

NEW HOUSE

HIGH RIDGE
TOP STREET
ASKHAM
NEWARK
NG22 0RP

Parish Council Presentation
September 2022



THE SITE



DESIGN Analysis

Local Character

To retain a sense of place and historic identity critical to the sensitivity of the area, we propose to reflect the character of Askham which is made up of informal groupings of individual buildings, with some uniformity of materials, forms and roofscape giving interest to the visual scene.

The design proposals take into account local distinctiveness and character through the choice of external materials and form, in a modern interpretation of the traditional.

Architectural Characteristics

The buildings of the area are generally of fairly standard domestic form, of two or three storeys and respecting vernacular norms of design and proportion.

Materials

The characteristic walling material is brick with pantile or natural slate roofing.

Design

The majority of the buildings in the area are of simple design, with their distinctiveness resting on the use of materials, proportion and local architectural detail.



Neighbouring and local buildings which describe the architecture of the area in terms of form, scale, materiality and detail.

THE SITE

Scale / Footprint



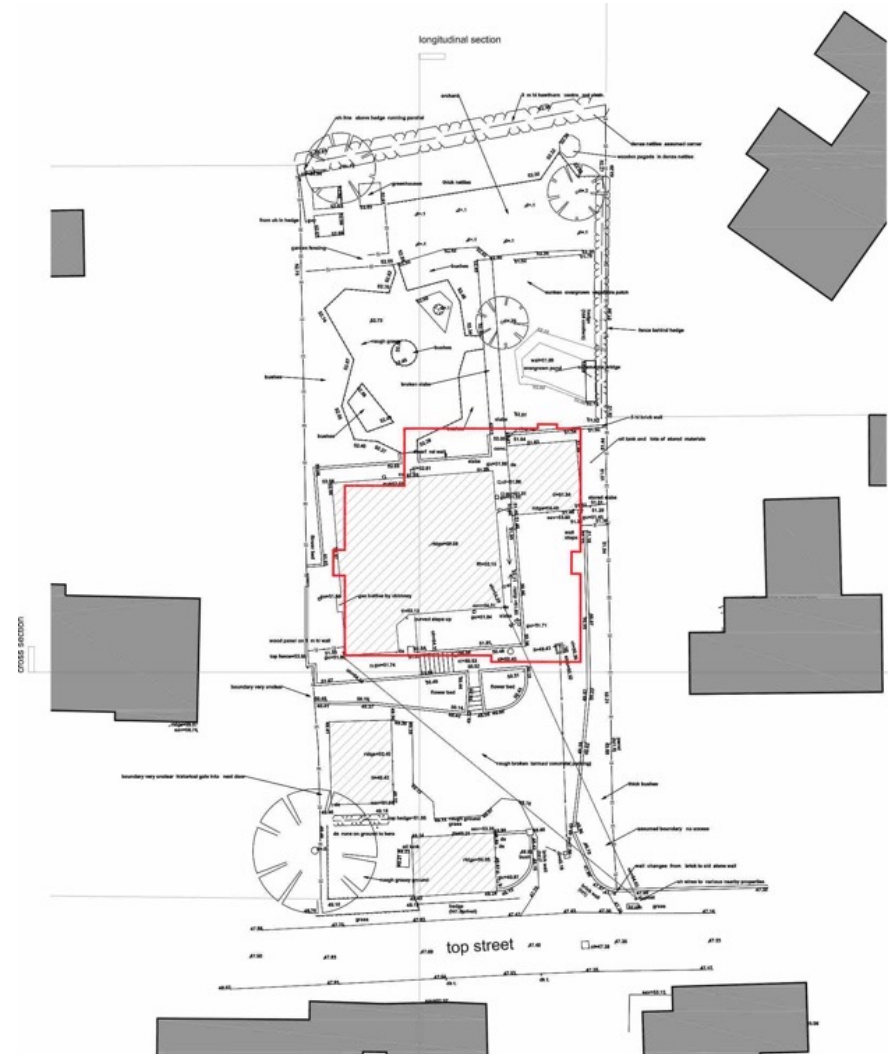
View of sloping drives.



View of site rising to existing house.



Rear garden – flat ground.



Footprint of proposed house indicated red.

DESIGN Analysis

Amount Of Development

The design proposal has been guided by evaluating the following physical site constraints.

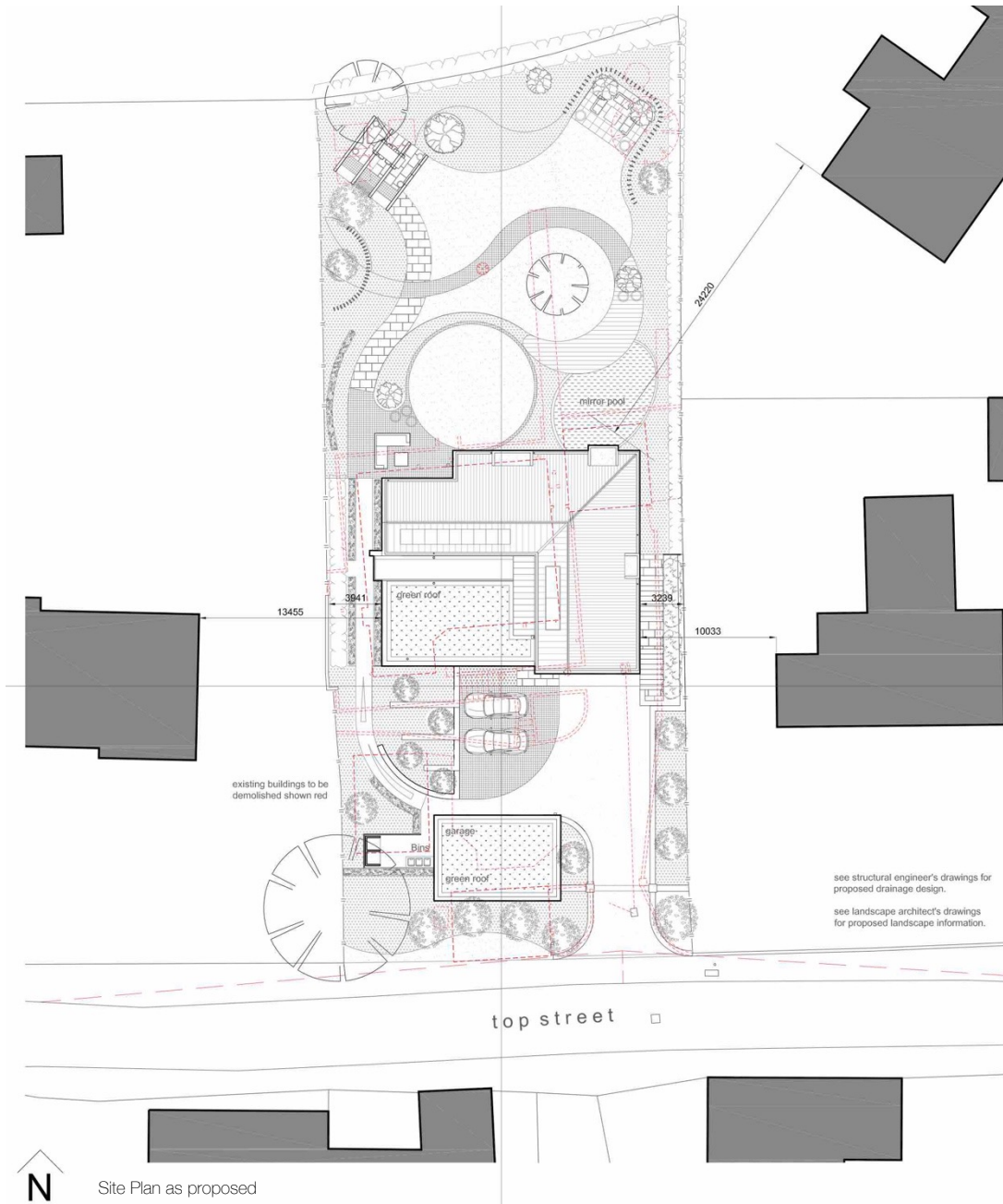
- Adjacent building distances,
- Overlooking,
- Impact to existing & proposed amenity space,
- Visual and noise impact
- Overshadowing.

In collaboration with other team members, we have carefully considered each item throughout the design development. This analysis has positively contributed to determine scale, orientation, site density, building positioning and the disposition of spaces and rooms within the proposed house.

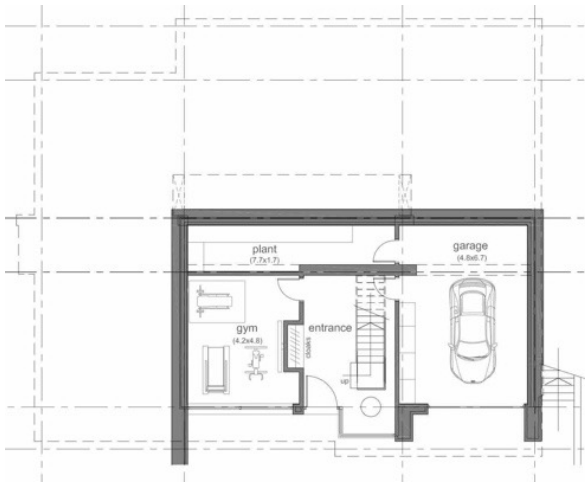
Site Layout

A number of studies were carried out to investigate the arrangement of built form in response to the existing building, the neighbouring buildings, access, the position of existing boundaries/features, the potential for garaging and the landscape influences.

The position of the house seamlessly integrates with the axis of the existing site, with its visual mass lowered into the ground to reduce impact. The aspect for all principal rooms is to the front and rear, to respect neighbouring properties, with limited windows to the sides.



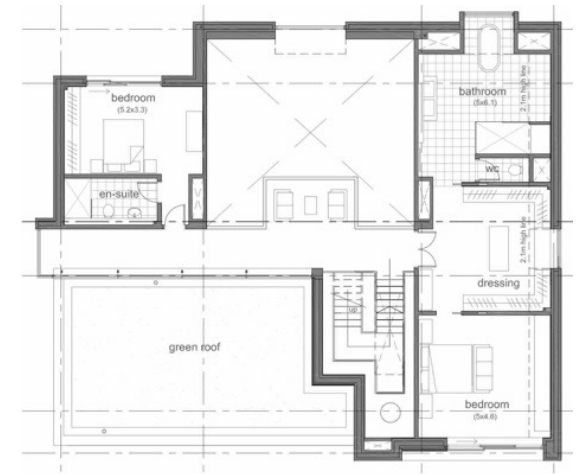
THE SITE Plans



Lower Ground Floor

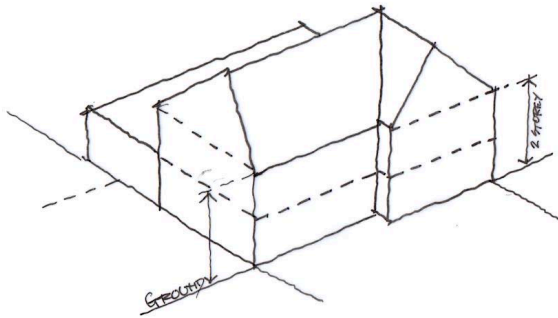


Ground Floor

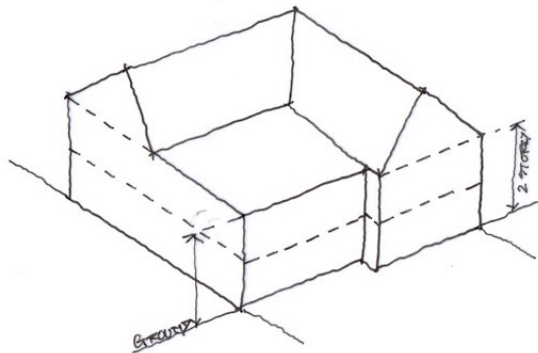
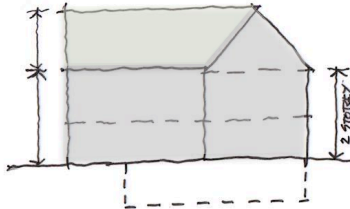


First Floor

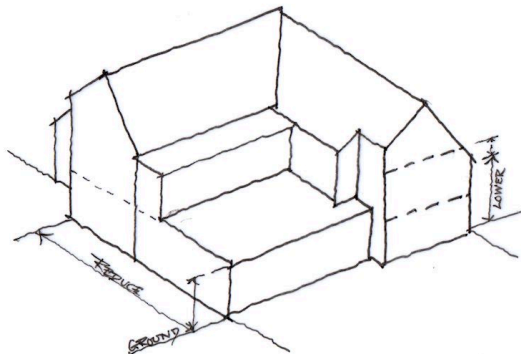
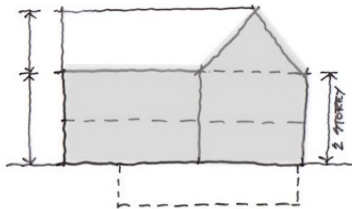
DESIGN Analysis



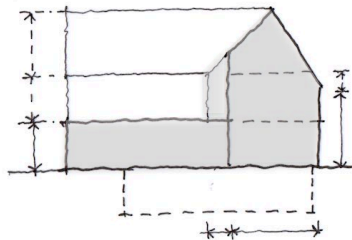
Standard Massing – Two Storey Gable



1. Reduced Massing – subservient side element



2. Reduced Massing, Depth, Gable Proportion, Eaves Height



Form

A two storey standard gable house is placed on the upper terrace of the site and the lower level to the front is utilised to locate an entrance and garage below.

In that way the house will reflect the scale of neighbouring traditional two storey dwellings, sat on the upper level.

It is recognised that the houses to the east are lower buildings than the houses to the west, which are two storey. In order to address this scale change, the design adopts two strategies illustrated below

1. Reduce the massing by pushing back an element of two storeys and presenting a single storey wing to the front.
2. Reduces the eaves height to the east to 1.5 storeys

The layering of the facades creates interest with light and shadow, and changes in level of blocks, used to modulate their impact. This also creates a form reminiscent of local countryside buildings.



DESIGN Analysis

Form

A two storey standard gable house is placed on the upper terrace of the site and the lower level to the front is utilised to locate an entrance and garage below.

This is consistent with the massing and disposition of existing houses on Top Street, which follow the same level strategy.

Refer to photos opposite, which show the garaging at lower level and the two storey houses located on the upper level of the site, with steps leading up to their ground floor.



Top Street houses – two storey located on the upper terrace with garaging on the lower level below.

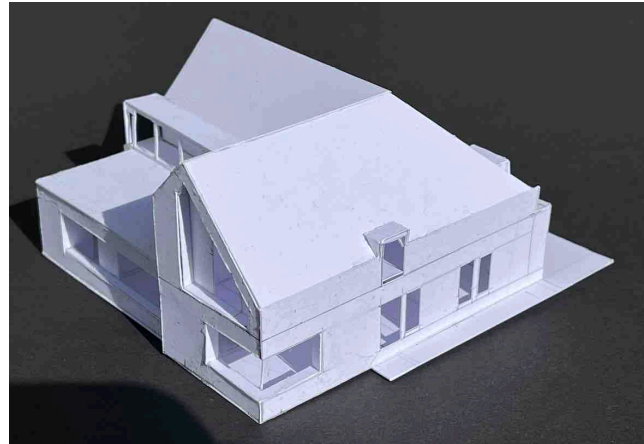


DESIGN Analysis

Scale

A two storey standard gable house is placed on the upper terrace of the site.

The eaves to the east is lowered to reduce impact to the neighbouring bungalow



Two storey on the upper terrace with garaging on the lower level below.



DESIGN Analysis

Scale

The two storey house is modelled to respect the neighbouring buildings.

The eaves to the east is lowered by over 500mm from a standard height to reduce impact to the bungalow.

Fencing and mature landscape screen all the ground floor from neighbours.

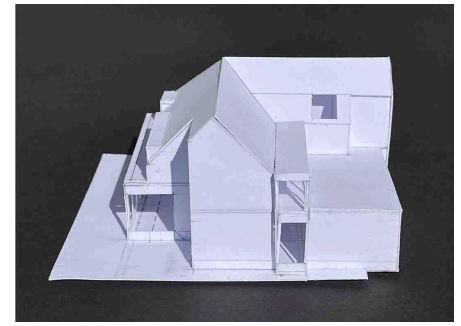
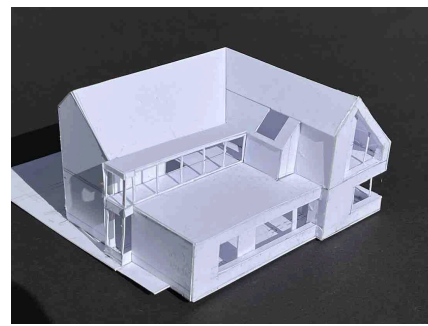
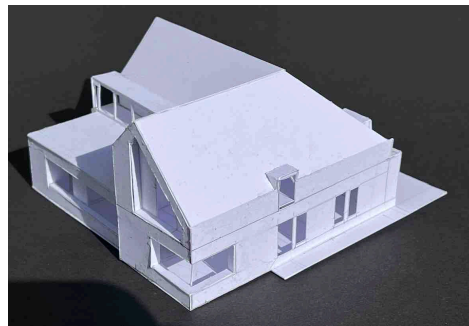
A single first floor window (obscured) to the dressing room is evident.

To the west the massing is stepped back and the two storey side gable reduced in depth.

A single window (obscured) from the gallery is evident.

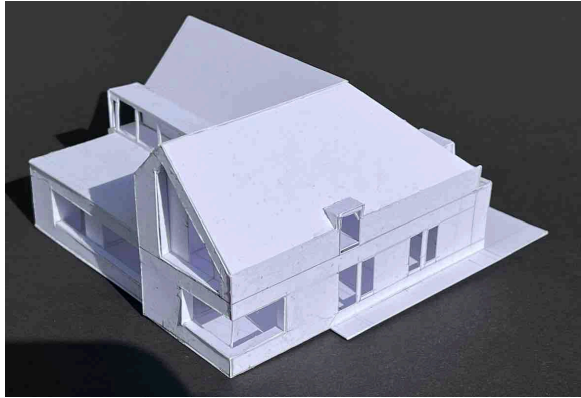


East Facing Elevation – single upper window.



West Facing Elevation – single upper window.

DESIGN Analysis

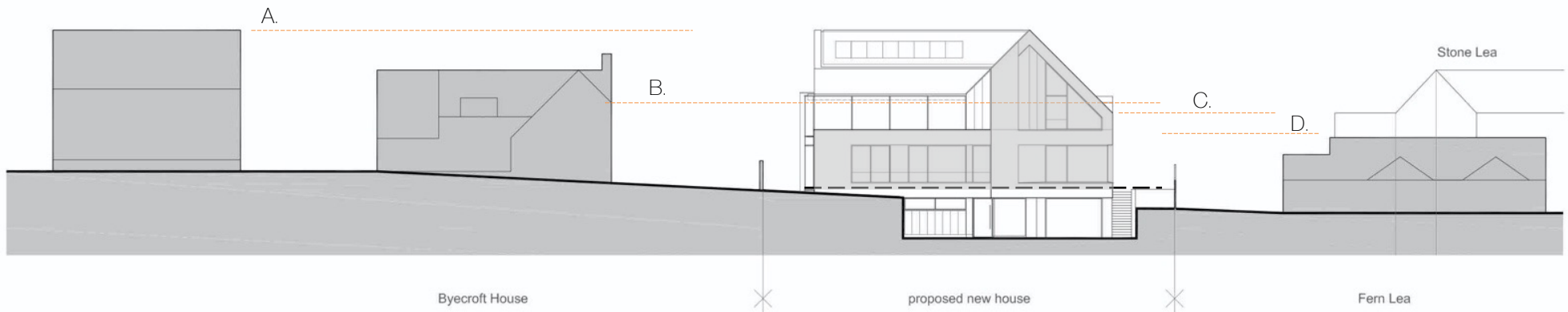


Heights

The heights of neighbouring buildings have informed the design

- A. The ridge height of the new property to the west of Byecroft House is as the ridge for the new property.
- B. The eaves height of Byecroft House is higher than the proposed eaves height to the eastern boundary
- C. The eaves facing Fern Lea has been reduced from a standard two storey to a storey and a half, to reduce the potential impact.
- D. Single story Fern Lea has a lower ground floor level. The single storey element of the proposed house is set to reflect this building.

The building is respectful to the scale of the street and the neighbouring buildings.



Height and Massing study in relation to neighbouring houses

DESIGN

Architecture

Architecture

The house is contemporary and shares a common design language with locally reference buildings.

Large areas of brickwork are balanced with expansive windows which capitalise on the vistas that draw you to the outside.

The careful location of windows eliminates overlooking and ensures limited light pollution or impact is made on the neighbouring properties.

Windows are generally recessed to reinforce the monolithic aesthetic and sculptural quality of the brickwork.

The controlled and sculptural approach to the form introduces a sharpness to the aesthetic.

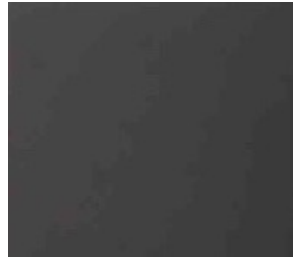
The entrance to the site is as that existing via a drive to an enclosed courtyard and then onto the garaging and front door to the house..

The stepped landscaped terracing to the front further integrates the architecture into the site.

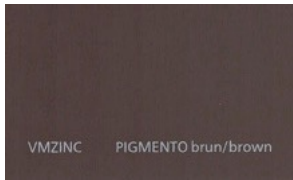


DESIGN

Architecture



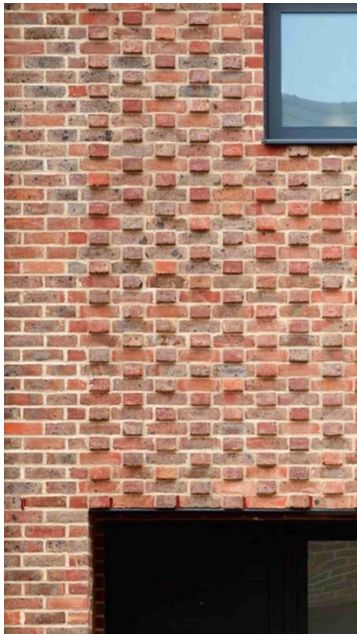
Window Frames
Aluminium Powder Coated – Flat matt black



Zinc
VMZinc Pigmento - Brown



Welsh Slate
Cwt-y-Bugail - a dark blue grey slate



Bricks
Forterra Hampton Rural Blend

Materials

Central to our decision-making process when choosing the materials, was to let the context tell us about the appropriate material and texture to ensure the building was of its place. The external materials were also chosen for their environmental contribution – natural and locally sourced where possible.

In an era where concerns are often expressed about identikit towns where one place looks much like another, celebrating the differences between places becomes increasingly important to their identity and distinctiveness.

Taking inspiration from local buildings, the house is faced in brick walling, directly referencing the materiality of the countryside setting, intrinsically connecting it to its context. The roof is clad in natural slate, again as a visual reference to local architecture. Elements of zinc cladding and metal windows are also introduced into the composition.

Forterra Hampton Rural Blend, which is a close modern equivalent of the pre-dominant historical brick from North Nottinghamshire Brickworks. Thereby relating it to the wider tones of the village.

Over-firing of bricks to give them a burnt appearance allowed for decorative geometric patterns to be produced in brickwork. The proposed house uses projecting headers and tumbling in at the eaves to reference, integrate with and celebrate the richness of local vernacular.



Tumbling In




North Nottinghamshire Brickworks

DESIGN

Non Designated Asset

13

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Non designated heritage assets

This page sets out the Council's approach to identifying the District's heritage assets which are not designated. Also provided is the list of non-designated heritage assets (buildings and structures) identified by the Council, set out in a database which is continually monitored and updated by the Conservation Team.

[Make a planning enquiry](#)

The Council's own policies on heritage conservation, contained within Strategic Objective S09 and Policy DMB of the Bassetlaw Core Strategy and Development Management Policies DPD, emphasise the importance of preserving and enhancing the district's heritage assets, both designated and non-designated. Government guidance (contained in the National Planning Policy Framework) also makes it clear that the effect of a proposal on the significance of a non-designated heritage asset should be taken into account when determining applications (paragraph 135). The criteria document below sets out the process through which the District Planning Authority has identified non-designated heritage assets and will continue to do so in the future, via a set of criteria consistent with Government policy and associated guidance from Historic England.

- [Non-Designated Heritage Assets – Criteria \(November 2016 Update\)](#) (pdf)

Using the above criteria document, the Council has produced a database of buildings and structures throughout the District which are considered to comply with the criteria for identification. These are set out in the spreadsheet below and their locations can be found on our 'Bassetlaw Heritage Mapping' web page.

- [Non-designated Heritage Assets \(March 2019\)](#) (xls document)
 - This document may not be suitable for users with assistive technology. [Request an accessible format.](#)

With regard to historic landscapes which are not on the national register, the Council has surveyed the District's 'Unregistered Parks & Gardens' (in part using those sites already identified on Nottinghamshire County Council's Historic Environment Record) and has put together statements of significance for each of the 56 sites identified, together with an overview of the identification and survey methods used. The results of this are available on our 'Unregistered Parks & Gardens' web page (contact the Conservation Team on 01909 533484 for further details on this project).

Article 4(1) Directions affecting non-designated heritage assets in Bassetlaw

In many cases, the demolition or other alteration of a non-designated heritage asset does not require Planning Permission, so is outside of the Council's control. This can lead to serious or total harm to the significance of such a heritage asset. An Article 4(1) Direction can be used to remove those permitted development rights, the result of which means that Planning Permission is then required for the types of works specified. There are currently two Article 4(1) Directions affecting non-designated heritage assets in Bassetlaw District. These are detailed below:

- [Former North Border Infant and Nursery School and Former Seriby Park Academy Primary School, Bircotes Confirmed Article 4\(1\) Direction and Map \(21st June 2018\)](#) (pdf)
- [Former North Border Infants and Nursery School and Former Seriby Park Academy Primary School, Bircotes Article 4\(1\) Direction \(21st June 2018\)](#) (pdf)
- [Woodend Farmhouse 'immediate' Article 4\(1\) Direction Confirmed \(12th September 2019\)](#) (pdf)
 - This file may not be suitable for users of assistive technology. [Request an accessible format.](#)
- [Woodend Farmhouse Article 4\(1\) Direction Notice Confirmed \(12th September 2019\)](#) (pdf)
 - This file may not be suitable for users of assistive technology. [Request an accessible format.](#)
- [Victoria Institute Article 4\(1\) Direction & Map \(10th October 2019\)](#) (pdf)
 - This is a legal decision by the Council and must show the seal and signature. Therefore, this file is not suitable for users of assistive technology. [Request an accessible format.](#)
- [Victoria Institute Article 4\(1\) Direction Notice \(10th October 2019\)](#) (pdf)
 - This is a legal decision by the Council and must show the seal and signature. Therefore, this file is not suitable for users of assistive technology. [Request an accessible format.](#)
- [The Thorns, Article 4\(1\) Direction and Map \(without seal\)](#) (HTML)
- [The Thorns, Article 4\(1\) Direction and Map \(with seal\)](#) (PDF 5.9MB)
- [The Thorns, Article 4\(1\) Direction Notice](#) (HTML)

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Coach House

The coach house is a NDA.

The building has been subject to conversion and is proposed to be removed under the proposals.

The following quote from Bassetlaw Council clarifies that whilst the building has heritage status, it is possible to demolish under Permitted Development Rights.

"In many cases, the demolition or other alteration of a non-designated heritage asset does not require Planning Permission, so is outside of the Council's control. This can lead to serious or total harm to the significance of such a heritage asset. An Article 4(1) Direction can be used to remove those permitted development rights, the result of which means that Planning Permission is then required for the types of works specified. There are currently two Article 4(1) Directions affecting non-designated heritage assets in Bassetlaw District."

The full page extract from the council is copied opposite.

THE PROPOSAL



Images of the proposed house

DESIGN

Sustainability

Sustainability

The house will have a number of sustainable elements, including locally sourced materials, roofs that can accommodate plantings, and a building envelope designed to exceed building regulations standards for insulation and air-tightness.

Windows will all be high performance. Rooms feature operable windows, which usher in breezes and eliminate the staleness of many sealed MVHR buildings, reliant on mechanical means of introducing fresh air. Heat is provided by air source heat pumps and underfloor radiant system. A bore hole or ground source will be considered during the detail stage.

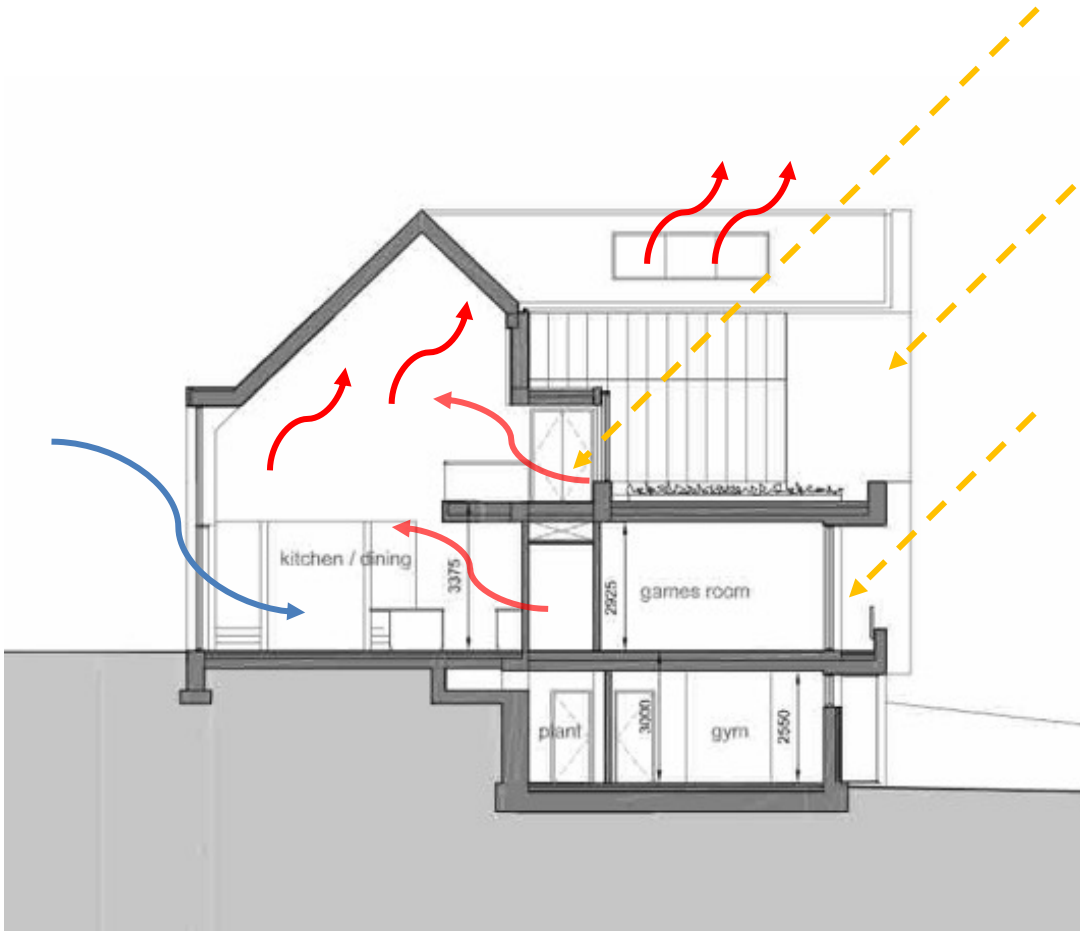
Overall, the house is designed for longevity and low-maintenance, reducing the life-cycle cost for the owner.

Environmental Sustainability

Efficient use and protection of natural resources.

The following positive attributes have been incorporated into the development:

- Reuse of site waste material and using new materials that are non-toxic, ecologically restorative and socially equitable.
- Recycle collection point at the bin store.
- Integrated passive ventilation panels to encourage natural ventilation.
- Reducing energy demand and seeking to move away from fossil fuels.
- Deeply recessed south facing glazing to reduce heat gain
- Reducing water consumption and operating within the water balance of the site.
- Bike storage has been integrated within the garage
- The development will enable the re-use of the existing site in a more appropriately dense manner ensuring the development is sustainable
- The development thereby promotes the efficient use of land



Section illustrating double height space

CONCLUSION



Conclusion

The proposed scheme will result in minimal harm to the neighbouring properties and their setting, and will enhance the character and appearance of the village and area.

The new development makes a positive contribution to local character and distinctiveness.

The scheme has been carefully considered, to ensure the development does not significantly affect the level of amenity currently afforded to neighbouring residential properties.

Adequate on-site parking is proposed to serve the site, and the existing access is both adequate and safe.

The house has an emphasis on sustainability and a respect for the natural environment into which it will sit.



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