

7. MASSING & HEIGHT

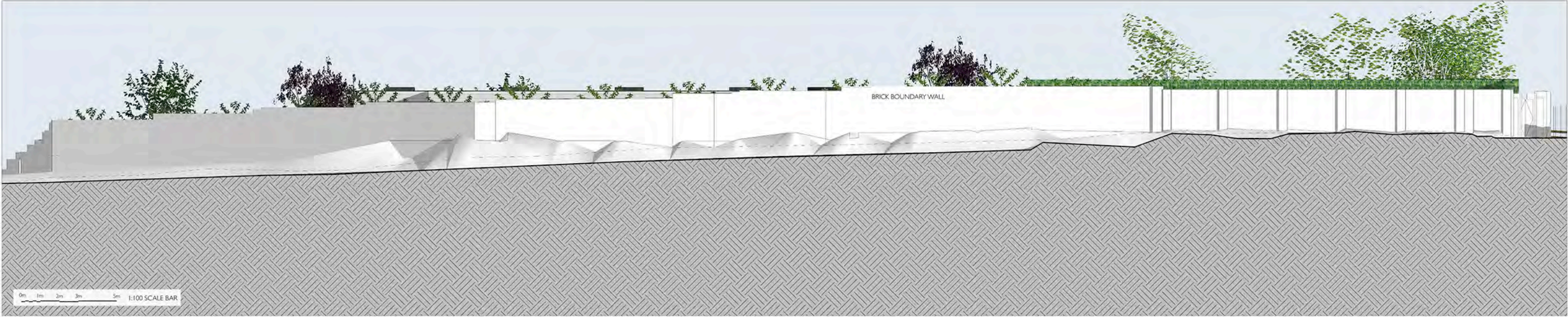
7 MASSING & HEIGHT

- 7.01** The house is laid across two floor levels, the ground floor and the lower ground floor. This is only possible because the natural topography of the site slopes by 3.5m from its highest point on the western boundary to the lowest point in the eastern boundary.
- 7.02** The house lower ground floor is single aspect with access to views, light and air on the east elevation of the house only.
- 7.03** The reason for lowering the house into the site is to minimise its visible mass from outside the site and in particular from Hitchin Road to the west and the Dower House to the south. By creating a lower ground floor the scale of the proposed new house is largely hidden below the top of the boundary wall to Hitchin Road which minimises its visual impact from surrounding viewpoints of significance. This can be seen in the cross sections shown on the following pages.

PROPOSED EAST ELEVATION -VIEWED FROM GARDEN TO REAR



SOUTH ELEVATION - VIEWED FROM DOWER HOUSE



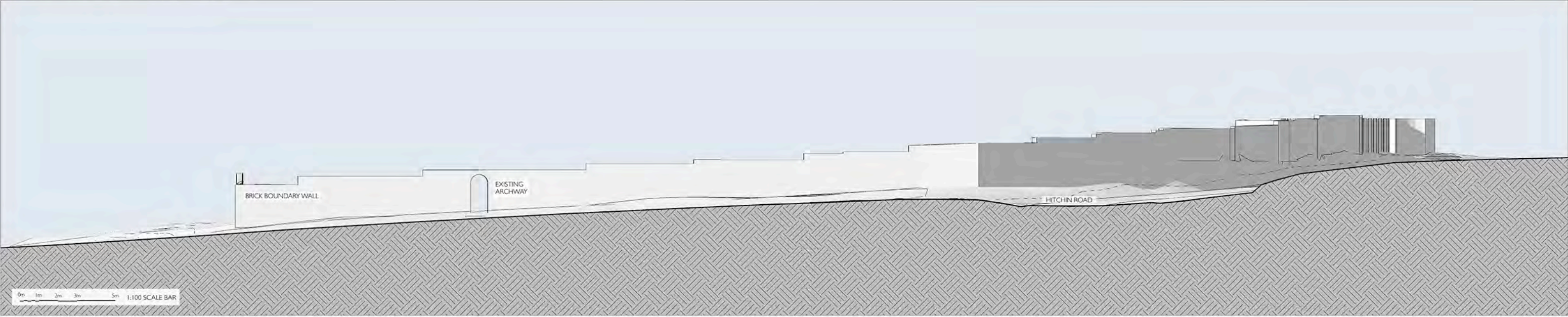
PROPOSED WEST ELEVATION - VIEWED FROM HITCHIN ROAD



PROPOSED NORTH ELEVATION - VIEWED FROM INSIDE BOUNDARY WALL



PROPOSED NORTH ELEVATION - VIEWED FROM OUTSIDE BOUNDARY WALL



EXISTING NORTH ELEVATION - VIEWED FROM OUTSIDE BOUNDARY WALL

- MATERIAL LEGEND**
- CTC Charred Timber Cladding
 - GBS Glazed Balustrades
 - GSD Glazed Sliding Doors with metal frame in dark grey colour
 - GHD Glazed Hinged Doors with metal frame in dark grey colour
 - LFB Long Format Brickwork in pale cream/chalk colour
 - MPW Metal Framed Window with frame in dark grey colour
 - PMC Pressed Metal Coping to roof in dark grey colour

8. VISUAL IMPACT

8 VISUAL IMPACT VIEW FROM NORTH

8.01 To enable judgements to be made regarding the visual impact of the proposals from key view points around the site a series of verified views have been produced to illustrate the extent of visibility of the proposals. The two images shown on this page and the next are two sensitive viewpoints.

8.02 These verified views follow very strict survey and composition criteria for accurate representation and the document produced by Pegasus should be referred to for greater detail on this methodology.

8.03 The first view shows the proposed new house in a wireframe with a dotted orange line.

8.04 The second view shows how the new trees will appear one year after planting.

8.05 The third view shows how the new trees will appear 15 years after planting.

8.06 These three views illustrate how the proposed house is almost completely hidden behind the existing boundary wall which means it will have no visual impact of significance from Hitchin Road.



8 VISUAL IMPACT VIEW FROM SOUTH

8.10 View 1 shows the existing site as it was seen in February 2024.

8.11 View 2 shows how the site would appear one year post construction.

8.12 View 3 shows how the site would appear 15 years after construction when the new trees have matured.

8.13 These three views illustrate how the proposed house has very minimal visual impact when viewed from the pathway alongside the Dower House. The proposed house is only very slightly visible, most of what can be seen is new hedging and pleached trees around the arrival courtyard which blend into the surrounding landscape. By year 15 the new trees are clearly visible and are seen in concert with the copse of trees to the east of the walled garden.



9. VISUALISATIONS

9.1 VIEW OF EAST ELEVATION AND LOWER GARDENS



9.2 VIEW OF HOUSE AND LOWER GARDENS



9.3 VIEW OF ARRIVAL COURT



9.4 VIEW OF VEGETABLE GARDEN



10. MATERIALS

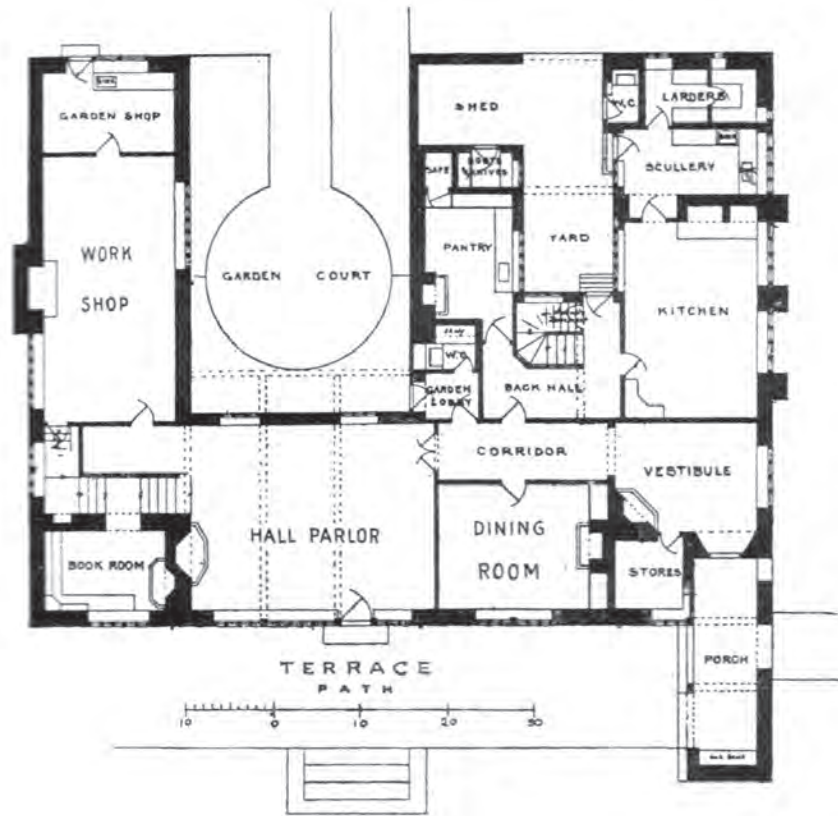


10 MATERIALS

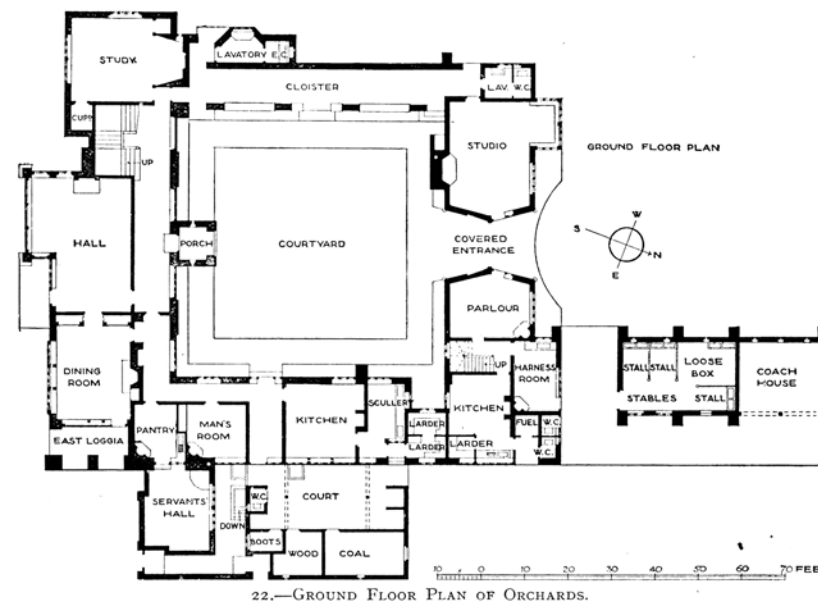
- 10.1** The chosen material palette for the house is limited to two main materials which are both linked to the context of the site.
- 10.2** At the ground floor the external walls are clad in charred timber which appears as a shimmering black colour with a rich surface texture. The charring process makes the timber very robust as it becomes rot and pest resistant, without needing any regular maintenance with a lifespan of over 80 years.
- 10.3** The charred timber cladding is framed at the ground floor level with a framework of chalky coloured long format brickwork which comes up from the walls at the lower ground floor level.
- 10.4** The charred timber cladding arranged vertically is a reference to the tall slim trees of the Scots pine that once filled the site and can be seen in the adjacent tree plantation of Wain Wood.
- 10.5** The chalky coloured brickwork is a reference to the underlying chalk rich soil conditions found in the ground in this part of Bedfordshire, which is just outside the far eastern tip of the Chilterns, a natural chalk escarpment and area of outstanding natural beauty (AONB).
- 10.6** Other materials will include sliding glass doors with metal frames in a dark grey colour and metal cappings to the roof parapets, again in a dark grey metal finish.
- 10.7** The main roof to the house will be planted with wild flowers and the roof over the sheltered parking will consist of an array photo voltaic panels laid at a very shallow pitch so as to be unseen.

11. HISTORICAL REFERENCES

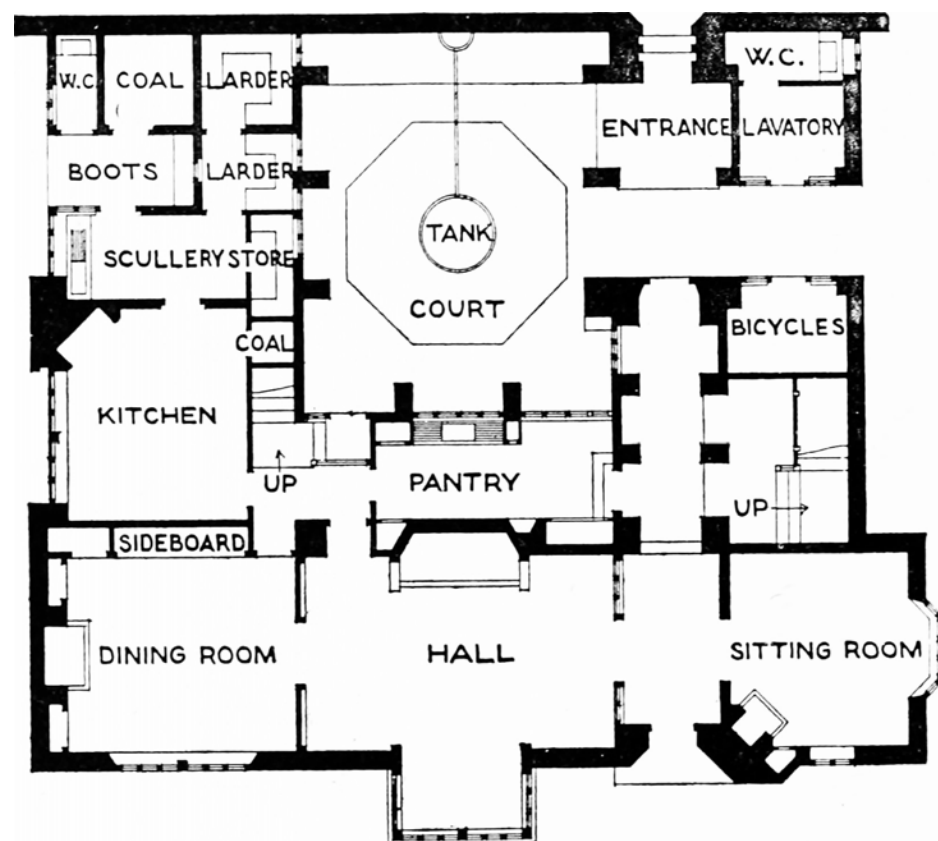
11 REFERENCES



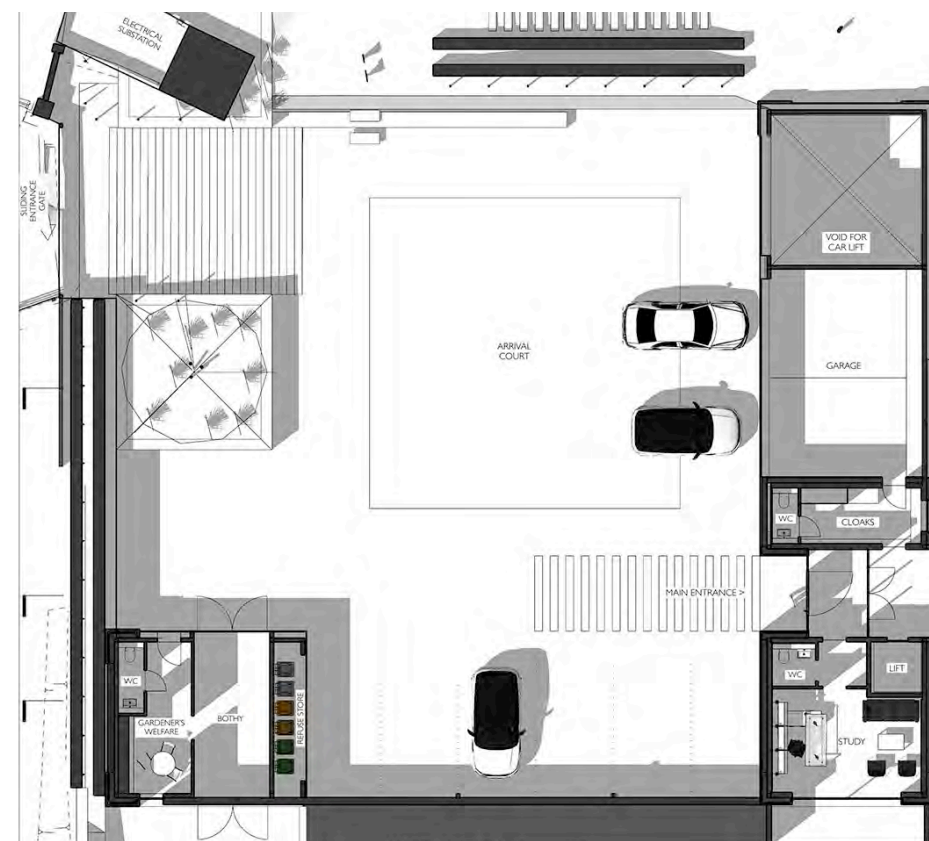
Munstead Wood (1896)



Orchards (1897)



Deanery Gardens (1899)



The Walled Garden House

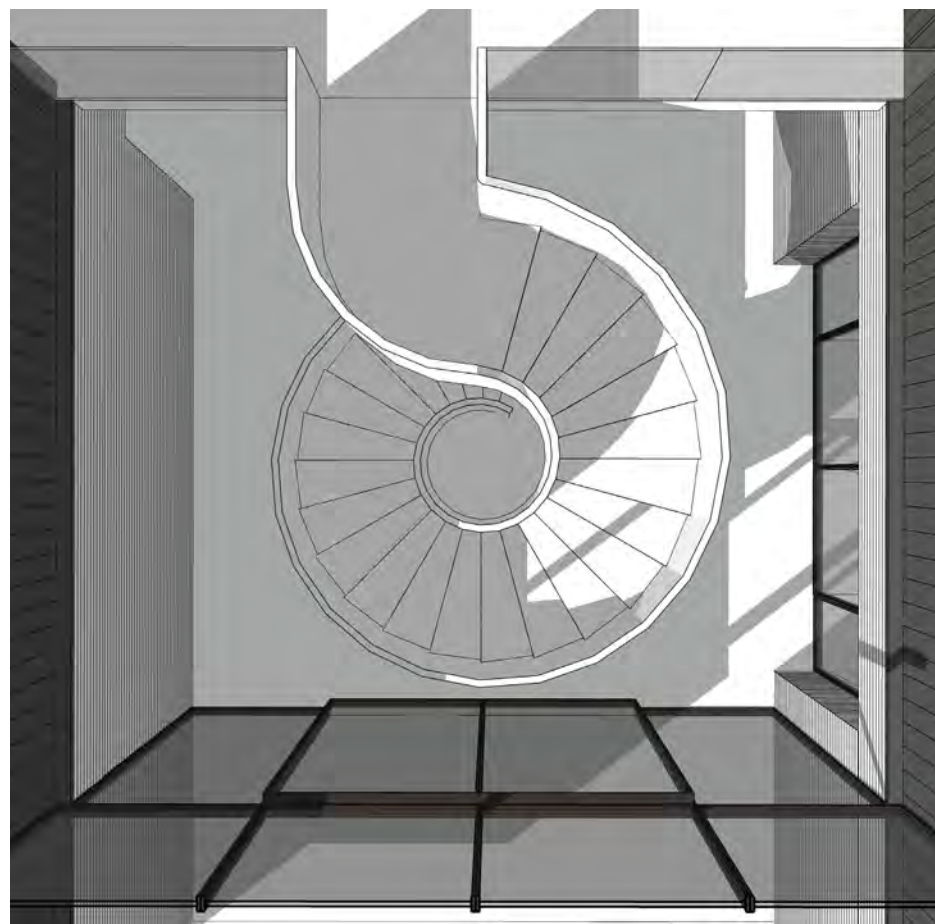
11.1 In 1908 Sir Edwin Lutyens was commissioned to design some alterations and later, in 1911, to design an extension to the Temple Dinsley manor house. For the extension he worked alongside his friend and long term collaborator Gertrude Gekyll, who developed some concepts for a number of terraced lawns to the west and north sides of the main house as well as a rose garden in close proximity to the west wing.

11.2 It was Lutyens firm belief that good houses can only be considered as such when designed in concert with a good landscape and his portfolio has many examples of grand houses with a strong relationship between the house and surrounding landscape gardens.

11.3 Lutyens also commonly used sheltered courtyards as an intimate arrival space and deliberately separate from the main landscape which is only revealed later upon passing through the house when the gardens become revealed via cursory glances though large windows. Three examples of this are Munstead Wood in Surrey (1896), Orchards in Surrey (1897) and Deanery Gardens in Sonning (1899) which can all be seen in these figures.

11.4 These proposals for the walled garden also adopt the same use of a sheltered arrival court from where only passing through the house by foot will reveal the dramatic landscape views to the east.

11.5 These proposals also adopt the notion that a good house is only as such when it relates to a good garden and in this case the relationship between house and garden is symbiotic in as much as they work in tandem, but they would not have the same value as individual pieces of design were they not combined. This is something of direct influence from Edwin Lutyens.



Spiral staircase included in these proposals.



Spiral staircase at the Ned Hotel in London.

11 REFERENCES

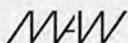
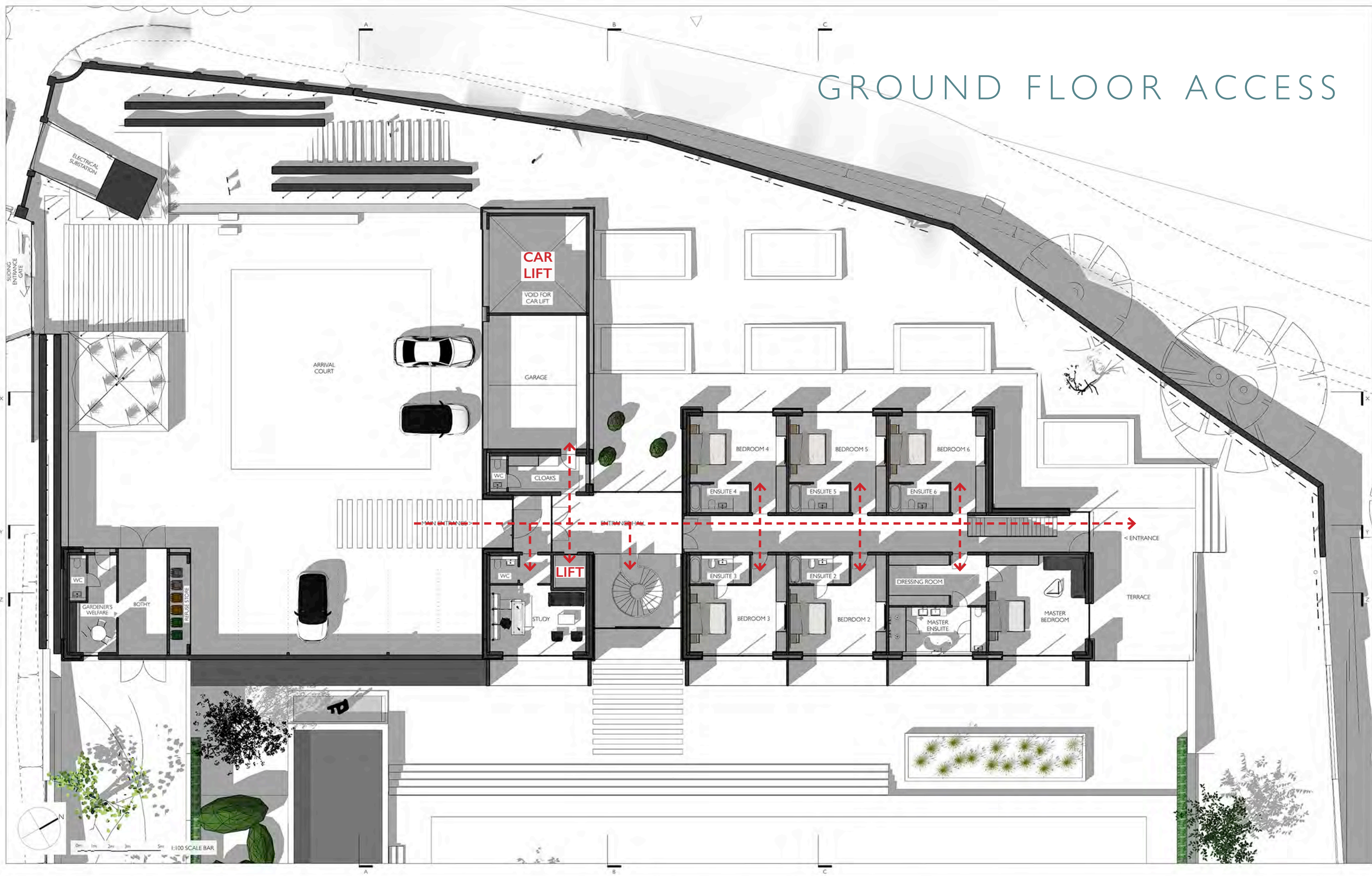
- 11.6 As an ode to Sir Edwin Lutyens the main staircase to the proposed new house has been designed as a spiral which is a reference to his famous spiral staircase at the Ned Hotel in the City of London, originally designed as the head quarters of the Midland Bank (1924).
- 11.7 These two images show the two spiral stairs, albeit of varying heights and styles.

12. ACCESS

12 ACCESS

- 12.1** The house is laid out across two floor levels, with no other internal changes in level. This is to provide a consistently level surface with minimal access barriers allowing those who may have mobility impairments to navigate around the house as freely and universally as possible.
- 12.2** A lift has been included in the design to allow access between levels for those who are unable to use either the spiral or straight stairs included in these proposals.
- 12.3** The intention is for the house to work for all mobility needs across every generation of building user and as such it will comply with all the accessibility legislation as set out in Part M of the Building Regulations and BS8300.

GROUND FLOOR ACCESS



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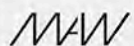
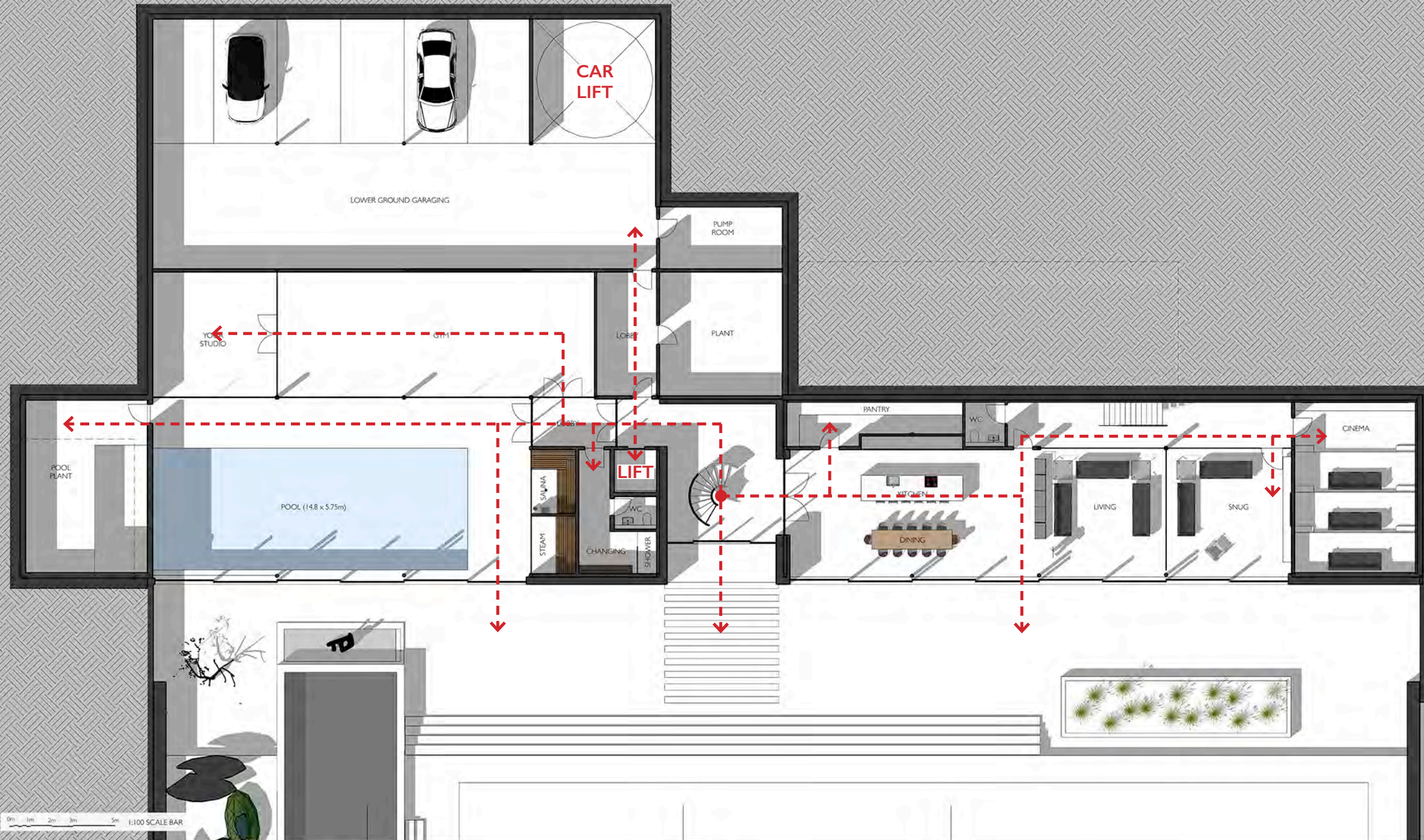
Project Title:
WALLED GARDEN PRESTON - HOUSE & GARDENS

RIBA Stage:	Date:	Checked By:	Scale:
STAGE 2+	JULY 2024	MB	1:100 @ A1 1:200 @ A3

Drawing Title:
PROPOSED GROUND FLOOR PLAN

Drawing Status:	Drawing Number:	Revision:
PLANNING	AL(0)012	47

LOWER GROUND FLOOR ACCESS



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Rev: Date: Description:

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RIBA Stage:

STAGE 2+

Date:

JULY 2024

Checked By:

MB

Scale:

**1:100 @ A1
1:200 @ A3**

Drawing Title:

PROPOSED LOWER GROUND FLOOR PLAN

Drawing Status:

PLANNING

Drawing Number:

AL(0)013

Revision:

48



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