



# REPLACEMENT DWELLING FOUR WINDS



## PROJECT DESCRIPTION

- Four Winds is located off Kington Lane, which is accessed directly from the arterial route of the A4189. It lies on the southern extremity of Claverdon and is located within the green belt. However, it is not located within the Conservation Area.

- Four Winds replacement dwelling consolidates the ad-hoc development that has taken place on the site in to one homogenous dwelling that is of high quality architectural design.

- Integration of the proposed development within the local vernacular is an important consideration, especially considering the site is located within the Green Belt. We proposed to sit the dwelling into the landscape by an average of 800mm. This results in the overall height of the proposal being in line with the lowest ridge height of the original dwelling and lower than the highest existing ridge height, which reduces the overall bulk of the proposal.

- The proposed design takes on a contemporary aesthetic and seeks to exploit the extensive southerly aspect to maximise the views and take advantage of passivhaus techniques.

- Despite the contemporary design, the chosen materials enable to the proposed dwelling to sit comfortably within the landscape. Much of the first floor is proposed to be glazed and it is our considered opinion that this will break up the perceived mass of the dwelling.

- Despite being located much higher than the road, the dwelling is shielded from view by heavy planting located along the entire length of Kington Lane, with limited views into the site from the road.

- Although the site is relatively high when compared to Kington Road, the site is obscured from view from the neighbouring properties located further south of the application site.

- The scheme makes allowances for the inclusion of onsite renewable energy in the form of, log burners and a Biomass boiler with the final M&E design solution to be resolved following the granting of planning permission.

- Furthermore, the basic principles of passivhaus design also contribute to the reduction in the buildings CO2 emissions. This is achieved by:-

- Good levels of insulation with minimal thermal bridges.

- passive solar gain.

- Excellent levels of airtightness,

- With the above combined with the use of construction details that surpass the requirements set down by Approved Document Part L1A 2013, will ensure that the 10% reduction of CO2 emissions that is required for new dwellings is met.

