

NEW HOUSE

HIGH RIDGE
TOP STREET
ASKHAM
NEWARK
NG22 0RP

Design Access Statement
August 2022



THE PROPOSAL



Images of the proposed house

1. INTRODUCTION

Introduction

This Design Access Statement has been prepared by nj-ARCHITECTS on behalf of the client, Jonathan Allbones, in support of a Full Application to Bassetlaw District Council for the re-development of the site to create a new replacement single dwelling. This document is to be read in conjunction with other documents as submitted which cover Landscape Design, Ecology and Site condition.

The DAS has regard for the need to balance design guidance with planning policy requirements and documents the evolution of the design process that has been undertaken in preparation of the proposals associated with this planning application.

This project involves the proposed construction of a single house, as a direct replacement for the current unoccupied and tired bungalow and out buildings, within the village of Askham This application is for an individual high quality contemporary contextual house, with integrated and separate garaging and generous private amenity space.

This Design Access Statement describes the design development of the proposal. It demonstrates that the proposed development accords with national planning policy guidance, together with adopted regional planning guidance and policy.



Project Background

nj-ARCHITECTS are appointed to deliver a high quality replacement residence on this site within the village of Askham. The client wishes to re-locate to the village to be close to his aged parents. He has a sincere interest in delivering a development tailored to the demands of high quality design. This prerequisite offers the opportunity to create a contemporary house, with architecture that responds to place and learns from the buildings that have evolved nearby. Thereby understanding and engaging with the fundamental and varied character of the area and the neighbouring buildings.

The site is not within a conservation area and has no neighbouring listed buildings or heritage assets which will be directly affected by the proposals. This allows the new house to play a key role in establishing its own historic datum.

1. INTRODUCTION

Site



The Site

Askham is a village and civil parish in the Bassetlaw district of Nottinghamshire, about six miles south-east of East Retford. The site is situated to the northern side of Top Street, and is a privately owned parcel of land as indicated hatched red on the adjacent plans. The area of the site onto which the proposed house will be located, is that of the existing building. There is an existing garage to the side of the dwelling and a two storey building to the front. All existing structures will be demolished and replaced with the new house and garage. The site is accessed by an existing private drive fronting onto Top Street.

Askham is a delightful and sought after residential village surrounded by attractive open countryside with local church, village hall and the well known Duke William public house.

The village is well located with convenient driving distance for the A57 and A1 at nearby Tuxford & Markham Moor providing excellent communication links to the surrounding areas major towns and cities. Retford and Tuxford which offer a range of local amenities & facilities are with convenient travelling distance

The Wider Context

The site is located within Bassetlaw Landscape Character Policy Zone 10.

The area is located south-east of Retford and east of Gamston, extending south of Upton down towards the A57 which skirts the northern fringe of East Markham and forms the southern boundary. The Policy Zone is intersected in the south-west by the Doncaster to Newark railway line and centrally by Askham Road [B road].

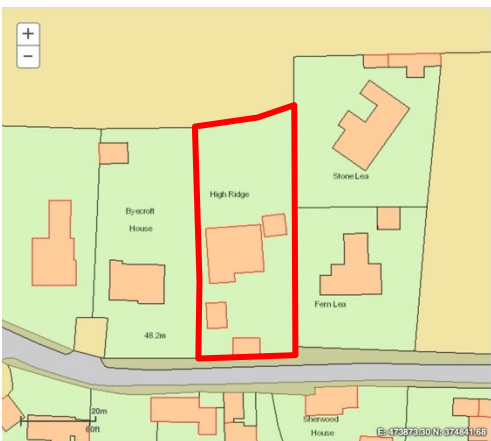
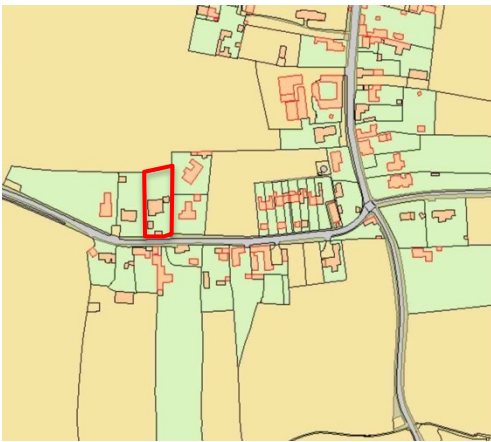
A low lying narrow stream corridor is flanked by undulating rounded landform with higher ground at the northern, eastern and western edges affording open views across the Policy Zone, however views at lower levels are enclosed.

The dominant land use is arable farmland with woodland clumps and hedgerows along ditches. Pastoral land is evident close to Askham at the centre of the Policy Zone. Woodland cover is limited with one deciduous plantation adjacent to the south-eastern boundary and a smaller block further west.

Settlement is a relatively subtle feature within the zone. Askham village is traditional in style, with farmhouses and more historic buildings establishing the local vernacular. More contemporary additions generally follow the style cues of the historic building stock, but are unremarkable in their quality.

Features which give the area local distinctiveness are characteristic of the Mid- Nottinghamshire Farmlands region and the continuity/time depth is historic [post 1600] resulting in a moderate sense of place.

Undulating topography and intermittent tree cover affords a moderate visibility. The landform is considered apparent. A moderate sense of place with moderate visibility results in moderate landscape sensitivity overall.



2.PLANNING

Background

Built Features

Policy for Zone 10 seeks the following which have informed the evolution of the proposals.

- Conserve the sparsely settled and open rural character of the landscape by concentrating new development of appropriate design and scale within and around the existing small scale settlement of Askham.
- New development should respect the setting of the settlement.
- Conserve and respect the local brick built vernacular in any new development.
- Create woodland areas to contain and soften built development.
- Contain new development within existing field boundaries.

There are limited views of the site from the public highway of Top Street, with long distance views across open countryside from Church view revealing little due to the distance. Development along the road, walling, edge planting and the topography provides a visual barrier to views of the site.

Planning History

There are 10 applications relating to the site of High Ridge.

03/04/00014

convert existing coach house to guest bedroom and studio and rebuild double garage

03/89/00005

convert coach house to dwelling

03/81/00004

erect bungalow and garage, alter existing access

03/04/00009

renewal of p.a. 03/99/2 to convert existing coach house to guest bedroom and studio and rebuild double garage

03/91/00008

change of use of garage to form dwelling

03/91/00001

alterations and change of use to form dwelling

03/99/00002

convert existing coach house to guest bedroom and studio and rebuild double garage

03/82/00006

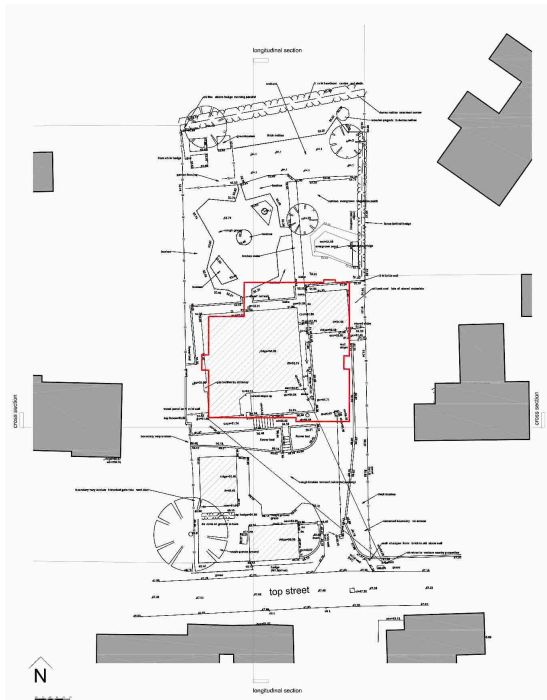
erect bungalow and garage

03/88/00002

extend dwelling

03/82/00003

erect bungalow and garage



New house indicated red and located on the footprint of the existing house.

Residential Design SPD

The guidance of the Supplementary Planning Document (SPD) approved by Cabinet on 3rd December 2013 has been followed and referenced.

The SPD, prepared jointly by Chesterfield Borough Council, Bolsover District Council, North East Derbyshire District Council and Bassetlaw District Council.

- Identifies the standards of design expected by the four local authorities in accordance;
- Provides direction on the principles of good design within residential developments; and
- Provides information and guidance on the design process.

2. PLANNING

SPD Compliance

Proposal

"We attach great importance to the quality of the places where we live. It is therefore essential that the homes and places we design today add to the character, richness and livability of our settlements and ensure that the legacy we hand on to the next generation is one we can all be proud of". Foreword Successful Places: A Guide to Sustainable Housing Layout and Design SPD.

The proposal has used the SPD as a guide to the evolution of the scheme as submitted here

Context

The building form and details are appropriate to the local context, and the houses role within the place hierarchy and make a positive contribution to the character of the place.

The designs of local buildings have been reviewed and referenced within the proposal to reflect the form, height widths and scale and proportions.

Materials have been chosen to harmonise with the materiality of the village.

The scale and massing and form have been developed to reinterpret local building types in a way that contributes to the distinctiveness of the place, enriching it.

Great attention has been given to the materials and detail, to support the aspiration for higher quality architectural design, and richness which we feel is appropriate.



Form

The building and roof forms create a distinctive character for the new house and reflect the context and the wider setting of this part of the village where single detached houses prevail.

Appearance

Buildings should provide a visually harmonious composition, informed by their context and should display architectural integrity
The proportions, details, materials and colour have been brought together to create a successful high quality design.

The building follows the prevailing pattern of development, individual detached properties set within their own grounds, and harmonises with its surroundings,

This contemporary building has architectural integrity. It draws on locally distinctive materials and elements and reinterprets them in a way that provides a connection to the place and the past.



Detail and Richness

The individual elements of the façade have been utilised in a contemporary way to provide visual contrast within a coherent composition. Then the façade is further enriched through further elements such as projecting brick headers, deep cill recesses, angled recessed brickwork and tumbling in of the coursing.

Materials

Materials have been chosen for their high quality, local availability and sustainability, and to compliment the context



3. SITE

Analysis

Site Features

The site is formed from two distinct landforms. The front is a sloping gradient up from the street, to the existing house which sits on the upper terrace. The building footprint and rear garden are relatively flat and open up to the rear to the open fields beyond.

The front area is predominantly hardstanding serving the two detached garages and the small dwelling at the front. The existing bungalow is accessed via a series of steps as its ground floor is elevated onto the existing upper tier of the site. This access is formed from brick faced terracing and steps. The hardstanding extends up the eastern boundary to the second of the garages.

Boundaries

The garden of the existing house is enclosed by a series of different forms of enclosure, from hedging and walling to the front, to fencing and hedging to the sides and rear.

No mature trees are present on the site. A single mature tree is located within the neighbouring property on the western front boundary.

Access Point

The main access to the site is via the existing access to Top Street to the south. This provides both vehicular and pedestrian access. The existing brick gate posts and walling are to be re-modelled. Only minor amendments are proposed to the existing access which currently serves the dwelling.



View from Top Street towards the existing house



View from the rear towards the house



View from the house towards the rear fields



View from the front terrace

3.SITE

Analysis

Views From The Site

The site has a sense of elevation as the land falls away to the road at the front. To the rear the site feels flat and open to the fields behind. Significant views from the site are possible from the upper level.

View 1.

Over the buildings on Top Street to the south to the open countryside beyond

View 2. Towards Askham House

View 3. Towards the church of St Nicholas, over the property to the rear.

View 4. Across the boundary to the west

View 5. Across the boundary to the east

The proposed layout of the house seeks to retain the local landscape character by working with the existing landform and maintaining strong visual connections between the site and the surrounding landscape.

The house intentionally faces only north and south and engage with the long distance views and landform of the surrounding landscape. This retains the privacy of neighbouring properties and relates well to the geometry of the existing built form, tying the building into the plot and respecting the private gardens.

Views To The Site

The site is somewhat difficult to see from the road.

There are no contextual views possible of the site in relation to neighbouring buildings, from Top Street.

The street scene is therefore not one of uniformity, more of organic forms reinforcing the fragmented nature of the village itself, reflecting the natural growth patterns.



View 1



View 2



View 3



View 4



View 5

4. DESIGN

Analysis

Design

Our similarities as humans make it easy to imagine a generic home, but it's our differences that inspire designs that make unique buildings.

Only by understanding the uniqueness of each individual site is it possible to create homes that reflect and contribute to the qualities of their place. Creativity loves constraints. They're an invitation to find solutions that create stronger, inspirational buildings.



Images from the clients brief

Design Quality

There is considerable commentary in terms of planning policy at both the national and local level in relation to design quality.

In relation to the proposed development, the key issues which have informed the design are considered to be as follows:

- Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scale, from the construction or alteration of individual buildings to larger development proposals.
- Good design is also inclusive design.
- The design process should promote the efficient use of resources, including land.
- The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. In areas recognised for their landscape, townscape or historic value, and more widely in areas with an established and distinctive design character, it can be appropriate to seek to promote or reinforce traditional and local distinctives. In those areas the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials, will be particularly important.

Relevant guidance has also been taken into account from the outset of the application preparation.

- The consideration of the siting and design of neighbouring properties
- The character of the surrounding area.
- Protecting the amenity of neighbouring properties.
- Separation distances
- The impact issues in relation to the scale and form of the proposal.

These aims and objectives are acknowledged, taken account of and realised in the design of the proposed new house.

4. DESIGN

Analysis

Proposal

This contemporary, new-build single dwelling sits within a quiet site on Top Street, west of the village centre. The house is a direct replacement for the existing single house, located within the defined domestic curtilage and creates a new house over two full floors and a part lower ground floor.

The design concept is to create a house harmonious with its setting – providing an innately English architecture that forms a coherent component of the traditional village.

The scheme takes key references from the neighbouring properties within both the village and surrounding area, whilst providing a modern understanding of the requirements of contemporary living.



4. DESIGN

Analysis

Site Generators

The site has two distinctive topographical features which have been utilised in evolving the architectural response. It is steeply sloping to the front from the road to the line of the existing house and flat to the rear. There is a terraced area in front of the building with steps leading up which is almost a single storey above the driveway.

The existing built forms on the site which include the two storey front conversion, two garage blocks, the visually dominant brick terracing and the house itself, are all parallel to the road and establishes a strong geometry for the proposal to respond to. It is recognised that the way the buildings along Top Street relate to the road, plays an important role in defining the character of this part of the village.

Neighbouring houses to the west are two storey, as are houses to the west. The direct neighbour to the site is a single storey dwelling.

The site features described above have become key generators of architectural form, to ensure a development that is closely associated with place.

The position and axis of the existing building and neighbouring houses, establish the location and edges of the new proposal. Formed by a contextual grid, these dictate the perpendicular nature of the new proposals, positioning the new building and form in symbiosis. This interaction between the old and the new forms a physical association to the advantage of both. Creating a rigorous connection between building, place and site that is physically evident.

Development Line

The development line varies along Top Street, but most properties on the northern side are set on the upper "terrace" level. The general height of the properties is two storey.



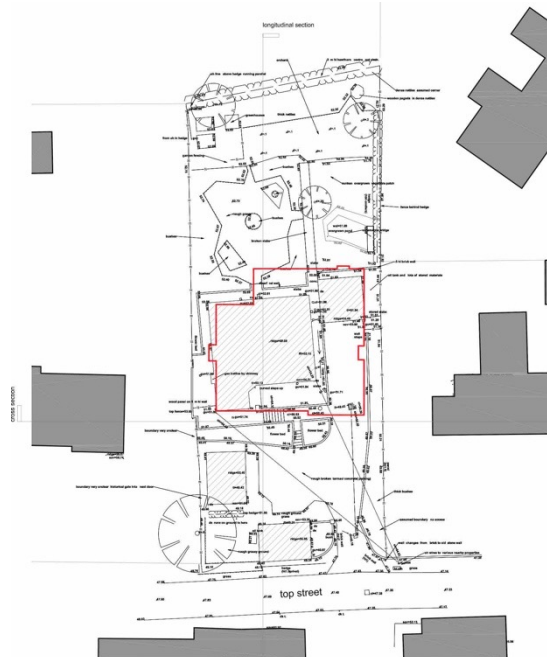
View of sloping drives.



View of site rising to existing house.



Rear garden – flat ground.



Footprint of proposed house indicated red.

4. 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.

5. DESIGN

Context

Legible Development

Legible development within this proposal is achieved through careful research and analysis. The translation of these findings expressed through architectural form, encourages a sense of historical continuity within the area. Ensuring that the existing scale and fabric of the built environment nearby is carefully respected.

The use of contemporary design enables legibility of the new development within the site and this is beneficial to the scheme. The use of materials draws from both traditional and more modern local buildings, such an approach is appropriate where building form is contemporary.

Pitched roofs and strong gable features play to the typology found throughout the area. The roof forms respond to place but also promote passive sustainable strategies to reduce total building carbon output.

Recent trends and developments in lifestyle have seen a shift away from more traditional forms of architecture. Whilst tradition is critical to establishing historic character, tradition can only survive by adapting to the needs and demands of modern day low carbon living. We have therefore attempted to retain through a contemporary and contextual approach, a sense of history combined with a vibrant and sustainable modern aesthetic.



5. DESIGN

Proposal

Approach to Design

The existing buildings on the site are of poor quality. From the beginning of the design process nj-ARCHITECTS sought a contemporary design for the replacement which would sit respectfully within its immediate context and the larger area.

In establishing an appropriate design response to the site and brief, the local area and its particular character has been carefully taken into account when formulating and assessing the proposal.

A careful and sympathetic architectural response to local character has the potential to create new opportunities for a distinctly 21st century response, whilst addressing contemporary issues of sustainable development.

Our design approach has been to create a building of material richness and unapologetic ambition.

The new house fits naturally into the surrounding development pattern and complements the local buildings in terms of its scale, form and materials.

The high standard of design of the proposed development is a result of the extensive work undertaken to design a site specific response.

- The development is consistent with and retains the established pattern of development.
- The proposed development is sympathetic to the relationship to the neighbouring existing buildings and spaces.
- Scale, height and massing (all of which are inter-related) are considered to be appropriate and subtle when considered within the immediate setting.
- The developments bespoke architectural design, detailing and the use of materials are sympathetic and allow the scheme to be successfully assimilated into the local area.
- The development preserves and enhances the character of the area, by drawing on both the traditional and contemporary styles typical of the area.



Studies of Form and Disposition



Local building studies – relationship of two storey gable to lower single storey wall and layering of facades

5. DESIGN Proposal

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 and 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.

Early design studies investigated different forms and orientations for the potential buildings. Studies of heights, section and the vertical order of rooms/spaces further refined the proposals together with analysis of mass and impact.

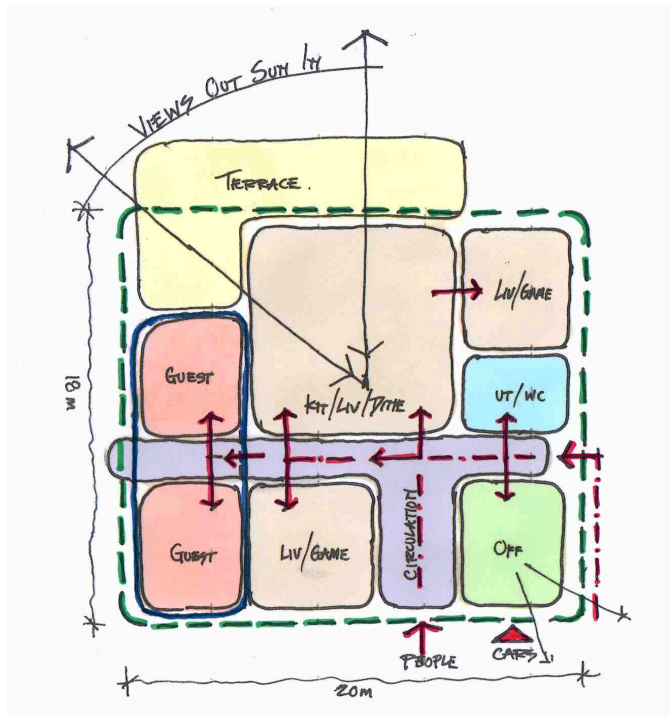
Site Layout

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.



Site Plan as proposed



Block Plan study of space relationship and disposition

5. DESIGN

Proposal

Design Principals

“Start looking at design not as a noun but as a verb, more integrated into our world” - Isle Crawford, Designer

To create a house that is modern, sophisticated and robust, evoking an aesthetic that will sit comfortably within the edge of village and countryside setting.

Minimal but not austere or aggressive, finely detailed and full of texture is the hallmark of the design. The nondescriptness of the house is its best attribute.

Referencing key elements of local architecture - materials, form and detail references such as the simple gable ended form, recessed entrance ways, the stepping back of massing, the relationship of single and two storey elements, forming strong familiar silhouettes in the streetscape.

The elements of the design are synthesised into a clear vision of the house that respect the neighbouring buildings, its setting and the space it occupies within the village.

The use of locally sourced materials that reflect their location, creating a pleasing sense of cohesion and unity.

The architecture seeks to evolve tradition that creates modern vernacular houses in rural settings.

Visual and physical robustness is a key component of the grouping of the new and existing buildings.

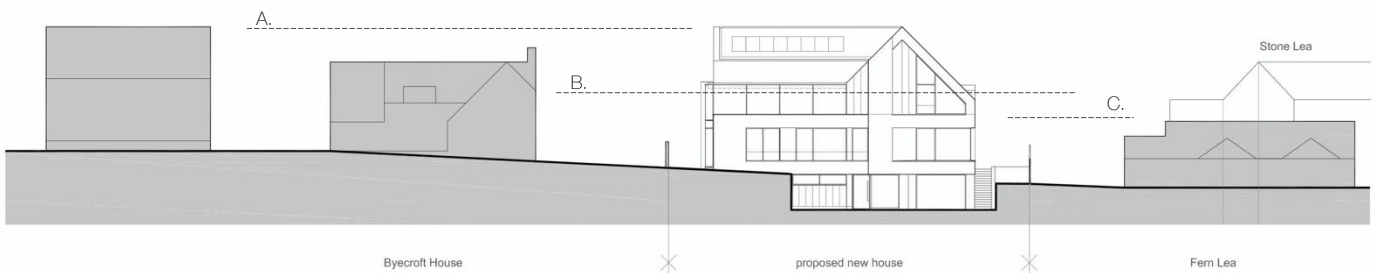
Heights

The heights of neighbouring buildings have informed the design
A. The ridge height of the new property to the west of Byecroft House has been set 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. 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 sits comfortable with its neighbours.



Height and Massing study in relation to neighbouring houses

5. DESIGN Proposal

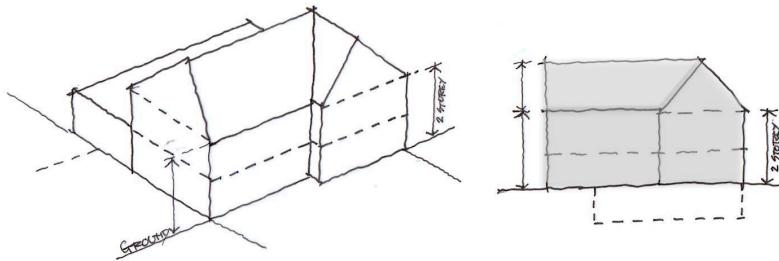
Form

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.

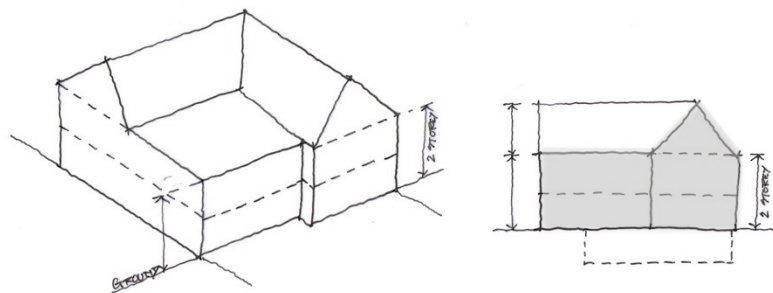
It is recognised that the houses to the east are lower buildings than the houses to the west, which are two storey. In order to address this scale change, the design adopts two strategies illustrated below

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

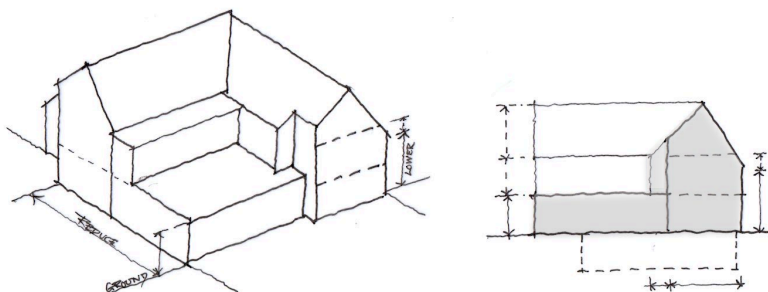
The layering of the facades creates interest with light and shadow, and changes in level of blocks, used to modulate their impact. This also creates a form reminiscent of local countryside buildings.



Standard Massing – Two Storey Gable



1. Reduced Massing – subservient side element



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

5. DESIGN Proposal

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 openings are carefully positioned to offer contemplative, painting-like views of the surrounding landscape. The windows are imagined as viewfinders - invitations to witness the spectacular long distance views available - the open fields and the village itself, that surround the house.

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. Elements of brickwork are chamfered to reinforce the buildings sculptural nature. 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. This lower ground floor is set below the main element of the house.

The stepped landscaped terracing to the front further integrates the architecture into the site. The design of the landscaping will also be used to create vistas and visual barriers to create a multitude of external experiences.



Elevation Studies of form massing and materiality



5. DESIGN Proposal

Plans

In plan, the house has a fluid way of transitioning between spaces. The spaces are linked and organised by a horizontal spine, which at first floor is a dramatic glass walled gallery.

The ground floor Piano nobile of the house contains a sequence of connected living and guest spaces.

The ground floor contains a spectacular double height rear kitchen, dining and living space, visually connected up to the gallery space, opening onto a large private terrace and garden. The terrace is protected from the prevailing wind and also ensures privacy.

The lower ground floor contains the entrance hall, gym, plant rooms and garaging.

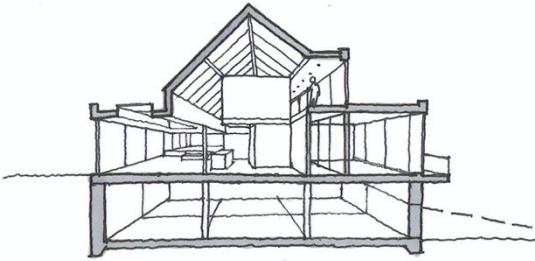
The principal bedroom and a further guest suite is located on the upper floor with fabulous views to the front and rear. The principal bedroom enjoys a high sloping ceiling and a clerestory to the front which provides dramatic light into the room and views out to the countryside beyond.

Picture windows frame key views of the landscape. From the ground floor rooms in particular, expanses of floor to ceiling glass offer a vivid relationship with the open vista. Towards the south east corner - and the view of the mature tree across the road - the building opens up with full height glazing that creates a completely open corner to the office.

The floors are connected via a staircase located within an open shaft. This has a sky light to add both drama to the circulation and dramatic lighting. Visual connection through the floors is provided by this shaft. A glass sided enclosure gives views into this stair from outside at ground level.

The green roof over the first floor front flat roof provides both ecological enhancement and a strong connection back to the setting from the gallery space.

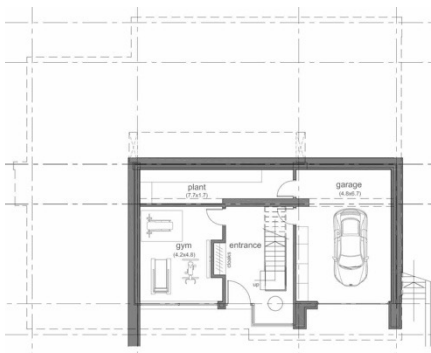
The roof terrace, balcony and terraced external amenity spaces are a response to the sloping site, and the desire to maintain connections to the landscape where possible.



Early sketch section



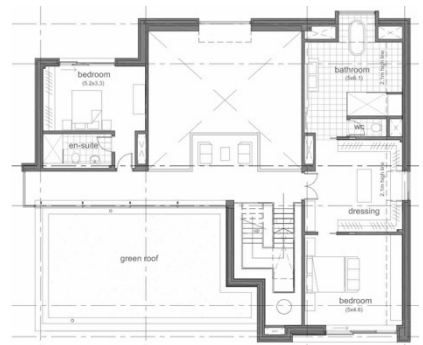
Section illustrating double height space



Lower Ground Floor



Ground Floor



First Floor

5. DESIGN Proposal

Scale

Top Steet is predominantly two storey residential houses, with newer properties on the north side (located on the upper plateau level) and more historic buildings on the south side, often positioned close to the road edge.

There currently exists a change in scale between the neighbouring buildings to the east and west. To the west, Byecroft House and its new neighbour are both two storey dwellings located on the upper level of their site. To the east, Fern Lea is a bungalow which is sited on a low part of its site. The building behind it, Stone Lea is much higher due to its position.

The proposal is to deliver a two storey house on the upper plateau of the site, which we believe is consistent with the character of the street and that the site can easily accommodate it. A building of that domestic scale, within the context of a residential street, is an appropriate and sustainable use of the land.

The design challenge was therefore to design a building which could successfully address the scale difference between the neighbouring buildings and to locate the new building comfortably with them.

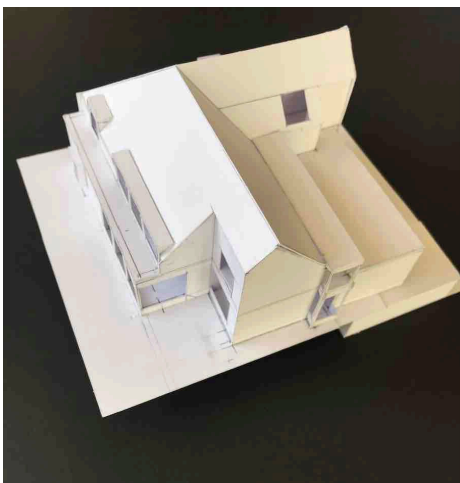
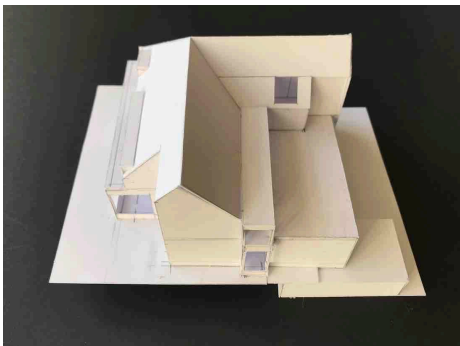
The eaves height to the eastern boundary is lowered and reduces scale overall. A layering of the facade reduces the scale and bulk of the building to an elegant proportion and reduces the depth of build to the western boundary. The layering and cantilevering uses light and shadow to further moderate the scale. The rear is a calm and confident expression of the internal volumes.

Form

We are inspired by the vocabulary of material and form of the historic local buildings. These buildings through their use of steeply pitched pitched roofs and gables, with an often ad hoc integration of wall, envelope and mass, create a reduced sense of form through a play of separation and integration of elements, that feels simultaneously natural and sophisticated.

Through reducing the mass by lowering the side element to a single storey, setting back the upper element behind, reducing the eaves to a storey and a half, and placing a gable as a single powerful element to the front, the new house is integrated into the landscape and the local vernacular.

The forms collectively pay subtle homage to the existing historical condition within the village.



Early study model of the form as it evolved

5. DESIGN

Proposal

Appearance

From the main public realm along Top Street the development will be difficult to see. The majority of the new house will be behind the new walling, gates and the rear wall of the garage. Oblique views are limited by existing boundary vegetation.

Long views north from across the open countryside will integrate the new house into the built form of the street. The same is true of views from the south which are limited to those at the eastern end of Church Lane.

The site commands panoramic views at the upper levels, back to the village, and across open countryside, worthy of its location.

In order to respect the neighbouring buildings and to preserve privacy for existing and new residents, the proposals restrict the location of windows away from the existing properties. This decision created an opportunity to design unique spaces with neatly overlapping views, areas of privacy and a design which captures the opportunities the unique site offers.



5. DESIGN

Materials

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.

A simple palette of brick and tile picks up on the local vernacular, but in an entirely contemporary way. This material palette brings a strong sense of unity to the scheme, yet the house has its own identity. The building is grounded in a tactile, textured brick, 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.

The solid walling is articulated by considerable areas of glass, the threshold both literally and figuratively between the interior and exterior, artifice and nature. The extensive glazing in certain parts of the building creates a vivid contrast between the mass of brickwork and the transparency and lightness of glass.

The intention is that the house will recede into the vernacular of the area, whilst confidently expressing itself as a 21st Century building. The architectural intent is that modernism can be beautifully reconciled with the underlying principles of historicism and that modern materials and idioms can work with historic ones to carry all the elegance, dignity and grandeur associated with the quality that fine historical buildings represent.

Thick brick faced walls with high levels of insulation and carefully placed glazing, combined with the submersion into the landscape, will create a passively stable temperature within the buildings.



North Nottinghamshire Brickworks



Forterra Hampton Rural Blend



Tumbling In

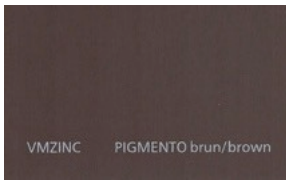
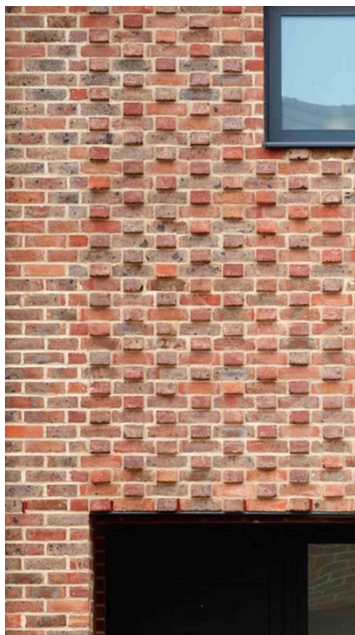
5. DESIGN

Materials

Materials



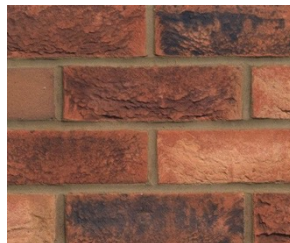
Window Frames
Aluminium Powder Coated – Flat
matt black



Zinc
VMZinc Pigmento - Brown



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



Bricks
Forterra Hampton Rural Blend



5. DESIGN

Proposal

Density

The overall density of the proposed development should be appropriate to its place. A single replacement dwelling is an appropriate density for this site.

Proposed pitched/flat and mono-pitched roof forms and a combination of single and two storey massing, allow a reduction in eaves and ridge heights throughout, consequently ensuring limited impact.

Landscaping

The landscape proposals are an early stage of design, but clearly illustrate the quality which will be delivered.

Access

The proposed development has been designed to ensure that people will be able to move easily and safely between the road, external areas and into and around the house.

The proposals take into account the challenges the existing topography presents to address the inclusion of disabled people by creating a step free level access and ramp up to the upper level and rear garden spaces.

The following key points have been considered

Vehicular and pedestrian access to and from the house will be via the existing private drive from Top Street. This is to be improved by reducing the current steep ramping up of the drive to the existing house.

The house will incorporate level threshold access to and from the associated parking area. These are integrated into the house to make the transfer from vehicle to home a more pleasant experience.

A ramped path has been incorporated due to the changing topography associated with the site.

Pedestrian access within the site has been designed to meet the needs of disabled people, creating a barrier free environment.

The external bin storage area has been located near the entrance to the site. Unobstructed relatively level access will continue to this storage area.

Community / Neighbour Engagement

Increasing the engagement and participation of citizens and communities in planning and decision making can produce benefits for all concerned.

Following the submission of the application, our client will be active in contacting adjoining neighbours to discuss the aspirations of the scheme, to make them aware of the proposal and also to discuss any specific planning concerns they may have.



Site Landscape Plan as proposed

5. DESIGN PROPOSALS

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.

Perhaps most important of all, the design is meant to timelessly inspire and delight, similar to the robust historical houses of the area, keeping the buildings further away from wasteful remodels and demolition for a considerable time.

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

Enhancing Biodiversity

The proposed site has an established residential use. The proposed development will continue this primary use. The site will be integrated with surrounding green space and open countryside through a comprehensive landscape design. Restoring a healthy and positive relationship with nature.

The landscaping will be enhanced as an important characteristic of the site. New landscaping will be introduced to provide a rich biodiversity.

Designing For Change

Design aspects have been incorporated into the proposed dwelling designs to accommodate for future change.

The nature of the proposed construction with a long structural span will allow for future adaption and re-design, according to the changing needs of the owners.



6. 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.





nj-ARCHITECTS

10 Castle Yard Ilkley LS29 9DT

T: 01943 608311

W: www.nj-architects.co.uk

E: info@nj-architects.co.uk

Registered in England No.8068266

