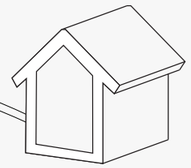


High levels of insulation airtightness and MVHR reduce heat loss from the building

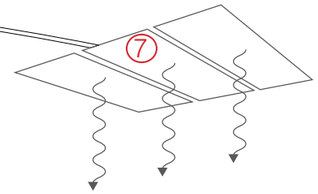




Triple Glazed windows



Building Envelope



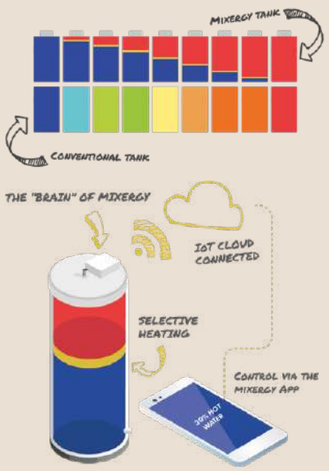
Electric Infrared Heating only used in ancillary buildings

5 MIXERGY

Conventional hot water tanks heat all of the water, irrespective to how much hot water is desired by the consumer. This wastes energy heating water that isn't desired by the consumer and can result in long heating times.

The Mixergy tank differs to conventional tanks in three fundamental ways:

- Mixergy allows you to head the water by volume, instead of time.
- Sensors monitor the temperature and make hot water volumes measurable.
- Ability to remote control the Mixergy tank from a smartphone.



6 MECHANICAL VENTILATION HEAT RECOVERY

MVHR is an essential element of an airtight low energy building. If a building is airtight it will lose less heat and consequently reduce the amount of heat it needs.

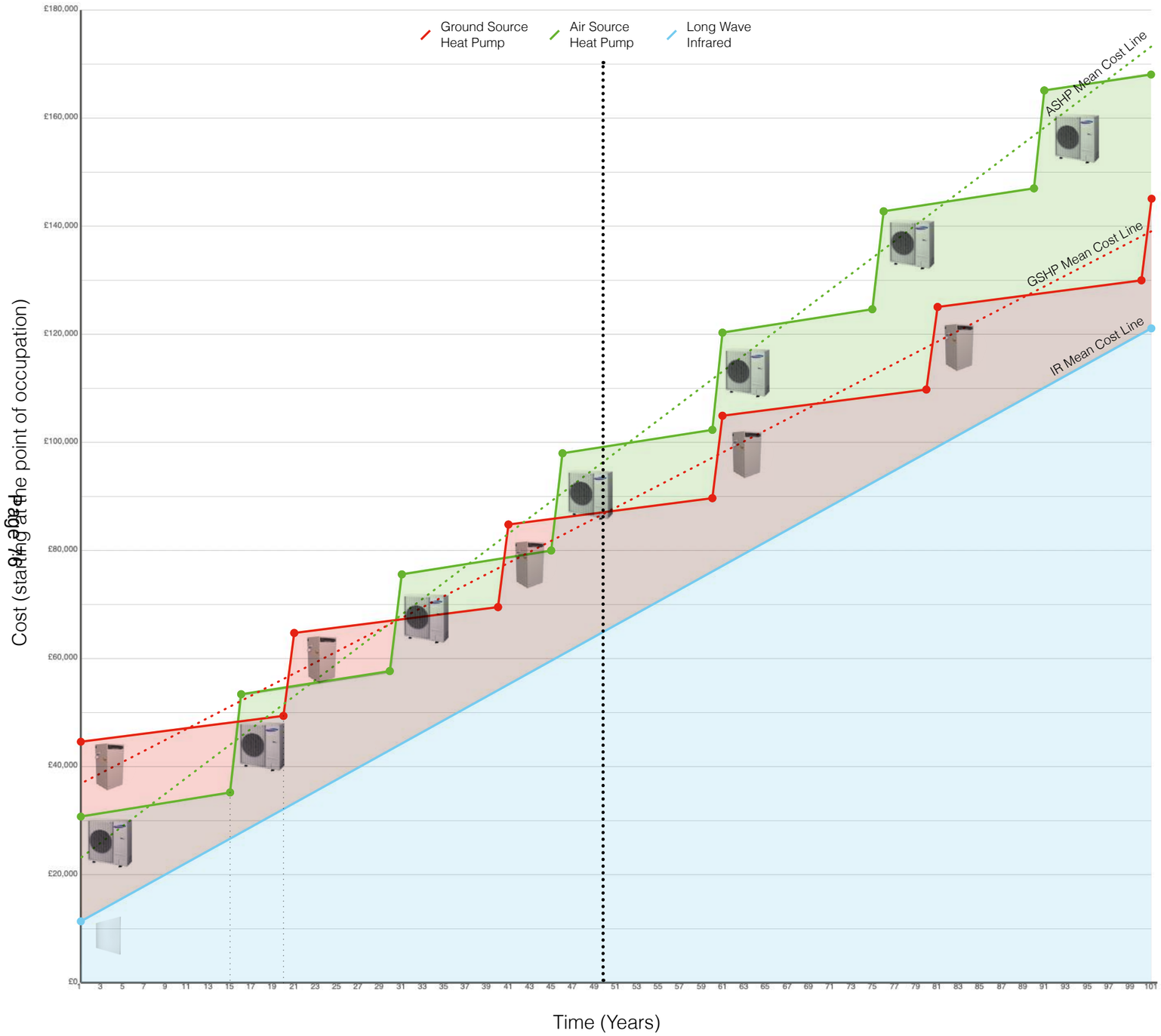
MVHR systems provide a constant supply of clean fresh air in a house while recovering over 90% of the heat from the 'stale' air as it is extracted. MVHR systems also regulate Relative Humidity to between 40% and 60% which optimises air 'health' and CO_2 levels to maximise occupant comfort.

7 INFRARED HEATING

Infrared heating technology differs from traditional models of heating, rather than producing hot water & feeding a wet central heating system (underfloor heating & radiators) which heat the room via convection, this technology is fitted within walls or ceilings and radiates heat into the room. Where convection heating heats the air directly, radiant heating heats the building fabric & surfaces of items within a room, providing instant & flexible heat. This system saves energy against direct electrical heating because occupant comfort is achieved at an air temperature around 3oC lower than with a convection system, which means less space heating is required. Being electrically driven this system, when paired with Solar PV & batteries offers a low carbon solution, using on-site generation & off-peak electricity, to keep cost and carbon emissions low. Due to a quicker heating time this system will be used in the outbuildings to match the sporadic occupancy.

5.5.8 LIFECYCLE COST COMPARISON: GHSP, ASHP & LONGWAVE I.R.

CONSTRUCTION, MATERIALS AND ENERGY, METHODOLOGY



EWEN

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Where do all the worn out heat pumps end up?

This research reveals that the true cost of installing, running and maintaining heat pump based systems is dramatically different to the generally perceived efficiencies created by a heat pump's Co-efficient of Performance (CoP).

Each of the vertical steps represents a replacement heat pump.

For example, over a 50 year period not only are the heat pump costs significantly higher than an alternative technology, such as longwave I.R shown, but there will have been 3 ASHP replacements or GSHP replacements during that period. Where do all the worn out old heat pumps end up?

LEARNING OUTCOMES

- **Hawkes Architecture do not believe that heat pumps are an appropriate technology to drive a low carbon future.**

This research has been conducted by Hawkes Architecture in association with MESH energy.

This is based of 8 kWh per annum at 0% inflation.

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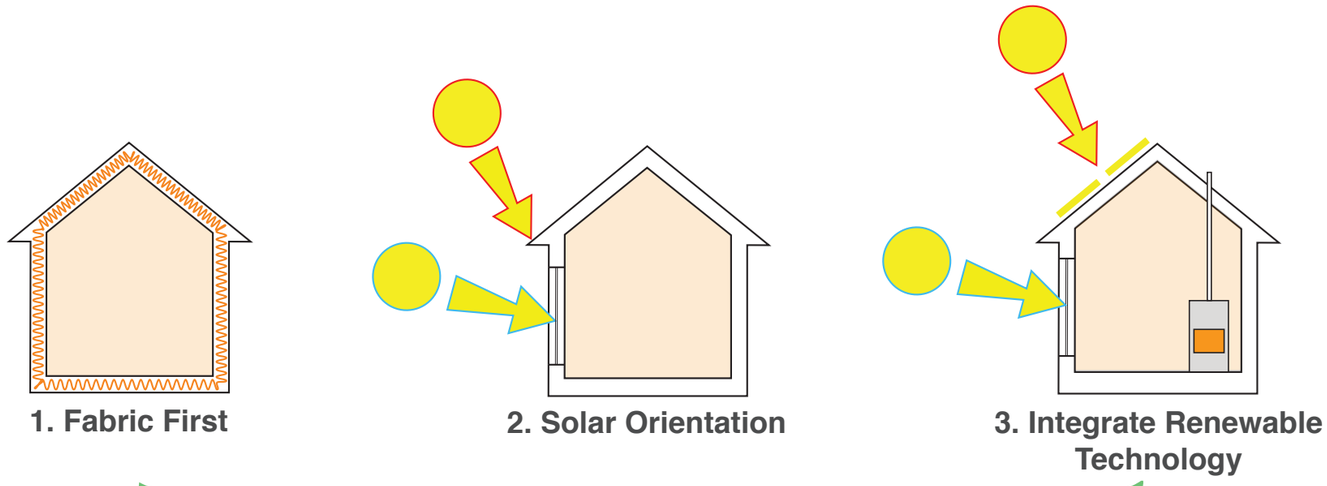
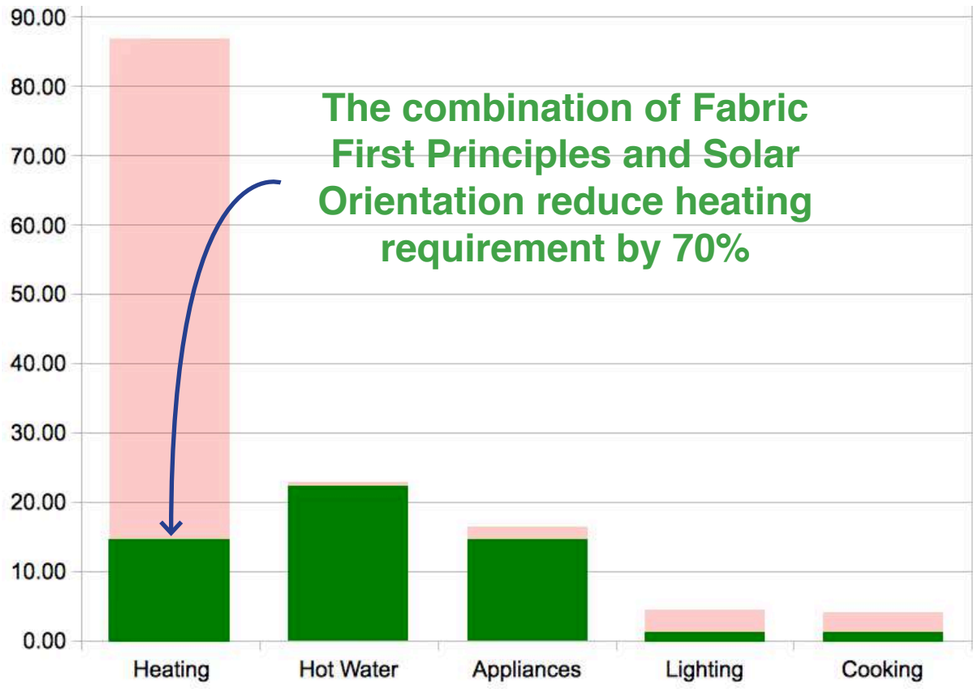


Proposed Energy Consumption



SUMMARY

The Seasonal and Daily Problem

- We use most energy in winter when there is the least amount of sun. The Average UK New Build does not have much insulation and are often built with poor performing windows. This means the building leaks air and heat. New builds are not designed to maximise solar orientation and so a higher heat load is required to keep the building warm through the winter months resulting in more energy being used.

The Solution

Principle 1: Fabric First Principles
- Invest on building envelope efficiency to allow the building to need and use less energy throughout the year.

Principle 2: Passive Solar Gains
- Where possible provide opportunities through orientation and design to harness passive solar gains throughout the day.

3. Integrated Renewable Technology
- From analysing the site at Ewen, **the most appropriate primary renewable technologies for the proposed dwelling are biomass and solar technology.** Heat pumps are not suitable for this site due to the localised demand on power supply during in winter months.

Conclusion

- By implementing the 3 construction and energy principles, we are capable of reducing the heat load of the proposed Paragraph 80 dwelling at Ewen by 70% when compared to the Average New Build.

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Part 6:
CONTINUED RESEARCH INTO
BUILDING PERFORMANCE

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architecture

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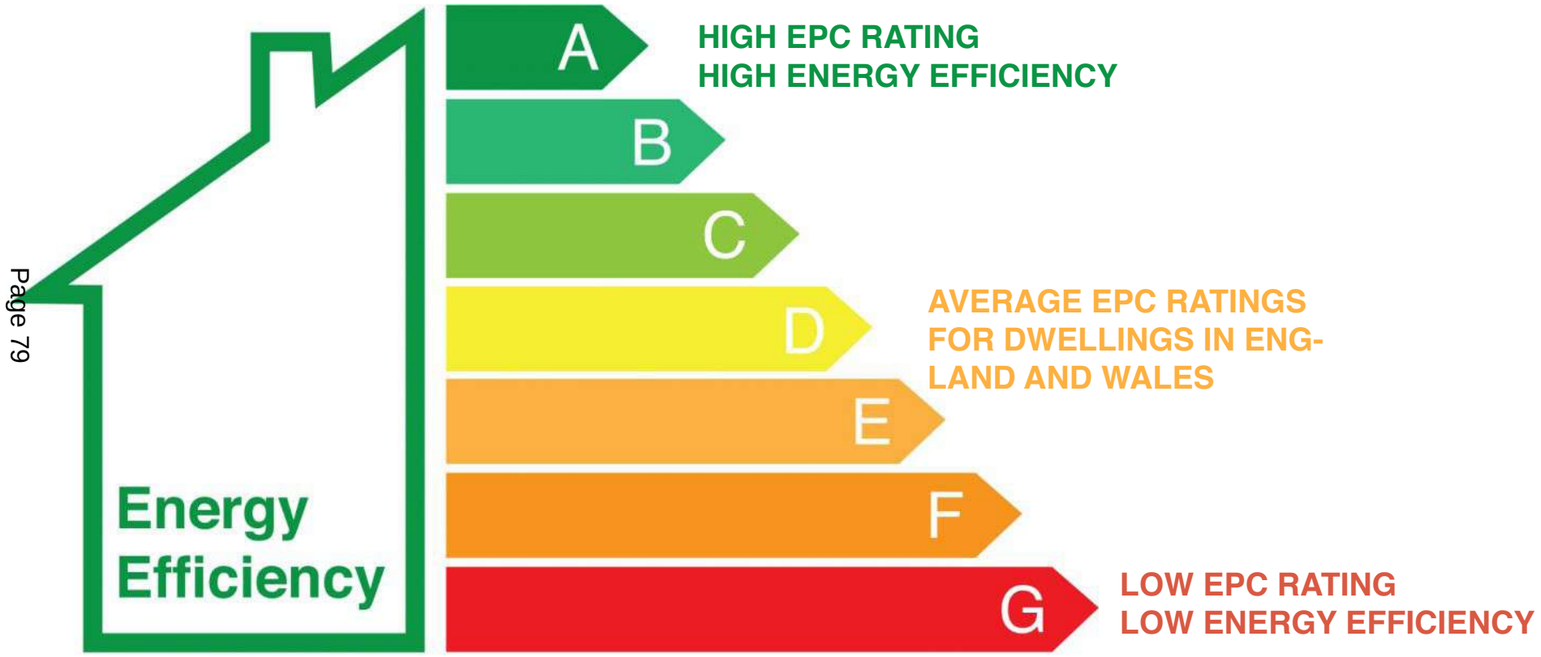


HIGH EPC RATING
HIGH ENERGY EFFICIENCY

AVERAGE EPC RATINGS FOR DWELLINGS IN ENGLAND AND WALES

LOW EPC RATING
LOW ENERGY EFFICIENCY

An EPC (Energy Performance Certificate) rating is a **review of a property's energy efficiency**. They're primarily used to see how much energy bills will cost in a dwelling.

A dwelling's EPC rating will depend on:
The amount of energy used per m^2
The level of carbon dioxide emissions (given in tonnes per year)

The higher the rating on the EPC the lower the energy bills will be.

The average energy efficiency rating for a dwelling in England and Wales is a D - 60.

Over the past 14 year, Hawkes Architecture has built and continues to build extremely energy efficient houses. Using the 3 Construction and Energy Principles, our most recently built houses exceed the average house dwellings by double!

Over the following pages, the EPC rating can be seen for each built project by Hawkes Architecture.

These figures prove that the construction and energy methodology have been proven and continue to develop and improve with each project by Hawkes Architecture.

AJ Architects' Journal

RIBA House of the Year 2021: How green are the contenders?

2 DECEMBER 2021 . BY RICHARD WAITE

1/6 RIBA House of the Year 2021 (shortlist): House in Assynt (Sutherland, Scotland) by Mary Arnold-Forster Architects

Source: David Barbour

Not one of the current contenders vying for the 2021 RIBA House of the Year title has an A-rated energy performance certificate (EPC), according to new research shared with the AJ

Last night (1 December) the latest two finalists were unveiled on Channel 4's Grand Designs: House of the Year, meaning six of the eight houses battling it out for this year's crown have now been revealed.

Wednesday's episode saw Mary-Arnold Forster Architects' House in Assynt – described as a sustainably built timber home with spectacular views on the west coast of Scotland – and TYPE Studio's 'exquisite' conversion of an early 19th century stone barn added to the four schemes announced already. Those were: The Water Tower by Tonkin Liu; House on the Hill by Alison Brooks Architects; The Slot House by Sandy Rendel Architects with Sally Rendel; and House for Theo and Oskar by Tigg + Coll Architects.

But how green are the homes in the running for the prestigious prize? Research carried out by Hawkes Architecture shows that none of the houses shortlisted so far has an A-rated energy performance certificate (EPC). Surprisingly half were D-rated or worse.

The practice has collated data (*click here to search*) for more than 100 different 'notable' houses and is continuing to build up a database of EPC/SAP ratings to see 'if any trends can be found in the technical performance of buildings over time'.

Its studies showed that only one of the 20-strong longlist of schemes in the running for the RIBA accolade had achieved an A-rating.

Richard Hawkes, director of Hawkes Architecture, said the practice recently started pulling together the data 'to track the energy performance progress of projects which make it onto the top table at the annual housing awards'.

RIBA House of the Year 2021

The RIBA House of the Year is awarded to the best new house designed by an architect in the UK

GRAND DESIGNS

"Helping to raise standards of design more generally in rural areas" **NPPF Paragraph 80**

RIBA House of the Year Longlist - EPC Data

Architect	Project name	Energy Efficiency Rating A - G	EPC Score	CO2 tonnes per year	Airtightness m3/m2h@50 pa.	Walls U-value	Roof U-value	Floor U-value
ID Architecture	Barrow House (Wolds Barn)	B	83	4.1	3.7	0.27	0.13	0.17
Wilkinson King Architects	Weybridge House	B	89	3.6	3.4	0.15	0.11	0.12
Tonkin Liu	The Water Tower	B	90	1.1	1.3	0.15	0.12	0.13
Sandy Rendel Architects	The Slot House	B	83	1	3.1	0.18	0.15	0.15
John Pardey Architects	Narula House	B	82	3.4	4.7	0.11	0.13	0.18
Woollacott Gilmartin Architects	Pele Tower House (Kentmere Hall)	D	60	11	-	-	-	-
TYPE Studio	Redhill Barn (The Outfarm)	D	59	6.1	-	0.51	0.14	0.13
ACME	Bumpers Oast	B	83	3	2.2	0.13	0.13	0.1
John Pardey Architects	Ferry House (Harbour House)	B	81	3.1	2.9	0.18	0.16	0.15
Turner Works	Hove House	B	86	5.5	4.7	0.17	0.13	0.12
Tigg + Coll Architects	House for Theo and Oskar (Dalewood)	No current EPC registered						
Mary Arnold-Forster	House in Assynt (Cala)	C	70	4	3	0.14	0.14	0.14
McLean Quinlan	The Walled Garden Farringdon	A	101	-1.3	0.6	0.1	0.1	0.11
31/44 Architects	Corner House	B	85	1.4	3.2	0.24	0.2	0.15
alma-nac	House-within-a-house	C	78	1.6	-	0.13	0.15	0.13
AlisonBrooks Architects	Windward house (House on a Hill)	No current EPC registered						

RIDGE Property and Construction Consultants
DAVIESLANDSCAPE ARCHITECTS
HAWKES architecture

EWEN

Land adjacent to
Wild Duck,
Ewen, Cirencester
GL7 6BY

HAWKES PROJECTS BUILT SINCE 2008

	Energy Efficiency Rating (EER) A - G	EPC Score Average house = D - 60	CO2 emissions Tonnes / Year (Lower value better) (An average house produces 6.0 tonnes / year	Airtightness m3/m2h@50pa. (Lower value better)	Walls	Roof	Floor
HAWKES PROJECT AVERAGES	A	102.9	-3.6	1.8	0.13	0.12	0.11
PROJECTS BY OTHERS AVERAGES	C	78.9	4.9	4.0	0.19	0.14	0.14

EPC Ratings	EPC Score
A	92+
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

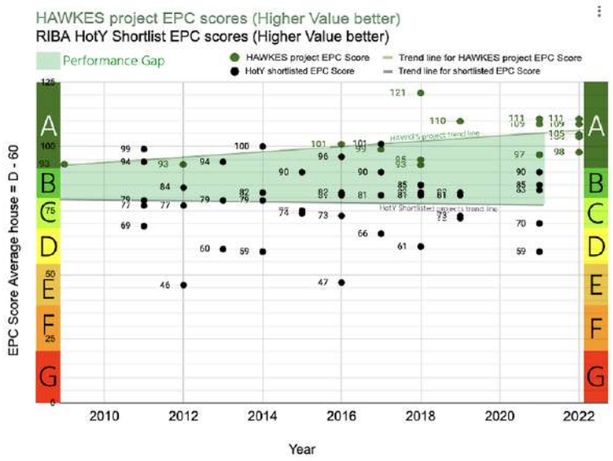
AVERAGE % REDUCTION in DER compared to the TER as required under Part L1A (2013)
124

			EPC				Thermal Envelope Performance U-value W/m2K (Lower value wins)							
Project name	Project Postcode	Year built	Energy Efficiency Rating (EER) A - G	EPC Score Average house = D - 60	CO2 emissions Tonnes / Year (Lower value better) (An average house produces 6.0 tonnes / year	Airtightness m3/m2h@50pa. (Lower value better)	Walls	Roof	Floor	Total Floor Area / m2	TER (Building Emissions Rate) CO2 emissions kgCO2/m2/yr	DER (Building Emissions Rate) CO2 emissions kgCO2/m2/yr	BER (Building Emissions Rate) CO2 emissions kgCO2/m2/yr	% REDUCTION in DER compared to the TER as required under Part L1A (2013)
Crossway Passive House	TN12 0JA	2009	A	93	-0.6	0.7	0.12	0.12	0.11	249	\	-0.60	-0.002	
Echo Barn	TN27 8JG	2017	A	99	-0.4	2.1	0.14	0.14	0.09	320	\	\	-0.001	
Weald Meadows (YTL)	TN6 3QP	2021	A	109	-5.7	1.9	0.11	0.12	0.09	430	22.75	-4.27	-0.013	119
Meadow View	TN17 2AP		A	93	-0.7	0.4	0.14	0.14	0.13	232	\	11.24	-0.003	
Bigbury Hollow	CT2 9BJ	2022	A	104	-2.6	2	0.14	0.14	0.09	312	18.28	-8.31	-0.008	145
Vision (The Leas)	CT14 8ER	2022	A	98	0.4	2	0.15	0.14	0.17	269	25.82	1.82	0.001	93
Halfpenny House	TN27 8PU	2016	A	101	-3.3	2.5	0.12	0.12	0.09	346	\	\	-0.010	
Viewpoint	RH7 6PD	2018	A	121	-12.5	2.4	0.1	0.1	0.1	558	14.84	-20.05	-0.022	235
Dunnit (Brooks Barn)	RH13 0JN	2019	A	110	-12.22	1.8	0.12	0.11	0.11	593	17.49	-11.98	-0.021	168
Headlands	GL52 3NL	2018	A	95	1.2	1.94	0.14	0.12	0.12	292	22.15	4.65	0.004	79
Frilsham Quarry	RG18 9UY	Consent 2018	A	93	3.515	2	0.14	0.11	0.12	710	21.14	4.95	0.005	77
The Linhay	EX17 1BW	Design Stage	A	111	-8.22	2	0.12	0.12	0.11	303	24.11	-8.22	-0.027	134
Red Oaks (Whitchurch Hill)	RG8 7QL	Design Stage	A	97	2.62	2	0.14	0.11	0.12	328	27.32	2.62	0.008	90
Sherfield English	SO51 6FL	Design Stage	A	109	-12.23	2	0.12	0.12	0.11	325	16.38	-12.23	-0.038	175
Friars Bourne	LU5 6AB	Design Stage	A	105	1.6	2	0.12	0.11	0.12	648	27.11	4.39	0.002	84
Chadlington (Tunwold)		Design Stage	A	111	-2.8	2	0.12	0.11	0.11	707	19.35	-2.78	-0.004	114
Foxbury	PO10 8RG	Design Stage	A	101	-0.735	2	0.14	0.11	0.12	1121	19.44	-0.66	-0.001	103

This data base of information taken from SAP/EPC assessments of projects by Hawkes Architecture, shows that the average percentage reduction in CO2 emissions between the Target Emissions Rate (TER) and Dwelling Emission Rate (DER), beyond building regulations Part L1a (2013) is an average of 124%.

The lowest percentage reduction of any project undertaken by Hawkes Architecture is a 77% reduction of DER when compared to TER.

A suggested planning condition to ensure a TER to DER reduction of no less than 50% would clearly not be a problem given that every single Hawkes project has significantly exceeded this requirement.



NOTABLE/AWARD WINNING PROJECTS BUILT OVER THE LAST 10 YEARS

Architect	Project name	Project Postcode	Year built	EPC: Energy Efficiency Rating (EER) A - G	EPC Score Average house = D - 60	CO2 emissions	Airtightness	Thermal Envelope Performance: Walls	Roof	Floor
RIBA House of the Year 2021 Shortlist										
Tonkin Liu	The Water Tower	PE32 2FP	2019	B	90	1.1	1.3	0.15	0.12	0.13
Sandy Rendel Architects	The Slot House	SE15 4AP	2019	B	83	1	3.1	0.18	0.15	0.15
TYPE Studio	Redhill Barn (The Outfarm)	TQ9 7DA	2019	D	59	6.1	Not tested	0.51	0.14	0.13
Tigg + Coll Architects	House for Theo and Oskar (Dalewood)	KT20 7LN	2019	-	-	-	-	-	-	-
Mary Arnold-Forster	House in Assynt (Cala)	IV27 4NR	2019	C	70	4	3	0.14	0.14	0.14
Alison Brooks Architects	Windward house (House on a Hill)	GL15 6SW	2019	-	-	-	-	-	-	-
31/44 Architects	Corner House	SE15 5NW	2019	B	85	1.4	3.2	0.24	0.2	0.15
	PROJECT AVERAGES			C	77.4	2.7	2.7	0.24	0.15	0.14
RIBA House of the Year 2021 remaining longlist										
ID Architecture	Barrow House (Wolds Barn)	DN37 0SW	2019	B	83	4.1	3.7	0.27	0.13	0.17
Wilkinson King Architects	Weybridge House	KT13 9TG	2019	B	89	3.6	3.4	0.15	0.11	0.12
Haysom Ward Miller Architects	Simple House		2019							
John Pardey Architects	Narula House	RG10 8HL	2019	B	82	3.4	4.7	0.11	0.13	0.18
Woollacott Gilmartin Architects	Pele Tower House (Kentmere Hall)	LA8 9JL	2019	D	60	11	N/A	N/A	N/A	n/a
[illegible] Architects	The Old School	YO61 7PH	2019							
GRAS (Groves-Raines Architects Studio)	Kyle House	IV27 4LY	2019							
ACME	Bumpers Oast	TN12 9AG	2019	B	83	3	2.2	0.13	0.13	0.1
John Pardey Architects	Ferry House (Harbour House)	PO11 0DG	2019	B	81	3.1	2.9	0.18	0.16	0.13
Turner Works	Hove House	BN3 6TN	2019	B	86	5.5	4.7	0.17	0.13	0.12
Hayhurst & Co Architects	Grain House	N14.P	2019	Expired						
McLean Quinlan	The Walled Garden Farringdon	EX5 2JA	2019	A	101	-1.3	0.6	0.1	0.1	0.11
alma-nac	House-within-a-house	SE4 1QJ	2019	C	78	1.6		0.13	0.15	0.13
	PROJECT AVERAGES			C	80.5	3.4	3.0	0.19	0.14	0.14
RIBA House of the Year 2019 shortlist										
McGonigle McGrath	House Lessans	BT24 7DF	2018	B	82	4.1	2.7	0.16	0.17	0.11
Adam Richards Architects	Nithurst Farm	GU28 9BA		C	72	0.6	2	0.11	0.11	0.12
Tikari works	Pocket House	SE22 8RG	2018	B	81	1.7	3.8	0.23	0.18	0.17
Atelier Peter Zumthor with Mole Architects	Secular Retreat	TQ7 2NL		C	73					
Foster Lomas	Sartfell Retreat	IM6 1BE	2018	None Listed that we can find						
	PROJECT AVERAGES			C	77.0	2.1	2.8	0.17	0.15	0.13
RIBA House of the Year 2019 remaining longlist										
Matthew Barnett Howland with Dido Milne and Oliver Wilton	Cork House	SL4 6BU	2019	C	75	0.3	5.7	0.1	0.12	0.2
Sophie Hicks Architects	Earl's Court House		2018							
Dualchas Architects	The Black House	IV45 8RS	2018	C	73	4	3	0.11	0.12	0.1
BPN Architects	The Ghost House	CV35 9BT	2018	C	76	5.4	1.4	0.16	0.15	0.18
David Sheppard Architects	The Green House	EX16 7QD	2018	B	89	1.8	4.8	0.18	0.13	0.15
Niall McLaughlin	Hampshire House		2018							
James Gorst Architects	Hannington Lodge	NN6 9TR	2018	D	64	5.6	Not tested	0.16	0.17	0.18
Meloy Architects	Hill House Passive House	BN7 3PF	2018	B	88	1.3	0.5	0.02	0.1	0.1
Gianni Botsford	House in a garden		2018							
Cousins & Cousins	Kenwood Lee House		2018							
[illegible] architects	Lark Rise	HP17 0XS	2018	A	94	0.7	0.6	0.13	0.06	0.06
Hall + Bednarczyk Architects	Silver How	NP18 1LT	2018	C	78	4.2	Not tested	0.18	0.11	0.14
Jonathan Pile	South London House	SE8 3PH	2018	B	87	1.3	2.8	0.16	0.17	0.13
James Stem Architects	Stackyard	DE4 4NA	2018	C	78	2.1	4.7	0.19	0.15	0.17
	PROJECT AVERAGES			C	79.1	2.5	2.9	0.15	0.14	0.14
RIBA House of the Year 2018 Shortlist										
Sarah Griffiths + Amin Taha	Pheasants	RG9 3BL	2017	D	61	9	Not tested	0.23	0.16	0.15
[illegible] Architects	Red House	SE22 0RN	2017	B	85	1.6	5.4	0.34	0.1	0.08
Ex Architects	Coastal House		2017							
Tonkin Liu	Tinkers Hollow (Old shed new house)	YO26 9SG	2017	D	61	9.5	Not tested			
Haysome Ward Miller	Lochside House	IV22 2EX	2017	B	85	0.7	1.9	0.13	0.09	0.14
[illegible]	Vex House	N16 7BT	2017	B	82	1.9	2.5	0.26	0.17	0.11
Liddicoat & Goldhill	The Makers House	E9 7ES	2017	B	81	3.2	Not tested	0.2	0.12	0.14
	PROJECT AVERAGES			C	75.8	4.3	3.3	0.19	0.13	0.13
RIBA House of the Year 2017 Shortlist										
[illegible] Wright Architects	Caring Wood	ME17 1TH		A	101	-5.6	1	0.11	0.09	0.09
Mawson Kerr Architects	Shawm House	NE48 2TA	2016	D	66	1.1				
Tonkin Liu	Ness Point (45 Granville Road)	CT14 6DS	2016	None Listed that we can find						
Birds Portchmouth Russum	6 Wood Lane	N6 5UB	2016	None Listed						
Coffey Architects	Hidden House	EC1R 4LU	2016	None Listed that we can find						
Strom Architects	The Quest	BH19 2JF	2016	B	90	1.1	3.3	0.14	0.13	0.14
Ann Nisbet Studio	Newhouse of Auchengree	KA24 4JF	2016	B	81	3.5	4.8	0.16	0.16	0.14

Architect	Project name	Project Postcode	Year built	EPC: Energy Efficiency Rating (EER) A - G	EPC Score Average house = D - 60	CO2 emissions	Airtightness	Thermal Envelope Performance: Walls	Roof	Floor
	PROJECT AVERAGES			B	79.0	1.9	4.1	0.15	0.15	0.14
RIBA House of the Year 2016 Shortlist										
Richard Murphy	Murphy House	EH1 3RN	2015	B	81	2.9	Not tested	0.18	0.16	0.15
Loyn & Co	Outhouse	NP15 7NU	2015	A	96	1.5	0.49	0.1	0.15	0.09
Henning Stummel Architects	Tin House	W12 8HU	2015	B	82	2.4	4.1	0.11	0.11	0.14
Hayhurst & Co	Garden House	N1 4DG	2016	None Listed						
Coffey Architects	Modern Mews	W2 3DY	2015	C	73		EPC relates to pre-development status. No updated EPC on record			
DSDHA	Covert House	SW4 6LT	2014	None Listed						
Coppin Dockray	Ansty Plum	SP3 5QD	2015	E	47	8.7	EPC relates to pre-development status. No updated EPC on record			
	PROJECTS BY OTHERS AVERAGES			C	76.8	3.9	2.3	0.13	0.15	0.13
RIBA House of the Year 2015 Shortlist										
Skene Catling de la Peña	Flint House	HP18 0JZ	2014	C	74	7.8	4.8	0.19	0.19	0.12
Stephenson Studio Ltd	Cefn Castell	LL52 0SA	2014	C	75	3.3	15	0.21	0.35	0.1
Prewett Bizley Architects	Dundon Passivhaus	TA11 6NZ	2013	B	90	0.7	0.7	0.11	0.11	0.09
McGonigle McGrath Architects	House at Maghera	BT33 0JS	2014	None Listed						
Jamie Fobert Architects	Levring House	WC1N 2PG	2011	C	74	8.6	-	-	-	-
WT Architecture	The Mill, Scottish Borders		2011							
vPPR Architects	Vaulted House, London									
	PROJECTS BY OTHERS AVERAGES			C	78.3	5.1	6.8	0.17	0.15	0.10
RIBA House of the Year 2014 Shortlist										
Loyn & Co	Stormy Castle	SA3 1DP	2013	A	100	-0.5	1.3	0.15	0.13	0.1
Dualchas Architects	Cliff House	IV55 8ZZ	2011	C	79	2.4	5.6	0.24	0.1	0.11
Meloy Architects	The Kench	PO11 0DQ	2011	D	59	3.1	10	0.36	0.2	0.14
Alison Brooks Architects	Lens House	N1 2PJ	2012	None Listed						
Jamie Fobert Architects	Luker House	SW13 9EX	2010	B	82	4	Not tested	0.27	0.22	0.16
Denizen Works	Brandon Cottage (House no.7)	PA77 6UL	2012	None Listed						
	PROJECTS BY OTHERS AVERAGES			C	80.0	2.3	5.6	0.25	0.16	0.13
RIBA House of the Year 2013 Shortlist										
Carl Turner	Slip House	SW2 5EA	2012	A	94	1	1.5	0.13	0.11	0.11
Birds Portchmouth Russum	Dowrley House	GU31 5RL	2012	D	60	15	Not tested			
[illegible]	Rock Mount	CH48 2JJ	2012	C	79	7.3	5.9	0.16	0.13	0.2
Knox Bhavan	Crowbrook	SG12 8NU	2012	G	18	14	EPC relates to pre-development status. No updated EPC on record			
Witherford Watson Mann Architects	Astley Castle	CV10 7QN	2012	None Listed						
	PROJECTS BY OTHERS AVERAGES			D	62.8	9.3	3.7	0.15	0.12	0.16
RIBA House of the Year 2012 Shortlist										
	PROJECTS BY OTHERS AVERAGES			D	62.8	9.3	3.7	0.15	0.12	0.16
Eldridge Smerin	Kingswood	ME17 1EX		D	59	7.5	4.1	0.27	0.17	0.2
Guy Holloway Architects	Pobble House	TN29 9NE		D	64	3	3.4	0.28	0.19	0.17
Paddy Hopkins - Living Architecture	The Longhouse	NR23 1QS		C	74	7.6	6.7	0.23	0.22	0.15
	The Shores			C	73					
MVRDV & Mole Architects - Living Architecture	Balancing Barn	IP19 9JG		C	77	3.6	7.5	0.13	0.11	0.14
Squire Designs	Hut Shard	EX4 5JJ		B	86	4.2	3.8	0.09	0.11	0.12
Living Architecture	A House for Essex	CO11 2TP		C	72	3.4	4.7	0.2	0.15	0.24
Patrick Gwynne	The Homewood	KT10 9JL		F	25	39				
Niall McLaughlin	Pipers End	SG14 2PB		D	64	2.6	Not tested			
Latitude Architects	Hillview	TN15 7EY		A	92	1.8	7.1	0.11	0.13	0.15
CB Architecture	Holm Place	RG29 1RQ		B	83	4	4.3	0.16	0.15	0.13
CB Architecture	Brownlow Road	CR0 5JT		B	87	1.3	4.8	0.18	0.11	0.15
	Canterbury Passivhaus	CT1 3JZ		A	104	-1.1	0.6	0.1	0.09	0.07
	Shepards Lawn	TN17 1AA		C	72	11	5	0.14	0.15	0.13
Brinkworth	The Reservoir (Hampstead)			D	55					
[illegible]	KH House (Frogmore Farm)	RG7 6DS		D	58	17	Not tested			
Sarah Griffiths + Amin Taha	Pheasants	RG9 3BL		D	61	9		0.21	0.15	0.15
BGA Architects Ltd	Maison Vlepge (63 Ballydorn Road)	BT23 6QL		D	58					
Adams and Collingwood Architects	The Boathouse	TQ8 8PA		C	80	2.9	3.3	0.16	0.1	0.11
Brown and Brown Architects	Lower Tullochgrue	PH22 1QT		D	61	10				

Architect	Project name	Project Postcode	Year built	EPC: Energy Efficiency Rating (EER) A - G	EPC Score Average house = D - 60	CO2 emissions	Airtightness	Thermal Envelope Performance: Walls	Roof	Floor
Studio Bark	Periscope House	NR9 5AP		A	108	-2.3	1.2	0.14	0.14	0.17
Seymour Smith Architects	Underhill House	GL56 0PR		A	95	-0.5	0.2	0.11	0.09	0.1
	House No. 7	PA77 6UL		C	75	25	Not tested	0.18	0.14	0.17
	The Meat Factory									
[illegible] architecture & Studio-P	Peacock House	IP16 5EN		C	80	2.8	4	0.17	0.16	0.14
[illegible] architects with Marcus Taylor	Redshank	CO16 8EX		Not listed						
Carmody Groarke	Highgate House	N6 4SX		B	83	5.4	Not tested	0.24	0.18	0.2
David Sheppard Architects	Cob Corner	PL21 0LE		C	77	4.6	-	-	-	-
Guy Greenfield	Stealth House	EX34 9SS		B	85	4.9	6	0.19	0.14	0.16
Kirkland Fraser Moor	Ashroyd	HP23 6RZ		B	90	3.4	1.6	0.13	0.11	0.13
Richard Weir	Hardsmooth House (for Rowan Atkinson)	OX18 6RA		D	67	14	Not tested	0.19	0.16	0.15
Nicholas Tye Architects	Cedarwood	WA16 8QL		C	78	4.4	4.1	0.25	0.15	0.17
Nicholas Tye Architects	The Long Barn	MK45 2EA		D	57	13	Not tested			
Nicholas Tye Architects	The Long Barn Studio	MK45 2EA		C	79	3.1	Not tested			
Peter Huf	Friars End (Huf Haus)	SL5 9JD		B	81	5.7	Not tested	0.23	0.16	0.16
Gregory Phillips	Heath Point	RG4 7ED		B	82	6.6	6	0.18	0.12	0.14
ORMS Architecture	Stone House	SL6 9TP		B	81	6.2	2.3	0.14	0.12	0.11
Peter Huf	Ravensbury (Huf Haus)	SL5 9HB		C	79	6.1	Not tested			
John Pawson	Westfield Farm	CB23 7EE		C	79	9	Not tested			
John Pardey Architects	The Moorings	RG10 8HL		D	60	6.7	Not tested			
DB Architecture	The Zinc House	SO41 0PS		C	69	5.1	4.7	0.11	0.12	0.16
PAD Studio	Thrifty Beaches	SO41 7GP		C	72	4.8	Not tested			
Niall McLaughlin	Brewe House	SO24 0TB								
PAD Studio	Ford Farm	SO43 7HD		B	88	1.6	1.6	0.15	0.11	0.14
AR Design Studio	The Lighthouse	PO14 3JL		C	72	4.1	8.9	0.23	0.2	0.22
AR Design Studio	Abbotts Way	SO31 5HB		C	79	2.9	10	0.19	0.2	0.18
AR Design Studio	Four Views	SO22 4JB		B	81	3.4	7.9	0.17	0.13	0.18
Architype	Fishleys Passive House	WR11 6EQ		B	90	0.7	0.2	0.14	0.11	0.11
Duggan Morris	Frobisher House	WD23 3DP		C	77	3.4	7.6	0.19	0.11	0.21
Kirkland Fraser Moor	Water End House	HP1 3BN		B	83	6.2	5.6	0.19	0.14	0.18
David Sheppard	Hedge House	B93 0AD		C	79	11	3.6	0.13	0.13	0.13
DB Architecture	Shearwaters	SA70 8AT		B	87	4.7	9	2	0.12	0.13
John Pardey Architects	Chattock House	SA42 0NR		C	72	6	4.6	0.19	0.19	0.23
Loyn & Co	Vila Mir	NP7 7BS		B	86	2.9	4.7	0.15	0.15	0.13
Allies & Morrison	The Wood House	TN16 2NA		A	95	1.6	1.1	0.14	0.1	0.09
Sutton Weston Architects	Ditton Hill House	KT6 5EH		B	89	2.7	7.6	0.16	0.11	0.11
Norm Architects - Jonas Bjerre-Poulsen	Pavilion House	IP18 6SN		A	94	-0.5	3.8	0.16	0.17	0.13
Studio Bark	Pivot House	NR9 4QD		A	98	3.4	-2.3	0.15	0.15	0.11
Riches Hawley Mikhail Architects	Goldsmith Street	NR2 4QF		B	84	0.8	0.6	0.1	0.1	0.08
Cowper Griffith Architects	Sandy Ridge	PE36 6LG		C	70	4.4	6.2	0.2	0.08	0.1
David Kohn Architects	Stable Acre	NR10 4EZ		F	32	10	Not tested			
[illegible] Architects	Bliss Blakeney	NR25 7BG		C	78	3.5	4.6	0.14	0.18	0.13
Jonathan Hendry Architects	Pine Lodge	DN36 4RX		C	71	10	Not tested			
Eldridge Smerin	76 & A Half	SW15 6HQ		B	83	4.5	3.4	0.22	0.15	0.17
dRMM	Faraday House (Battersea Power Station)	SW11 8ED		C	79	0.9	Not tested	0.27		
Sandy Rendel Architects	22 Reynolds Rd	SE15 3AH		B	86	1.8	4.6	0.15	0.16	0.1
Suzanne Brewer Architects	Mews House	SE10 8AJ		B	83	2.7	6.1	0.26	0.14	0.15
LEAP (Mark Siddall)	Steel Farm Passive House	NE47 8JP		B	91	1.1	0.4	0.1	0.08	0.09
Guy Holloway	Simms Cottage	BL6 5ND		B	82	3.1	2.1	0.2	0.16	0.19
[illegible] Architects	The Old Water Tower	RG20 6TF		B	83	2	0.6	0.09	0.07	0.09
McLean Quinlan	Dinas Hatch (Kent Downs)	TN15 0ND		B	81	6.7	5.8	0.14	0.14	0.14
Loyn & Co	Penn Onn House	CF5 6EZ		E	49	13	Not tested			
Fielden Clegg Bradley	123 Cheyenne Walk	SW10 0ES		B	82	3.5	4.8	0.19	0.13	0.15
Liddicoat & Goldhill	The Tailored House 131 Milsom Rd	W14 0LA		B	83	3.1	7.5	0.24	0.16	0.14
[illegible] & Partners	Cedar Hove	LA23 1NH		B	86	2.2	2.9	0.17	0.18	0.12
John Pardey + Strom Architects	Hurst House (Vitro House)	SL8 5PN		A	97	0.6	2.6	0.15	0.13	0.15
Tate Harmer Architects	Drop shot Barn	HP17 0JP		C	77	5.7	5.1	0.12	0.09	0.09
McLean Quinlan	The Old Park	HP16 9HE		C	75	14	Not tested	0.2	0.2	0.2
John Pardey Architects	Gillangiaze	TR3 6SE		C	72	4.9	5.1	0.17	0.2	0.11
Terry Farrell & Partners Architects	Lloyd House	TN17 1HU	2020	A	94	1.2	4.1	0.2	0.13	0.1
McLean Quinlan	Polzeath House	PL27 6UE	2016	C	79	9	3	0.1	0.15	0.15
Richard Murphy Architects	House in Strathaven Airport (ARDBRAE/Aluminia)	ML10 6RW	2019							
Meloy Architects	Hill House Passivhaus	BN7 3PP	2011	B	88	1.3	0.5	0.02	0.1	0.1
Alison Brooks Architects	Mesh House	NW3 5AB	2018	B	86	6.6	5.3	0.17	0.13	0.13
Studio 11 Architecture	Plank Drove (Bolsalore House)	PE6 0BY		C	73	6.1	10	0.21	0.1	0.05
Strom Architects	The Quest	BH19 2JF		B	90	1.1	3.3	0.14	0.13	0.14
Nick & Jo Fisher	Belle Grove Farmhouse	IP19 0QU		C	73		10			
Roberts Limbrick	Swinhay	GL12 7PQ		D	62	22				
Studio Bark	Periscope House	NR9 5AP		A	108	-2.3	1.2	0.14	0.14	0.17
Seymour Smith Architects	Underhill House	GL56 0PR		A	95	-0.5	0.2	0.11	0.09	0.1
	House No. 7	PA77 6UL		C	75	25	Not tested	0.16	0.14	0.17

Average EPC Rating	195 Projects	C	77.8	4.8	4.1	0.19	0.14	0.14

HAWKES PROJECTS BUILT SINCE 2008

Architect	Project name	Project Postcode	Year built	Energy Efficiency Rating (EER) A - G	EPC Score Average house = D - 60	CO2 emissions	Airtightness	Walls	Roof	Floor	Para 80, Para 79, Para 55, PPS 7, PPG 7 ?	EPC Ratings	
HAWKES Architecture Ltd	Crossway Passive House	TN12 0JA	2009	A	93	-0.6	0.7	0.12	0.12	0.11	PPS 7	A	92+
HAWKES Architecture Ltd	Echo Barn	TN27 8JG	2017	A	99	-0.4	2.1	0.14	0.14	0.09	Para 55	B	81-91
HAWKES Architecture Ltd	Weald Meadows (YTL)	TN6 3QP	2021	A	109	-5.7	1.9	0.11	0.12	0.09	Para 79	C	69-80
HAWKES Architecture Ltd	Meadow View	TN17 2AP		A	93	-0.7	0.4	0.14	0.14	0.13	PPS 7	D	55-68
HAWKES Architecture Ltd	Bigbury Hollow	CT2 9BJ	2022	A	104	-2.6	2	0.14	0.14	0.09	PPS 7	E	39-54
HAWKES Architecture Ltd	Vision (The Leas)	CT14 8ER	2022	A	98	0.4	2	0.15	0.14	0.17	Para 55	F	21-38
HAWKES Architecture Ltd	Halfpenny House	TN27 8PU	2016	A	101	-3.3	2.5	0.12	0.12	0.09	Para 55	G	1-20
HAWKES Architecture Ltd	Viewpoint	RH7 6PD	2018	A	121	-12.5	2.4	0.1	0.1	0.1	Para 55		
HAWKES Architecture Ltd	Dunnit (Brooks Barn)	RH13 0JN	2019	A	110	-12.22	1.8	0.12	0.11	0.11	Para 55		
HAWKES Architecture Ltd	Wings	TN12 8BG	2012								PPS 7		
HAWKES Architecture Ltd	Headlands	GL52 3NL	2018	A	95	1.2	1.94	0.14	0.12	0.12	Para 55		
HAWKES Architecture Ltd	Furrows	YO26 8DX	Under construction								Para 55		
HAWKES Architecture Ltd	Woodland Lodge		At Technical Design Stage 4								Para 55		
HAWKES Architecture Ltd	Water Lane		At Technical Design Stage 4								Para 79		
HAWKES Architecture Ltd	Canon Orchard		At Technical Design Stage 4								Para 55		
HAWKES Architecture Ltd	Tylebrook		At Technical Design Stage 4								Para 80		
HAWKES Architecture Ltd	Frisham Quarry	RG18 9UY	Consent 2018	A	93	3.515	2	0.14	0.11	0.12	Para 79		
HAWKES Architecture Ltd	The Linhay	EX17 1BW	Design Stage	A	111	-8.22	2	0.12	0.12	0.11	para 80		
HAWKES Architecture Ltd	Red Oaks (Whitchurch Hill)	RG8 7QL	Design Stage	A	97	2.62	2	0.14	0.11	0.12	para 80		
HAWKES Architecture Ltd	Sherfield English	SO51 6FL	Design Stage	A	109	-12.23	2	0.12	0.12	0.11	para 80		
HAWKES Architecture Ltd	Friars Bourne	LU5 6AB	Design Stage	A	105	1.6	2	0.12	0.11	0.12	para 80		

Hawkes Average EPC Rating	21 Projects	A	102.4	-3.6	1.8	0.13	0.12	0.11

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6.5 NOTABLE AND AWARD WINNING PROJECTS - SAP PORTFOLIO

CONTINUED RESEARCH INTO BUILDING PERFORMANCE

OTHERS AVERAGE SCORE- 80.6

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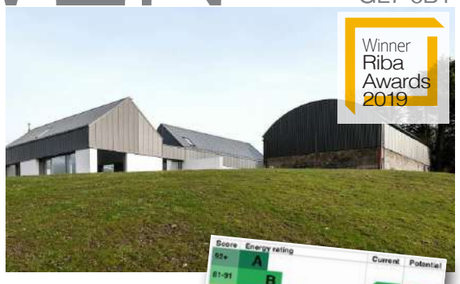
FAYLAND HOUSE
(C - 76)

QUINTAIN HOUSE
(C - 72)

CARING WOOD
(A - 101)

LOCHSIDE HOUSE
(B - 85)



HOUSE LESSANS
(B - 82)

BARROW HOUSE
(B - 83)

FLINT HOUSE
(C - 74)

THE WATER TOWER
(B - 90)

NARULA HOUSE
(B - 82)

BUMPERS OAST
(B - 83)

FERRY HOUSE
(B - 81)

HOVE HOUSE
(B - 86)

CALA HOUSE
(C - 70)

THE WALLED GARDEN FARRINGDON
(A - 101)

MURPHY HOUSE
(B- 81)

SECULAR RETREAT
(C - 73)

CORK HOUSE
(C - 75)

GHOST HOUSE
(C - 76)

HANDSMOOTH HOUSE
(A - 96)

PHEASANTS
(D - 61)

6.6 HAWKES ARCHITECTURE SAP PORTFOLIO

CONTINUED RESEARCH INTO BUILDING PERFORMANCE

HAWKES AVERAGE SCORE - 102.4 (A)

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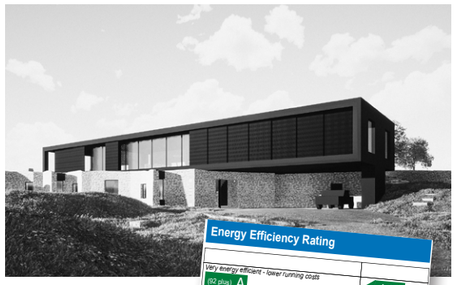
On completion of all Hawkes Architecture projects an as-built SAP calculation is carried out. This has shown the houses built by Hawkes consistently achieve scores of over 100. Far above the standard.

Action: Carry out as built SAP calculation on completion of the dwelling.

FOXBURY
(A - 109)



TUNWOLD
(A - 111)

HERNHILL
(A - 100)

APPROVED DWELLING
18/0051/FUL
(A - 102)

CROSSWAY
(A - 93)

MEADOW VIEW
(A - 93)

ECHO BARN
(A - 99)

HEADLANDS
(A - 95)

HALFPENNY HOUSE
(A - 101)

BROOKS BARN
(A - 110)

VIEWPOINT
(A - 121)

LAKE HOUSE
(A - 109)

THE LEAS
(A - 98)

BIGBURY HOLLOW
(A - 104)

SHERFIELD ENGLISH
(A - 109)

WHITCHURCH HILL
(A - 97)

WEST EFFORD LINHAY
(A - 111)

FRILSHAM QUARRY
(A - 93)

FRIARS BOURNE
(A - 105)

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HAWKES architecture

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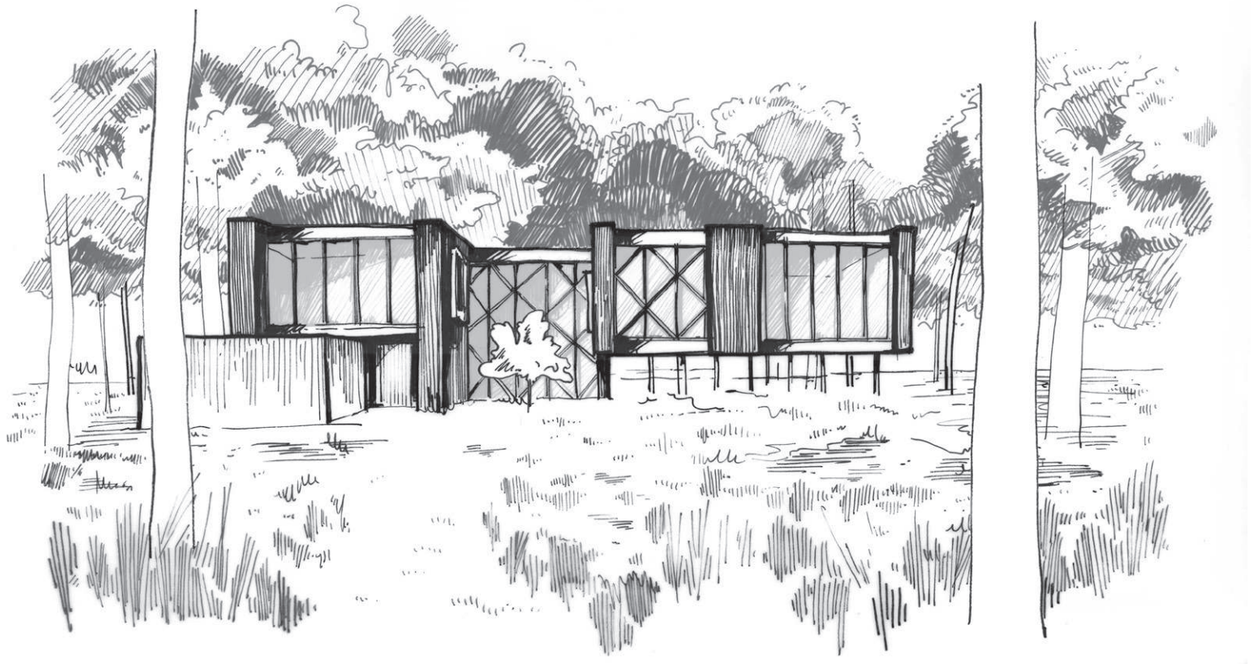
SUMMARY

- The site is contained within a currently managed woodland.
- The myriad of landscape enhancements and the exceptional building design would significantly enhance the immediate setting of this site.
- The proposal will ensure the repair, maintenance and restoration of the existing woodland character within the site.
- The proposal takes into account the main site characteristics referencing the trees with its architectural langauge to minimise the building impact on the woodland floor.
- The proposal contains and controls domestic amenity space, ensuring no future ‘sprawl.’
- The approved dwelling together with the two 'Annexes' will allow the family to stay close together. It will provide a multi-generational living.



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5.4

CONSTRUCTION, MATERIALS AND ENERGY, METHODOLOGY

EWEN

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We have put together two appendix documents that should be read in conjunction with this section -

APPENDIX 01_HAWKES Architecture: Joined Up Thinking in Practice

- *Since Hawkes Architecture's inception in 2008 while building the pioneering Crossway Passive House project which featured on Grand designs we have continued to test and develop myriad techniques and technologies which address a vast array of issues related to sustainable environmental design.*
- *'Joined up thinking in practice' is intended to provide an insight into some of the innovations Hawkes Architecture have been implementing and developing across several PPS 7, para 55 and para 79 projects over more than a decade.*
- *The intention is rather more to illustrate how multifaceted the principles that underpin the work of the practice are. Our work demonstrates a degree of joined up thinking rarely seen in the architectural profession.*
- *This joined up thinking comes from a mindset to challenge the reasons that underpin every single decision we make at every single point of the design process - from Inception to Completion and beyond.*
  Ewen and every building Hawkes Architecture have designed has been approached with the same mindset and same challenging attention to detail

APPENDIX 02_Evolution of Interseasonal Heat Storage Technologies

- *Hawkes Architecture have been involved with the research & development of a genuinely pioneering combination of technologies which together provide Interseasonal Heat Storage, which is often considered to be the holy grail of renewable energy technologies.*
- *Ever since our first project, the Crossway Passive House which featured on Grand Designs back in 2009, we have been trialling, testing, monitoring, developing & updating a series of technological innovations which enable the harnessing of solar energy with exceptional levels of efficiency to provide power and heating requirements of a dwelling without any need for conventional heat energy sources.*

HAWKES
architecture

DESIGN AND CONSTRUCTION PRINCIPLES

REDUCE EMBODIED ENERGY

Transport
Accuracy
Co-ordination
Detailing
Innovative Engineering - Airtightness
Local Materials

IMPROVE BUILDING HEALTH AND WELLBEING

Relative humidity control
Vapour transfer and Management - Hygroscopic

REDUCE OPERATIONAL ENERGY USE

Fabric First Principles
Passive Solar Gains
Integrated Renewables

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DESIGN CONSIDERATIONS

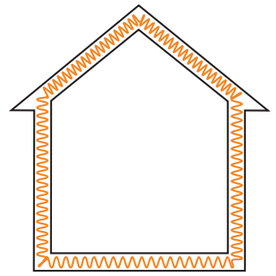
Using what we have learnt from the Average U.K. House dynamics, there is a need for new dwellings to be built better and use less energy. Therefore, we adopt 3 main construction and energy principles into our design:

PRINCIPLE 1: Fabric First Approach

Reduce the amount of energy the building needs in the first place.

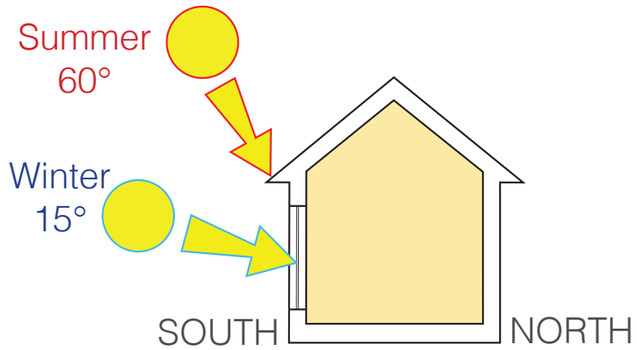
Focus investment on building envelope efficiency:

- High levels of insulation = less heat required
- High airtightness = less heat loss = less heat required
- High performance triple glazed windows = less heat loss
- Mechanical Ventilation Heat Recovery (MVHR) = less heat loss



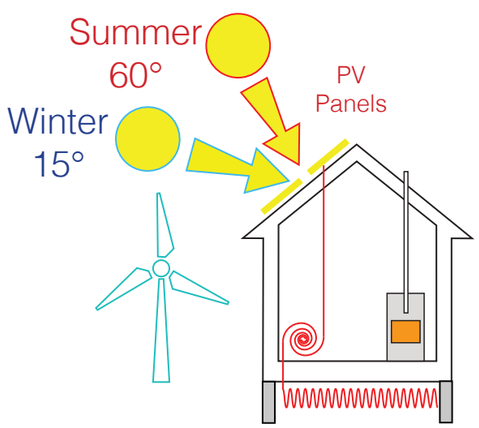
PRINCIPLE 2: Passive Solar Gains

- Majority of glazing facing south to harness low Winter sun
- Shade high Summer sun through use of overhangs to reduce gains
- High Thermal mass = Resilience to outside temperature fluctuations



PRINCIPLE 3: Integrated Renewable Technology to Provide Reduced Energy Requirement

- Wind, hydro, geothermal, biomass, solar and anaerobic digestion each have their pros and cons (see Renewable Energy Source Assessment). Other factors are based on availability on site and their visual impact. This will determine which renewable technology is most appropriate.
- The amount of renewable technology required will be dependent on the size of dwelling.



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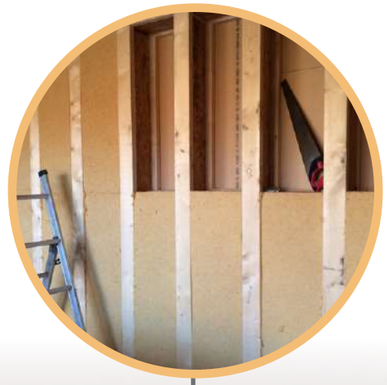
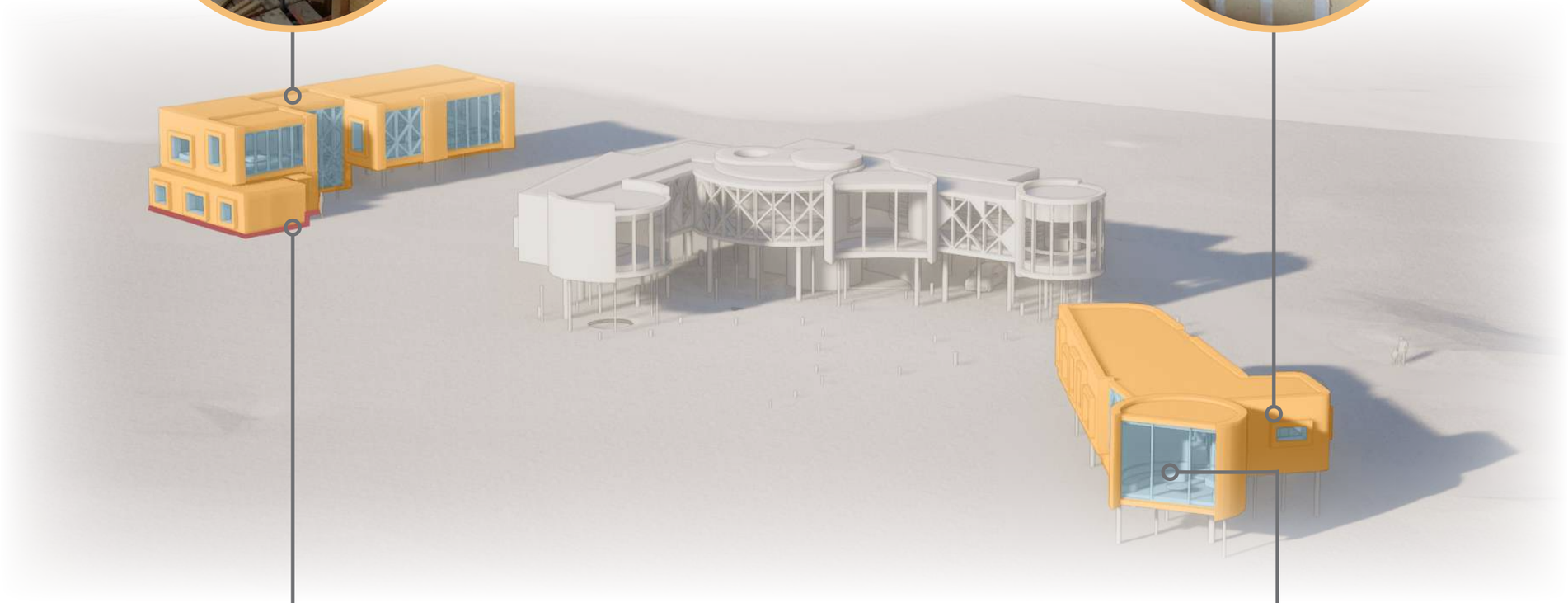
ROOF AND WALLS -
U-VALUE 0.12 W/M2K

300mm engineered timber framed panels. Recycled newspaper insulation, Panelvent external cladding, Actis multifoil insulation internally enhances insulation & performs airtightness & vapour barrier roles. External cladding varies.





SLAB -
U-VALUE 0.11 W/M2K

The slab sits on insulated strip footings. Perimeter blockwork lifts the timber frame up to prevent moisture contact with the ground.

WINDOWS -
U-VALUE < 0.8 W/M2K (INC. FRAME)

Triple glazed, triple sealed Argon filled timber framed & insulated aluminium clad “Passivhaus” certified windows & doors to be specified throughout.

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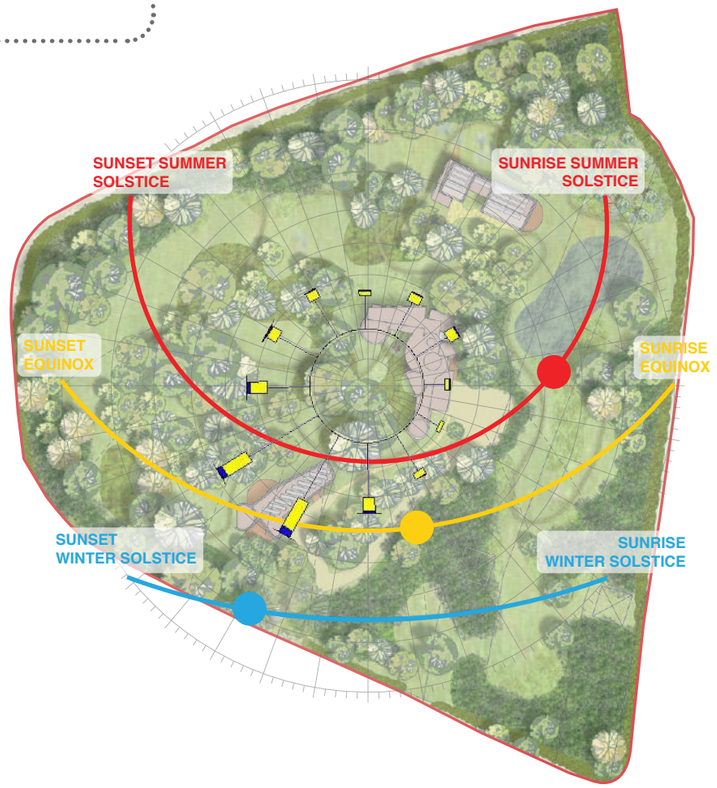
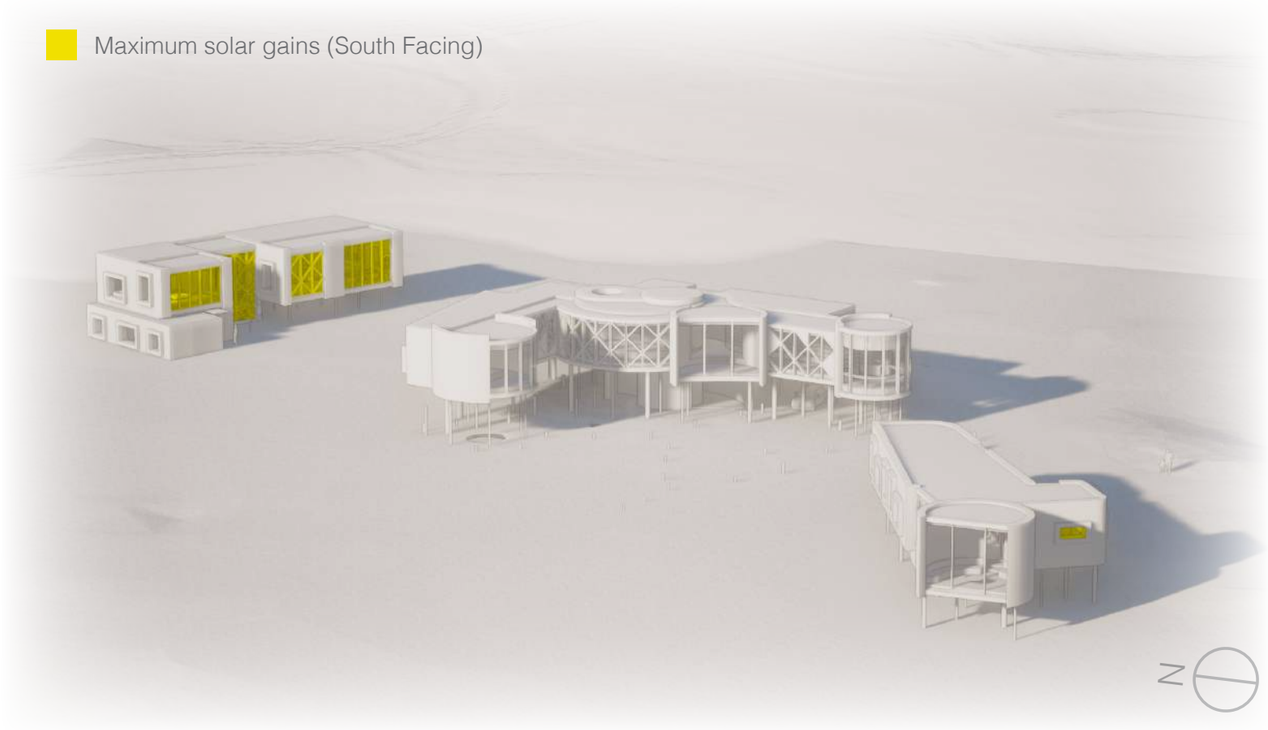
SUMMER SOLSTICE
Sunrise 04.50
Sunset 21:30

EQUINOX
Sunrise 06.09
Sunset 18.22

WINTER SOLSTICE
Sunrise 08.12
Sunset 16:00



Maximum solar gains (South Facing)



MICROCLIMATE

The woodland provides shelter from direct winds including the strongest ones, in average coming from the south-west.

The dense vegetation allows filtered daylight/sun-rays to pass through the woodland. Some areas however thanks to smaller or larger openings among the trees receive more direct light during the day and allow bigger diversity.

DESIGN CONSIDERATIONS

- Maximise solar gain by pushing the annexes away from shading trees (within glade). Horizontal distance reduced by lifting the building up from ground.
- Use of internal and external spaces to respond to sun path.
- Living area (more open facade) to benefit from sunlight the most.
- Less open facades with strategically placed punch windows to frame long distance views among the trees (brighter views).

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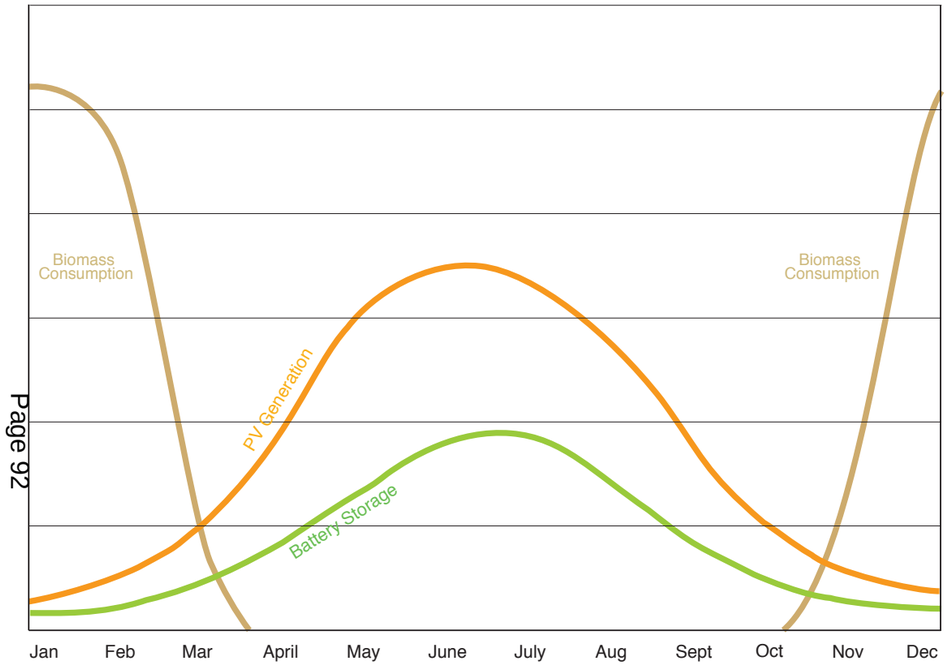
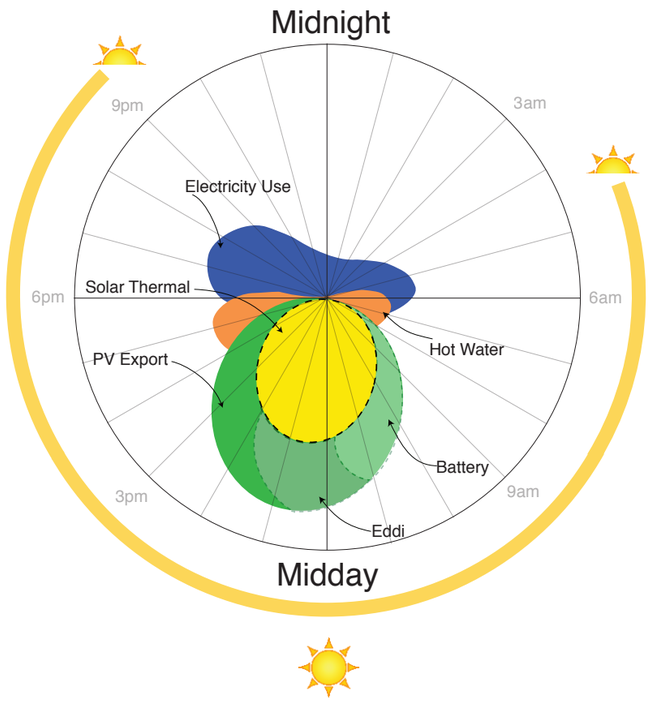
Seasonal Energy Strategy



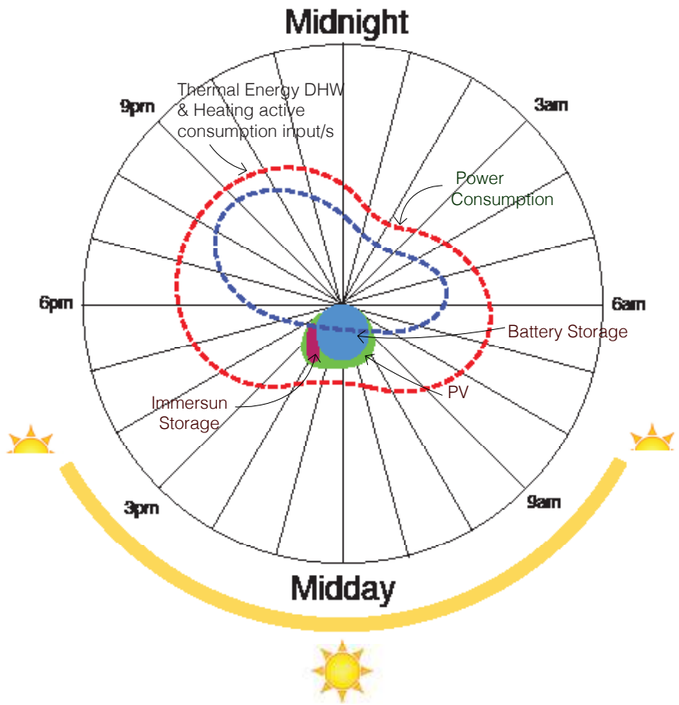
- Fabric First Principles to reduce need for heating
- Maximise opportunities for Passive Solar Gains
- Harness the sun's heat during the Summer months
- Store the sun's heat for use over Winter

Summer Energy Strategy



- Store thermal energy during the summer for the use in winter.
- Store electricity during the day for use at night
- Convert excess electricity into heat for hot water
- Reduce dependance on the National Grid

Winter Energy Strategy



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5.5.5 PRINCIPLE 3 - RENEWABLE ENERGY SOURCES FOR EWEN

CONSTRUCTION, MATERIALS AND ENERGY, METHODOLOGY

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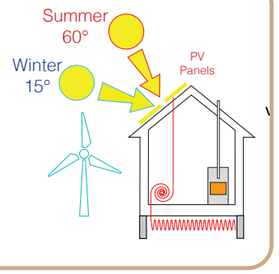
ENERGY SOURCE		WIND		HYDRO		GEOTHERMAL		BIOMASS		SOLAR		ANAEROBIC DIGESTION		HEAT PUMPS GSHP / ASHP	
	FACTORS														
Energy Source Input Characteristics	Seasonal Availability	5	Year round source. Highest performance in winter months.	0	Year round seasonal availability. Highest performance in winter months	5	All year round source and performance	5	All year round source and performance	-5	High seasonal fluctuations	5	All year round source and performance	0	Power consumption to harness is winter biased
	Harness Power	5	Dependent on Height / average wind speeds and level of disturbance	0	Dependant on head and flow availability	-5	N/A	-5	Relatively Low (requires CHP)	5	Relatively High using Photovoltaics (PVT)	-5	Relatively Low (requires CHP)	-5	No
	Harness Heat	-5	N/A	-5	N/A	-5	Relatively Low	5	Relatively High	0	Relatively High in Summer Months	5	Relatively High	0	Moderate
	Cost to Harness	5	Relatively Low	-5	Relatively High	-5	Relatively High	5	Relatively Low	5	Relatively Low	-5	Relatively High	0	Moderate
	Running Cost	5	Relatively Low	5	Relatively Low	-5	Requires a significant electrical energy input to run heat pump in winter months	5	Relatively Low	5	Relatively Low	5	Relatively Low	-5	Relatively High
CHARACTERISTICS SUBTOTAL SCORE		15		-5		-15		15		10		5		-10	
Suitability to Application Site	Availability on Site	-10	Low Potential	-10	No access to flowing water or large bodies of water onsite	5	Theoretically yes, dependent on ecology.	-10	Substainable area of manageable woodland to harvest biomass	-5	Few open unshaded areas on site	-10	No livestock onsite	10	Yes
	Visual Impact	-10	Very high visual impact	0	N/A	15	Low sensitivity, cannot be seen	10	Low sensitivity	5	Low visual impact depending on location of PV array	-5	N/A	15	None
SITE SUITABILITY SUBTOTAL SCORE		-20		-10		20		0		0		-15		25	
CONCLUSION															
OVERALL TOTAL SCORE		-5	Visual impact too high	-15	No potential resource on site	5	High winter running costs	15	Substantial woodland area to be managed will result in high amount of sustainable	10	Cheap to harness. low/medium visual impact in setting depending on location	-10	Requires imported energy	15	Requires power during winter. Very low visual impact.

3. INTEGRATED RENEWABLES

Proposed Daily Energy Solution:

Integrate Renewable Technology to heat and power the dwelling.



DESIGN CONSIDERATIONS

- Solar technology may be suitable if suitably positioned so that the imapct of tree shading is minimal.
- Biomass would be suitable through sustainable woodland management. This would be best used in winter months when solar energy is less reliable.
- Heat pumps are suitable due to their low visual impact however the replacement of heat pumps over the lifespan of a building questions its sustainability and overall lifetime cost.

KEY TO SCORING

Characteristics Score	
-5	Negative
0	Neutral
5	Positive

Site Suitability Score	
-15 -10 -5	Negative
0	Neutral
5 10 15	Positive

Overall Score	
<0	Not Suitable
0	Potentially Suitable
5 >10	Most Suitable

5.5.6 PRINCIPLE 3 - POWER STRATEGIES

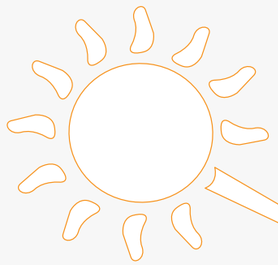
CONSTRUCTION, MATERIALS AND ENERGY, METHODOLOGY

EWEN

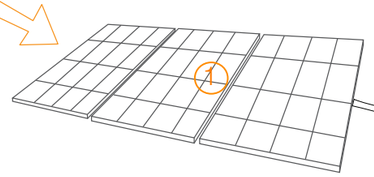
Land adjacent to
Wild Duck,
Ewen, Cirencester
GL7 6BY

INPUT

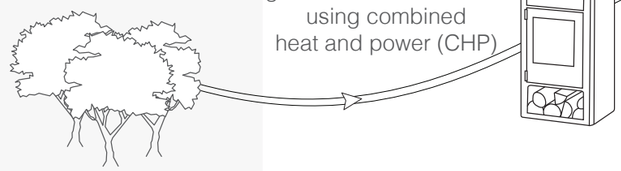
The Sun



Electricity is generated by the PV panels



Electricity can be generated from biomass using combined heat and power (CHP)

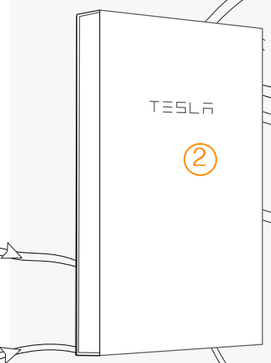


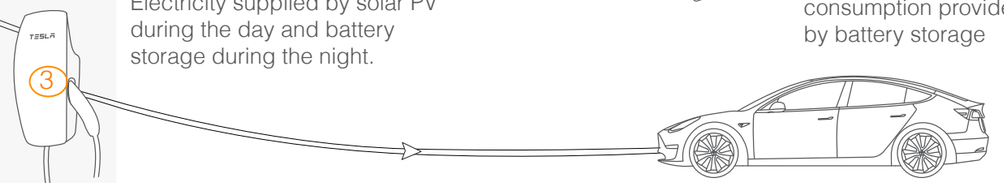
HARNESS

PRIORITY 1
Tesla Powerwall storage enabling house to be off-grid 85% of the time

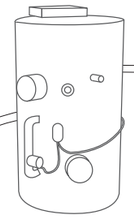
STORE

PRIORITY 2
Immersion element in Mixergy tank to convert spare electricity back into heat for domestic hot water support.

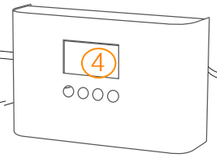




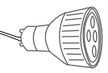
CONSUME

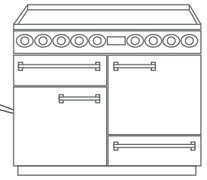


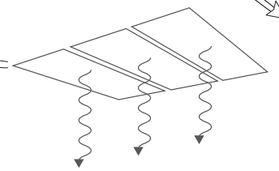
Surplus on-site generated electricity is diverted to on-site storage as heat.



LED Lighting





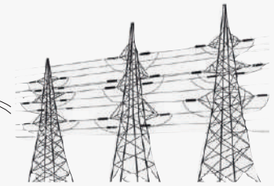


Electric Infrared Heating

Heat recovery ventilation system. Electricity supplied by solar PV during the day and battery storage during the night.

Domestic EVENING consumption provided by battery storage

EXPORT



Excess energy diverted to grid

① PV ARRAY

PV Panels have been designed to work in partnership with Tesla's Powerwall 2.0 Solar Battery which, would enable you to store the energy produced by the panels for use during the night or in the event of power cut.
Implemented on Crossway.

② TESLA POWERWALL

Powerwall stores energy efficiently, detects outages and can become a households energy source when the grid goes down.

Solar panels can be connected and recharge the powerwall to upkeep household appliances. Preferences can be set to optimise the energy output, for the households consumption, through your smartphone.

③ ZAPPI

Zappi is an eco-smart charging station for electric vehicles. it operates as an electric vehicle charger, but it has charging modes to harness energy generated from Sovlar PV generation.
Compatibility with smartphones allows you to find the most optimal

④ EDDI POWER DIVERTER

The Eddi power diverter includes a grid current sensor, which monitors the households power generation. The excess energy is diverted to the household heating devices. The Eddi is capable of logging data to save the homeowner ongoing savings by optimal energy usage.

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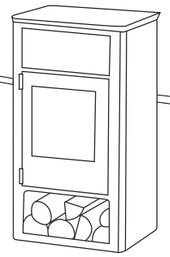
5.5.7 PRINCIPLE 3 - HEAT STRATEGIES
CONSTRUCTION, MATERIALS AND ENERGY, METHODOLOGY

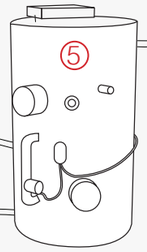
EWEN

Land adjacent to
Wild Duck,
Ewen, Cirencester
GL7 6BY

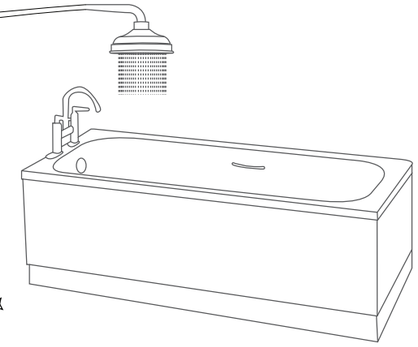
INPUT | **HARNESS** | **STORE** | **CONSUME**

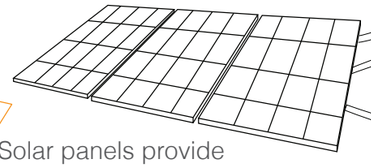


Sustainable Woodland Management will provide a reliable heat source all year around

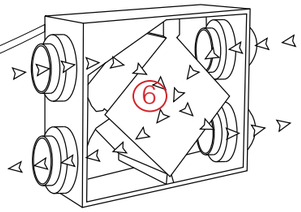


Mixergy Tank heats water respectively to the volume that is required, reducing heating times and energy required.

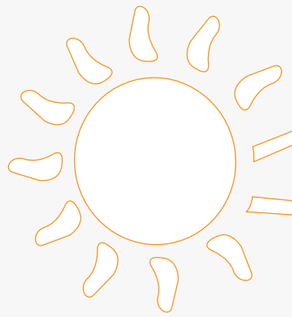


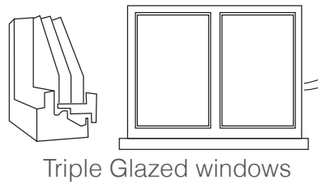


Solar panels provide electricity

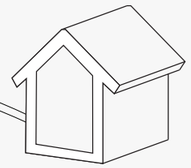


High levels of insulation airtightness and MVHR reduce heat loss from the building

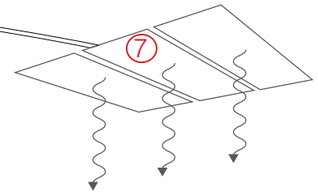




Triple Glazed windows



Building Envelope



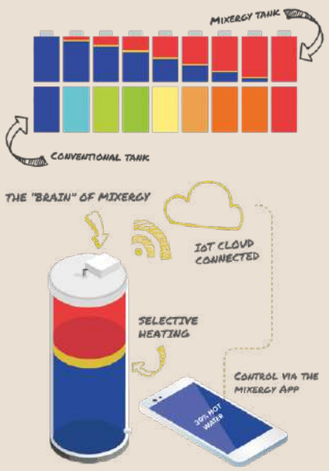
Electric Infrared Heating only used in ancillary buildings

5 MIXERGY

Conventional hot water tanks heat all of the water, irrespective to how much hot water is desired by the consumer. This wastes energy heating water that isn't desired by the consumer and can result in long heating times.

The Mixergy tank differs to conventional tanks in three fundamental ways:

- Mixergy allows you to head the water by volume, instead of time.
- Sensors monitor the temperature and make hot water volumes measurable.
- Ability to remote control the Mixergy tank from a smartphone.



6 MECHANICAL VENTILATION HEAT RECOVERY

MVHR is an essential element of an airtight low energy building. If a building is airtight it will lose less heat and consequently reduce the amount of heat it needs.

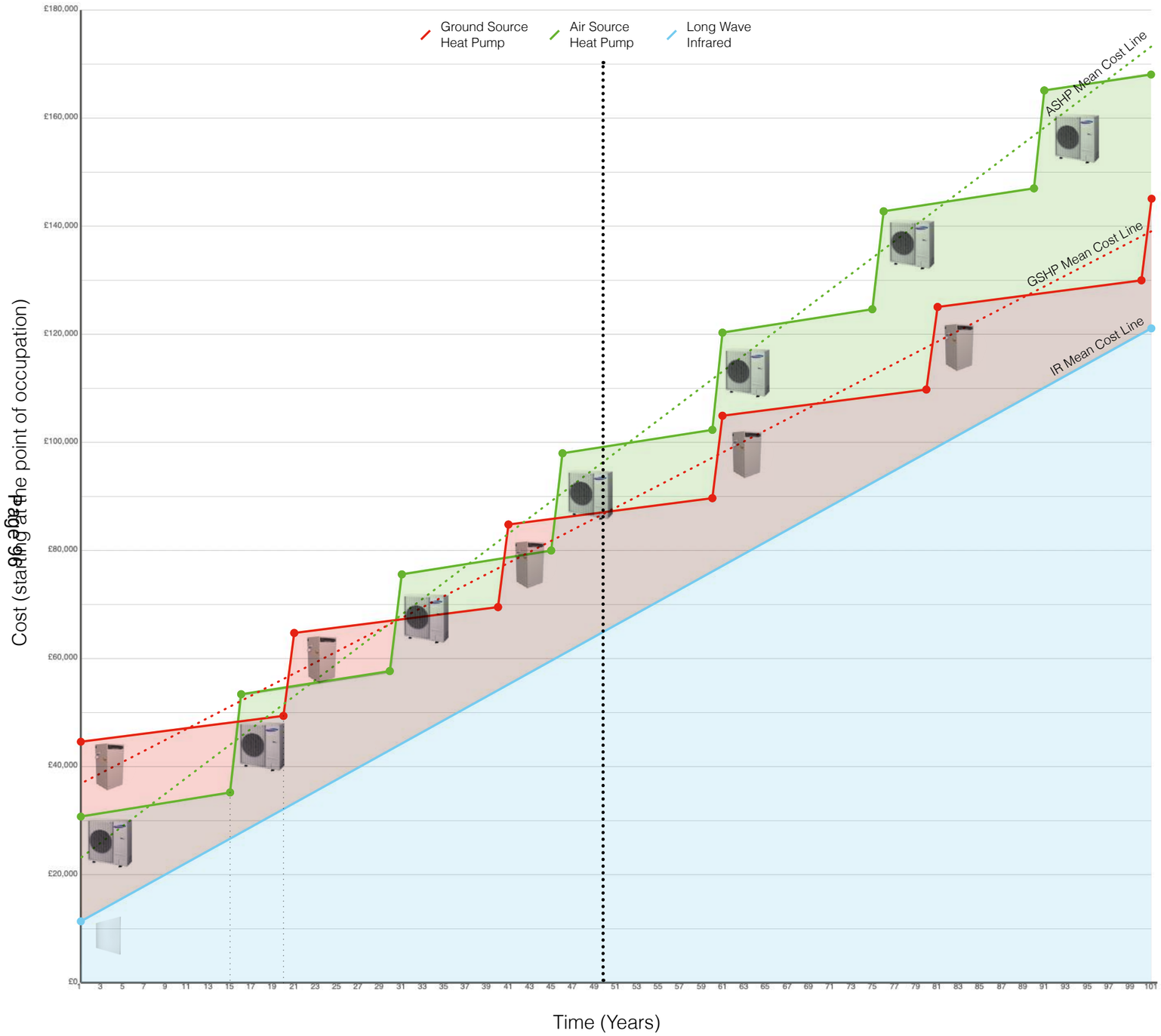
MVHR systems provide a constant supply of clean fresh air in a house while recovering over 90% of the heat from the 'stale' air as it is extracted. MVHR systems also regulate Relative Humidity to between 40% and 60% which optimises air 'health' and CO_2 levels to maximise occupant comfort.

7 INFRARED HEATING

Infrared heating technology differs from traditional models of heating, rather than producing hot water & feeding a wet central heating system (underfloor heating & radiators) which heat the room via convection, this technology is fitted within walls or ceilings and radiates heat into the room. Where convection heating heats the air directly, radiant heating heats the building fabric & surfaces of items within a room, providing instant & flexible heat. This system saves energy against direct electrical heating because occupant comfort is achieved at an air temperature around 3oC lower than with a convection system, which means less space heating is required. Being electrically driven this system, when paired with Solar PV & batteries offers a low carbon solution, using on-site generation & off-peak electricity, to keep cost and carbon emissions low. Due to a quicker heating time this system will be used in the outbuildings to match the sporadic occupancy.

5.5.8 LIFECYCLE COST COMPARISON: GHSP, ASHP & LONGWAVE I.R.

CONSTRUCTION, MATERIALS AND ENERGY, METHODOLOGY



EWEN

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Where do all the worn out heat pumps end up?

This research reveals that the true cost of installing, running and maintaining heat pump based systems is dramatically different to the generally perceived efficiencies created by a heat pump's Co-efficient of Performance (CoP).

Each of the vertical steps represents a replacement heat pump.

For example, over a 50 year period not only are the heat pump costs significantly higher than an alternative technology, such as longwave I.R shown, but there will have been 3 ASHP replacements or GSHP replacements during that period. Where do all the worn out old heat pumps end up?

LEARNING OUTCOMES

- **Hawkes Architecture do not believe that heat pumps are an appropriate technology to drive a low carbon future.**

This research has been conducted by Hawkes Architecture in association with MESH energy.

This is based of 8 kWh per annum at 0% inflation.

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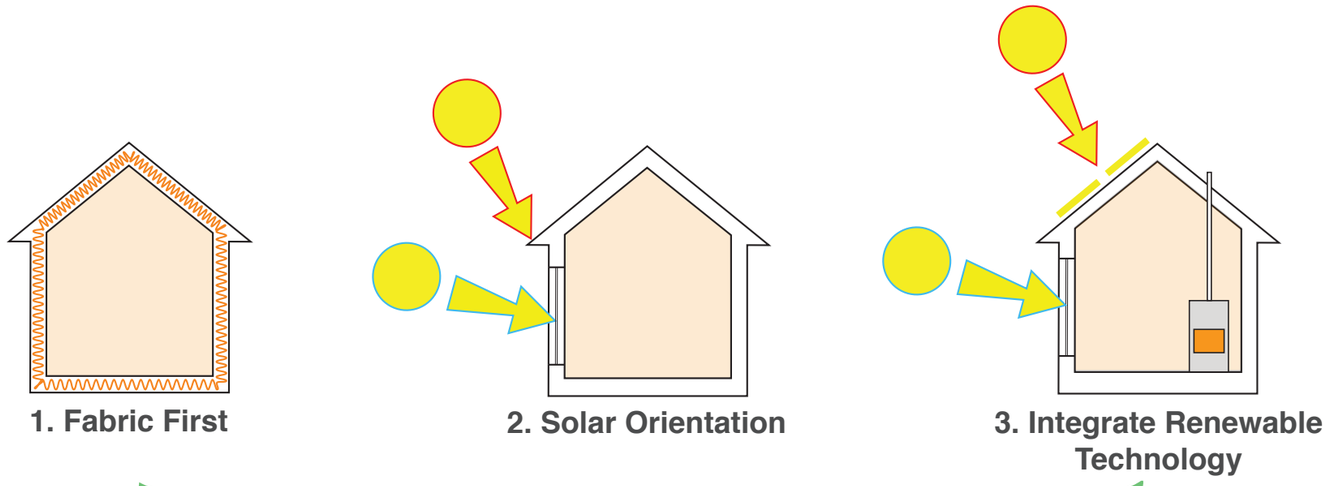
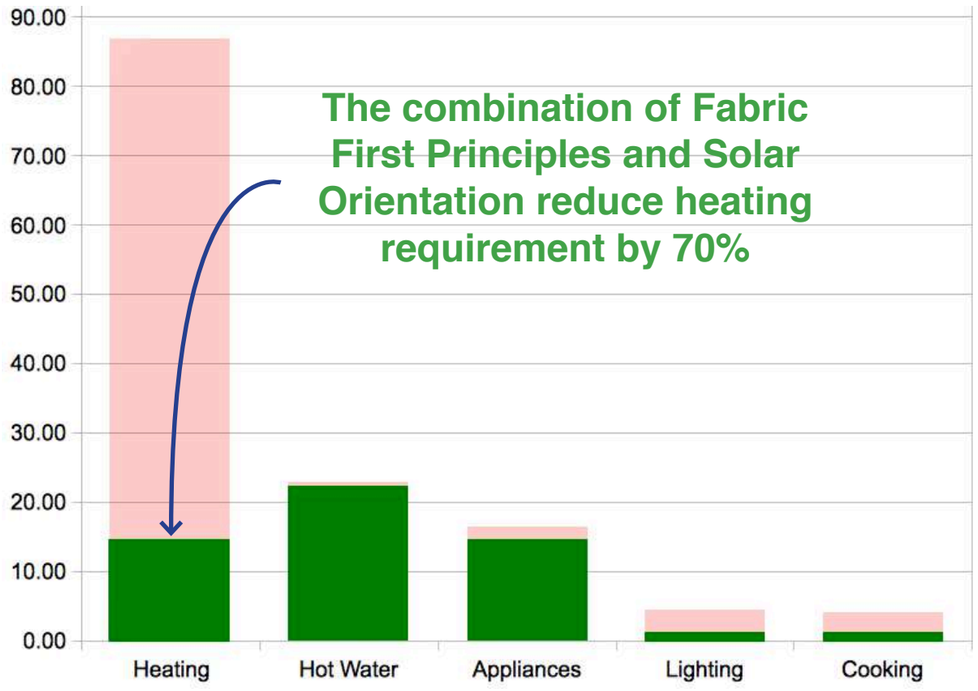


Proposed Energy Consumption



SUMMARY

The Seasonal and Daily Problem

- We use most energy in winter when there is the least amount of sun. The Average UK New Build does not have much insulation and are often built with poor performing windows. This means the building leaks air and heat. New builds are not designed to maximise solar orientation and so a higher heat load is required to keep the building warm through the winter months resulting in more energy being used.

The Solution

Principle 1: Fabric First Principles
- Invest on building envelope efficiency to allow the building to need and use less energy throughout the year.

Principle 2: Passive Solar Gains
- Where possible provide opportunities through orientation and design to harness passive solar gains throughout the day.

3. Integrated Renewable Technology
- From analysing the site at Ewen, **the most appropriate primary renewable technologies for the proposed dwelling are biomass and solar technology.** Heat pumps are not suitable for this site due to the localised demand on power supply during in winter months.

Conclusion

- By implementing the 3 construction and energy principles, we are capable of reducing the heat load of the proposed Paragraph 80 dwelling at Ewen by 70% when compared to the Average New Build.

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Part 6:
CONTINUED RESEARCH INTO BUILDING PERFORMANCE

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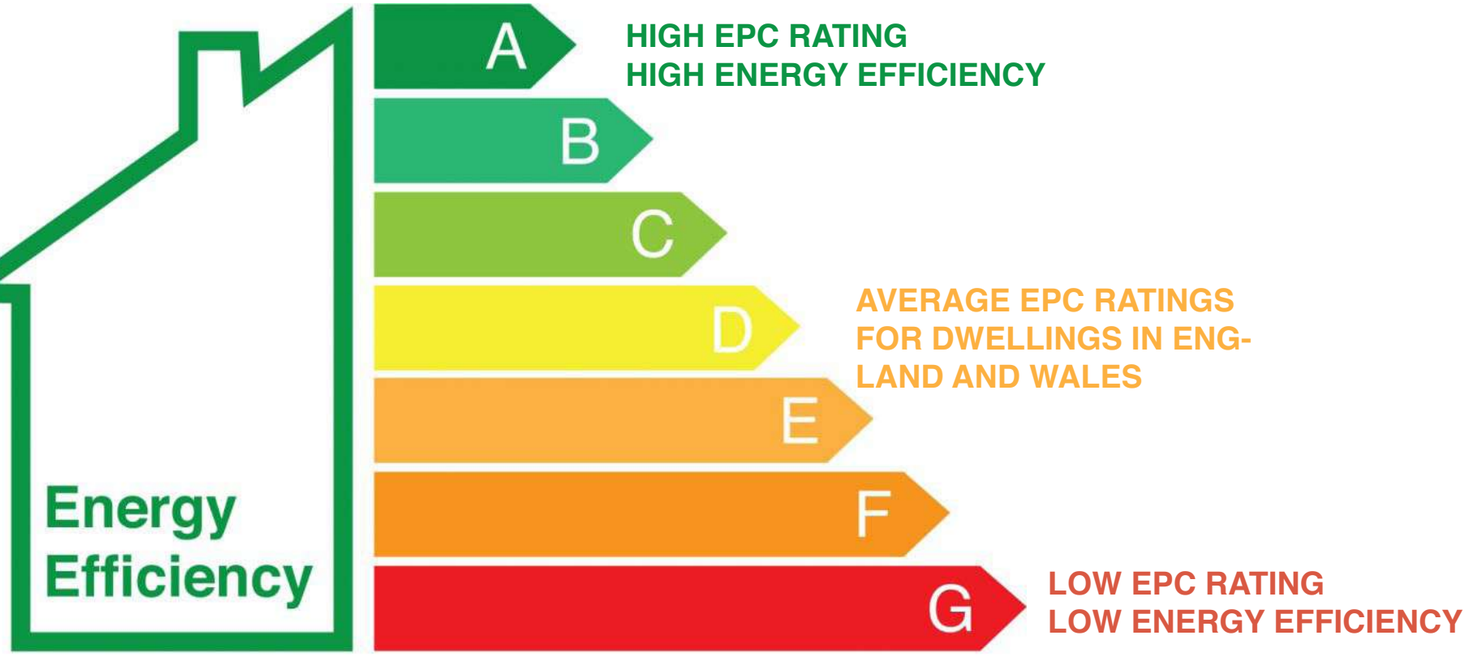
architecture



An EPC (Energy Performance Certificate) rating is a **review of a property's energy efficiency**. They're primarily used to see how much energy bills will cost in a dwelling.

A dwelling's EPC rating will depend on:
The amount of energy used per m^2
The level of carbon dioxide emissions (given in tonnes per year)

The higher the rating on the EPC the lower the energy bills will be.

The average energy efficiency rating for a dwelling in England and Wales is a D - 60.

Over the past 14 year, Hawkes Architecture has built and continues to build extremely energy efficient houses. Using the 3 Construction and Energy Principles, our most recently built houses exceed the average house dwellings by double!

Over the following pages, the EPC rating can be seen for each built project by Hawkes Architecture.

These figures prove that the construction and energy methodology have been proven and continue to develop and improve with each project by Hawkes Architecture.

AJ Architects' Journal

NEWS COMPETITIONS BUILDINGS SPECIFICATION PRACTICE PODCASTS FILM MAGAZINES LIBRARY EVENTS

Architects Competition wins RetroFirst Climate change Opinion AJ Architecture Awards RIBA Grenfell Tower

RIBA House of the Year 2021: How green are the contenders?

2 DECEMBER 2021 . BY RICHARD WAITE

1/6 RIBA House of the Year 2021 (shortlist): House in Assynt (Sutherland, Scotland) by Mary Arnold-Forster Architects

Source: David Barbour

Not one of the current contenders vying for the 2021 RIBA House of the Year title has an A-rated energy performance certificate (EPC), according to new research shared with the AJ

Last night (1 December) the latest two finalists were unveiled on Channel 4's Grand Designs: House of the Year, meaning six of the eight houses battling it out for this year's crown have now been revealed.

Wednesday's episode saw Mary-Arnold Forster Architects' House in Assynt – described as a sustainably built timber home with spectacular views on the west coast of Scotland – and TYPE Studio's 'exquisite' conversion of an early 19th century stone barn added to the four schemes announced already. Those were: The Water Tower by Tonkin Liu; House on the Hill by Alison Brooks Architects; The Slot House by Sandy Rendel Architects with Sally Rendel; and House for Theo and Oskar by Tigg + Coll Architects.

But how green are the homes in the running for the prestigious prize? Research carried out by Hawkes Architecture shows that none of the houses shortlisted so far has an A-rated energy performance certificate (EPC). Surprisingly half were D-rated or worse.

The practice has collated data (*click here to search*) for more than 100 different 'notable' houses and is continuing to build up a database of EPC/SAP ratings to see 'if any trends can be found in the technical performance of buildings over time'.

Its studies showed that only one of the 20-strong longlist of schemes in the running for the RIBA accolade had achieved an A-rating.

Richard Hawkes, director of Hawkes Architecture, said the practice recently started pulling together the data 'to track the energy performance progress of projects which make it onto the top table at the annual housing awards'.

RIBA House of the Year 2021

The RIBA House of the Year is awarded to the best new house designed by an architect in the UK

GRAND DESIGNS

"Helping to raise standards of design more generally in rural areas" **NPPF Paragraph 80**

RIBA House of the Year Longlist - EPC Data

Architect	Project name	Energy Efficiency Rating A - G	EPC Score	CO2 tonnes per year	Airtightness m3/m2h@50 pa.	Walls U-value	Roof U-value	Floor U-value
ID Architecture	Barrow House (Wolds Barn)	B	83	4.1	3.7	0.27	0.13	0.17
Wilkinson King Architects	Weybridge House	B	89	3.6	3.4	0.15	0.11	0.12
Tonkin Liu	The Water Tower	B	90	1.1	1.3	0.15	0.12	0.13
Sandy Rendel Architects	The Slot House	B	83	1	3.1	0.18	0.15	0.15
John Pardey Architects	Narula House	B	82	3.4	4.7	0.11	0.13	0.18
Woollacott Gilmartin Architects	Pele Tower House (Kentmere Hall)	D	60	11	-	-	-	-
TYPE Studio	Redhill Barn (The Outfarm)	D	59	6.1	-	0.51	0.14	0.13
ACME	Bumpers Oast	B	83	3	2.2	0.13	0.13	0.1
John Pardey Architects	Ferry House (Harbour House)	B	81	3.1	2.9	0.18	0.16	0.15
Turner Works	Hove House	B	86	5.5	4.7	0.17	0.13	0.12
Tigg + Coll Architects	House for Theo and Oskar (Dalewood)	No current EPC registered						
Mary Arnold-Forster	House in Assynt (Cala)	C	70	4	3	0.14	0.14	0.14
McLean Quinlan	The Walled Garden Farringdon	A	101	-1.3	0.6	0.1	0.1	0.11
31/44 Architects	Corner House	B	85	1.4	3.2	0.24	0.2	0.15
alma-nac	House-within-a-house	C	78	1.6	-	0.13	0.15	0.13
AlisonBrooks Architects	Windward house (House on a Hill)	No current EPC registered						

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HAWKES architecture

6.3 **EPC RESEARCH** - HAWKES PROJECTS

CONTINUED RESEARCH INTO BUILDING PERFORMANCE

HAWKES PROJECTS BUILT SINCE 2008

	Energy Efficiency Rating (EER) A - G	EPC Score Average house = D - 60	CO2 emissions Tonnes / Year (Lower value better) (An average house produces 6.0 tonnes / year	Airtightness m3/m2h@50pa. (Lower value better)	Walls	Roof	Floor
HAWKES PROJECT AVERAGES	A	102.9	-3.6	1.8	0.13	0.12	0.11
PROJECTS BY OTHERS AVERAGES	C	78.9	4.9	4.0	0.19	0.14	0.14

EPC Ratings	EPC Score
A	92+
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

			EPC				Thermal Envelope Performance U-value W/m2K (Lower value wins)							
Project name	Project Postcode	Year built	Energy Efficiency Rating (EER) A - G	EPC Score Average house = D - 60	CO2 emissions Tonnes / Year (Lower value better) (An average house produces 6.0 tonnes / year	Airtightness m3/m2h@50pa. (Lower value better)	Walls	Roof	Floor	Total Floor Area / m2	TER (Building Emissions Rate) CO2 emissions kgCO2/m2/yr	DER (Building Emissions Rate) CO2 emissions kgCO2/m2/yr	BER (Building Emissions Rate) CO2 emissions kgCO2/m2/yr	% REDUCTION in DER compared to the TER as required under Part L1A (2013)
Crossway Passive House	TN12 0JA	2009	A	93	-0.6	0.7	0.12	0.12	0.11	249	\	-0.60	-0.002	
Echo Barn	TN27 8JG	2017	A	99	-0.4	2.1	0.14	0.14	0.09	320	\	\	-0.001	
Weald Meadows (YTL)	TN6 3QP	2021	A	109	-5.7	1.9	0.11	0.12	0.09	430	22.75	-4.27	-0.013	119
Meadow View	TN17 2AP		A	93	-0.7	0.4	0.14	0.14	0.13	232	\	11.24	-0.003	
Bigbury Hollow	CT2 9BJ	2022	A	104	-2.6	2	0.14	0.14	0.09	312	18.28	-8.31	-0.008	145
Vision (The Leas)	CT14 8ER	2022	A	98	0.4	2	0.15	0.14	0.17	269	25.82	1.82	0.001	93
Halfpenny House	TN27 8PU	2016	A	101	-3.3	2.5	0.12	0.12	0.09	346	\	\	-0.010	
Viewpoint	RH7 6PD	2018	A	121	-12.5	2.4	0.1	0.1	0.1	558	14.84	-20.05	-0.022	235
Dunnit (Brooks Barn)	RH13 0JN	2019	A	110	-12.22	1.8	0.12	0.11	0.11	593	17.49	-11.98	-0.021	168
Headlands	GL52 3NL	2018	A	95	1.2	1.94	0.14	0.12	0.12	292	22.15	4.65	0.004	79
Frilsham Quarry	RG18 9UY	Consent 2018	A	93	3.515	2	0.14	0.11	0.12	710	21.14	4.95	0.005	77
The Linhay	EX17 1BW	Design Stage	A	111	-8.22	2	0.12	0.12	0.11	303	24.11	-8.22	-0.027	134
Red Oaks (Whitchurch Hill)	RG8 7QL	Design Stage	A	97	2.62	2	0.14	0.11	0.12	328	27.32	2.62	0.008	90
Sherfield English	SO51 6FL	Design Stage	A	109	-12.23	2	0.12	0.12	0.11	325	16.38	-12.23	-0.038	175
Friars Bourne	LU5 6AB	Design Stage	A	105	1.6	2	0.12	0.11	0.12	648	27.11	4.39	0.002	84
Chadlington (Tunwold)		Design Stage	A	111	-2.8	2	0.12	0.11	0.11	707	19.35	-2.78	-0.004	114
Foxbury	PO10 8RG	Design Stage	A	101	-0.735	2	0.14	0.11	0.12	1121	19.44	-0.66	-0.001	103

AVERAGE % REDUCTION in DER compared to the TER as required under Part L1A (2013): **124**

EWEN

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Wild Duck,
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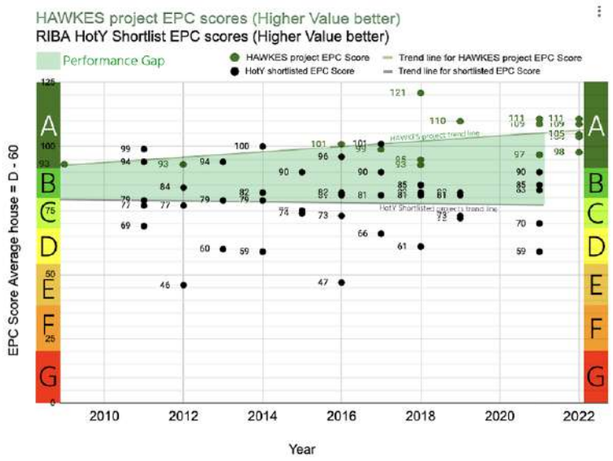
GL7 6BY

This data base of information taken from SAP/EPC assessments of projects by Hawkes Architecture, shows that the average percentage reduction in CO2 emissions between the Target Emissions Rate (TER) and Dwelling Emission Rate (DER), beyond building regulations Part L1a (2013) is an average of 124%.

The lowest percentage reduction of any project undertaken by Hawkes Architecture is a 77% reduction of DER when compared to TER.

A suggested planning condition to ensure a TER to DER reduction of no less than 50% would clearly not be a problem given that every single Hawkes project has significantly exceeded this requirement.



6.4 EPC RESEARCH - ALL PROJECTS

CONTINUED RESEARCH INTO BUILDING PERFORMANCE

NOTABLE/AWARD WINNING PROJECTS BUILT OVER THE LAST 10 YEARS

				EPC				Thermal Envelope Performance		
Architect	Project name	Project Postcode	Year built	Energy Efficiency Rating (EER) A - G	EPC Score Average house = D - 60	CO2 emissions	Airtightness	Walls	Roof	Floor
RIBA House of the Year 2021 Shortlist										
Tonkin Liu	The Water Tower	PE32 2FP	2019	B	90	1.1	1.3	0.16	0.12	0.13
Sandy Rendel Architects	The Slot House	SE15 4AP	2019	B	83	1	3.1	0.38	0.15	0.15
TYPE Studio	Redhill Barn (The Outfarm)	TQ9 7DA	2019	D	59	6.1	Not tested	0.51	0.14	0.13
Tigg + Coll Architects	House for Theo and Oskar (Dalewood)	KT20 7LN	2019	-	-	-	-	-	-	-
Mary Arnold-Forster	House in Assynt (Cala)	IV27 4NR	2019	C	70	4	3	0.14	0.14	0.14
Alison Brooks Architects	Windward house (House on a Hill)	GL11 6SW	2019	-	-	-	-	-	-	-
21/44 Architects	Corner House	SE16 5NW	2019	B	85	1.4	3.2	0.24	0.2	0.16
	PROJECT AVERAGES			C	77.4	2.7	2.7	0.24	0.15	0.14
RIBA House of the Year 2021 remaining longlist										
[illegible] Architects	Barrow House (Wolds Barn)	DN37 0SW	2019	B	83	4.1	3.7	0.27	0.13	0.17
Wilkinson King Architects	Weybridge House	KT13 9TQ	2019	B	89	3.6	3.4	0.15	0.11	0.12
Hayhurst Ward Miller Architects	Simple House		2019							
John Pardey Architects	Narula House	RG10 8HL	2019	B	82	3.4	4.7	0.11	0.13	0.18
Woollacott Gilmartin Architects	Pele Tower House (Kentmere Hall)	LA8 9JL	2019	D	60	11	N/A	N/A	N/A	n/a
ArkleBoyce Architects	The Old School	YO60 7PH	2019							
GRAS (Groves-Raines Architects Studio)	Kyle House	IV21 4LY	2019							
ACME	Bumpers Oast	TN12 9AG	2019	B	83	3	2.2	0.13	0.13	0.1
John Pardey Architects	Ferry House (Harbour House)	PO11 0DS	2019	B	81	3.1	2.9	0.38	0.16	0.13
Turner Works	Hove House	BN3 6TN	2019	B	86	5.5	4.7	0.17	0.13	0.12
Hayhurst & Co Architects	Grain House	N14JP	2019	Expired						
McLean Quinlan	The Walled Garden Farringdon	EX5 2JA	2019	A	101	-1.3	0.6	0.1	0.1	0.11
[illegible]	House-within-a-house	SE4 1QJ	2019	C	78	1.6		0.13	0.15	0.13
	PROJECT AVERAGES			C	80.5	3.4	3.0	0.19	0.14	0.14
RIBA House of the Year 2019 shortlist										
McGonigle McGrath	House Lessans	BT24 7DF	2018	B	82	4.1	2.7	0.16	0.17	0.11
Adam Richards Architects	Nithurst Farm	GU28 9BA		C	72	0.6	2	0.11	0.11	0.11
[illegible] works	Pocket House	SE22 8RS	2018	B	81	1.7	3.8	0.23	0.18	0.17
Alastair Zambra with Mole Architects	Secular Retreat	TQ7 2NL		C	73					
Foster Lomas	Sartfell Retreat	IM6 1BE	2018	None Listed that we can find						
	PROJECT AVERAGES			C	77.0	2.1	2.8	0.17	0.15	0.13
RIBA House of the Year 2019 remaining longlist										
Matthew Barnett Howland with Dido Milne and Oliver Wilton	Cork House	SL4 6BU	2019	C	75	0.3	5.7	0.1	0.12	0.2
Sophie Hicks Architects	Earl's Court House		2018							
Dualchas Architects	The Black House	IV45 8RS	2018	C	73	4	3	0.11	0.12	0.1
BPN Architects	The Ghost House	CV35 9BT	2018	C	76	5.4	1.4	0.16	0.15	0.12
David Sheppard Architects	The Green House	EX16 7QD	2018	B	89	1.8	4.8	0.18	0.13	0.15
Niall McLaughlin	Hampshire House		2018							
James Gorst Architects	Hannington Lodge	NN6 9TR	2018	D	64	5.6	Not tested	0.16	0.17	0.18
Meloy Architects	Hill House Passive House	BN7 3PP	2018	B	88	1.3	0.5	0.02	0.1	0.1
[illegible]	House in a garden		2018							
Cousins & Cousins	Kenwood Lee House		2018							
[illegible]	Lark Rise	HP17 0XS	2018	A	94	0.7	0.6	0.13	0.06	0.06
Hall + Bednarczyk Architects	Silver How	NP18 1LT	2018	C	78	4.2	Not tested	0.18	0.11	0.14
Jonathan Pile	South London House	SE8 3PH	2018	B	87	1.3	2.8	0.16	0.17	0.13
[illegible] Architects	Stackyard	DE4 4NA	2018	C	78	2.1	4.7	0.19	0.15	0.17
	PROJECT AVERAGES			C	79.1	2.5	2.9	0.15	0.14	0.14
RIBA House of the Year 2018 Shortlist										
Sarah Griffiths + Amin Taha	Pheasants	RG9 3BL	2017	D	61	9	Not tested	0.23	0.16	0.15
[illegible] Architects	Red House	SE22 0RN	2017	B	85	1.6	5.4	0.14	0.1	0.08
[illegible] Architects	Coastal House		2017							
Tonkin Liu	Tinkers Hollow (Old shed new house)	YO26 9SG	2017	D	61	9.5	Not tested			
Ransome Ward Miller	Lochside House	IV22 2EX	2017	B	85	0.7	1.9	0.15	0.09	0.14
[illegible]	Vex House	N16 7BT	2017	B	82	1.9	2.5	0.26	0.17	0.11
[illegible]	The Makers House	E9 7ES	2017	B	81	3.2	Not tested	0.2	0.12	0.14
	PROJECT AVERAGES			C	75.8	4.3	3.3	0.19	0.13	0.13
RIBA House of the Year 2017 Shortlist										
[illegible] Wright Architects	Caring Wood	ME17 1TH		A	101	-5.6	1	0.11	0.09	0.09
MawsonKerr Architects	Shawm House	NE48 2TA	2016	D	66	1.1				
Tonkin Liu	Ness Point (45 Granville Road)	CT14 6DS	2016	None Listed that we can find						
Birds Portchmouth Russum	6 Wood Lane	N6 5UB	2016	None Listed						
Coffey Architects	Hidden House	EC1R 4LU	2016	None Listed that we can find						
Strom Architects	The Quest	BH19 2JF	2016	B	90	1.1	3.3	0.14	0.13	0.14
Ann Nisbet Studio	Newhouse of Auchengree	KA24 4JF	2016	B	81	3.5	4.8	0.16	0.16	0.14
	PROJECT AVERAGES			B	79.8	1.9	4.1	0.15	0.15	0.14
RIBA House of the Year 2016 Shortlist										
Richard Murphy	Murphy House	EH1 3RN	2015	B	81	2.9	Not tested	0.18	0.18	0.15
Loyn & Co	Outhouse	NP16 7NU	2015	A	96	1.5	0.49	0.1	0.15	0.09
Henning Stummel Architects	Tin House	W12 8HU	2015	B	82	2.4	4.1	0.11	0.11	0.14
Hayhurst & Co	Garden House	N1 4DG	2016	None Listed						
Coffey Architects	Modern Mews	W2 3DY	2015	C	73		EPC relates to pre-development status. No updated EPC on record			
DSDHA	Covert House	SW4 0LT	2014	None Listed						
Coppin Dockray	Ansty Plum	SP3 5QD	2015	E	47	8.7	EPC relates to pre-development status. No updated EPC on record			
	PROJECTS BY OTHERS AVERAGES			C	76.8	3.9	2.3	0.13	0.15	0.13
RIBA House of the Year 2015 Shortlist										
Skene Catling de la Peña	Flint House	HP18 0JZ	2014	C	74	7.8	4.8	0.19	0.19	0.12
Stephenson Studio Ltd	Cefn Castell	LL52 0SA	2014	C	75	3.3	15	0.21	0.15	0.1
Prewett Bizley Architects	Dundon Passivhaus	TA11 6NZ	2013	B	90	0.7	0.7	0.11	0.11	0.09
McGonigle McGrath Architects	House at Maghera	BT33 0JS	2014	None Listed						
Jamie Fobert Architects	Levring House	WC1N 2PG	2011	C	74	8.6	-	-	-	-
WT Architecture	The Mill, Scottish Borders		2011							
vPPR Architects	Vaulted House, London									
	PROJECTS BY OTHERS AVERAGES			C	78.3	5.1	6.8	0.17	0.15	0.10
RIBA House of the Year 2014 Shortlist										
Loyn & Co	Stormy Castle	SA3 1DP	2013	A	100	-0.5	1.3	0.15	0.13	0.1
Dualchas Architects	Cliff House	IV55 8ZZ	2011	C	79	2.4	5.6	0.24	0.1	0.11
Meloy Architects	The Kench	PO11 0DQ	2011	D	59	3.1	10	0.36	0.2	0.14
Alison Brooks Architects	Lens House	N1 2PJ	2012	None Listed						
Jamie Fobert Architects	Luker House	SW13 9EX	2010	B	82	4	Not tested	0.21	0.22	0.16
Denizen Works	Brandon Cottage (House no.7)	PA77 6UL	2012	None Listed						
	PROJECTS BY OTHERS AVERAGES			C	80.0	2.3	5.6	0.25	0.16	0.13
RIBA House of the Year 2013 Shortlist										
Carl Turner	Slip House	SW2 5EA	2012	A	94	1	1.5	0.13	0.11	0.11
Birds Portchmouth Russum	Downley House	GU31 5RL	2012	D	60	15	Not tested			
[illegible]	Rock Mount	CH48 2JJ	2012	C	79	7.3	5.9	0.16	0.13	0.2
Knox Bhavan	Crowbrook	SG12 8NU	2012	G	18	14	EPC relates to pre-development status. No updated EPC on record			
Witherford Watson Mann Architects	Astley Castle	CV10 7QN	2012	None Listed						
	PROJECTS BY OTHERS AVERAGES			D	62.8	9.3	3.7	0.15	0.12	0.16
RIBA House of the Year 2012 Shortlist										
	PROJECTS BY OTHERS AVERAGES			D	62.8	9.3	3.7	0.15	0.12	0.16
Eldridge Smerin	Kingsnoad	ME17 1EX		D	59	7.5	4.1	0.27	0.17	0.3
Guy Hollaway Architects	Pobble House	TN29 9NE		D	64	3	3.4	0.28	0.19	0.17
Paddy Hopkins - Living Architecture	The Longhouse	NR23 1QS		C	74	7.6	6.7	0.23	0.22	0.25
	The Stones			C	73					
MVRDV & Mole Architects - Living Architecture	Balancing Barn	IP19 9JG		C	77	3.6	7.5	0.13	0.11	0.34
Squirrel Designs	Hux Shard	EX4 5JJ		B	86	4.2	3.8	0.09	0.11	0.12
Living Architecture	A House for Essex	CO11 2TP		C	72	3.4	4.7	0.2	0.16	0.24
Patrick Gwynne	The Homewood	KT10 9JL		F	25	39				
Niall McLaughlin	Pipers End	SG14 2PB		D	64	2.6	Not tested			
[illegible] Architects	Hilview	TN15 7EY		A	92	1.8	7.1	0.11	0.13	0.15
CB Architecture	Holm Place	RG29 1RQ		B	83	4	4.3	0.16	0.15	0.13
CB Architecture	Brownlow Road	CR0 5JT		B	87	1.3	4.8	0.18	0.11	0.15
	Canterbury Passivhaus	CT1 3JZ		A	104	-1.1	0.6	0.1	0.09	0.07
	Shepards Lawn	TN17 1AA		C	72	11	5	0.14	0.15	0.13
[illegible]	The Reservoir (Hampstead)			D	55					
[illegible]	KH House (Frogmore Farm)	RG7 6DS		D	58	17	Not tested			
Sarah Griffiths + Amin Taha	Pheasants	RG9 3BL		D	61	9		0.23	0.15	0.15
BGA Architects Ltd	Maison Wedge (63 Ballydorn Road)	BT23 6QL		D	58					
Adams and Collingwood Architects	The Boathouse	TQ8 8PA		C	80	2.9	3.3	0.16	0.1	0.11
Brown and Brown Architects	Lower Tullochgrue	PH22 1QT		D	61	10				
Studio Bark	Periscope House	NR9 5AP		A	108	-2.3	1.2	0.14	0.14	0.17
Seymour Smith Architects	Underhill House	GL56 0PR		A	95	-0.5	0.2	0.11	0.09	0.1
	House No. 7	PA77 6UL		C	75	25	Not tested	0.18	0.14	0.17
	The Meat Factory									
[illegible] architecture & Studio-P	Peacock House	IP16 5EN		C	80	2.8	4	0.17	0.16	0.14
[illegible] architects with Marcus Taylor	Redshank	CO16 8EX		Not listed						
Carmody Groarke	Highgate House	N6 4SX		B	83	5.4	Not tested	0.24	0.18	0.2
David Sheppard Architects	Cob Corner	PL21 0LE		C	77	4.6	-	-	-	-
Guy Greenfield	Stealth House	EX34 9SS		B	85	4.9	6	0.19	0.14	0.16
Kirkland Fraser Moor	Ashroyd	HP23 6RZ		B	90	3.4	1.6	0.13	0.11	0.13
[illegible]	Hardsmooth House (for Rowan Atkinson)	OX10 6RA		D	67	14	Not tested	0.19	0.16	0.15
Nicholas Tye Architects	Cedarwood	WA16 8QL		C	78	4.4	4.1	0.25	0.15	0.17
Nicholas Tye Architects	The Long Barn	MK45 2EA		D	57	13	Not tested			
Nicholas Tye Architects	The Long Barn Studio	MK45 2EA		C	79	3.1	Not tested			
Peter Huf	Friars End (Huf Haus)	SL5 9JD		B	81	5.7	Not tested	0.23	0.16	0.16
Gregory Phillips	Heath Point	RG4 7ED		B	82	6.6	8	0.18	0.12	0.14
ORMS Architecture	Stone House	SL6 9TP		B	81	6.2	2.3	0.14	0.12	0.11
Peter Huf	Ravensbury (Huf Haus)	SL6 9HB		C	79	6.1	Not tested			
John Pawson	Westfield Farm	CB23 7EE		C	79	9	Not tested			
John Pardey Architects	The Moorings	RG10 8HL		D	60	6.7	Not tested			
DB Architecture	The Zinc House	SO41 0PS		C	69	5.1	4.7	0.11	0.12	0.16
PAD Studio	Thrifty Beaches	SO43 7GP		C	72	4.8	Not tested			
Niall McLaughlin	Drove House	SO24 0TD								
PAD Studio	Ford Farm	SO43 7HD		B	88	1.6	1.6	0.15	0.11	0.14
AR Design Studio	The Lighthouse	PO14 3JL		C	72	4.1	8.9	0.23	0.2	0.22
AR Design Studio	Abbotts Way	SO31 6HB		C	79	2.9	10	0.19	0.2	0.18
AR Design Studio	Four Views	SO22 4JB		B	81	3.4	7.9	0.17	0.13	0.18
Architype	Fishleys Passive House	WR13 6EQ		B	90	0.7	0.2	0.14	0.11	0.11
Duggan Morris	Frobisher House	WD23 3DP		C	77	3.4	7.6	0.19	0.11	0.21
Kirkland Fraser Moor	Water End House	HP1 3BN		B	83	6.2	5.6	0.19	0.14	0.18
David Sheppard	Hedge House	B93 0AD		C	79	11	3.6	0.15	0.13	0.13
DB Architecture	Shearwaters	SA70 8AT		B	87	4.7	9	2	0.12	0.13
John Pardey Architects	Chattock House	SA42 0NR		C	72	6	4.6	0.19	0.19	0.23
Loyn & Co	Vila Mir	NP7 7BS		B	86	2.9	4.7	0.15	0.15	0.13
Allies & Morrison	The Wood House	TN16 2NA		A	95	1.6	1.1	0.14	0.1	0.09
Surman Weston Architects	Ditton Hill House	KT6 5EH		B	89	2.7	7.6	0.16	0.11	0.11
Norm Architects - Jonas Bjerre-Poulsen	Pavilion House	IP18 6SN		A	94	-0.5	3.8	0.16	0.17	0.13
Studio Bark	Pivot House	NR9 4QD		A	98	3.4	2.3	0.16	0.16	0.11
[illegible]	Goldsmith Street	NR2 4QF		B	84	0.8	0.6	0.1	0.1	0.08
Cooper Griffith Architects	Sandy Ridge	PE36 6LG		C	70	4.4	6.2	0.2	0.08	0.1
David Kohn Architects	Stable Acre	NR10 4EZ		F	32	10	Not tested			
[illegible] Architects	Bliss Blakeney	NR25 7BG		C	78	3.5	4.6	0.14	0.18	0.13
Jonathan Hendry Architects	Pine Lodge	DN36 4RX		C	71	10	Not tested			
Eldridge Smerin	78 & A Half	SW15 6HQ		B	83	4.5	3.4	0.22	0.15	0.17
dRMM	Faraday House (Battersea Power Station)	SW11 8ED		C	79	0.9	Not tested	0.27		
Sandy Rendel Architects	22 Reynolds Rd	SE15 3AH		B	86	1.8	4.6	0.15	0.16	0.1
Suzanne Brewer Architects	Mews House	SE10 8AJ		B	83	2.7	6.1	0.26	0.14	0.15
LEAP (Mark Siddall)	Steel Farm Passive House	NE47 8JP		B	91	1.1	0.4	0.1	0.08	0.09
Guy Hollaway	Simms Cottage	BL6 5ND		B	82	3.1	2.1	0.2	0.16	0.19
Gresford Architects	The Old Water Tower	RG20 8TF		B	83	2	0.6	0.09	0.07	0.09
McLean Quinlan	Dinas Hatch (Kent Downs)	TN15 0ND		B	81	6.7	5.8	0.14	0.14	0.14
Loyn & Co	Penn Onn House	CF5 6EZ		E	49	13	Not tested			
Fielden Clegg Bradley	123 Cheyenne Walk	SW10 0ES		B	82	3.5	4.8	0.19	0.13	0.15
Liddicoat & Goldhill	The Tailored House 121 Milsom Rd	W14 0LA		B	83	3.1	7.5	0.24	0.16	0.14
[illegible] & Partners	Cedar Howe	LA23 1NH		B	86	2.2	2.9	0.17	0.18	0.12
John Pardey + Strom Architects	Hurst House (Vitro House)	SL8 5PN		A	97	0.6	2.6	0.15	0.11	0.15
Tate Harmer Architects	Drop shot Barn	HP17 0JP		C	77	5.7	5.1	0.12	0.09	0.09
McLean Quinlan	The Old Park	HP10 8HE		C	75	14	Not tested	0.2	0.2	0.2
John Pardey Architects	Gillanglaze	TR3 6SE		C	72	4.9	5.1	0.17	0.2	0.11
Terry Farrell & [illegible] Architects	Lloyd House	TN17 1HU	2020	A	94	1.2	4.1	0.2	0.13	0.1
McLean Quinlan	Polzeath House	PL27 6UE	2016	C	79	9	3	0.1	0.15	0.15
Richard Murphy Architects	House in Strathaven Airport (ARDBRAE/Aluminia)	ML10 6RW	2019							
Meloy Architects	Hill House Passivhaus	BN7 3PP	2011	B	88	1.3	0.5	0.02	0.1	0.1
Alison Brooks Architects	Mesh House	NW3 5AB	2018	B	86	6.6	5.3	0.17	0.13	0.13
Studio 11 Architecture	Plank Drove (Bekstone House)	PE6 8BY		C	73	6.1	10	0.21	0.1	0.05
Strom Architects	The Quest	BH19 2JF		B	90	1.1	3.3	0.14	0.13	0.14
[illegible]	Belle Grove Farmhouse	IP19 8QU		C	73		10			
Roberts Limbrick	Swinhay	GL12 7PG		D	62	22				
Studio Bark	Periscope House	NR9 5AP		A	108	-2.3	1.2	0.14	0.14	0.17
Seymour Smith Architects	Underhill House	GL56 0PR		A	95	-0.5	0.2	0.11	0.09	0.1
	House No. 7	PA77 6UL		C	75	25	Not tested	0.18	0.14	0.17

Average EPC Rating	195 Projects	C	77.8	4.8	4.1	0.19	0.14	0.14

HAWKES PROJECTS BUILT SINCE 2008

Architect	Project name	Project Postcode	Year built	Energy Efficiency Rating (EER) A - G	EPC Score Average house = D - 60	CO2 emissions	Airtightness	Walls	Roof	Floor	Para 80, Para 79, Para 55, PPS 7, PPG 7 ?	EPC Ratings	
HAWKES Architecture Ltd	Crossway Passive House	TN12 0JA	2009	A	93	-0.6	0.7	0.12	0.12	0.11	PPS 7	A	92+
HAWKES Architecture Ltd	Echo Barn	TN27 8JG	2017	A	99	-0.4	2.1	0.14	0.14	0.09	Para 55	B	81-91
HAWKES Architecture Ltd	Weald Meadows (YTL)	TN6 3QP	2021	A	109	-5.7	1.9	0.11	0.12	0.09	Para 79	C	69-80
HAWKES Architecture Ltd	Meadow View	TN17 2AP		A	93	-0.7	0.4	0.14	0.14	0.13	PPS 7	D	55-68
HAWKES Architecture Ltd	Bigbury Hollow	CT2 9BJ	2022	A	104	-2.6	2	0.14	0.14	0.09	PPS 7	E	39-54
HAWKES Architecture Ltd	Vision (The Leas)	CT14 8ER	2022	A	98	0.4	2	0.15	0.14	0.17	Para 55	F	21-38
HAWKES Architecture Ltd	Halfpenny House	TN27 8PU	2016	A	101	-3.3	2.5	0.12	0.12	0.09	Para 55	G	1-20
HAWKES Architecture Ltd	Viewpoint	RH7 6PD	2018	A	121	-12.5	2.4	0.1	0.1	0.1	Para 55		
HAWKES Architecture Ltd	Dunnit (Brooks Barn)	RH13 0JN	2019	A	110	-12.22	1.8	0.12	0.11	0.11	Para 55		
HAWKES Architecture Ltd	Wings	TN12 8BG	2012								PPS 7		
HAWKES Architecture Ltd	Headlands	GL52 3NL	2018	A	95	1.2	1.94	0.14	0.12	0.12	Para 55		
HAWKES Architecture Ltd	Furrows	YO26 8DX	Under construction								Para 55		
HAWKES Architecture Ltd	Woodland Lodge		At Technical Design Stage 4								Para 55		
HAWKES Architecture Ltd	Water Lane		At Technical Design Stage 4								Para 79		
HAWKES Architecture Ltd	Canon Orchard		At Technical Design Stage 4								Para 55		
HAWKES Architecture Ltd	Tylebrook		At Technical Design Stage 4								Para 80		
HAWKES Architecture Ltd	Frilsham Quarry	RG18 9UY	Consent 2018	A	93	3.515	2	0.14	0.11	0.12	Para 79		
HAWKES Architecture Ltd	The Linhay	EX17 1BW	Design Stage	A	111	-8.22	2	0.12	0.12	0.11	para 80		
HAWKES Architecture Ltd	Red Oaks (Whitchurch Hill)	RG8 7QL	Design Stage	A	97	2.62	2	0.14	0.11	0.12	para 80		
HAWKES Architecture Ltd	Sherfield English	SO51 6FL	Design Stage	A	109	-12.23	2	0.12	0.12	0.11	para 80		
HAWKES Architecture Ltd	Friars Bourne	LU5 6AB	Design Stage	A	105	1.6	2	0.12	0.11	0.12	para 80		

Hawkes Average EPC Rating	21 Projects	A	102.4	-3.6	1.8	0.13	0.12	0.11

RIDGE
Property and Construction Consultants

DAVIESLANDSCAPE ARCHITECTS

HAWKES architecture

6.5 NOTABLE AND AWARD WINNING PROJECTS - SAP PORTFOLIO

CONTINUED RESEARCH INTO BUILDING PERFORMANCE

OTHERS AVERAGE SCORE- 80.6

EWEN

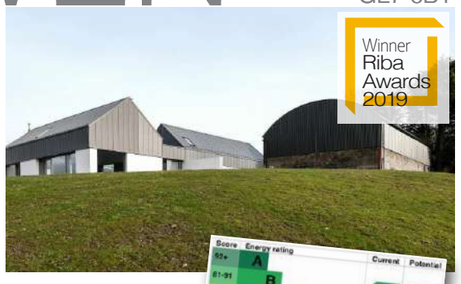
Land adjacent to
Wild Duck,
Ewen, Cirencester
GL7 6BY

FAYLAND HOUSE
(C - 76)

QUINTAIN HOUSE
(C - 72)

CARING WOOD
(A - 101)

LOCHSIDE HOUSE
(B - 85)



HOUSE LESSANS
(B - 82)

BARROW HOUSE
(B - 83)

FLINT HOUSE
(C - 74)

THE WATER TOWER
(B - 90)

NARULA HOUSE
(B - 82)

BUMPERS OAST
(B - 83)

FERRY HOUSE
(B - 81)

HOVE HOUSE
(B - 86)

CALA HOUSE
(C - 70)

THE WALLED GARDEN FARRINGDON
(A - 101)

MURPHY HOUSE
(B- 81)

SECULAR RETREAT
(C - 73)

CORK HOUSE
(C - 75)

GHOST HOUSE
(C - 76)

HANDSMOOTH HOUSE
(A - 96)

PHEASANTS
(D - 61)

6.6 HAWKES ARCHITECTURE SAP PORTFOLIO

CONTINUED RESEARCH INTO BUILDING PERFORMANCE

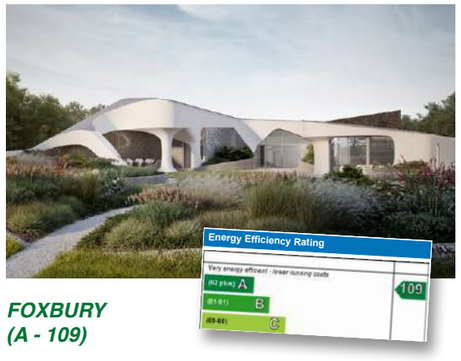
HAWKES AVERAGE SCORE - 102.4 (A)

EWEN

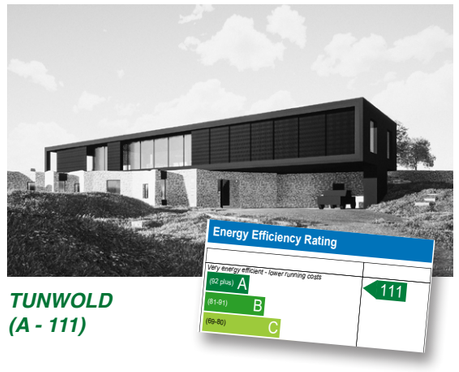
Land adjacent to
Wild Duck,
Ewen, Cirencester
GL7 6BY

On completion of all Hawkes Architecture projects an as-built SAP calculation is carried out. This has shown the houses built by Hawkes consistently achieve scores of over 100. Far above the standard.

Action: Carry out as built SAP calculation on completion of the dwelling.

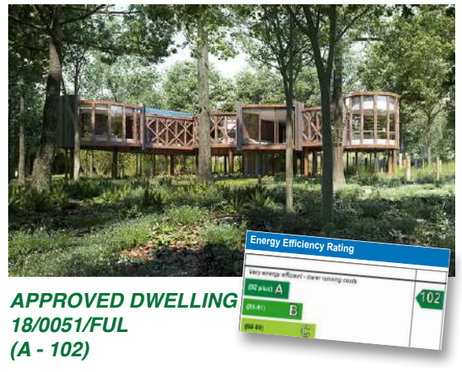


FOXBURY
(A - 109)



TUNWOLD
(A - 111)

HERNHILL
(A - 100)



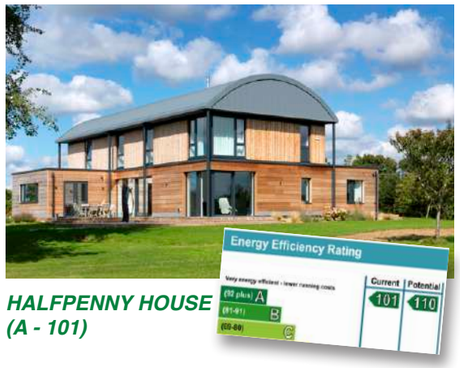
APPROVED DWELLING
18/0051/FUL
(A - 102)

CROSSWAY
(A - 93)

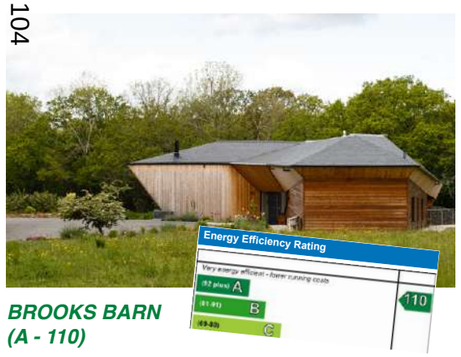
MEADOW VIEW
(A - 93)

ECHO BARN
(A - 99)

HEADLANDS
(A - 95)



HALFPENNY HOUSE
(A - 101)

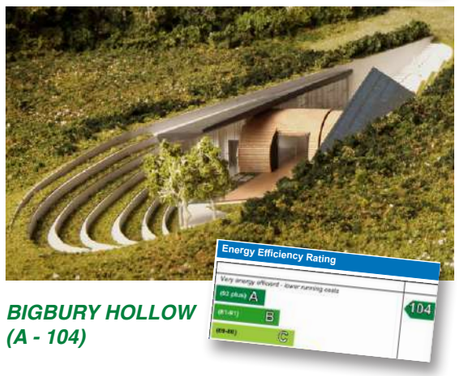


BROOKS BARN
(A - 110)

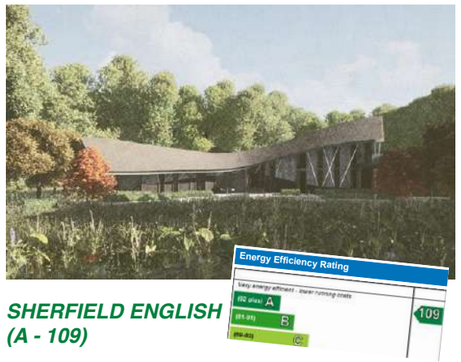
VIEWPOINT
(A - 121)

LAKE HOUSE
(A - 109)

THE LEAS
(A - 98)



BIGBURY HOLLOW
(A - 104)



SHERFIELD ENGLISH
(A - 109)

WHITCHURCH HILL
(A - 97)

WEST EFFORD LINHAY
(A - 111)

FRILSHAM QUARRY
(A - 93)

FRIARS BOURNE
(A - 105)

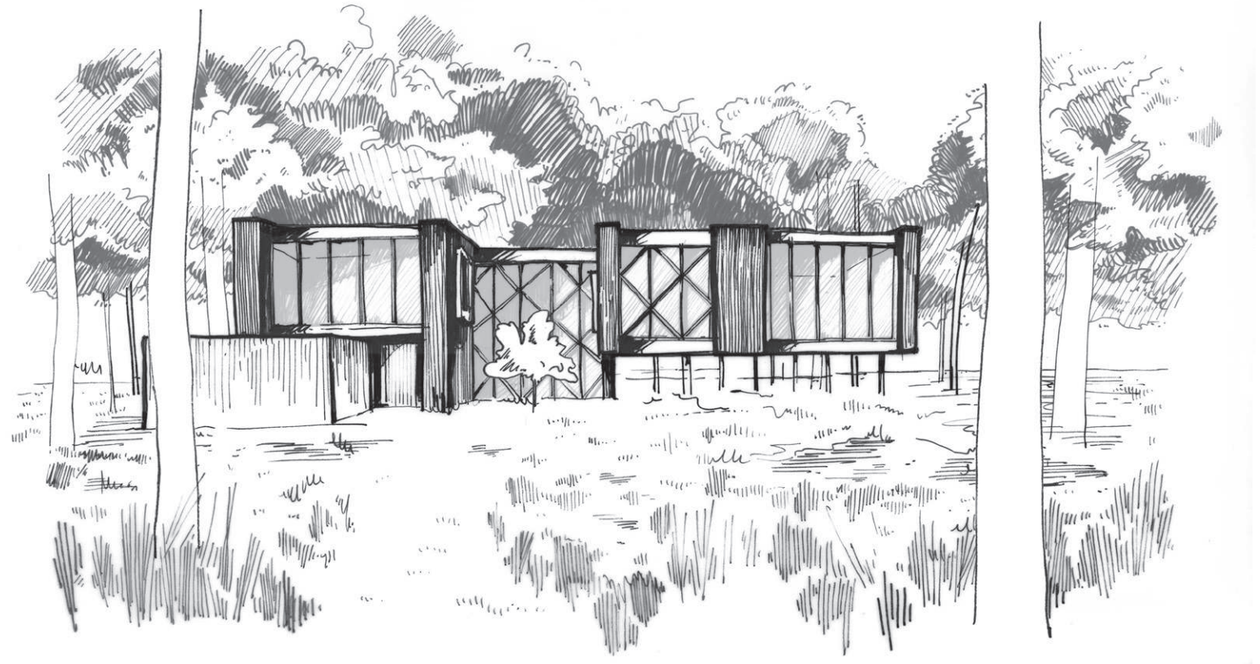
RIDGE
Property and Construction Consultants

DAVIES LANDSCAPE ARCHITECTS

HAWKES architecture

EWEN

Land adjacent to
Wild Duck,
Ewen, Cirencester
GL7 6BY



SUMMARY

- The site is contained within a currently managed woodland.
- The myriad of landscape enhancements and the exceptional building design would significantly enhance the immediate setting of this site.
- The proposal will ensure the repair, maintenance and restoration of the existing woodland character within the site.
- The proposal takes into account the main site characteristics referencing the trees with its architectural langauge to minimise the building impact on the woodland floor.
- The proposal contains and controls domestic amenity space, ensuring no future ‘sprawl.’
- The approved dwelling together with the two 'Annexes' will allow the family to stay close together. It will provide a multi-generational living.

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Item No 02:-

22/02119/REM

Land West Of Davies Road/Mosedale
Moreton-In-Marsh
Gloucestershire

Item No 02:-

Erection of 15 dwellings with associated access arrangements and ancillary works (Reserved Matters application) at Land West Of Davies Road/Mosedale Moreton-in-Marsh Gloucestershire

Approval of Reserved Matters 22/02119/REM	
Applicant:	Helix Partnership Homes Ltd
Agent:	Hester Architects Ltd
Case Officer:	Martin Perks
Ward Member(s):	Councillor Rachel Coxcoon
Committee Date:	12th October 2022
RECOMMENDATION:	**PERMIT**

1. Main Issues:

(a) Scale and Appearance
(b) Layout
(c) Landscaping

2. Reason for Referral:

2.1 This application has been referred to Planning and Licensing Committee as this Council has resolved to offer financial assistance to a Registered Provider to deliver the site as 100% social rented dwellings with enhanced environmental and sustainability measures, which could include air-source heat pumps, solar panels and increased insulation above the levels required for Building Regulations.

3. Site Description:

3.1 This application relates to an area of grassland located on the western edge of a post war residential estate. The site measures approximately 0.52 hectares in size and is located within Moreton-in-Marsh Development Boundary. The site is located in the eastern part of the settlement.

3.2 The application site forms part of a post war housing development that was originally constructed in connection with the Fire Service College development to its east. The existing properties are now occupied as open market housing. The site extends in a roughly south-west to north-east direction and currently consists of an area of mown grass, a tarmac pedestrian footpath, grassed bunds and a number of boundary trees and shrubs. The existing footpath provides a pedestrian link between the western ends of two residential cul-de-sacs, namely Mosedale in the north and Davies Road to the south.

3.3 The southern, eastern and north-eastern boundaries of the site adjoin residential gardens. The north-western boundary of the site is defined by a hedgerow, shrubs and a number of trees, beyond which is a mix of residential gardens and landscaped amenity land

forming part of the recently constructed Cotswold Gate housing development. The western boundary of the site lies adjacent to a Public Right of Way (HMM4) and a drainage ditch. A line of trees, hedging and close boarded fencing form the western site boundary.

3.4 The site appears relatively flat, although land levels do drop gently in a westerly direction from a height of 128.38m AOD in the east of the site to 127.55 AOD adjacent to the drainage ditch lying along the site's western boundary. A grassed bund measuring approximately 1-1.5m in height extends through the centre of the site.

3.5 The site is located outside of the Cotswolds Area of Outstanding Natural Beauty and Moreton-in-Marsh Conservation Area.

3.6 A number of roadside trees located along Mosedale and Davies Road are covered by Tree Preservation Orders (TPOs). The protected trees are primarily silver birches. One protected birch tree is located at the western end of Mosedale approximately 8m from the application site. A further birch tree is located at the western end of Davies Road approximately 8m from the southern boundary of the application site.

3.7 The site is located within Flood Zone 1. A Flood Zone 2 is located approximately 10m to the south-west of the site within Artisan Close.

4. Relevant Planning History:

4.1 19/04749/OUT Demolition of 17 and 19 Mosedale and development of up to 15 dwellings with associated access arrangements and ancillary works (Outline application). Permitted 2022

5. Planning Policies:

DS2 Dev within Development Boundaries
H1 Housing Mix & Tenure to meet local needs
EN2 Design of Built & Natural Environment
EN7 Trees, Hedgerows & Woodlands
EN8 Bio & Geo: Features Habitats & Species
EN14 Managing Flood Risk
EN15 Pollution & Contaminated Land
INF3 Sustainable Transport
INF4 Highway Safety
INF5 Parking Provision

6. Observations of Consultees:

6.1 Gloucestershire County Council Highways: No objection

6.2 Tree Officer: No objection

6.3 Housing Officer: No objection

6.4 Thames Water: No objection

7. View of Town/Parish Council:

7.1 Response dated the 27th July 2022:

'The Moreton-in-Marsh Town Council (MiMTC) wish to object to this application.

1. SuDS

1.1 The reason given in the decision notice dated 31st March 2022 for condition 13 was "To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding in accordance with Local Plan Policy EN14". The Council raised their concerns about the risk of flooding in their objection to Planning Application 19/04749/OUT.

1.2 The newly submitted plans remove the raised earth bund and build housing on this feature thus removing some of the protection provided for existing properties in Davies Road and Mosedale. This proposed redesign appears to channel run-off water towards the lower ground in Davies Road and Mosedale rather than directing it away from them.

1.3 Excess surface water from this development will further put at risk properties in the east of Moreton as per MiMTC's objection, dated 26 May 2022, to 22/01372/COMPLY for the Stockwells development, 21/03283/FUL. This is already a high-risk area for flooding and any additional surface water will only exacerbate the situation. Any development needs to mitigate its effects. This development puts existing properties at additional risk during times of high rain fall.

1.4 Both the above points need to be reviewed by the Lead Local Flood Authority.

2. Highways

2.1 The reduction of the road width from 6.2m to 4.8m is of concern for safety in a residential area especially due to the inadequate provision of parking. The Swept Path Analysis shows a clear street with no parked cars. This is unlikely to be reality which will necessitate larger vehicles having to mount pavements. Changing a cul-de-sac to a through road also increases the safety risk and should be reassessed.

3. Footpaths Paths

3.1 Both the NPPF 2021 paragraph 100 and the CDC Local Plan 2011-2031 Policy INF2 refer to accessibility and linking to existing footpaths. The proposal does not provide for a path linking the development to the existing footpath to the northwest and therefore is not compliant with these policies. '

7.2 Response dated the 2nd September 2022:

Having reviewed the details including the drainage catchment area (MORE ICS 01 XX DR C 0205 P02) and drainage design (MORE ICS 01 XX DR C 0201 P08) the Council repeats the objection points raised eloquently by Mr Allen already submitted regarding:

1. The drainage of water into the watercourse at the same point of additional water from the Stockwells development (22/01372/COMPLY q.v.) which should be avoided to reduce flood risk at Croft Holm and surrounding area as outlined further with that objection. (In the absence of any plan to mitigate the additional water into the watercourse at this point by way of steps to enable the flow to leave the residential area quicker to the floodplain to the south of the Town this drainage plan will only increase flooding to other properties. These steps can be taken in partnership with the Environment Agency to consider the river flow at this point to the floodplain and Thames Water who have riparian responsibility for the river at the joining of the ditch and have two pipes, one of which appears to be defunct and the pair causing erosion to the river bank that requires urgent work.)

2. Major concerns over the calculated assessment of surface water per catchment area.

3. Uncertainty of highway design and effect on drainage and flood risk to some properties on Davies Road.

4. Again, as with the Stockwells objection, it is noted that advice provided by local authorities on Waterside Living states that the Environment Agency will assess whether any works are likely to affect the local environment and cause adverse effect upstream or downstream - have the EA (and LLFA) assessed the situation and effect of both developments on this part of the watercourse? '

7.3 Response dated the 26th September 2022:

'The council would like to OBJECT to the application with the following comment:

1. The recently posted drawings fail to address the previous submitted objections from members of the public and the Town Council.'

8. Other Representations:

13 Objections received to plans submitted originally. 8 objections received to amended plans.

8.1 Main grounds of objection to original plans were:

i) Design and layout.

ii) The proposed exterior design of the new housing is markedly different from the existing housing. All the houses on these roads were identical. While there have been extensions and new builds these have all had to be in keeping with the existing design features. With the proposed development, as you turn into Davies Road, there will be a block of 7 houses directly in front of you: 2 new builds that are nearly completed

and very much in the existing style, No 7 and No 8 and then 3 houses from the new development, in a completely different style. This will be, at best, aesthetically jarring.

iii) Proposed materials do not match existing dwellings.

iv) Adverse drainage impact. New housing will be raised above existing levels to alleviate flood risk with the new road level being highest in the middle of the development. Any excess surface water from both the road and gardens will therefore flow towards existing properties in both Davies Road and Mosedale with increased risk to the existing properties.

v) While there is an 'attenuation' pond this has been moved from being a barrier between the new and No 8 and is now in the centre of the development. Once this is full, all water will flow towards existing homes. We are also losing the flood defence bund currently in the space.

vi) Highway safety. As a cul-de-sac with 14 houses there is very little traffic. In creating a through road with 15 additional dwellings the traffic will be greatly increased with upwards of 30 cars plus delivery vans and service vehicles regularly passing through. These additional vehicles plus the heat pumps will be busy and noisy.

vii) This development, while seen as quite small, will add up to 60 people to the NHS service providers and up to 20 children to the school. 60% of a class in a school that hasn't expanded in at least the last 15 years is surly stretching services that are already stretched.

viii) Increase in noise pollution.

ix) Increase in on street parking.

x) The tight corner leading into the new road from Davies Rd will make access difficult for refuse collection vehicles and any other large vehicles or fire engines. Linking both roads will make them less safe for residents and their children as well as making them noisier and busier due to the additional traffic and people.

xi) Adverse impact of outdoor bin storage.

xii) Impact of noise from heat pumps.

xiii) No provisions made for a path feeding straight from the new development onto the footpath to the west, cutting out the existing 3 dangerous corners.

xiv) Adverse impact on wildlife including bats and hedgehogs.

xv) Lack of parking.

xvi) The properties proposed for demolition with very reasonable improvement costs are perfectly viable accommodation.

xvii) Loss of green space.

xviii) Increase in traffic.

xix) The proposed building design is not in keeping with the current properties linked to the proposed build. The roof line & roof tiles are completely different as is the brickwork, this will have a negative affect the overall aesthetics of all properties new & current.

xx) The proposed sewer design removes the foul water sewer outside of regulated specified limits by increasing length. The expectation for all family accommodation creates greater risk of blockages occurring within the sewer thereby creating foul smells and leakage of sewer effluent into the locality.

xxi) The diverted sewer route changes the existing gradient from an acceptable fall of 1:130 to 1:160 outside defined specifications of modern construction.

xxii) Existing storm water flows down Mosedale and Davies Road into the corner where the development is located. The existing bund on the site is designed to corral excess waters allowing time for them to drain slowly through the underground pipes. The removal of the bund will have unknown consequences.

xxiii) The new development pushes storm waters away from the site and towards Davies Road and Mosedale

xxiv) The original road width of 6.2m has been reduced to 4.809m.

xxv) The road does not provide enough clearance for the Standard Design Vehicle and the refuse truck.

xxvi) There is a bus stop at the junction of Davies Road and Mosedale. Increase in vehicles along Davies Road will increase potential for accidents

xxvii) Plot 15 is too close to 10 Davies Road.

xxviii) The Outline permission was for a mix of affordable and open market housing. The current mix of housing is now completely Rented Social Housing. The mix of housing has been altered without consultation with residents.

8.2 Main grounds of objection to amended plans are:

i) The elevation drawings have been changed to reflect a colour change to the brickwork, however no specification has been provided, so it is difficult for anyone to have a definitive opinion on the colour of brickwork.

ii) The windows to the upper front still go down to 1st floor level, they are not only inefficient, they are approximately 8ft away from a public footpath viewing into bedrooms. Would the designers feel comfortable with people walking past windows 8ft away behind a curtain to a bedroom?

iii) The width of the highway has been increased to 5.5M but less than the previous 6M, again no supporting information has been provided with regards to vehicle tracking data for refuse/large vehicles passing smaller vehicles, there is not enough detail until tracking information is provided, therefore my previous objection still stands.

iv) Plot 15 has now been added with a measurement of 14.088M from the rear of the existing property 10 Davies Road. This is 7.912M (26ft) too close as defined by the Cotswold District Council Design Code (D67) of 22M. The new plot of No.15 is still far too close regardless of angle as explained in my previous objection, 2M (6ft) Maybe, but 26ft makes them far too close, therefore my previous objection still stands.

v) There is no reason why the bins or the bin store cannot be located to the rear of the property, behind the rear partition fencing or wherever the nearest accessible location is that is actually to the rear of the properties. The only exception to this are the bins for the flats, however they could use internal storage with bags provided by the council. With regards to the bin stores, How long are they expected to last? They do not appear to be very sturdy. They provide an ideal opportunity for children to trap their fingers, Is the applicant accepting of compensation claims? Where will excess rubbish be stored, such as at Christmas? What happens if CDC decide to increase the period between collections? The bin store should be at the rear of the property. The overall character of the properties conflicts with Local Plan EN2 and Section 12 of NPPF 2021. There are no refuse storage point designed to the front of any local property.

vi) With regards to the updated Section 106 Agreement Affordable Housing, could someone explain to all residents the publicly announced fact that all 15 residences will be affordable. Maybe not defined within the 60/40 Section 106 agreement, but they will all be Affordable Rented accommodation. If the true intentions of the application were to be considered, they would not be accepted as they do not comply with Cotswold district Plan 2011-2031 (Adopted 2018) Section 8 Policy H2 No. 5.

vii) Cotswold District Plan 2011-2031 Section 8 Policy H2 No.5 states "the type and mix, including the tenure split, of affordable housing will be expected to address the identified and prioritised housing needs of the District and designed to be tenure blind and distributed clusters across the development to be agreed with the Council." The online statement clearly highlights that it is CDC that has worked to change this from a mixed to affordable development, which is against CDC's own local plan.

viii) From the Council meeting held 6th July 2021, the following statements were identified; 9. ALTERNATIVE OPTIONS 9.1. To not provide the loan financing to Cottsway 2 Ltd. This will mean that Solar PV is not financially viable and will not be provided on the development. As the applicant has included the installation of solar panels, it can be presumed that the loan facility from CDC to Cottsway has been agreed in principle at least and therefore 15 Affordable dwellings. In a recent report from the Police Foundation they state: "both social and private renting (separately and combined) were associated with a higher incidence of offender residences" and "crime in general tends to happen in deprived areas with high levels of renting". CDC Council Members are delighted at putting 15 socially rented properties together, in one of the most remote areas of the North Cotswolds where we don't even have a police station.

ix) I have spoken with Thames Water (19/08/2022) with regards to the Foul Drain that runs directly under my property, they were completely unaware that the sewer in question is actually built directly underneath a property and therefore cannot be upgraded in the future. During the discussion; the Thames Water engineer could not find any pre-application request regarding Foul Water, only clean water provision with regards to the development. Thames Water has confirmed that a different route could be considered and Thames Water may contribute towards the cost of routing. Within the original planning application, 19/04749/OUT was the following statement: 4.2.9. The road running through the site will be constructed of HGV grade permeable asphalt, underlain by a 350mm layer of granular, lined sub-base. This approach has been adopted to convey runoff around the site due to the shallow depth of the existing private drains on site and the level of the outfall into the culvert. Sufficient fall and cover levels would not be achieved with a piped system. The current application seems to ignore this statement.

x) The development has changed significantly. The mix of housing is no longer 60/40 as per the original outline planning application there are no open market properties.

xi) Tree report is out of date.

xii) Major flood risk to existing homes. The new link road will in effect act as a kind of dam. Flood water, unable to get across it (because it is higher) will flow down beside it and into Davies and Mosedale roads to flood existing houses because they are lower. The new development design will therefore result in diverting any flood waters down towards 7 and 8 Davies Road and 15 and 21 Mosedale Road while protecting the new houses.

xiii) Inadequate parking. Only 22 full time spaces are provided for 15 dwellings.

xiv) Inadequate road width. Not wide enough for 2 lorries to pass one another.

xv) Unsightly Bin Stores in front of houses won't house the 6 CDC rubbish containers. This will be an eye sore and attract vermin because rubbish will be on the street all the time.

xvi) Adverse impact on privacy.

xvii) The design of the highway is critical to the surface water drainage flow of water. The levels, the camber, kerbs and vehicle access all have a part to play, however, none of these details are known and therefore drainage determination should not conclude without insight of specific highway construction.

xviii) With the build out of Davies Road, this vehicular access will potentially provide an escape route for the "Exceedance Event" flood waters by flooding 7 & 8 Davies Road. The escape route will be solely determined by the highway construction design.

xix) There are two existing developments 14/04503/REM and 11/00940/REM that provide information that shows the developments have in fact provided affordable housing directly adjacent to the existing development of Davies Road and Mosedale. It is my

belief that there is a large concentration of affordable housing in very close proximity to the existing developments and will not provide a balanced community.

xx) Use of pavement to front of property as a cut through causing a nuisance.

xxi) Loss of green space. It would be a lovely area for the residents of Mosedale, Davies road & wider area to have as a communal mini park / area of nature & or play area.

xxii) Impact on privacy, more noise/light pollution.

xxiii) The revision that will affect this property is the proposed footway that will lead to the rear of the properties, adjacent to the boundary of my property, instead of running between Plots 5 & 6, as shown on the original scheme. The drawings now show a 1.8m high boundary fence to enclose the garden of Plot and another fence is shown running parallel to it, with the drawing showing that the existing fence is to be retained along the boundary with my house. However, there is no fence to the front of the existing garage door and wall and the sense of openness that I thought was going to be retained will be lost as a result of the proposed fences, details of which I have not seen in the revised drawings

xxiv) The strong likelihood of increased flooding continues to be a major concern, not only for existing, neighbouring properties but also those some distance away. I understand those such as Artisan Close already experience a rise in the water table due to inadequate drainage provision from this area and beyond which the proposed development will significantly add to.

xxv) I note in the Detailed Arboricultural Report the following on page 2: 2.1.4 'Soils may be liable to seasonal flooding and are also likely to have a fluctuating water table.' 2.1.5 '...the potential for seasonal flooding....' Without doubt there is inadequate drainage provision for the introduction of significant housing, roadways and areas of impervious hard-standing. Any remaining natural areas of exposed, unsealed land is stated as being liable to flooding. Should any development be permitted, whatever its scale, there must be legally binding insurance in place should any householders be disadvantaged by such a development in perpetuity.

xxvi) I am pleased to see that affordable housing for the local community has once again been included into the development plans. However, the small number proposed does not support the long term residents of Moreton looking to buy, or those wishing to move here. This appears to be more of a token gesture, rather than addressing the actual needs of the local area.

xxvii) The updated details from the arboricultural report show at least 20 trees being removed from this site to make way for new houses. What does the developer plan to do in order to counter this and the wildlife that live and use this area? A limited number of bird boxes don't seem to be sufficient compared to the habitat that is supported by the current site.

9. Applicant's Supporting Information:

Affordable Housing Statement
Drainage Statement
Design and Access Statement
Planning Statement
Detailed Arboricultural Report

10. Officer's Assessment:

Background and Proposed Development

10.1 Outline planning permission was granted in March 2022 (19/04749/OUT) for the demolition of 2 existing dwellings and the erection of 15 dwellings on this site. The aforementioned permission established the principle of development. Detailed matters relating to Access were agreed as part of the Outline application. However, matters relating to Appearance, Layout, Landscaping and Scale were reserved for subsequent approval. This application seeks approval of the aforementioned reserved matters.

10.2 The proposed dwellings will be 2 storey in height and will comprise 2 one bed, 2 two bed and 11 three bed dwellings. The dwellings will be a mix of terraced and semi-detached properties. They will face onto a new road which will link the cul-de-sacs located at the western end of Mosedale and Davies Road to one another. The proposed dwellings will have a maximum height of approximately 7.8m.

10.3 The external walls of the proposed dwellings will be faced in brick. The roofs will be covered in plain tiles.

10.4 Each dwelling will be provided with its own private garden space.

10.5 An attenuation basin will be created as part of the proposed surface water drainage scheme. It will be located between the proposed road and the western boundary of the application site.

10.6 A total of 31 car parking spaces are proposed. Of these, 29 spaces will serve the new dwellings and 2 spaces will be allocated to 9 Davies Road which is located adjacent to the southern boundary of the application site. Of the 29 spaces proposed for the new dwellings, 22 spaces will be allocated to specific dwellings, 5 spaces will be unallocated and 2 spaces will be assigned as visitor parking spaces.

10.7 This application initially sought to address 2 surface water drainage conditions (13 and 14) attached to the Outline permission as part of this application. However, following discussions, the applicant has opted to submit a separate details reserved by condition application to address the requirements of the aforementioned conditions. The details reserved by condition process is the standard process for dealing with conditions (other than those requiring the submission of reserved matters) attached to an Outline permission.

Housing Mix

10.8 The Outline planning permission is subject to a S106 legal agreement which requires 6 of the proposed dwellings to be occupied as social rented units. The S106 specifies the following mix of social rented units - 2 one bed (2 person flats), 2 two bed (4 person) houses and 2 three bed (5 person) houses. The submitted plans indicate that Plots 6 -11 will meet the requirements of the aforementioned legal agreement. Notwithstanding this, it is noted that the development is expected to be taken on by a registered affordable housing provider (Cottsway Housing Association), which intends to let out 100% of the dwellings as social rented units.

10.9 The following response from the Housing Officer sets out the current position:

'We welcome the proposal for the scheme to be delivered as 100% social rent with enhanced environmental and sustainability measures as it meets the Council's stated priorities of:

- *responding to the challenges presented by the climate crisis*

- *providing good quality social rented homes*

Requirements under the S106 agreement for planning application 19/04223/FUL are the provision of 2 one bed (2 person flats), 2 two bed (4 person) houses and 2 three bed (5 person) houses as affordable provision. The proposed scheme of '15 new homes including 11x 3 bed houses, 2x 2 bed houses and 2x 1 bed maisonettes' at 100% social rent meets those requirements as the 9 homes not covered by the S106 can be sold or let unrestricted on the open market including sale to a Registered Provider for subsequent letting.

Separate to the planning process, the Council has resolved to offer financial assistance to a Registered Provider to deliver the site as 100% social rent with enhanced environmental and sustainability measures, which could include air-source heat pumps, solar panels and increased insulation above the levels required for Building Regs. Such measures will be covered by separately negotiated grant/loan agreements with the Council.

We note that the 9 units not subject to the S106 agreement are now proposed as 3 bedroom 5 person units. Moreton-in-Marsh is a principal settlement under the District's Local Plan 2011-2031 and as such, affordable housing, whilst prioritised for people with a local connection, is required to meet district-wide need. A current snapshot from the Council's housing register shows there are 18 households with a local connection to Cotswold District in need of 3 bedroom affordable housing, who have stated a parish preference for accommodation in Moreton-in-Marsh. Whilst we would usually look to provide a greater proportion of smaller affordable housing units on a site than proposed here, we have another affordable housing site at Stockwells in Moreton in Marsh (21/03283/FUL) delivering mostly 2 bedroom social rented homes which will balance need from smaller households. We are therefore satisfied that 9 additional three bedroom homes proposed for social rent at Davies Rd are appropriate in terms of meeting affordable housing need. In particular, with the current cost of living challenges, we welcome the contribution additional homes at social rent would make to the affordable housing stock and the contribution any enhanced environmental and sustainability measures would make to help address the climate crisis.'

10.10 The concerns of local residents regarding the mix of housing are noted. However, the S106 agreement simply places a restriction on the occupancy of 6 of the 15 approved

dwellings. The remaining dwellings are not subject to restriction. As such, a developer could place them for sale on the open market, let them out for private or social rent or let them out as individual holiday lets without the need for planning permission. In this respect, the proposed development does not breach the requirements of the S106 legal agreement attached to the Outline permission. Moreover, if a separate agreement is not reached between this Council and the affordable housing provider in respect of the grant assistance referred to previously by the Housing Officer, the developer will be able to place the 9 dwellings not covered by the S106 agreement on the market for general sale or rent.

10.11 The Housing Officer has identified that there is a local need for the 11 three bed units being proposed, in addition to the one and two bed units. It is therefore considered that the mix of housing reflects local need.

10.12 If the development were to proceed as a 100% social rented scheme, it is considered that the scheme is not of a size that would have a material impact on the character of the area in terms of housing mix. It will be integrated with existing housing development, which consists of a mix of rented and owner occupied properties. It will not result in an over-supply of social rented units in the area.

10.13 Overall, it is considered that the proposal accords with the aspirations of Local Plan Policy H1: Housing Mix and Tenure to Meet Local Needs and Local Plan Policy H2: Affordable Housing. The provision of a 100% social rented scheme would also address one the Council's stated priorities of '*providing good quality social rented homes*'. If the proposal is not developed as a 100% social rented scheme, it would still accord with the requirements of the S106 agreement attached to the Outline permission and the requirements of Local Plan Policy H2.

(a) Scale and Appearance

10.14 The proposed dwellings will be 2 storey in height and will be of a similar height to existing dwellings on Davies Road and Mosedale. Following discussions with Officers, the proportions of the dwellings have been changed to better reflect existing development in the area. The dwellings originally proposed had a gable depth of 10m and a roof pitch of approximately 30 degrees. The aforementioned proportions were considered to be out of character with the locality. In response, the applicant has reduced the gable depths to approximately 7m, added 2 storey rear gable elements and increased the roof pitches to approximately 40 degrees. As a consequence, the proportions of the dwellings are now more reflective on existing housing on Davies Road and Mosedale. It is considered that the scale of the proposed dwellings is acceptable.

10.15 With regard to Appearance, the proposed dwellings will be constructed in brick, which is the predominant material in the Mosedale development. It is proposed that the brick will be similar in colour to that used in existing houses. A condition is proposed which will require final details of the brick type and colour to be agreed prior to the construction of any external walls of the development. In addition, an element of render has been introduced to the front of each dwelling together with a flat cantilevered porch in reference to a design feature evident in existing dwellings in the area.

10.16 The proposed dwellings will have relatively plain frontages and a linear form which is considered to be reflective of existing development. The front elevations of the dwellings will also face directly onto the highway which is considered to be consistent with existing

development. It is noted that the windows in the proposed dwellings will have a vertical emphasis, which is different to the windows in existing properties on Mosedale and Davies Road which have a horizontal form. However, in light of the relatively discreet location of the development and the fact that windows in the District traditionally have a vertical form, it is considered that the proposed fenestration is acceptable and will not have an adverse impact on the character or appearance of the area.

10.17 In terms of energy efficiency, the proposed dwellings will, at a minimum, meet the uplift in Building Regulations that came into force in June 2022. The new Building Regulations require C02 emissions from new build homes to be 30% lower than previous standards. The applicant has advised the following:

The following measures shall be provided, notwithstanding grant support from Cotswold District Council;

- *Compliance with current building regulations, including meeting the current Part L Thermal Efficiency requirements and the June 2022 introduced Part S Infrastructure for Electric Vehicles. This will include interface charging units for each of the 15 new homes.*

- *High performance glazing and low energy LED lighting.*

- *Water efficient sanitary ware to reduce water consumption.*

- *High recycle content.*

- *FSC sourced timber.*

- *Locally extracted and manufactured materials wherever possible.*

- *Low embodied energy during construction.*

- *Paints and sealant with low or zero organic compounds.*

The following measure is standard for all Helix Partnership Homes' new Homes, but has been made affordable on this site by the support of CDC grant;

- *The use of Air Source Heat Pumps as the primary heating source, as we do not embrace the use of fossil fuels on our developments.*

The following measures provide further enhanced performance and made possible by the support of CDC grant;

- *Installation of photo-voltaic solar panels to all roofs.*

- *Enhanced thermal efficiency by increasing 'U' Values as follows;*

- *Walls from 0.20 to 0.16 W/m2K*

- *Floors from 0.13 to 0.11 W/m2K*

- *Vaulted Roof (where applicable) from 0.15 to 0.12 W/m2K*

- *Ceiling from 0.13 to 0.11 W/m2K*

- *This will deliver an outcome of a Minimum of 39% reduction in CO2 emissions above building regulations and a minimum EPC rating of 84B. '*

10.18 It is considered that the proposed development will introduce measures to address the impact of climate change in accordance with the requirements of paragraph 154 and 155 of the National Planning Policy Framework (NPPF) and this Council's priority of '*responding to the challenges presented by the climate crisis.*'

10.19 It is proposed to introduce timber bin stores to the front of each dwelling in order to provide a covered area for the storage of refuse bins and containers. The proposed stores are modest in size and are considered to represent relatively discreet structures that will not undermine the overall appearance of the development. It is considered reasonable for the stores to be located at the front of dwellings in order to reduce the visual presence of refuse containers should property occupiers opt to store such items to the front of their dwellings.

10.20 The Scale and Appearance of the development are considered to accord with Local Plan Policy EN2.

(b) Layout

10.21 The proposed development will have a linear form with lines of dwellings facing onto a new estate road. In this respect, the proposal is reflective of the existing linear arrangement of dwellings seen within the Mosedale development. It is noted that the proposed dwellings will be located closer to the highway than existing dwellings. Existing dwellings tend to be separated from the highway by areas of grass. Notwithstanding this, the proposed dwellings will be located at an angle to existing development on Mosedale and Davies Road and will not therefore materially affect the existing building line present along the aforementioned roads. The site is in a relatively discreet location and it is considered that the positioning of the dwellings will not detract from the overall character or appearance of the area. Moreover, the current proposal will not result in a loss of the grassed areas lying to the north and south of Mosedale and Davies Road.

10.22 The submitted layout also shows a degree of separation between the proposed blocks of housing thereby ensuring that space is retained around the proposed dwellings. The density of development is considered to respect the character and appearance of the area.

10.23 Concerns regarding the creation of a 1.8m high close boarded fence between Plot 11 and 21 Mosedale are noted. In response, it is evident that a brick boundary wall and garage lie to the side of 19 Mosedale (which is to be demolished). Historically, the existing wall joined onto a wall lying to the side of 21 Mosedale. The existing wall and buildings enclosed the western end of Mosedale. In recent times, the wall to the side of 21 Mosedale has been replaced by a hedge and access drive. The proposed boundary fence will be located approximately 5m forward of the existing brick wall/garage and 2.5m forward of the existing dwelling thereby extending the enclosure further forward than at present. However, it is noted that 2 parking spaces will be located between the proposed fence and the existing pavement/turning head lying forward of 21 Mosedale, thereby avoiding the creation of a new

fence immediately adjacent to the aforementioned dwelling. In light of the position of the existing boundary wall and the sense of enclosure originally evident on this part of the estate, it is considered that the position of the new fence will not have an unacceptable impact on the character and appearance of the area.

10.24 The principle of introducing a link road between the cul-de-sacs serving Mosedale and Davies Road was established at the Outline stage when permission was granted for the creation of access points at the end of each respective road. The applicant has increased the carriageway width of the link road from 4.8m to 5.5m in order to provide more room for vehicles to manoeuvre. The carriageway width is consistent with existing roads serving the application site.

10.25 With regard to car parking, 29 spaces are proposed for the new dwellings. A further 2 spaces will be provided for 9 Davies Road which is located adjacent to the southern boundary of the application site. The 3 bed dwellings will each be provided with 2 car parking spaces, which is considered appropriate for family sized homes. The remaining spaces are shown as unallocated or visitor spaces. The 1 and 2 bed units will have access to these spaces. The parking demand for such units is typically less than larger 3 bed units. The new road also has capacity to accommodate on street parking. It is considered that the proposed car parking arrangements are acceptable.

10.26 Electric vehicle charging points are now required as part of the Building Regulations process. Notwithstanding this, the submitted plans show the provision of electric charging points across the development.

10.27 The creation of a footpath connection from the site to the footpath running adjacent to the western boundary of the site has been considered. However, the presence of vegetation and a culvert raise practical and maintenance issues about such a connection. The current proposal is considered to provide good connectivity with the existing footpath network.

10.28 Gloucestershire County Council Highway Officers have assessed the application and raise no objection to the proposal with regard to access or parking. The proposal is considered to accord with Local Plan Policies INF4 and INF5.

10.29 With regard to privacy and amenity, each of the proposed dwellings will be provided with a garden. The size of the proposed garden areas is considered to be commensurate with the size of the respective dwellings. In addition, the proposed dwellings will be positioned and orientated so as to avoid an unacceptable loss of light to future or existing residents. With regard to privacy, the general arrangement of dwellings accords with guidance in the Cotswold Design Code in relation to the distance between facing windows serving habitable rooms (22m minimum distance). It is noted that the rear elevation of Plot 15 is located approximately 14m from the rear elevation of 10 Davies Road to its south. However, the rear elevation of Plot 15 will lie at an oblique angle to 10 Davies Road thereby mitigating the impact of the proposal and limiting the potential for overlooking. In light of the angle of the windows, it is considered that the position of Plot 15 will not have an unacceptable impact on the privacy of the occupiers of 10 Davies Road or future occupiers of the new dwelling.

10.30 The submitted plans show obscure glazing in the first floor bedroom windows in the side elevations of Plots 12 and 15. A condition is proposed which will ensure that such glazing

is provided prior to the occupation of each dwelling. The windows in question are secondary single light openings rather than the principal openings serving the respective bedrooms.

10.31 It is considered that the layout of the proposed development is acceptable.

(c) Landscaping

10.32 The proposed development will introduce new tree, hedgerow and shrub planting within the development. New tree species will include field maple, hornbeam and alder. Hedges will be introduced to the front of the proposed dwellings to soften the appearance of the buildings and to add green infrastructure to the road frontage. It is considered that the proposed level and type of planting is acceptable and in keeping with the character and appearance of the area and the requirements of paragraph 131 of the NPPF which seek to secure new tree planting.

10.33 With regard to trees, an arboricultural method statement and tree protection plan has been submitted which set out measures for tree protection during the course of development. The tree protection plan shows the retention of an oak tree in the northern part of the site and a number of cherry trees along the western boundaries. The Council's Tree Officer has assessed the current proposal against the recommendations and tree protection measures set out in the aforementioned documents and raises no objection to the application. It is considered that the current proposal is acceptable in arboricultural terms and in accordance with Local Plan Policy EN7.

10.34 Details relating to ecological mitigation and enhancement will be addressed via the details reserved by condition process. Conditions were attached to the Outline permission requiring the submission of a Construction Environmental Management Plan and a Landscape and Ecological Management Plan.

11. Conclusion:

11.1 Overall, it is considered that the proposed development is in accordance with policy and guidance. It is therefore recommended that the application is approved.

12. Proposed conditions:

1. The development hereby approved shall be carried out in accordance with the following drawing number(s): 100 M, 101 G, 102 F, 103 B, 104 B, 200 B, 201 B, 202 B, 203 B, 204 A, 205 A, 206, 400 B, 401 B, 402 C, 403 C, 404 B, 405 B,

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

2. Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling and roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

3. Prior to the construction of any external wall of the development hereby approved, a sample panel of walling of at least one metre square in size showing the proposed brick colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

4. Prior to the first occupation of any dwelling hereby permitted the necessary carriageway and footway tie-in works to Mosedale and Davies Road shall have been constructed and completed in accordance with detailed proposals that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Local Plan Policy INF4.

5. Prior to the first occupation of any dwelling hereby permitted secure and sheltered cycle storage shall be provided in accordance with the approved drawings. Thereafter, the storage areas shall be retained for this purpose.

Reason: To promote sustainable travel and healthy communities in accordance with Local Plan Policy INF3.

6. No works on site that would have any impact on the use of the existing footway (that is public highway) that runs through the site shall be commenced until a diversion route has been constructed and completed in accordance with a detailed scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the footway diversion shall be made available for safe public use in accordance with the approved details and suitably retained thereafter.

Reason: To ensure the continued safe and convenient use of the public highway in accordance with Local Plan Policy INF4. It is important that these details are agreed prior to the commencement of development as any on-site works could have implications for highway safety.

7. Prior to the first occupation of any dwelling hereby permitted the access and parking facilities shall be provided fully in accordance with the approved plans.

Reason: To ensure that adequate access and parking is provided in accordance with Local Plan Policies INF4 and INF5.

8. Prior to commencement of the development hereby permitted details of a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition/construction periods. The plan shall include but not be restricted to:

i) Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);

ii) Routes for construction traffic;

iii) Any temporary access to the site;

iv) Locations for loading/unloading and storage of plant, waste and construction materials;

v) Method of preventing mud and dust being carried onto the highway;

vi) Arrangements for turning vehicles;

vii) Arrangements to receive abnormal loads or unusually large vehicles; and

viii) Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents.

Reason: In the interests of the safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development in accordance with Local Plan Policy INF4. It is important that these details are agreed prior to the commencement of development as any on-site works could have implications for highway safety.

9. The entire landscaping scheme shall be completed by the end of the first full planting season (1st October to the 31st March the following year) following the first occupation of the development hereby permitted.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy EN2.

10. Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

Reason: To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy EN2.

11. The works shall be completed in accordance with the arboricultural recommendations laid out in the consultancy report Detailed Arboricultural Report Rev 1 REF. NO. 70051052-302. All of the recommendations shall be implemented in full according to any timescales laid out in the recommendations, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the retained/protected tree/s in accordance with Cotswold District Local Plan Policy EN7.

12. Prior to the commencement of any works on site (including demolition and site clearance), the tree protection as detailed on Tree Protection Plan 70051052-TPP-EV-001 P02, shall be installed in accordance with the specifications set out within the plan and BS5837:2012 'Trees in relation to design, demolition and construction - recommendations' and shall remain in place until the completion of the construction process. No part of the protection shall be removed or altered without prior written approval of the Local Planning Authority.

Fires on site should be avoided if possible. Where they are unavoidable, they should not be lit in a position where heat could affect foliage or branches. The potential size of the fire and the wind direction should be taken into account when determining its location, and it should be attended at all times until safe enough to leave. Materials that would contaminate the soil such as cement or diesel must not be discharged with 10m of the tree stem. Existing ground levels shall remain the same within the Construction Exclusion Zone and no building materials or surplus soil shall be stored therein. All service runs shall fall outside the Construction Exclusion Zone unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the retained/protected tree/s in accordance with Cotswold District Local Plan Policy EN7. It is important that these details are agreed prior to the commencement of development as works undertaken during the course of construction could have an adverse impact on the well-being of existing trees.

13. Prior to the first occupation of each of Plot 12 and Plot 15, the first floor bedroom window in the side elevation of each respective plot shall be fitted with obscure glazing and the aforementioned windows shall be permanently retained as such thereafter.

Reason: To protect the privacy of the occupants of neighbouring dwellings in accordance with Cotswold District Local Plan EN2.

14. The development hereby permitted shall be undertaken fully in accordance with the measures set out in Section 4.6 Sustainability of the Design and Access Statement April 2022 Rev E with the aforementioned measures installed into each dwelling prior to the first occupation of each respective dwelling, unless an alternative timeframe and measures are first agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the development addresses the impact of climate change in accordance with Local Plan Policy EN1 and Section 14 of the National Planning Policy Framework.

Informatives:

1 The development hereby approved includes the carrying out of work on the adopted highway. You are advised that before undertaking work on the adopted highway you must enter into a highway agreement under Section 278 of the Highways Act 1980 with the County Council, which would specify the works and the terms and conditions under which they are to be carried out.

Contact the Highway Authority's Legal Agreements Development Management Team at highwaylegalagreements@gloucestershire.gov.uk allowing sufficient time for the preparation and signing of the Agreement. You will be required to pay fees to cover the Councils costs in undertaking the following actions:

- Drafting the Agreement
- A Monitoring Fee
- Approving the highway details
- Inspecting the highway works

Planning permission is not permission to work in the highway. A Highway Agreement under Section 278 of the Highways Act 1980 must be completed, the bond secured and the Highway Authority's technical approval and inspection fees paid before any drawings will be considered and approved.

2 The development hereby approved includes the construction of new highway. To be considered for adoption and ongoing maintenance at the public expense it must be constructed to the Highway Authority's standards and terms for the phasing of the development. You are advised that you must enter into a highway agreement under Section 38 of the Highways Act 1980. The development will be bound by Sections 219 to 225 (the Advance Payments Code) of the Highways Act 1980.

Contact the Highway Authority's Legal Agreements Development Management Team at highwaylegalagreements@gloucestershire.gov.uk. You will be required to pay fees to cover the Councils cost's in undertaking the following actions:

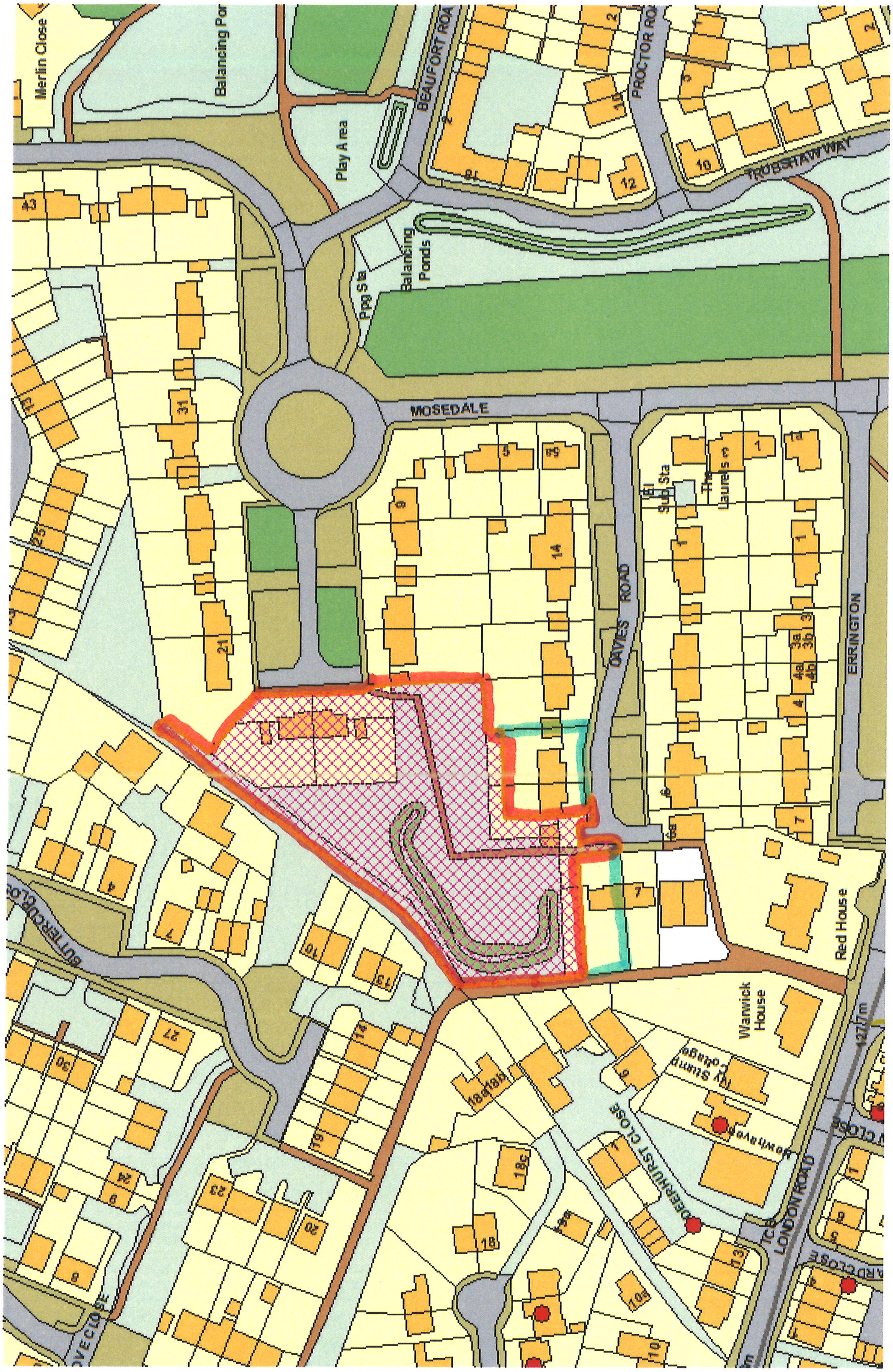
- Drafting the Agreement
- Set up costs
- Approving the highway details
- Inspecting the highway works

You should enter into discussions with statutory undertakers as soon as possible to co-ordinate the laying of services under any new highways to be adopted by the Highway Authority.

The Highway Authority's technical approval inspection fees must be paid before any drawings will be considered and approved. Once technical approval has been granted a Highway Agreement under Section 38 of the Highways Act 1980 must be completed and the bond secured.

3 There is a public right of way running adjacent to the site and the developer will be required to contact the PROW team (on 08000 514514 or highways@gloucestershire.gov.uk) if the safety of the path users during the construction phase cannot be guaranteed.

22/02119/REM



Merlin Close
Balancing Po
BEAUFORT ROA
PROCTOR RO
Play Area
TRUBSHAW WAY
Balancing Ponds
Ppg Sta
MOSEDALE
DAVIES ROAD
ERRINGTON
El Sub Sta
The Laurels
BUTTERCUP CLOSE
Red House
Warwick House
DEERHURST CLOSE
LONDON ROAD
OVE CLOSE

1 Site Plan - Roof Plan
1 : 200

CDM NOTES:
CDM REGULATION 2015 : DESIGNERS NOTES ON SIGNIFICANT RESIDUAL RISKS

In preparing this design Hester Architects have attempted to avoid using materials and techniques which could cause future hazards whilst constructing, using, maintaining or de-commissioning the building

The following risks could not be designed out and should be carefully monitored on site during the construction period and during any future maintence of the structure.
These notes relate solely to information shown on this drawing. Only significant risks which are considered to be unusual, or unlikely to be obvious to a competent contractor or other designer will be highlighted. This information is subject to revision as the design develops.

Particularly hazardous areas are highlighted with ⚠ on the drawing and noted below.

Rev	Date	Notes
G	01.09.22	Trees in No.15 Moscdale amended, General Amenaments
F	26.08.22	Ownership Line amended, General Amendments
E	15.08.22	Roof's Amended, Road widened to 5.5m, Plot 14and 15 adjusted, Landscaping amended
D	26.05.22	Rear Paths Added
C	17.05.22	Drawing Status changed to Planning
B	12.05.22	Public Footpaths finish amended
A	04.05.22	General Amenaments

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PLANNING

Project
-
Land at Davies Rd.,
Moreton-in-Marsh

For helix Helix Partnership Homes

Drawing Title
Proposed Roof Plan

Scale As indicated @ A1

Drawn by	Date	Checked
MP	05/04/22	PT
Job No. 21022	Drawing No. 101	Rev. G

Page 131

Acommodation Schedule		
Plot no -	House Type	Area
Plot 1	3B5P- Semi	94.60 m²
Plot 2	3B5P- Mid	94.60 m²
Plot 3	3B5P- Semi	94.60 m²
Plot 4	3B5P- Semi	94.60 m²
Plot 5	3B5P- Semi	94.60 m²
Plot 6	3B5P- Semi	94.60 m²
Plot 7	2B4P- Mid	79.17 m²
Plot 8	1B2P- Flat	63.47 m²
Plot 9	1B2P- Flat	52.84 m²
Plot 10	2B4P- Mid	79.17 m²
Plot 11	3B5P- Semi	94.60 m²
Plot 12	3B5P- Semi	94.60 m²
Plot 13	3B5P- Semi	94.60 m²
Plot 14	3B5P- Semi	94.60 m²
Plot 15	3B5P- Semi	94.60 m²

Parking Schedule	
Comments	Spaces
Standard	31

Incl. 2No. Parking Spaces for No. 9 Davies Road;

U- Unassigned Parking Space
V- Visitor Parking Space

Cycles to be stored in Garden Sheds

North

Scale 1:200 @ A1

Rev	Date	Notes
M	01.09.22	Trees in No.15 Mosedale amended. General Amenaments
L	26.08.22	Ownership Line amended. General Amendments
K	15.08.22	Plot 14and 15 adjusted. Landscaping amended. Road widened to 5.5m
J	27.05.22	Minor Amendements
I	26.05.22	Rear Paths Added
H	17.05.22	Drawing Status changed to Planning
G	12.05.22	Public Footpaths finish amended
F	04.05.22	General Amenaments
F	29.04.22	General Amenaments, Bins repositioned, Garden sheds added
D	27.04.22	Layout amended, Red Line amended
C	05.04.22	General Amenaments
B	29.03.22	General Amenaments
A	10.03.22	General Amenaments

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PLANNING

Project
-
Land at Davies Rd.,
Moreton-in-Marsh

For helix Helix Partnership Homes

Drawing Title
Proposed Site Plan

Scale As indicated @ A1

Drawn by	Date	Checked
MP	25/02/22	PT
Job No. 21022	Drawing No. 100	Rev. M

CDM NOTES:
CDM REGULATION 2015 : DESIGNERS NOTES ON SIGNIFICANT RESIDUAL RISKS

In preparing this design Hester Architects have attempted to avoid using materials and techniques which could cause future hazards whilst constructing, using, maintaining or de-commissioning the building

The following risks could not be designed out and should be carefully monitored on site during the construction period and during any future maintence of the structure.
These notes relate solely to information shown on this drawing. Only significant risks which are considered to be unusual, or unlikely to be obvious to a competent contractor or other designer will be highlighted. This information is subject to revision as the design develops.

Particularly hazardous areas are highlighted with ⚠ on the drawing and noted below.

Passive Supply for Electric Charging Point

W Wall Mounted Electric Charging Point

Site Boundary

Ownership Boundary

Route of Temporary Public Footpath

1 Site Plan
1 : 200

Page 132

CDM NOTES:
CDM REGULATION 2015 : DESIGNERS NOTES ON SIGNIFICANT RESIDUAL RISKS

In preparing this design Hester Architects have attempted to avoid using materials and techniques which could cause future hazards whilst constructing, using, maintaining or de-commissioning the building

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Particularly hazardous areas are highlighted with ⚠ on the drawing and noted below.

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B	01.09.22	Trees in No.15 Masedale amended, General Amendments
A	26.08.22	Ownership Line amended, General Amendments

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PLANNING

Project
-
Land at Davies Rd.,
Moreton-in-Marsh

For helix Helix Partnership Homes

Drawing Title
Section 106 Affrodable Housing Allocation

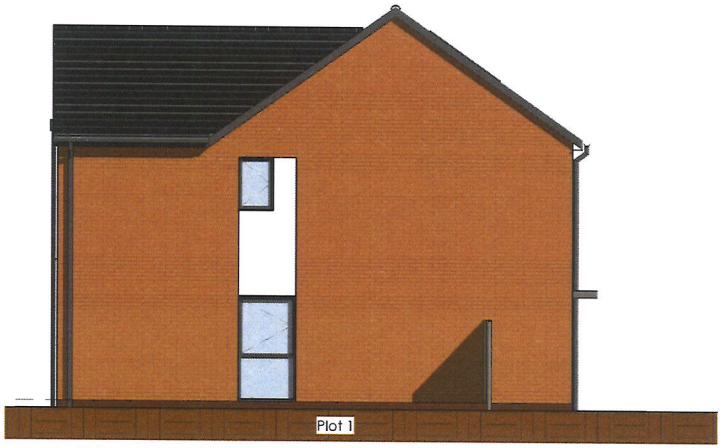
Scale 1 : 200 @ A1

Drawn by	Date	Checked
MP	08/15/22	PT

Job No.	Drawing No.	Rev.
21022	104	B

Plots 1-3 Front Elevation

1 : 100



Plots 1-3- Side Elevation (Plot 1)

1 : 100

Plots 1-3- Rear Elevation

1 : 100

Plots 1-3- Side Elevation (Plot 3)

1 : 100

NOTES:
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0 1 2 3 4

Scale 1:100 @A3

Revision	Date	Notes
B	15.08.22	Roofs amended, Brick Colour amended
A	04.06.22	General Amendments

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PLANNING

Project
-
Land at Davies Rd., Moreton-in-Marsh

For helix Helix Partnership Homes

Drawing Title
Proposed Elevations - Plots 1-3

Scale 1 : 100 @ A3

Drawn by	Date	Checked
MP	28/03/22	PT
Job No. 21022	Drawing No. 400	Rev. B

16/08/2022 17:09:05

Plots 4-5- Front Elevation

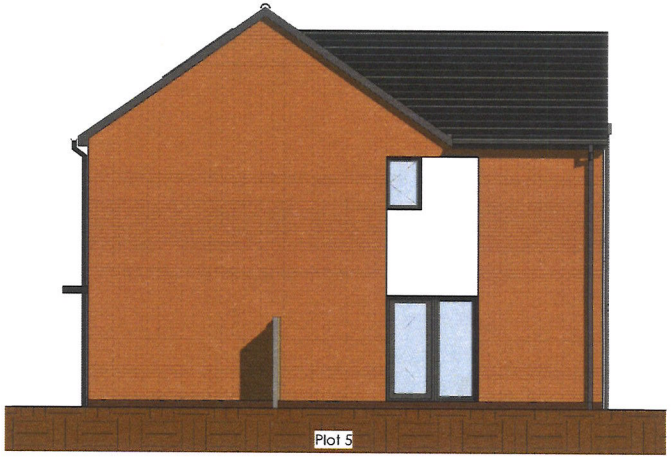
1 : 100

Plots 4-5- Side Elevation (Plot 4)

1 : 100

Plots 4-5- Rear Elevation

1 : 100



Plots 4-5- Side Elevation (Plot 5)

1 : 100

Page 134

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PLANNING

Project
-
Land at Davies Rd., Moreton-in-Marsh

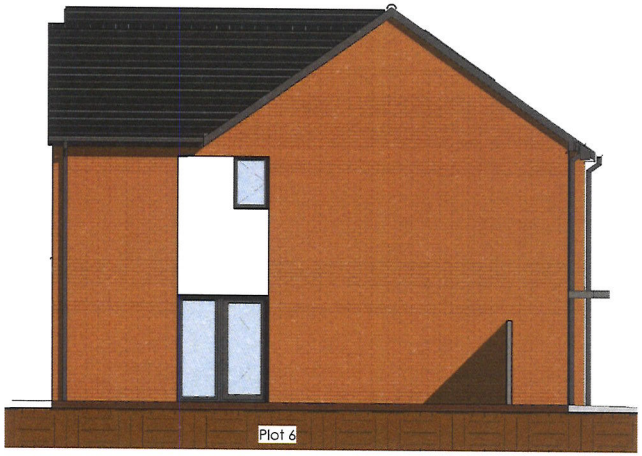
For helix Helix Partnership Homes

Drawing Title
Proposed Elevations - Plots 4-5

Scale 1 : 100 @ A3

Drawn by	Date	Checked
MP	28/03/22	PT
Job No. 21022	Drawing No. 401	Rev. B

16/08/2022 17:09:08



Plots 6-11- Side Elevation (Plot 6)

1 : 100

Plots 6-11- Front Elevation

1 : 100

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0 1 2 3 4

Scale 1:100 @A3

Revision	Date	Notes
C	15.08.22	Roofs amended, Brick Colour amended
B	04.05.22	General Amendments
A	29.04.22	General Amendments

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PLANNING

Project
-
Land at Davies Rd., Moreton-in-Marsh

For helix Helix Partnership Homes

Drawing Title
Proposed Elevations- Plots 6-11

Scale 1 : 100 @ A3

Drawn by	Date	Checked
MP	28/03/22	PT
Job No. 21022	Drawing No. 402	Rev. C

16/08/2022 17:09:16

Plots 6-11- Side Elevation (Plot 11)

1 : 100

Plots 6-11- Rear Elevation

1 : 100

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B	04.05.22	General Amendments
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PLANNING

Project
-
Land at Davies Rd., Moreton-in-Marsh

For helix Helix Partnership Homes

Drawing Title
Proposed Elevations- Plots 6-11

Scale 1 : 100 @ A3

Drawn by	Date	Checked
MP	28/03/22	PT
Job No. 21022	Drawing No. 403	Rev. C

16/08/2022 17:09:26

Plots 12-13- Front Elevation

1 : 100

Plots 12-13- Side Elevation (Plot 12)

1 : 100

Plots 12-13- Rear Elevation

1 : 100

Plots 12-13- Side Elevation (Plot 13)

1 : 100

Page 137

NOTES:
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PLANNING

Project
-
Land at Davies Rd., Moreton-in-Marsh

For helix Helix Partnership Homes

Drawing Title
Proposed Elevations- Plots 12-13

Scale 1 : 100 @ A3

Drawn by	Date	Checked
MP	28/03/22	PT
Job No. 21022	Drawing No. 404	Rev. B

16/08/2022 17:09:37

Plots 14-15- Front Elevation

1 : 100

Plots 14-15- Side Elevation (Plot 14)

1 : 100

Plots 14-15- Rear Elevation

1 : 100

Plots 14-15- Side Elevation (Plot 15)

1 : 100

Page 138

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PLANNING

Project
-
Land at Davies Rd., Moreton-in-Marsh

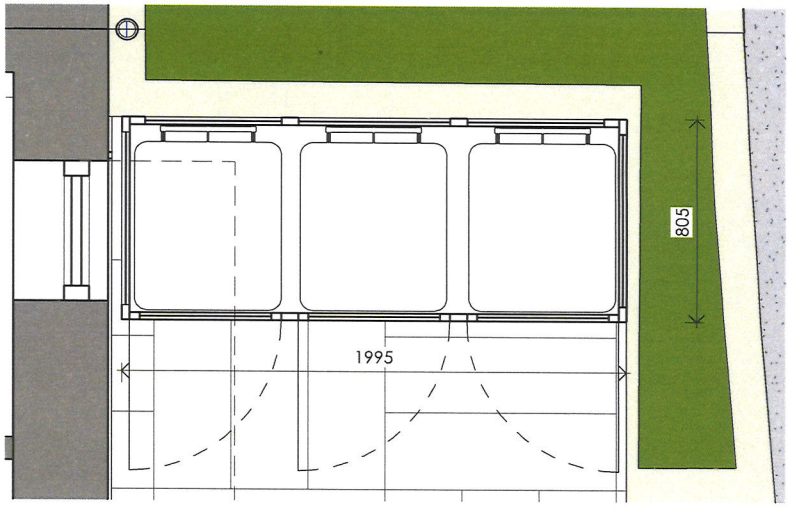
For helix Helix Partnership Homes

Drawing Title
Proposed Elevations- Plots 14-15

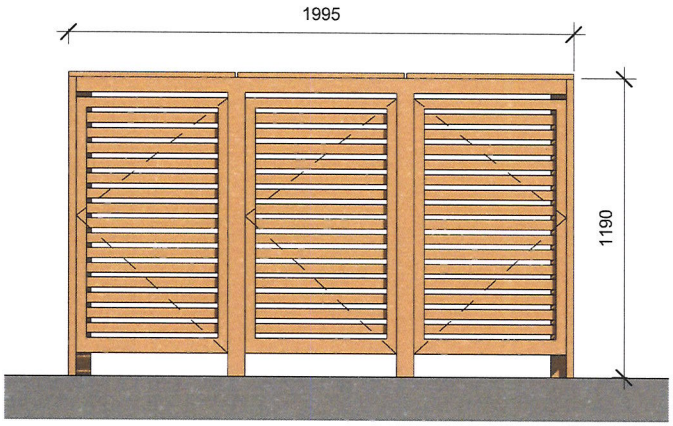
Scale 1 : 100 @ A3

Drawn by	Date	Checked
MP	28/03/22	PT
Job No. 21022	Drawing No. 405	Rev. B

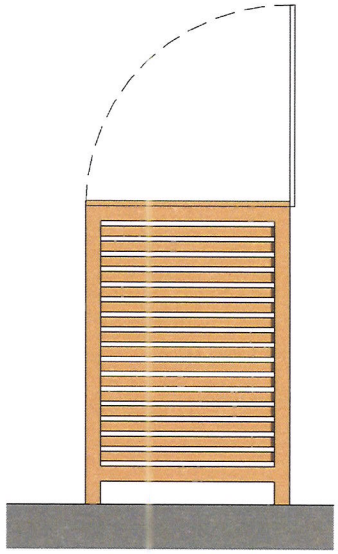
16/08/2022 17:09:41



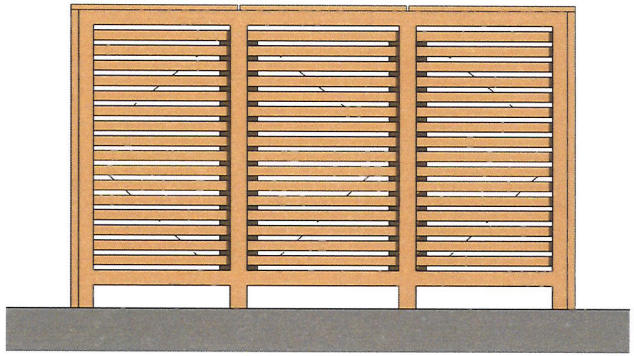
1 Bin Store - Plan
1 : 20



2 Front Elevation
1 : 20



4 Side Elevation
1 : 20



3 Rear Elevation
1 : 20

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PLANNING

Project
-
Land at Davies Rd., Moreton-in-Marsh

For helix Helix Partnership Homes

Drawing Title
Proposed Bin Store

Scale	1 : 20 @ A3	
Drawn by MP	Date 08/16/22	Checked PT
Job No. 21022	Drawing No. 206	Rev.

16/08/2022 17:09:00

Letter of objection from Mr C Allen

Foul Sewer

Even though I have previously provided details of potential issues to the designers and raised comments to CDC it appears no one listens. I have contacted Thames Water directly regarding the Thames Water Consultee letter uploaded on 5th September dated 2nd September 2022. I asked them to confirm to me whether they had considered the information I had sent to them previously regarding the implications of my small development's alteration to the existing foul sewers and for them to confirm to me in writing. A person from Thames Water Developer Services has actually discussed this with me (an actual conversation, remember those?) and confirmed that they have received the application for a connection to the foul sewer and in light of the information I supplied, they have put the application on hold as they have now established that some infrastructure strengthening is required. Thames Water stated that they were appreciative of the information, as they can now be proactive rather than reactive after the fact. At the time of writing this comment, I am awaiting the details of the strengthening works.

I would like to hope the LLFA take a similar proactive inclusive approach and actually discuss our concerns with us. If any CDC councillor or any other representative would like to take the opportunity, I shall gladly give them a guided tour.

Latest proposals

The Highways officer approved the road width of 4.8 Metres, the applicant has chosen to keep the 5.5 M road width. No tracking data for the sharp bend at the Davies Road/ link Road connection has been supplied to support any of these widths since the original outline application.

The latest submission in my opinion is a complete waste of time, "shed shuffle" has done nothing to improve the situation.

The cycle storage for plots 8 and 9 is remote and out of sight to each residence, the security is nil. Our local ward councillor will be able to confirm that there are a number of posts on "Next Door" for "lost and found" bicycles. I for one would not put anything in a remote shed, let alone an expensive cycle. Plot 9 has a garden, what about lawn mower storage? Simple thing I know, but where? The walking distance for plot 7 has lengthened and instead of plot 10 having a distance to walk, it's now plot 7. If the designer were to think about who is residing in these dwellings, most likely, none of them will buy insurance. A loss to the resident will be significant.

Here is a radical idea, what about splitting off plots 6 & 7 from 8,9,10 and putting access between them? There is enough space. The advantages of this are that no one needs to walk far for storage, the longest walk would be for plot 10, but much reduced to what is being proposed. The sheds can be placed within sight of every associated dwelling greatly improving security, plot 8 could even have a private garden, some outside amenity space. Refuse bins could all go to the rear gardens with no reason for them to be placed at the front.

I realise splitting off the two dwelling means an additional wall, Concrete foundation, and insulation, but some of the costs will be recovered by less fencing, less paving, less landscaping. I believe this is a much better, more secure solution.

I also note that the highways officer "Consultee" states that the Drainage Report is a Non Highways matter, which surprises me, as the reason for the drainage redesign, was supposed to be because Highways would not adopt the original solution. If highways do not consider drainage, what is the issue with the original outline permission drainage submission?

If these latest submissions are the final submissions, then most of my original objections have not been addressed and therefore I still strongly object to this application in its current form.

The Storm Water drainage is still a major issue, the water catchment areas do not account for the removal of a gully at the Davies Road/Link Road junction.
The Exceedance Event Waters are still directed towards low-lying properties without seemingly providing a water escape route out to the lowest part of the whole estate.
The facades of the proposed properties are considerably different to the existing ones.
The Refuse areas are still to the front elevation, completely different to all other properties.
No PROW link has been provided.
A police commissioned report states that rented properties, both social and private increase crime and ASB, as residents, we will now have 15 rented dwellings on our doorstep.

As this is a CDC partnership development, I would like to believe that the Council would consider the existing residents by at least providing the much need link to the PROW. It does appear the designer and Developer does not.

As this application is going to Committee and in the hope the committee actually read these comments rather than just relying upon the planning officer's report, I have provided some points to ponder.

I understand the committee put a lot of store in EXPERT opinion;

Homes England; is a Government body of housing experts with years of experience and you would hope that they use consultants that know about highway design to meet adoption criteria however it appears not, but surprisingly **Gloucestershire Highways** Consultee say drainage is not their remit?
It can be shown the highway drainage was being redesigned before outline permission was granted but after the LLFA response. Why was it only raised after approval? Or was it?

The CDC Tree Officer; Consultee. A resident raised the fact the Officer was referring to a document outside of its validation date. Has a "new" arboricultural report been conducted, or just reviewed, re-dated with amendments?

Gloucestershire Highways; Consultees, one stated the highway should be 6 Metres and another approved a highway width of 4.8 Metres after a design resubmission already at 5.5 Metres.
The Highway EXPERTS haven't reviewed the latest documentation and they don't agree.

Gloucestershire (Lead Local Flood Authority); Consultees, Approved the outline application without confirming whether the drainage route was definitely correct or indeed if it was in a condition capable of accepting addition waters. And now we find the expected output has been further increased by an additional development at Stockwells thereby adding to the submerged outflow chamber. Has anyone considered this?

WSP UK Ltd.; Project Consultants whose outline drainage proposal stated a piped design was not a practical solution due to the shallow depths.
Infrastruct CS Ltd. Drainage Experts have designed a piped solution that does not meet building control expectations and I strongly believe has potential for flooding.
The drainage EXPERTS don't agree.

Thames Water; Consultees: they didn't even recognise there is a house built directly over the main foul sewer. The sewer cannot be upgraded in the future. How can they make any decisions from Nottingham or London. The EXPERTS don't update information. I've provided information, now they want to do upgrades.

CDC has spent time, resource and tax payer money on the local plan, the applicant admits it doesn't meet the plan on separations. Why break your own agreed plan? The facades of the buildings are of a completely different character. This is the Cotswolds not a city suburb.

This process has not been transparent, the experts don't agree, they've made mistakes. **DO YOU REALLY TRUST THESE EXPERTS?**

I believe you have already made your decision because and I quote:

"If the Council is successful, then they will have achieved their ambition to deliver 15 affordable, low carbon housing units."

It seems political ambition is more important than consideration of neighbouring residents.

As our elected representatives, prove me wrong and say;

MAYBE, JUST MAYBE THESE LOCAL PEOPLE, MIGHT JUST BE RIGHT,

We need to look again at this application before we agree.

I give my permission to anyone who may want to discuss our concerns, to telephone or knock on my door. I will give you a guided tour if you wish.

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Item No 03:-

20/02798/FUL

Middle Hill Farm
Saintbury
Broadway
Gloucestershire
WR12 7PX

Item No 03:-

Demolition of single storey lean to, fenestration alterations and landscaping (part retrospective) at Middle Hill Farm Saintbury Broadway Gloucestershire WR12 7PX

Full Application 20/02798/FUL	
Applicant:	Mr John Evetts
Agent:	Mr Richard Nares
Case Officer:	Ed Leeson
Ward Member(s):	Councillor Gina Blomefield Councillor Tom Stowe
Committee Date:	12th October 2022
RECOMMENDATION:	**REFUSE**

1. Main Issues:

(a) Design and Impact on the Grade II Listed Building
(b) Impact on the Saintbury Conservation Area
(c) Impact on Cotswolds Area of Outstanding Natural Beauty (AONB)
(d) Impact on Biodiversity
(e) Community Infrastructure Levy (CIL)

2. Reason for Referral:

2.1 An Appeal has been lodged against non-determination of the application and therefore it is necessary for the Committee's resolution to either confirm or overturn the Officer's Recommendation, which will then inform the Appeal process.

3. Site Description:

3.1 Middle Hill Farmhouse is a Grade II listed building comprising an early-18th century farmhouse, modest in scale, but with some elements of rather high-status detailing and incorporating elements of an earlier building.

3.2 The property is set back from the public highway and occupies a large plot with a number of associated farm buildings, some of which are considered to be curtilage listed.

3.3 The main farmhouse and associated stone buildings are located within Saintbury Conservation Area, with the post-war farm buildings located to the west of the historic buildings being located outside the conservation area.

3.4 The whole site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB).

3.5 A Grade II listed building, described as 'Stable and Pound approximately 30m east of Middle Farmhouse', is located on the eastern side of the road opposite Middle Hill Farm.

4. Relevant Planning History:

4.1 CD.8240 - Conversion of redundant agricultural building to a dwelling. Refused 24.03.1998.

4.2 CD.8240/A - Conversion of redundant agricultural building to a dwelling. Refused 13.02.1998.

4.3 CD.8240/B - Conversion of redundant agricultural building to a dwelling. Refused 11.12.1998.

4.4 CD.8240/C - Proposed conversion of redundant agricultural building to a dwelling. Permitted 17.06.1999.

4.5 CD.8552 - Erection of silage barn and sheep accommodation. Granted 27.03.2001.

4.6 02/01324/LBC - Re-lay flagstone flooring and erection of stud partition wall in existing ground floor store. Granted 01.08.2002.

4.7 20/02798/FUL - Demolition of single storey lean to, fenestration alterations and landscaping (part retrospective). Pending determination.

4.8 20/02799/LBC - Demolition of single storey lean to, fenestration alterations, internal alterations to include new mechanical and electrical works, and landscaping (part retrospective). Pending determination.

4.9 21/04415/FUL - Proposed conversion of agricultural barn to ancillary accommodation/domestic workshop and store. Granted 13.05.2022.

4.10 21/04416/LBC - Proposed conversion of agricultural barn to ancillary accommodation/domestic workshop and store. Granted 13.05.2022.

4.11 Listed Building Enforcement Notice issued on 22.05.22 for a number of unauthorised works under LPA reference 21/00092/LIST - subject to current Appeal.

5. Planning Policies:

EN1 Built, Natural & Historic Environment
EN2 Design of Built & Natural Environment
EN4 The Wider Natural & Historic Landscape
EN5 Cotswolds AONB
EN8 Bio & Geo: Features Habitats & Species
EN10 HE: Designated Heritage Assets
EN11 HE: DHA - Conservation Areas
TNPPF The National Planning Policy Framework

6. Observations of Consultees:

6.1 Conservation Officer: Objects (comments incorporated within Officer's Assessment).

7. View of Town/Parish Council:

7.1 No comments received at time of writing report.

8. Other Representations:

8.1 No comments received at time of writing report.

9. Applicant's Supporting Information:

(i) Drawings
(ii) Design and Access/ Heritage Statement
(iii) Finishes Schedule
(iv) Photos

10. Officer's Assessment:

10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.' The starting point for the determination of this application is therefore the current development plan for the District which is the adopted Cotswold District Local Plan 2011 - 2031. The policies and guidance within the revised National Planning Policy Framework (NPPF) are also a material planning consideration.

Proposal and background

10.2 The application seeks planning permission for the demolition of a single storey lean-to, fenestration alterations and landscaping, and is part retrospective. For clarification, the specific works that are considered to require planning permission and, thus, form the application, are as follows:

- The removal of the modern lean-to to the north elevation and the adjacent boundary wall being made good;

- The 'reinstating' of a wall at the entrance to the courtyard at the rear of the property; and

- Levelling the areas to the front and rear of the farmhouse to their 'historic level'. This element, on balance, is considered to cumulatively equate to an engineering operation due to the volume of material proposed to be removed.

10.3 It should be noted that the alterations to the property's fenestration are not considered to require planning permission as the materials to be used would match those within the property and would therefore be permitted development under Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.

10.4 It should also be noted that the Council's Conservation Officer provided his consultee comments to the applicant/agent on 2nd October 2020, advising that a number of the proposals that formed part of the accompanying Listed Building Consent application required

further information to be submitted to be fully assessed, or were considered unacceptable. Subsequent visits to the property, however, found that these works had largely been implemented, without the requested amendments or further information submitted and, evidentially, without Consent having been granted.

10.5 An enforcement investigation was subsequently opened (under the Council's reference 21/00092/LIST) due to the works being undertaken without Listed Building Consent being granted. A number of these works were considered to have a harmful impact on the special character and historic interest of the Grade II listed designated heritage asset, and were considered to fail to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10.6 The planning agent for the applications was advised via emails on 13th May 2021 that the Council would be continuing with formal enforcement action for the elements that were considered harmful. It was recommended the applications 20/02798/FUL and 20/02799/LBC were withdrawn and resubmitted for the proposals that were considered uncontentious, with the works deemed unacceptable and that would eventually form the Listed Building Enforcement Notice removed from the drawings.

10.7 On 19th May 2021, however, in an email to the planning agent, it was confirmed by the Council that the current applications could be amended, as opposed to being withdrawn and resubmitted, with the works deemed unacceptable removed from the drawings.

10.8 Whilst amended drawings were eventually submitted on 11th November 2021, the contentious elements had not been removed from the drawings. The Council therefore continued with issuing a Listed Building Enforcement Notice (LBEN) on 26th May 2022, and the applications were left in a state of the current non-determination. For clarity, one aspect of this planning application (as opposed to the other works under enforcement, which only need Listed Building Consent), the wall at the entrance to the courtyard, has formed part of the LBEN due to the works being undertaken without prior consent and it being considered to be unacceptable, for reasons outlined within this report.

(a) Design and Impact on the Grade II Listed Building

10.9 Middle Hill Farmhouse is a Grade II Listed Designated Heritage Asset. As such the Local Planning Authority is statutorily required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses. This duty is required in relation to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 16 of the National Planning Policy Framework.

10.10 Local Plan Policy EN1 promotes the protection, conservation and enhancement of the built, historic and natural environment in new development. It seeks to ensure the protection and conservation of such assets and their setting in proportion with the significance of the asset. It seeks development contributes to the provision and enhancement of multi-functional green infrastructure and helps address climate change, habitat list and fragmentation whilst improving air, soil and water quality where feasible. It seeks to ensure design standards complement the character of the area and the sustainable use of the development.

10.11 Policy EN2 asserts that developments will be permitted provided they accord with the Cotswold Design Code (Appendix D), and that "proposals should be of design quality that respects the character and distinctive appearance of the locality."

10.12 Local Plan Policy EN10 requires consideration of proposals that affect a designated heritage asset and/or its setting with a greater weight given to more important assets. It supports proposals that sustain and enhance the character, appearance and significance of designate heritage assets and their setting, which put them in a viable uses, consistent with their conservation. Where harm would be caused, proposals would not be supported unless clear and convincing justification of public benefit can be demonstrated to outweigh that harm.

10.13 Section 12 of the NPPF sets out criteria for achieving well-designed places, with paragraph 130 requiring that planning policies and decisions should ensure that developments: "will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture; are sympathetic to local character and history, including the surrounding built environment and landscape setting; create places … with a high standard of amenity for existing and future users."

10.14 Section 16 of the National Planning Policy Framework requires that Local Planning Authorities take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 199 states that, when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It also notes that significance can be harmed through alteration or development within the setting. Paragraph 200 states that any harm to or loss of the significance of a heritage asset should require clear and convincing justification. Paragraph 201 states that, where a proposed development will lead to substantial harm, applications should be refused unless it is demonstrated that that harm is necessary to achieve substantial public benefits, whilst Paragraph 202 states that where a development proposal will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works.

<u>The removal of the modern lean-to to the north elevation and the adjacent boundary wall being made good</u>

10.15 The proposals include the removal of a modern lean-to on the northern elevation of the property, which has already been carried out. As part of this, the boundary wall has been repaired, and partially rebuilt. It appears from historic photographic records that the lean-to was likely to be of a twentieth century construction, constructed in brickwork. The lean-to therefore had limited significance, and its removal has therefore not harmed the overall significance of the listed building. The partial rebuilding of the boundary wall has been carried out in a sympathetic manner, and follows the character of the wall, re-using much of the original stone. This would therefore not cause harm to the significance of the listed building and is considered acceptable.

<u>The 'reinstating' of a wall at the entrance to the courtyard at the rear of the property</u>

10.16 To the rear of the property, an external wall has been inserted at the entrance to the courtyard. This wall appears to be shown on historic mapping in this location, and therefore the creation of a wall in this location is acceptable. No details have been provided within the

application for the design of the wall, nor any details of the proposed materials. It is evident, however, as this has already been constructed, that inappropriate modern materials have been utilised in the construction. Due to the historic character of the listed building, including the intrinsic the use of traditional materials, it is important that the proposals are carried out to a suitable standard to match the existing building. The wall has been constructed from breeze block, with stone facing, which is an unauthentic creation and officers consider to be entirely uncharacteristic of the high quality materials used elsewhere on and around the listed building. The construction of this wall is therefore considered to dilute the quality of the listed building and its setting, and this therefore causes a low degree of harm to the overall significance of the listed building.

Levelling the areas to the front and rear of the farmhouse to their 'historic level'

10.17 The proposals involve altering the levels of the land surrounding the house. The proposals state that this is a 're-instatement' of historic levels. Evidence has not been provided for these historic levels. Nevertheless, the proposed changing levels to the front of the property are unlikely to cause any harm to the significance of the listed building, or to the Conservation Area. There is therefore no objection to this element of the proposals. Evidence would need to be provided, however, to show that this will not impact the foundations of the main house, thereby potentially harming the historic fabric of the asset.

10.18 Taking the above into account, cumulatively, the proposals are not considered to accord with Local Plan Policies EN1, EN2 and EN10, and Sections 12 and 16 of the NPPF.

10.19 Notwithstanding the above, the importance of incorporating proposals and amendments that have a positive impact on the energy performance of developments is recognised. The proposed alterations to the building here would have been unlikely to improve the energy performance of the building, instead resulting in the loss of embodied carbon through altering historic features. The windows proposed for replacement within the building were not of any notable age, and therefore there would have been no objection to the replacement of these, subject to these being traditional in style and appearance, and upon agreement it may have been possible to insert windows which had better energy performance. If the proposals had not already been implemented, the proposed changes would have resulted in a net negative impact on the environment, due to the loss of embodied carbon with unnecessary alterations which did not have any positive impact on the energy efficiency of the house. In addition, the use of non-traditional materials, such as expanding foam, has introduced a non-sustainable material, with results that could have easily been achieved with a traditional lime mortar.

(b) Impact on the Saintbury Conservation Area

10.20 The site lies within the Saintbury Conservation Area wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10.21 Local Plan Policy EN11 'Historic Environment: Designated Heritage Assets - Conservation Areas' states that development proposals that would affect Conservation Areas and their settings, will be permitted provided they would preserve and where appropriate

enhance the special character and appearance of the Conservation Area in terms of siting, scale, from, proportion, design, materials and the retention of positive features.
As outlined at section (a), Section 16 of the National Planning Policy Framework requires that Local Planning Authorities take account of the desirability of sustaining or enhancing the significance of heritage assets.

10.22 Middle Hill Farmhouse makes a positive contribution to the overall significance of the Conservation Area, due to architectural features, traditional Cotswold Design and its farm character, contributing to the agricultural character evident in this part of the village. As outlined at section (a), the harmful element that forms part of this application, the courtyard wall, is located to the rear of the building. It is therefore considered that there will be no overall impact on the significance of the Saintbury Conservation Area and the proposals comply with Local Plan Policy EN11 and Section 16 of the NPPF.

(c) Impact on Cotswolds Area of Outstanding Natural Beauty (AONB)

10.23 The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB). Section 85 of the Countryside and Rights of Way Act (CROW) Act 2000 states that relevant authorities have a statutory duty to conserve and enhance the natural beauty of the AONB.

10.24 Local Plan Policy EN4 (the Wider Natural and Historic Landscape) states that development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) and that proposals will be expected to take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets.

10.25 Local Plan Policy EN5 'Cotswolds Area of Outstanding Natural Beauty' states that in determining development proposals within the AONB, or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.

10.26 The proposals would be contained within the residential curtilage of the host dwelling with no encroachment into open countryside or significant impact on views of the site from the surrounding AONB. Officers are therefore satisfied that the development would not be harmful to the character or appearance of the Cotswolds AONB and so the scheme would comply with Local Plan Policies EN4, EN5 and the NPPF.

(d) Impact on Biodiversity

10.27 Local Plan Policy EN8 (Biodiversity And Geodiversity: Features, Habitats And Species) requires development to conserve and enhance biodiversity and geodiversity. Proposals that would result in the loss or deterioration of irreplaceable habitats and resources, or which are likely to have an adverse effect on internationally protected species, will not be permitted.

10.28 NPPF Section 15 seeks to conserve and enhance the natural environment. Specifically Paragraph 174 states that planning decisions should protect and enhance valued landscapes and sites of biodiversity. Paragraph 180 states that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less

harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; whereas development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

10.29 Whilst the application site relates to works to a historic building, they do not include works to the roof of the building, and the proposals are considered relatively minor in their nature. Although no biodiversity enhancements have been proposed as part of the application, the development is not considered to have had resulted, or would result, in the deterioration or unacceptable impact on existing habitats or protected species.

10.30 Taking the above into account, the proposals are considered to conserve biodiversity and geodiversity and therefore comply with Local Plan Policy EN8 and the NPPF.

(e) Community Infrastructure Levy (CIL)

10.31 This development is not liable for CIL because it is:

Less than 100m2 of new build that does not result in the creation of a dwelling, and therefore benefits from Minor Development Exemption under CIL Regulation 42.

11. Conclusion:

11.1 The Local Planning Authority considers that the proposals, most notably the poor quality construction of the external courtyard wall, are wholly contrary to both the policies within the Cotswold District Local Plan and the NPPF for the reasons stated above, which are not outweighed by any other material planning considerations. The harm that's considered to arise from this element of the proposal would be less-than-substantial, but not be outweighed by any resultant public benefits. As such, the proposals as a whole also conflict with paragraph 202 of the National Planning Policy Framework. As such, the application is recommended for refusal.

11.2 Whilst, as ever, the application needs to be considered on its merits, should there be an absence of support for the recommendation to refuse the application and the application is permitted the LPA will then find itself in the position whereby it is finding acceptable works against which it has previously taken enforcement action and which were found to be unacceptable.

12. Reason for Refusal:

Middle Hill Farmhouse is a Grade II listed building. Under the Planning (Listed Buildings and Conservation Areas) Act, 1990, there is a statutory duty for the Local Planning Authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The current proposals would harm aspects of the listed building's fabric, character, appearance and setting that contribute positively to its significance, thereby neither preserving its special architectural or historic interest, nor sustaining its significance as a designated heritage asset. This harm would arise from a number of elements, most notably the poor quality construction of the external courtyard wall. The harm would be less-than-substantial, but not be outweighed by any

resultant public benefits. As such the proposals conflict with paragraph 202 of the National Planning Policy Framework, and to grant permission would be contrary to the requirements of Section 16 of the Framework, and the statutory duty of Section 66(1) of the 1990 Act. The proposal is also contrary to Policies EN2, EN10 and EN11 of the Cotswold District Local Plan.

Lower Farm

Vale Farm

Yew Tree Farm

Cross

Drain

Drain

Drain

Drain

Track

72.5m

GP

LB

Pond

Threshing Barn

Saintbury Cross Farm

The Old Dairy

The Farm House

The Cottage

Orchard Cottage

72.2m

The Pond

Middle Hill Farm

77.4m

Middle Hill Cottage

84.7m

N

KEY

Application Area

Land in Client Ownership

1 : 1250 @ A3

0 50m

0 100 150ft

Mr John Evetts

Middle Hill Farm
Saintbury
Gloucestershire
WR12 7PX

OS Location Plan

Drawing 100.001 Rev A

July 2020

AGRICULTURAL/STORAGE BARN

AGRICULTURAL/STORAGE BARN

AGRICULTURAL/STORAGE BARN

concrete

STONE/BLOCK BARN

grass

land slopes upwards

concrete

grass

MIDDLE HILL FARM

land slopes upwards

grass

grass

land slopes upwards

grass

N

1 : 200 @ A1

0 5 10m

0 10 20 30ft

Mr John Evetts

Middle Hill Farm
Saintbury
Gloucestershire
WR12 7PX

Existing Block Plan

Drawing 100.010 Rev A

Rev B October 2021

AGRICULTURAL/STORAGE BARN

AGRICULTURAL/STORAGE BARN

AGRICULTURAL/STORAGE BARN

concrete

STONE/BLOCK BARN

grass and york paving pathway

area where land slopes upwards

area levelled (historic level reinstated)

reinstate wall

concrete

grass

grass

land slopes upwards

grass

gravel path/french drain

MIDDLE HILL FARM

grass area levelled (historic level reinstated)

area where land slopes upwards

grass area levelled (historic level reinstated)

grass

KEY:

Existing Buildings

Proposed Walls

Demolitions

N

1 : 200 @ A1

0 5 10m

0 10 20 30ft

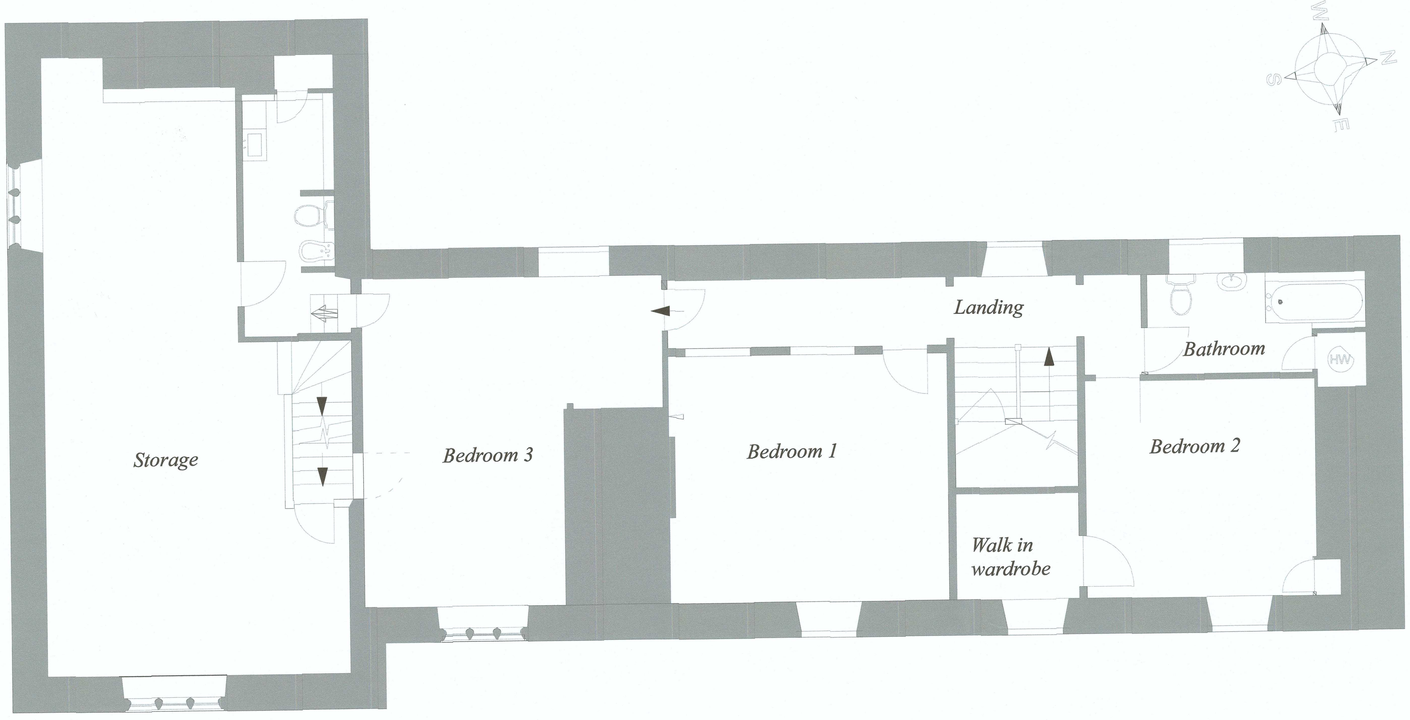
Mr John Evetts

Middle Hill Farm
Saintbury
Gloucestershire
WR12 7PX

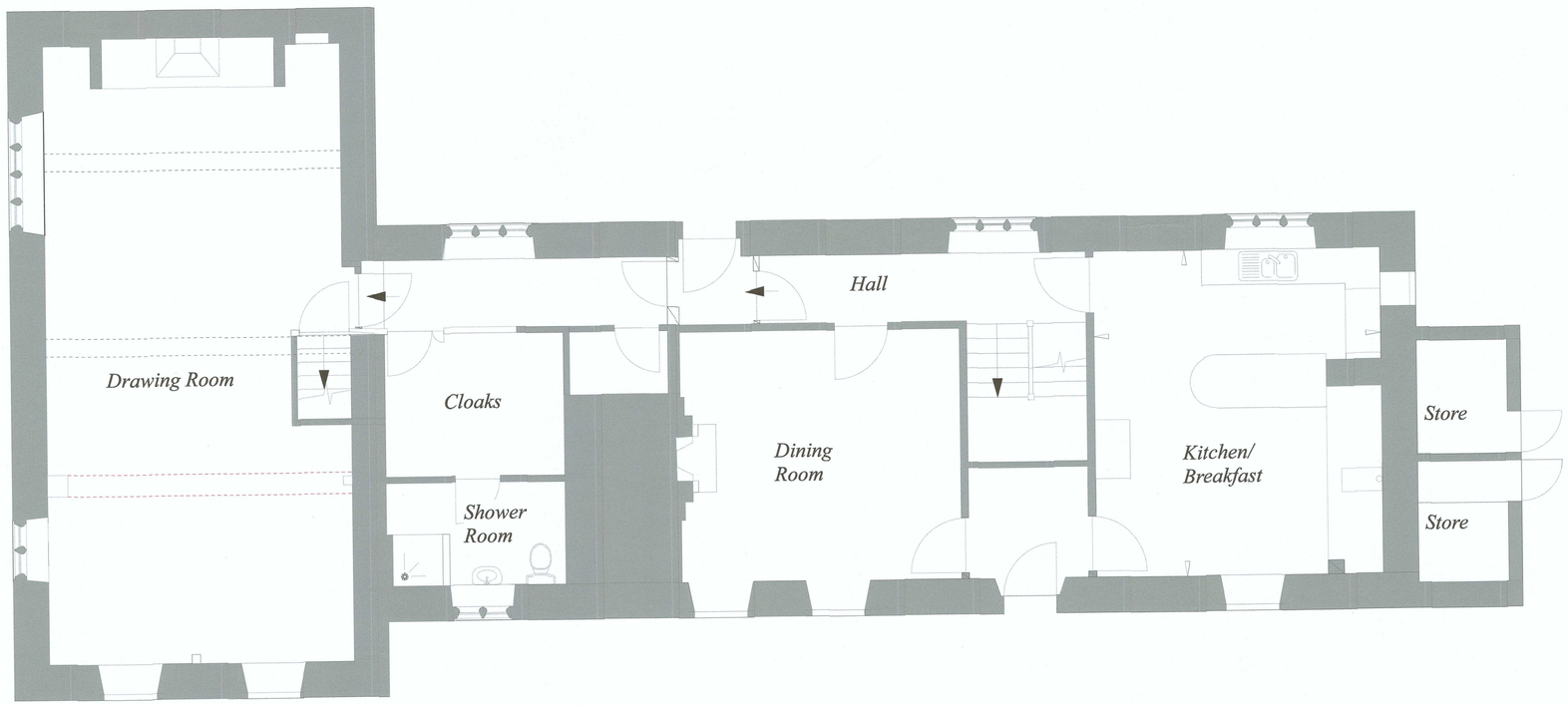
Proposed Block Plan

Drawing 100.110 Rev A

Rev B October 2021



First Floor



Ground Floor

1 : 50 @ A1

0 1 2 3m

0 5 10ft

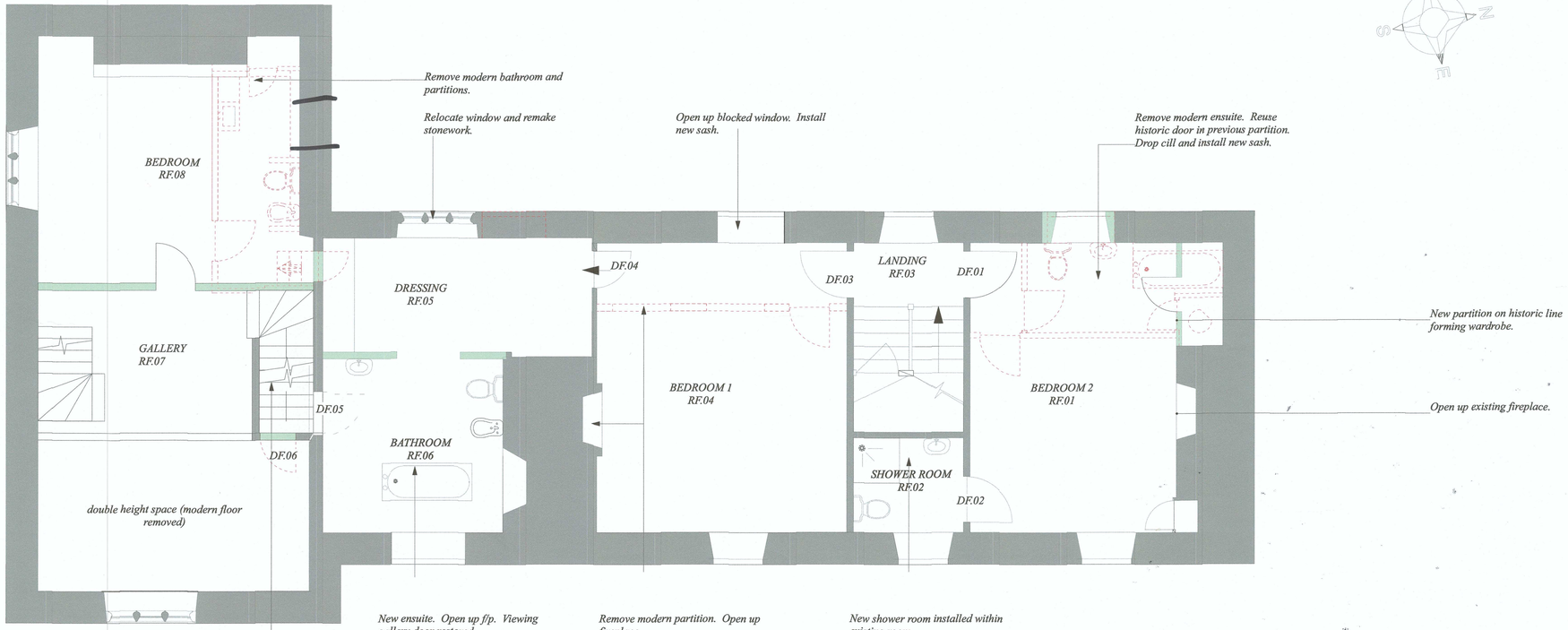
Mr John Evetts

Middle Hill Farm
Saintbury
Gloucestershire
WR12 7PX

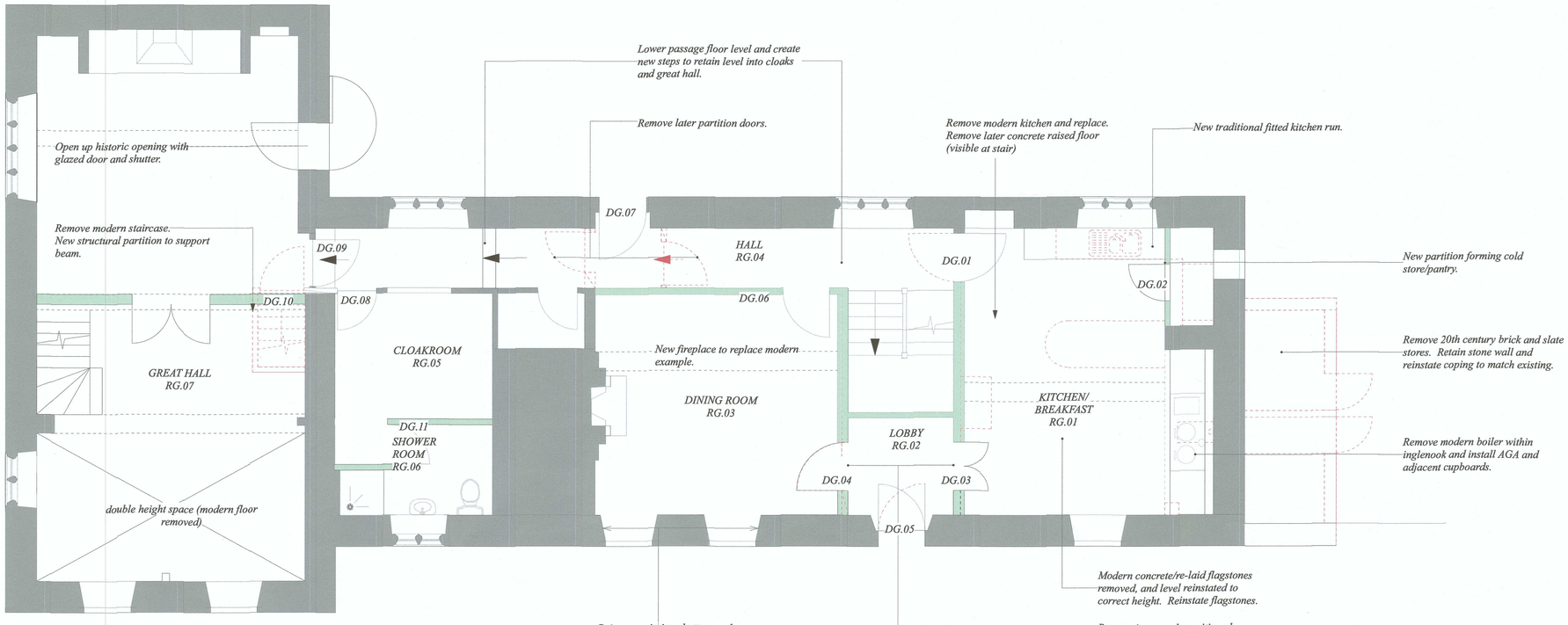
Existing Ground + First Floor Plan

Drawing 100.011 Rev A

Rev B October 2021



First Floor



Ground Floor

KEY:

- Existing Walls
- Proposed Walls
- Demolitions

1 : 50 @ A1

0 1 2 3m
0 5 10ft

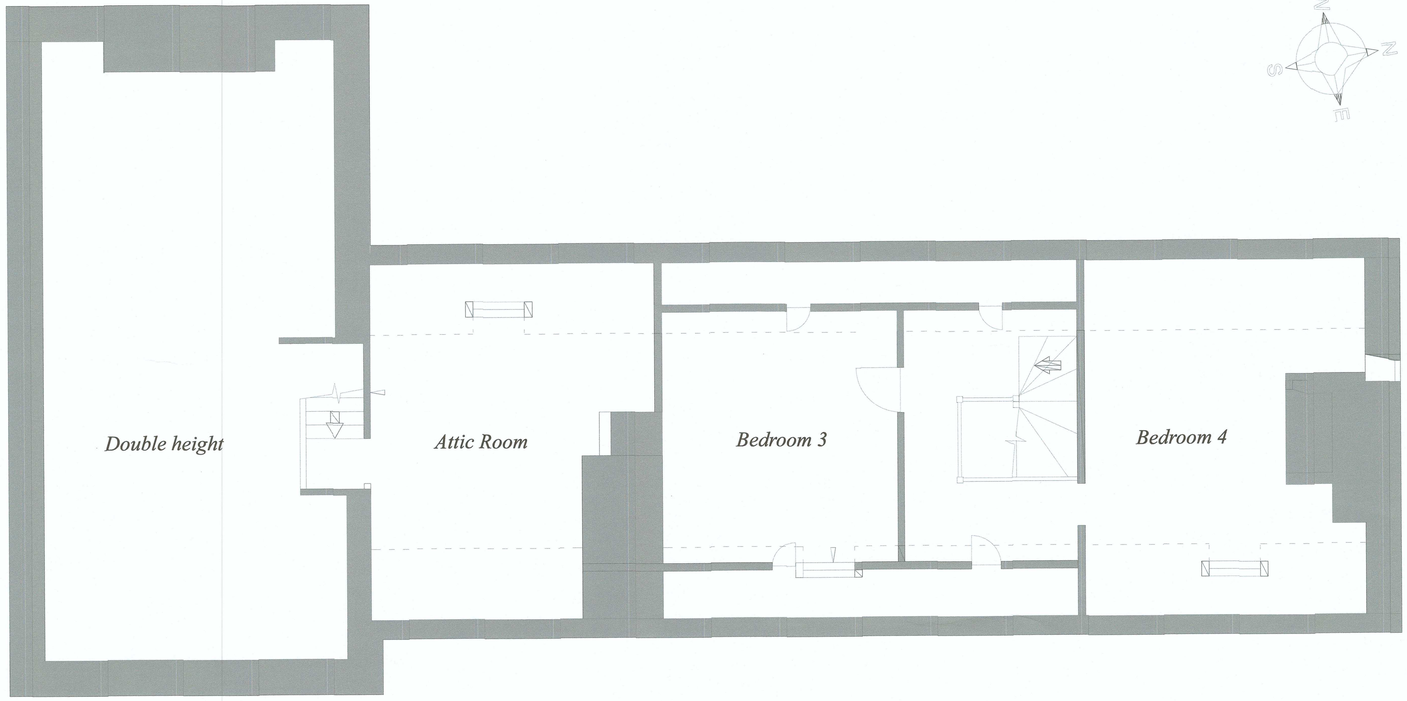
Mr John Evetts

Middle Hill Farm
Saintbury
Gloucestershire
WR12 7PX

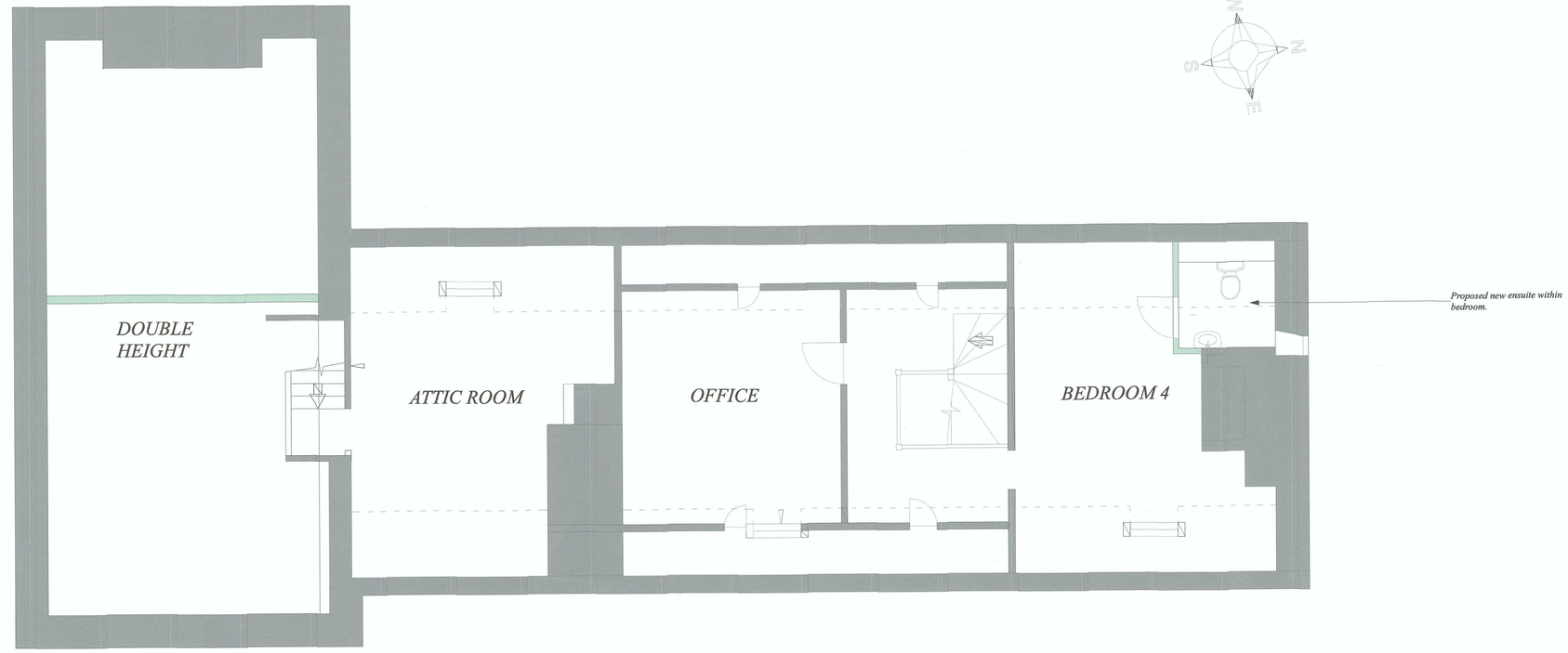
Proposed Ground + First Floor Plans

Drawing 100.111 Rev A

July 2020



Second Floor



SECOND FLOOR

KEY:

Existing Walls

Proposed Walls

Demolitions

1 : 50 @ A1

0 1 2 3m

0 5 10ft

Mr John Evetts

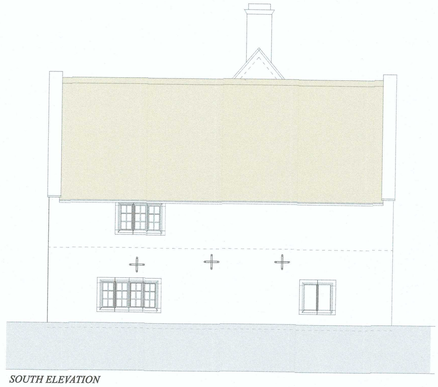
Middle Hill Farm
Saintbury
Gloucestershire
WR12 7PX

Existing and Proposed Second Floor Plans

Drawing 100.112 Rev A

July 2020

EAST ELEVATION



SOUTH ELEVATION

WEST ELEVATION

NORTH ELEVATION

1 : 100 @ A1

0 5m

0 15ft

Mr John Evetts

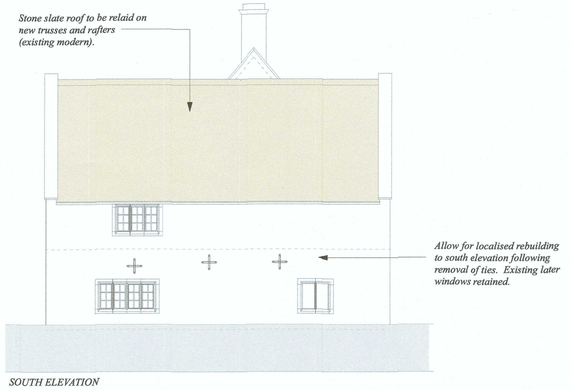
Middle Hill Farm
Saintbury
Gloucestershire
WR12 7PX

Existing Elevations

Drawing 100.013 Rev A

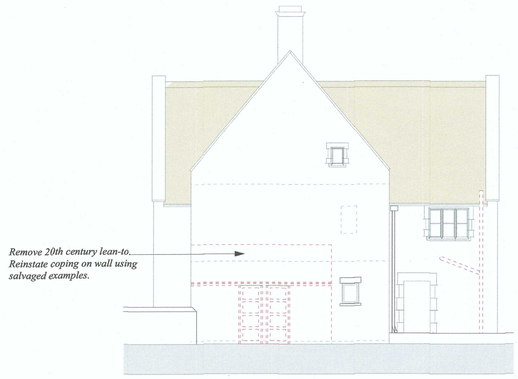
Rev B October 2021

EAST ELEVATION



SOUTH ELEVATION

WEST ELEVATION



NORTH ELEVATION

KEY:

Demolitions

1 : 100 @ A1

0 5m
0 15ft

Mr John Evetts

Middle Hill Farm
Saintbury
Gloucestershire
WR12 7PX

Proposed Elevations

Drawing 100.010 Rev A

July 2020

Item No 04:-

20/02799/LBC

Middle Hill Farm
Saintbury
Broadway
Gloucestershire
WR12 7PX

Item No 04:-

Demolition of single storey lean to, fenestration alterations, internal alterations to include new mechanical and electrical works, and landscaping (part retrospective) at Middle Hill Farm Saintbury Broadway Gloucestershire WR12 7PX

Listed Building Consent 20/02799/LBC	
Applicant:	Mr John Evetts
Agent:	Mr Richard Nares
Case Officer:	Ed Leeson
Ward Member(s):	Councillor Gina Blomefield Councillor Tom Stowe
Committee Date:	12th October 2022
RECOMMENDATION:	**REFUSE**

1. Main Issues:

(a) Impact on the listed building, its setting, and any features of special architectural or historic interest that it may possess

2. Reason for Referral:

2.1 An Appeal has been lodged against non-determination of the application and therefore it is necessary for the Committee's resolution to either confirm or overturn the Officer's Recommendation, which will then inform the Appeal process.

3. Site Description:

3.1 Middle Hill Farmhouse is a Grade II listed building comprising an early-18th century farmhouse, modest in scale, but with some elements of rather high-status detailing and incorporating elements of an earlier building.

3.2 The property is set back from the public highway and occupies a large plot with a number of associated farm buildings, some of which are considered to be curtilage listed.

3.3 The main farmhouse and associated stone buildings are located within Saintbury Conservation Area, with the post-war farm buildings located to the west of the historic buildings being located outside the conservation area.

3.4 The whole site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB).

3.5 A Grade II listed building, described as 'Stable and Pound approximately 30m east of Middle Farmhouse', is located on the eastern side of the road opposite Middle Hill Farm.

4. Relevant Planning History:

4.1 CD.8240 - Conversion of redundant agricultural building to a dwelling. Refused 24.03.1998.

4.2 CD.8240/A - Conversion of redundant agricultural building to a dwelling. Refused 13.02.1998.

4.3 CD.8240/B - Conversion of redundant agricultural building to a dwelling. Refused 11.12.1998.

4.4 CD.8240/C - Proposed conversion of redundant agricultural building to a dwelling. Permitted 17.06.1999.

4.5 CD.8552 - Erection of silage barn and sheep accommodation. Granted 27.03.2001.

4.6 02/01324/LBC - Re-lay flagstone flooring and erection of stud partition wall in existing ground floor store. Granted 01.08.2002.

4.7 20/02798/FUL - Demolition of single storey lean to, fenestration alterations and landscaping (part retrospective). Pending determination.

4.8 20/02799/LBC - Demolition of single storey lean to, fenestration alterations, internal alterations to include new mechanical and electrical works, and landscaping (part retrospective). Pending determination.

4.9 21/04415/FUL - Proposed conversion of agricultural barn to ancillary accommodation/domestic workshop and store. Granted 13.05.2022.

4.10 21/04416/LBC - Proposed conversion of agricultural barn to ancillary accommodation/domestic workshop and store. Granted 13.05.2022.

4.11 Listed Building Enforcement Notice issued on 22.05.22 for a number of unauthorised works under LPA reference 21/00092/LIST - subject to current Appeal.

5. Planning Policies:

TNPPF The National Planning Policy Framework

6. Observations of Consultees:

6.1 Conservation Officer: Objects (comments incorporated within Officer's Assessment).

7. View of Town/Parish Council:

7.1 No comments received at time of writing report.

8. Other Representations:

8.1 No comments received at time of writing report.

9. Applicant's Supporting Information:

(i) Drawings
(ii) Design and Access/ Heritage Statement
(iii) Finishes Schedule
(iv) Photos

10. Officer's Assessment:

Proposal and background

10.1 The application seeks Listed Building Consent for the demolition of a single storey lean-to, fenestration alterations, internal alterations to include new mechanical and electrical works, and landscaping, and is part retrospective.

10.2 It should be noted that the Council's Conservation Officer provided his consultee comments to the applicant/agent on 2nd October 2020, advising that a number of the proposals required further information to be submitted to be fully assessed, or were considered unacceptable. Subsequent visits to the property, however, found that these works had largely been implemented, without the requested amendments or further information submitted and, evidentially, without Consent having been granted.

10.3 An enforcement investigation was subsequently opened (under the Council's reference 21/00092/LIST) due to the works being undertaken without Listed Building Consent being granted. A number of these works were considered to have a harmful impact on the special character and historic interest of the Grade II listed designated heritage asset, and were considered to fail to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10.4 The planning agent for the applications was advised via emails on 13th May 2021 that the Council would be continuing with formal enforcement action for the elements that were considered harmful. It was recommended the applications 20/02798/FUL and 20/02799/LBC were withdrawn and resubmitted for the proposals that were considered uncontentious, with the works deemed unacceptable and that would eventually form the Listed Building Enforcement Notice removed from the drawings.

10.5 On 19th May 2021, however, in an email to the planning agent, it was confirmed by the Council that the current applications could be amended, as opposed to being withdrawn and resubmitted, with the works deemed unacceptable removed from the drawings.

10.6 Whilst amended drawings were eventually submitted on 11th November 2021, the contentious elements had not been removed from the drawings. The Council therefore continued with issuing a Listed Building Enforcement Notice on 26th May 2022, and the applications were left in a state of the current non-determination.

(a) Impact on the listed building, its setting, and any features of special architectural or historic interest that it may possess

10.7 Middle Hill Farmhouse is a Grade II Listed Designated Heritage Asset. As such the Local Planning Authority is statutorily required to have special regard to the desirability of

preserving the building or its setting or any features of special architectural or historic interest it possesses. This duty is required in relation to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 16 of the National Planning Policy Framework.

10.8 The National Planning Policy Framework (NPPF) outlines the Government's planning policies for England. Section 16 of the NPPF states that LPAs should take account of the desirability of sustaining or enhancing the significance of heritage assets and advises that heritage assets are "an irreplaceable resource, and should be conserved in a manner appropriate to their significance." (NPPF, paragraph 189).
Paragraph 199 states that:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance." (NPPF, paragraph 199).

10.9 It also states that significance can be harmed through alteration or development within the setting. The Planning Practice Guidance document 'Historic Environment' supports this and states, "harm may arise from works to the asset or from development within its setting." (PPG, paragraph: 018 Reference ID: 18a-018-20190723).

10.10 In terms of case law, in the case of Barnwell Manor Wind Energy Ltd v. E. Northants DC, English Heritage, National Trust [2014] EWCA Civ 137, the High Court held that in Section 66(1) of the 1990 Act, Parliament intended that the desirability of preserving the settings of listed buildings be of "considerable importance and weight" in the balancing exercise, and that less than substantial harm does not equate to a less than substantial objection.

10.11 The definition of 'significance' is set out within the Glossary as: "The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic."; and "Significance derives not only from a heritage asset's physical presence, but also from its setting." (NPPF, page 71 & 72).

10.12 Paragraph 200 states that any harm to or loss of the significance of a heritage asset should require clear and convincing justification. Paragraph 201 states that, where a proposed redevelopment will lead to substantial harm, consent should be refused unless it is demonstrated that that harm is necessary to achieve substantial public benefits, whilst paragraph 202 states that, where a development proposal will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works.

<u>The removal of the modern lean-to to the north elevation and the adjacent boundary wall being made good</u>

10.13 The proposals include the removal of a modern lean-to on the northern elevation of the property, which has already been carried out. As part of this, the boundary wall has been repaired, and partially rebuilt. It appears from historic photographic records that the lean-to was likely to be of a twentieth century construction, constructed in brickwork. The lean-to therefore had limited significance, and its removal has therefore not harmed the overall

significance of the listed building. The partial rebuilding of the boundary wall has been carried out in a sympathetic manner, and follows the character of the wall, re-using much of the original stone. This would therefore not cause harm to the significance of the listed building and is considered acceptable.

The 'reinstating' of a wall at the entrance to the courtyard at the rear of the property

10.14 To the rear of the property, an external wall has been inserted at the entrance to the courtyard. This wall appears to be shown on historic mapping in this location, and therefore the creation of a wall in this location is acceptable. No details have been provided within the application for the design of the wall, nor any details of the proposed materials. It is evident, however, as this has already been constructed, that inappropriate modern materials have been utilised in the construction. Due to the historic character of the listed building, including the intrinsic the use of traditional materials, it is important that the proposals are carried out to a suitable standard to match the existing building. The wall has been constructed from breeze block, with stone facing, which is an unauthentic creation and officers consider to be entirely uncharacteristic of the high quality materials used elsewhere on and around the listed building. The construction of this wall is therefore considered to dilute the quality of the listed building and its setting, and this therefore causes a low degree of harm to the overall significance of the listed building.

The rebuilding of the south elevation wall due to severe structural movement

10.15 No evidence has been provided demonstrating the need to rebuild the southern elevation, nor details provided to show how this would be carried out. In addition, no assessment has been provided which analysed or interpreted the Southern Cross wing.

10.16 As outlined within in Listed Building Consent: Historic England Advice Note 16, "Historic England recommends that the level of detail provided [on Listed Building Consent applications] must be sufficient to describe the significance of a heritage asset, to understand the impacts of a proposal on that significance and therefore the steps which follow on (avoidance, minimising of impact, and enhancement of significance). Understanding significance/special interest smooths the path to a better scheme and assists the assessment of impact by the LPA."

10.17 There is therefore insufficient information to enable the LPA to assess this element of the proposal, and it is not possible to fully assess how the proposals would impact the significance of the listed building. This information was requested as part of the initial feedback to the agent following Conservation Officer consultation. This was not, however, provided. This element of the proposals therefore has the potential to cause less than substantial harm, through loss of historic fabric and loss of architectural interest.

Removal of two UPVC windows on west elevation and matching adjacent historic windows installed

10.18 Evidence on the building suggests that there was an historic opening in the location proposed. The infilling of this opening represents a subsequent phase in the building's development, although this contributes little to the overall significance of the listed building. The reinstatement of the room with the two windows would outweigh the potential harm caused through opening up an historic infill. There would therefore be no resultant harm to

the significance of the listed building, and this element of the proposals is therefore acceptable. Details of the windows inserted would, however, be required in order to ensure their suitability.

10.19 The replacement of the modern bathroom window with a sash, restoring the former opening size, would cause no harm to the overall significance of the listed building and is therefore considered acceptable. As with the above, the details of the inserted window have not been provided, and these would be required in order to ensure they are an accurate replacement window.

First-floor window opening created and existing window blocked up

10.20 The movement of the window on the first floor of the west elevation in order to align with the window below is not considered to be acceptable. The window itself is of no value, and its replacement would be acceptable, but nevertheless the window appears to be in its historic position, with the stone reveals demonstrating this as the historic location and there being no evidence within the stone work of an earlier window elsewhere. The stonework where the window has been inserted likely dates to the seventeenth century. This work has been carried out without Consent. This has damaged the historic fabric of the building, thereby harming the significance of the building. In addition, the creation of a balanced elevation is not typical of the evolution of rear elevations of buildings, and prescribes modern day architectural ideals to historic buildings. The placement of the window offset from the window below is a historic feature of interest, typical of rear elevations of buildings at this time, with the window being inserted to suit the internal layout rather than to create a formal façade at the rear, and moving this window would impact this. The window was an integral part of the evolution of the multi-phased listed building, and therefore contributed to the significance of the listed building. The creation of a formal window aligned to that below has created an overly formal character, resulting in the loss of understanding of the building. There is an existing window within the proposed room, and moving this to align with the window below would therefore provide no public benefit against which to weigh up any potential harm. It is therefore considered that this element of the proposals is contrary to Paragraph 202 of the NPPF.

The modern SVP pipes will be removed from the exterior

10.21 This element of the scheme would cause no harm to the significance of the asset.

Any poor quality downpipes will be replaced with cast iron

10.22 This element of the scheme would cause no harm to the significance of the asset.

The later floor level will be removed and the flagstones re-laid

10.23 As with the reinstatement of the historic window opening, the later floor level represents a part of the evolution of the building. This is, however, considered to contribute very little to the overall significance of the listed building. Any new floor surface below the re-laid flagstones would need to be traditional floor surfaces, with breathable surfaces. No details have been provided for the methodology, and these would be required.

Insertion of double-door openings either side of entrance lobby

10.24 The insertion of double doors either side of the entrance lobby would be uncharacteristic of this age and status of building, with a traditional planform being of single doors located opposite one another. This formal eighteenth century entrance was of a comparatively high status, and the positioning and size of these doorways contributes to this character. Altering this element of the plan form will impact the understanding of the historic flow of the building, and would therefore have an impact on the significance of the building, through eroding the quintessential eighteenth century planform. The amended plans show the reduction in size of the proposed openings, but still remove the formal symmetry through the use of the same doors at either side of the entrance hallway. This therefore causes harm to the significance of the building and is not outweighed by any resultant public benefit.

Missing architectural elements such as shutter boxes and fireplaces will be reinstated

10.25 The proposals show the reinstatement of a number of fireplaces. The fireplaces inserted into the Dining Room, Bedroom 2, and the new first floor bathroom have not caused harm to the significance of the listed building and are generally considered acceptable in this instance, given the lower status of these rooms. This element of the proposals in isolation would therefore have been considered acceptable. However, within Bedroom 1 on the first floor, there is panelling which demonstrates the relatively high status of this room. The fireplace in this room should comprise a substantial timber bolection moulding, which would emphasise the fireplace as one of the principal features of the interior, typical of an eighteenth century room of this status. The inserted fireplace is too simplistic, which gives it an inauthentic styling when viewed in the context of the eighteenth century panelling. The principle of a fireplace reinstatement in this room would be acceptable, although the current inserted example is not appropriate, and details would be needed of the proposed fireplace.

Modern partitions will be removed and reinstalled on the correct line in hallway

10.26 It appears from photographic evidence that the existing partition walls which were removed were modern, machined softwood, constructed over a concrete slab. It is considered, however, that the early eighteenth century staircase appears to remain in situ, and the cellular nature of the plan form, with the characteristic arrangement of two rooms symmetrically glancing the separate stair core, is characteristic of this period of architecture. Whilst the fabric of the walls is therefore in itself not of significance, these likely represent the original plan, and as such are of considerable significance, when viewed with the extant original features such as the stair. In the opinion of officers, these should therefore remain and not be moved. The movement of these walls would cause less than substantial harm which is not outweighed by any public benefit.

New panelled doors will be installed where missing to match historic examples

10.27 This element would not cause any harm to the overall significance of the listed building. Details of the proposed doors would be required prior to their insertion.

Later partition doors in the hallway will be removed

10.28 The removal of the later partition doors at the rear entrance to the building will not impact on the significance of the listed building, with these later doors breaking up the rear

corridor. This element of the scheme is therefore acceptable, and will cause no harm to the overall significance of the listed building.

Poor quality bathroom fit out and partitions will be removed

10.29 It is proposed to turn the small central dressing room into a shower room; this is reasonable in principle, subject to details of pipe runs and ventilation.

Elm floorboards will be restored

10.30 The restoration of the elm floorboards is welcome, but no details have been provided for the methodology behind this.

The panelled room will be restored to its original proportions with a new fireplace

10.31 Bedroom 1 comprises a fine, fully panelled eighteenth century room, which has been altered with the insertion of a later partition. The removal of the later partition within Bedroom 1 would form an element of enhancement within the scheme, with this restoring the original form of the room, and demonstrating the status of the room. Within Bedroom 2, the removal of later partitions would also restore the original layout of the building, and therefore represents a positive alteration. There is therefore no objection to this element of the scheme. For clarity, the matter of installing a fireplace within the panelled room has been assessed above.

A fitted closet will be installed on an original partition line

10.32 There is no objection to the installation of a fitted closet.

A new bathroom will be installed where appropriate including partitions

10.33 There is no objection to the insertion of a bathroom within the northern attic room. Details would be required of the pipe runs and adequate ventilation, in order to ensure that no damage is caused.

The great hall will be restored in one section back to a full height space

10.34 No assessment was provided of the southern cross-wing within the application, and whilst this was requested, no information has been forthcoming. As such, it is impossible to fully understand the historic development of the space. Whilst it is possible that the great hall was historically a full height space, it is also equally possible that this was not the case. The insertion of a second floor within the room is also a part of the historic development of the building, and it is therefore not accepted practice to remove later significant elements to 'restore' an earlier phase. In any event, no evidence has been provided that this space was historically a full height space. This element should therefore be refused on lack of sufficient evidence, and potential impact to the significance of the listed building.

Removal of stair & addition of partition wall in the 'great hall'

10.35 From the fragments that were found on site of worn probably elm treads and risers constructed with forged nails, and its location beneath the historic upper stair, the removed

stair appears to have been historic, and its removal would have been unacceptable. Whilst the stair may have clashed with an historic door, it is not uncommon in multi-phased buildings to have differing but equally significant historic phases conflicting; this is part of the layering of phases that adds richness and texture to the history and character of the listed building. A photograph prior to the works also shows potentially historic vertical boarding around the stair at ground floor. If too damaged to be repaired and reinstated, the stair and its enclosure should be replicated on a like-for-like basis.

10.36 The proposals also include the insertion of a partition into the ground floor of the southern cross wing. This has been carried out, and a partition has been inserted into the centre of the great hall in the south wing. This has been cut into the historic floor surface, thereby damaging historic fabric. There does appear to be some degree of variation in floor surface throughout this room, but this appears to be randomly placed, and reminiscent of minor alterations to the room, and repairs to flooring, rather than through the historic subdivision of this space. A detailed assessment of this wing has not been provided, and therefore it is not possible to conclude without doubt that the room has never been divided. It is possible to conclude, however, that this room has been a large undivided space for a large part of its history. It is therefore not accepted practice to restore potential earlier phases of a building, at the expense of later, also significant, phases.

10.37 The understanding of this space, with its architectural features, greatly differs from the more formal later part of the property, and this contributes to the understanding of the evolution of the building. The hall is characteristic of an open space from this period, and the loss of this openness has impacted the character of the building, thereby leading to harm to the significance of the building. In addition, the insertion of the wall into the historic floor surface has resulted in damage to the historic fabric of the building. Historic England in Making Changes to Heritage Assets, state 'The historic fabric will always be an important part of the asset's significance'. In this instance, the loss of fabric removes the legibility of the room as one space. The works done here therefore cause harm to the listed building. This harm is less than substantial harm, but there is no demonstrable public benefit derived from the partition.

10.38 Notwithstanding the above, the importance of incorporating proposals and amendments that have a positive impact on the energy performance of developments is recognised. The proposed alterations to the building here would have been unlikely to improve the energy performance of the building, instead resulting in the loss of embodied carbon through altering historic features. The windows proposed for replacement within the building were not of any notable age, and therefore there would have been no objection to the replacement of these, subject to these being traditional in style and appearance, and upon agreement it may have been possible to insert windows which had better energy performance. If the proposals had not already been implemented, the proposed changes would have resulted in a net negative impact on the environment, due to the loss of embodied carbon with unnecessary alterations which did not have any positive impact on the energy efficiency of the house. In addition, the use of non-traditional materials, such as expanding foam, has introduced a non-sustainable material, with results that could have easily been achieved with a traditional lime mortar.

11. Conclusion:

11.1 The Local Planning Authority considers that a number of elements of the Appeal proposal are contrary to the NPPF for the reasons stated above, which are not outweighed

by any other material planning considerations. These elements include the poor quality construction of the external courtyard wall; the loss of historic fabric in rebuilding the south elevation wall with no evidence as to how this will be carried out or why this is required; the creation of the window in the west elevation which will cause loss of historic fabric and creates an overly formal character for a rear elevation; the alterations in planform and understanding of the eighteenth century layout through the insertion of double doors and the changing of partitions in the entrance hall; the insertion of an inauthentic fireplace in Room 1 which is low status and not characteristic of the room; and the alterations to the great hall, including removing the first floor in parts to create a full height space, removal of historic stairs and the insertion of a partition within the space.

11.2 The harm that is considered to arise from these elements of the proposal would be less-than-substantial, but not outweighed by any resultant public benefits. As such the proposals also conflict with paragraph 202 of the National Planning Policy Framework. As such, the application is recommended for refusal.

11.3 Whilst, as ever, the application needs to be considered on its merits, should there be an absence of support for the recommendation to refuse the application and the application is permitted the LPA will then find itself in the position whereby it is finding acceptable works against which it has previously taken enforcement action and which were found to be unacceptable.

12. Reason for Refusal:

Middle Hill Farmhouse is a Grade II listed building. Under the Planning (Listed Buildings and Conservation Areas) Act, 1990, there is a statutory duty for the Local Planning Authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The current proposals would harm aspects of the listed building's fabric, character, appearance and setting that contribute positively to its significance, thereby neither preserving its special architectural or historic interest, nor sustaining its significance as a designated heritage asset. This harm would arise from a number of elements, most notably: the poor quality construction of the external courtyard wall; the loss of historic fabric in rebuilding the south elevation wall with no evidence as to how this will be carried out or why this is required; the creation of the window in the west elevation which will cause loss of historic fabric and creates an overly formal character for a rear elevation; the alterations in planform and understanding of the eighteenth century layout through the insertion of double doors and the changing of partitions in the entrance hall; the insertion of an inauthentic fireplace in Room 1 which is low status and not characteristic of the room; and the alterations to the great hall, including removing the first floor in parts to create a full height space, removal of historic stairs and the insertion of a partition within the space. The harm would be less-than-substantial, but would not be outweighed by any resultant public benefits. As such the proposals conflict with paragraph 202 of the National Planning Policy Framework, and to grant permission would be contrary to the requirements of Section 16 of the Framework, and the statutory duty of Section 16(2) of the 1990 Act.

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