

	To provide the type of accommodation needed the house has two forms, linked by a glazed bridge. The large part of the house has the main living spaces and guest accommodation. The tower or tree house sits in among the trees and has a private study room on the lower level and a separate bedroom on the upper level.	
	Axis	
	Two axis set out the relationship of spaces in the house. The north-south axis from the glazed entrance through the main living space and glazed doors to the garden beyond. An axis from west to east separates the ancillary space in the main house from the living area and links into the tree house, glazed openings at each end give views into the garden.	
	Main Building	
	Facing brick and render with clay tile roof finish	
	Ground Floor Level.	
	The entrance to the house is in the main building. The services and ancillary accommodation like WC, utility, store, stair are grouped together along the north elevation. This frees up the south of the house to be open plan with good natural light and views to the garden/landscape. The kitchen is separated from the main living space using a permeable screen with shelves. The stair will be partly open and rises from the main entrance. The main living space has a window seat on the southwest corner and a fireplace.	
	First Floor Level.	
	The north-south axis on the ground floor is reflected on the first floor in the form of a void. This allows more light into the ground floor living space. There are guest bedrooms on each side of the void facing south over the garden. Bathrooms and ancillary space are on the north side of the house. The corridor passes over the entrance space and makes a bridge link.	
	Tree House	
	Timber external wall boarding sitting on timber posts with a timber shingle roof	
	Ground Floor Level.	
	A private study that could also be a flexible space with access out to a deck. Narrow windows on the north side with larger openings on the south and east side. It is meant to be a quiet space for working separate from the main house. The projecting window on the east west axis has a window seat.	
	First Floor	
	The main bedroom is on this level and is separated from the main house and will be up it the canopy of the trees. It has large glazed openings with a balcony.	
	Bridge link	
	A private stair and corridor with small openings on the north side and large glazed openings on the south. Its intended really for the use of Marcus and Sally and the ground level can be opened up to access the deck.	
3.4	Landscaping & External works	
	Landscaping is a key element to the house and gardens due to the high quality of its surroundings. Alterations to the landscaping and removal or trees/planting will be kept to a minimum. The house and terrace/decking areas will connect the house to the landscape.	
	The old facing brick garden wall will be exposed and retained following the removal of the metal barn. It is proposed that a garage or car port will be constructed in this area.	
	The existing drive is a shared access and it will be retained, the route will be adjusted as it approaches the old Reiverslaw walled gardens and paddock to minimise the land take and to make it easier for cars and trailers to manoeuvre.	
3.5	Lighting & Services	
	Where possible natural ventilation and lighting maximised using large glazed openings and openable windows.	

	Electricity, gas, mains water, and surface/foul drainage services run in Bonnington Road adjacent to the junction of the drive. It is proposed that connections to the existing services will be made and the exact route of the service runs will be agreed as part of the planning approval process. It is understood that damage to existing tree routes should be kept to a minimum	
	An air source heat exchanger to provide hot water for space heating and washing will be remote from the house and will be fixed to the new wall forming the garden enclosure.	
	The rainwater will be collected and re-used for irrigation and flushing toilets.	
3.6	Parking	
	Marcus and Sally have 2 cars (possibly more) and space will be provided by the removal of the existing barn. A car port or garage will be constructed.	
3.7	Environmental Statement	
	<ul style="list-style-type: none"> • Orientation – The house faces south to maximise natural light, this also allows the future installation of solar panels. • Insulation – High levels of mineral wool insulation in the walls and roof reduces the heat loss. • Heating – The space and water heating is provided by an air source heat pump. • Ventilation – Good natural ventilation through opening windows and roof lights. • Materials – Timber frame building from a sustainable source. Timber wall boarding with low maintenance. • Bio-diversity on the site with existing trees, planting and habitats maintained. 	
3.8	Access – Cars, People,	
	Cars The owners and visitors cars will access the site from the existing junction with Bonnington Road. The owner/tenant of paddock and gardens to the Northwest of the site have access over the drive to their land.	
	People The internal and external areas of the ground level are fully accessible to wheelchair users. The main entrance and access to the terrace/deck has a level threshold The internal layout of the ground floor has flexibility and will allow for the future installation of a wet shower to the WC and the study can be converted to a bedroom.	
	Visibility Splay The existing junction with Bonnington Road needs to be altered to meet the local authority highway specification. This has been agreed as part of the previous planning approval.	
3.9	Materials & Finishes	
	External Materials The external materials will respond to the local context <ul style="list-style-type: none"> • Facing brick to walls (existing garden wall). • Render to garden/south facing walls . • Clay tiles to main house roof and dormers – Rieverslaw has clay tiles. • Timber wall boards on tree house – responds to woodland. • Timber shingles to tree house roof – responds to woodland. • Facing brick garden walls. • Modular paving to the terrace • Timber frame. • Timber /aluminium composite windows & doors. 	