

Glaston Gardens, Glaston, LE15 9EY Case Study

Executive Summary

Our multiple award-winning boutique development of three new detached homes is constructed in Clipsham coursed rubble limestone with high quality traditional features to match the village street scene. Incorporating design details such as ashlar limestone quoins, flush casement windows with stone cills and brick soldiers under blue slate roofs, these stylish homes truly complement the village street scene. Hawthorn House and Pear Tree House are three bedroom properties (1320 square feet), whilst Araucana House is a larger four bedroom house (1645 square feet).

Despite the traditional exteriors, the interiors provide open plan living with contemporary kitchens, bathrooms and fixtures and fittings. Roof lanterns, sun tubes and bi-fold doors flood the homes with natural light, and underfloor heating completes the sleek modern finish.

The site was a former garage and had been a derelict eyesore for 20 years in an otherwise beautiful Rutland village. Many previous planning applications had been refused and together with the former use as a petrol station, this led other developers to question its viability as a regeneration project. The local planning authority were also keen to retain one of the former traditional stone buildings; this has been sympathetically restored and incorporated into the scheme, creating a stunning garden room at Araucana House.

Creative approach and challenges

This is a small site of 0.3 acres next to a main road (A47). Formerly a garage and filling station the site had been derelict for 20 years detracting significantly from village character. The viability of the site was affected by potential contamination of the land and a tree preservation order on a large monkey puzzle tree. The latter limited the use of the land on the northern side of the site.

There were also challenges with the legal title. At one point the garage owner had lived in the neighbouring property and the title was split around 20 years ago. The boundaries had been incorrectly recorded, there were rights of way issues and parts of the title had been adversely possessed and were fenced off in the next-door neighbour's garden.

Through a process of consultation and openly sharing our plans with the neighbour, we managed to agree a solution to the title issues and executed a boundary exchange to rectify the title issues, as well as providing an alternative right of access along the southern boundary, which allowed us to use the whole of the site unencumbered.

The site had been subject to several previous failed applications, which had received vociferous objections from many neighbouring properties and across the entire village, largely due to the tight nature of the site. The neighbouring houses were close by, one with a low ridge height on lower ground and the other being a single storey dwelling, resulting in overlooking issues as well as traffic and parking considerations

As well as working closely with the local planning authority (LPA) to overcome these issues, we reached out to consult with many of the villagers to discuss our plans. We also reached out to

the parish council and asked for their support to arrange meetings with other neighbours to share our ideas and solicit their feedback before making a formal planning application.

Together with our architect, our Construction Director designed a scheme to orientate three units to face the adjacent Seaton Road as opposed to the A47. This mitigated the highways objections with traffic entering the highway on a quiet side road, as well as allowing us to build the three houses respecting the TPO on the northern section of the site.

The LPA were keen to retain one of the previous buildings constructed in old stone with a Collyweston slate roof. Our scheme allowed this building to be restored and sympathetically integrated into Araucana House as a sunroom. The other former filling station buildings had no architectural value.

To mitigate our risk, particularly with regard to the potential contamination, we took time to research the site history and were able to establish that the tanks were removed some years ago and that the soil was likely to be clean, prior to conducting a new contamination survey and correcting the ground contamination records.

Design Excellence and integration into surrounding area

In addition to the design points above, our primary consideration was to produce a scheme that would blend in sympathetically within the village, which consisted of old stone buildings in the main. The external appearance of the dwellings is therefore traditional using limestone and slate roofing, complementing the landscape of the village.

Other external features and finer touches include ashlar limestone quoins, flush casement windows with stone cills and brick soldier detail. To the rear of the properties, the sunroom areas have large roof lanterns to optimise natural light and are finished with low maintenance cement board cladding with concealed guttering.

Despite the traditional exterior, we wanted to create a modern look and feel inside and opted for an open plan design for the living area to maximise the sense of space. The kitchen areas incorporate island work areas with granite surfaces throughout, induction hobs and extractors overhead. Bifold doors provide access to the fully landscaped gardens and large patio area.

Given the open plan living area, the design allows for a separate utility room with plenty of storage as well as a separate study room for peace and quiet.

The upper floors of each property have high ceilings (2.8m) to give a feeling of space and sun tubes plus additional Velux windows for more natural light. All bedrooms are large enough for double beds and the master bedrooms feature walk in dressing areas as well as en-suite bathrooms.

Construction quality and materials used

Our Construction Director, Jonathan is nothing if not meticulous and has an acute eye for detail. He has many years of development and construction experience and has a trusted network of tradesman that he has worked with for many years. He did much of the work

himself but no job is signed off until Jonathan is entirely satisfied that it meets our high quality standards.

Materials

Clipsham coursed rubble limestone
Natural blue slate
Ashlar limestone quoins
Cement board cladding
Indian sandstone patio
Roof lanterns
Origin bifold doors
Flush casement windows
Stone cills
Stylish multipoint locking composite front doors
Karndean flooring throughout the ground floors
Granite worktops
Ideal Standard bathroom suites
Oak internal doors throughout with architectural quality ironmongery
AEG appliances: double oven, induction hob, dishwasher, fridge/freezer
SUDs compliant block paved driveways
Pitched roof car ports – using the same stone and slate as the houses

Innovation used in the scheme

- ✓ Air source heat pumps (Mitsubishi)
- ✓ Neatly pre-plumbed cylinders
- ✓ Underfloor heating with touch screen controllers and remote mobile app functionality
- ✓ Sun tubes
- ✓ Flat roof section to the rear incorporating large roof lanterns and integral guttering

Visual impact – internally/externally

- ✓ Traditional exterior harmonised to match beautiful Rutland village street scene
- ✓ Contemporary open plan living area
- ✓ Spacious and light bedrooms with walk in dressing areas and en-suite bathrooms

Sympathetic environmental impact and sustainable aspects

- ✓ Materials sourced locally where possible notably local Clipsham limestone
- ✓ All local tradesmen and contractors sourced from local area; (Stamford and surrounds)
- ✓ All professional consultants (architect, planning consultants, engineers, surveyors etc) from the local area (Stamford/Rutland and surrounds)
- ✓ Air source heat pumps
- ✓ Underfloor heating
- ✓ All timber sourced from sustainable sources (FSC standard)

- ✓ Retention and restoration of one existing building incorporated into Araucana House as a sunroom
- ✓ Regeneration site: Former garage and petrol station, derelict for 20 years and an eyesore in an otherwise idyllic Rutland village, providing homes sympathetic to the surrounding area
- ✓ Demolition of dilapidated buildings, ground surveys and removal of asbestos to create a contamination free site
- ✓ Granite worktops
- ✓ Oak doors
- ✓ Houses build to latest standards with good EPC ratings and excellent air tightness, as below

	EPC rating	Airtightness
Plot 1	B	3.54
Plot 2	B	4.7
Plot 3	B	4.5

Budgetary considerations

The price of the site and location next to the A47 road necessitated a scheme of 3 units minimum, to be marketed at a mid-price band, no higher.

Summary:

1 Purpose of scheme: new build housing of 3 detached homes to regenerate a derelict brownfield site and add value to the village.

2 Gross Development value of site: £1.2 million.

3 Parties and our role:

Distinctive Developments were the developer and principal contractor for the site. Our Construction Director, Jonathan Plant oversaw and managed the entire project from design to build. Local sub-contractors and professional consultants from our trusted network, were contracted for specialist work. John Dickie Associates produced the design and building drawings.

4 Timescales:

December 2017: site acquired.

July 2018: groundworks commenced following a lengthy planning process including discharge of conditions such as contamination and archaeology.

March 2019: unit 1 completed.

April 2019: unit 2 completed.

June 2019: site fully completed following delays due to planning amendments approval.