

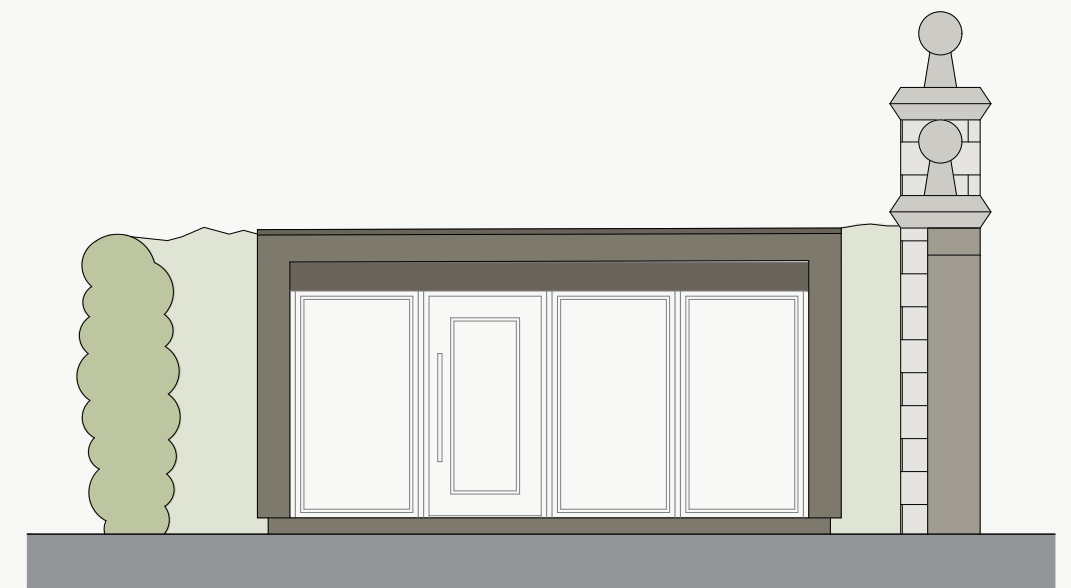
A different view

Design & Access Statement

East Lodge Garden Room

Caroline Hill

July 2023

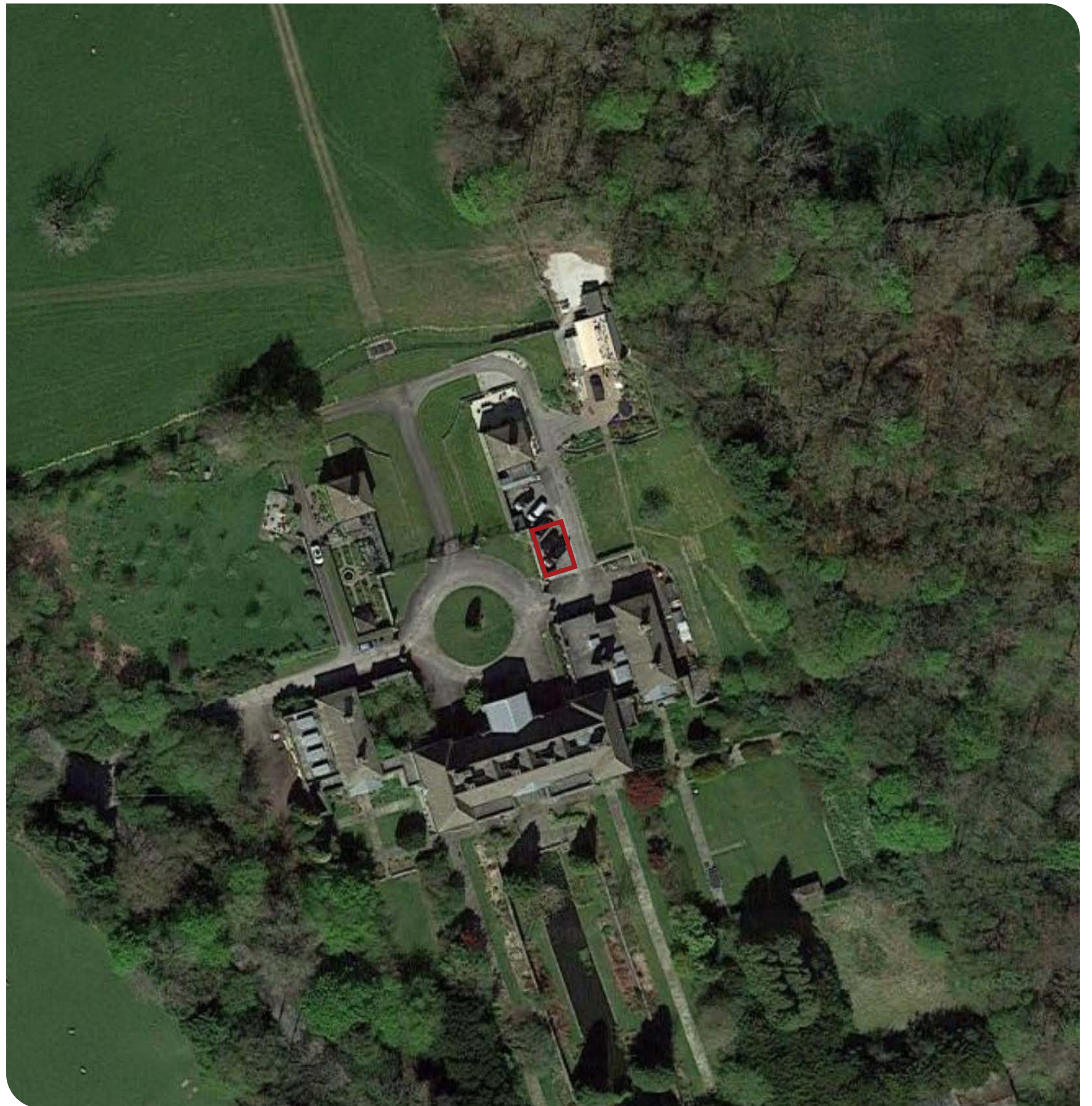


Introduction

Rural Solutions Ltd. have been commissioned by Mr and Mrs Hill to submit a planning application for the creation of a detached garden room at East Lodge, within the setting of Gledstone Hall near West Marton in the Craven district of North Yorkshire.

East Lodge was a subsidiary building of Gledstone Hall, a large 20th century country house designed by Sir Edwin Lutyens. The building is an example of Lutyens' neo-classicism and long term collaboration with garden designer Gertrude Jekyll, and is Grade II* listed.

Therefore the proposed Garden Room has been designed to have minimal visual impact on the present composition of the site, and by its simplicity to complement Lutyens' design rather than detract from it.



The site

The site is an area of existing hard standing in the curtilage of East Lodge, a detached two storey residential property in the grounds of Gledstone Hall, to the north of West Marton.

The site is bordered by a high stone wall to the west, hedges to the south, east and partially to the north, with the other portion of the northern side open and facing East Lodge itself.

The stone wall is part of the overall composition of the Gledstone Hall site, with a mirroring wall further to the west on the other side of the central drive.

East Lodge is situated to the north, with an area of hard standing between the site and the building. Gledstone Hall's main building is to the south, the main drive and turning circle for the estate to the west, and gardens to the east.



1. View from the North-East
2. View from the South-East
3. View from the North-East
4. View from the North-West
5. View from South-West
6. View of main drive to Gledstone Hall from North

Site considerations

The site has a number of important characteristics that the design of the garden room has responded to.

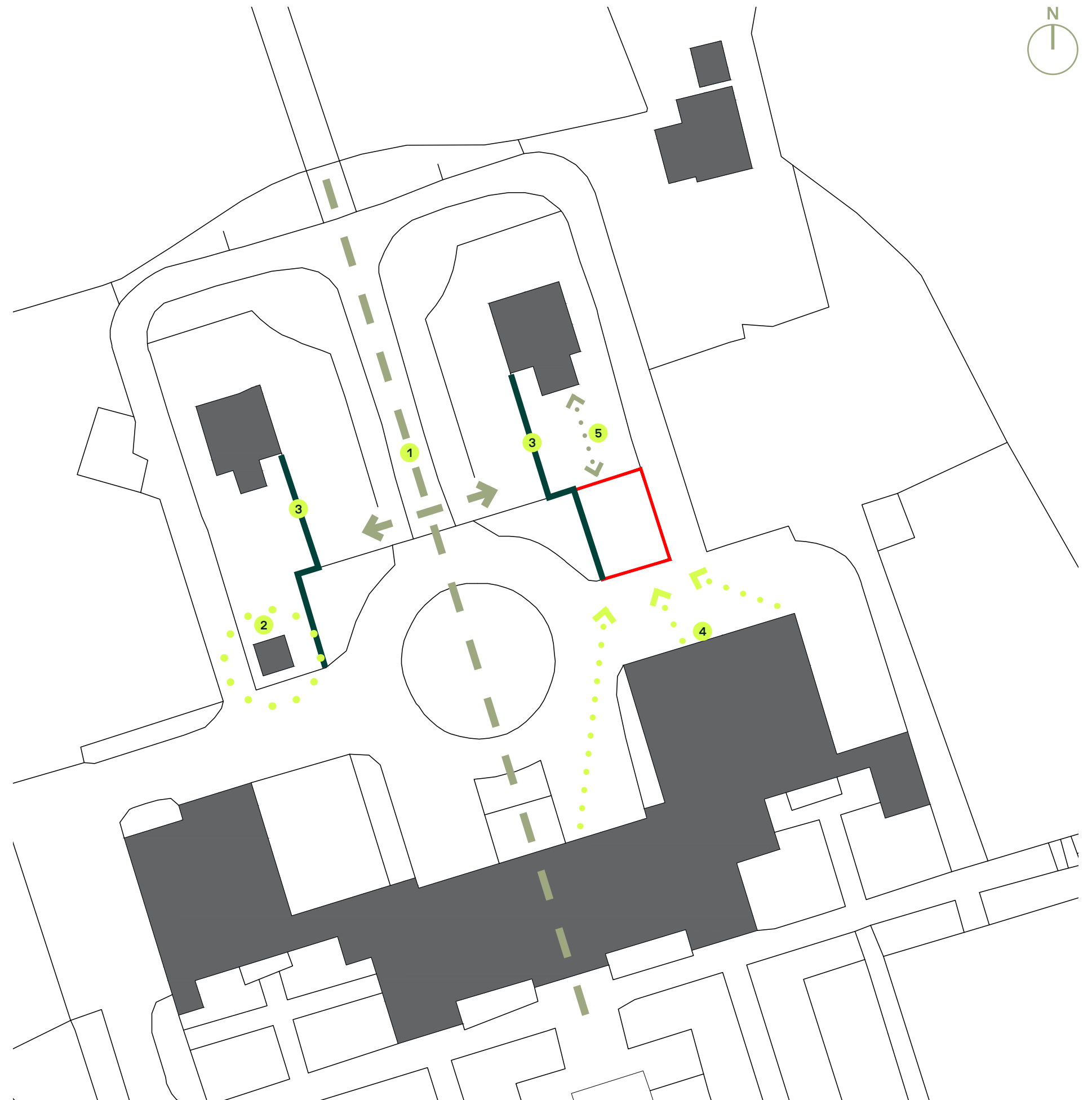
Lutyens' design places a strong emphasis on balance and symmetry. The introduction of the garden room is careful not to disrupt this.

A garden room has recently been constructed within the West Lodge curtilage. This is mirrored in the location of the site for the East Lodge garden room.

The two symmetrical high stone walls that frame the main drive and turning circle are a prominent feature of the estate's design and the garden room does not diminish these. The roof height does not exceed the height of the wall, so is not visible above it from views from the wider garden.

The site is overlooked by the dwellings in the main buildings of Gledstone Hall. The size and placement of the garden room is designed to minimise visual impact and its windows face East lodge rather than the main buildings.

The site is adjacent to East Lodge and relates to it by being open on this side, with the garden room's glazing situated on this side.

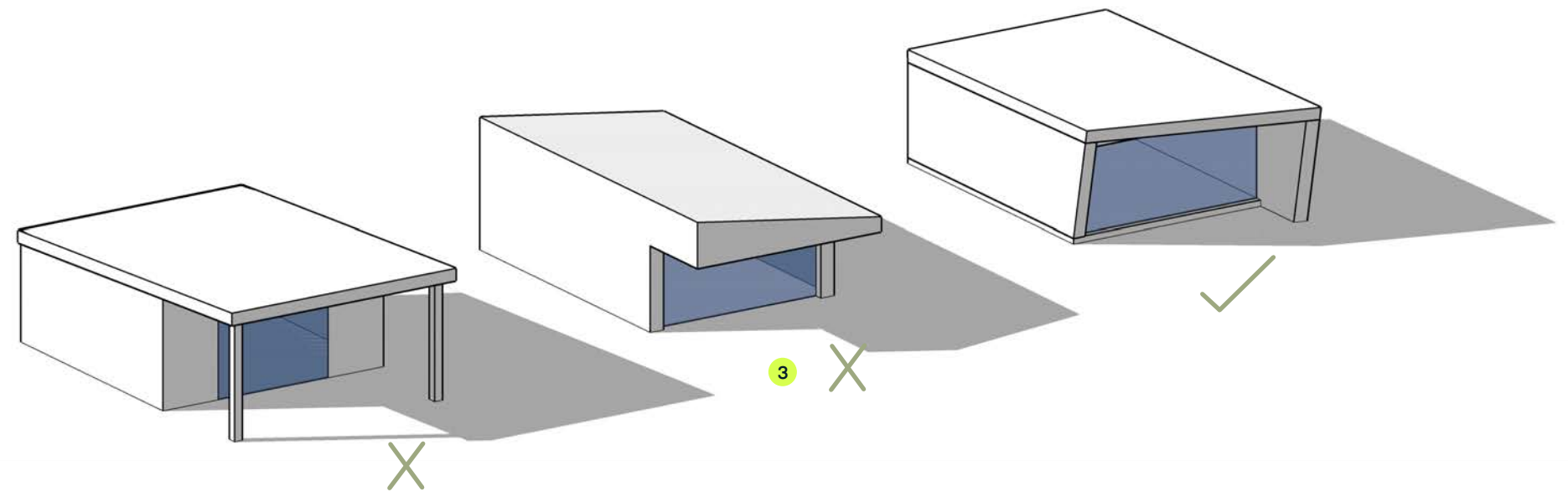
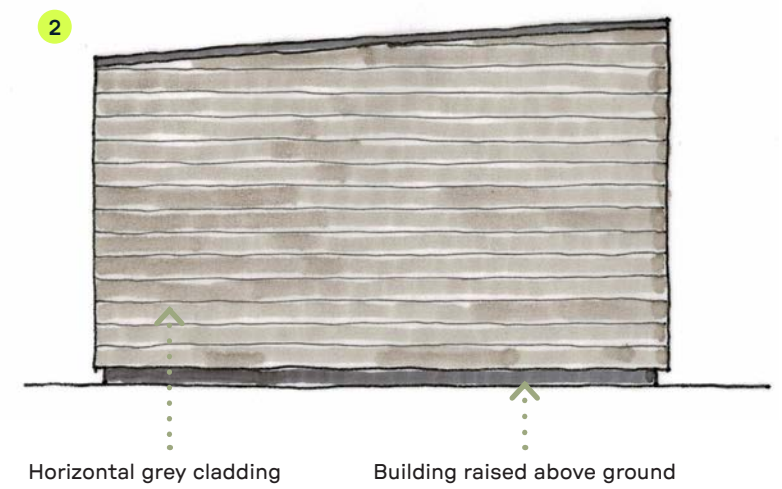
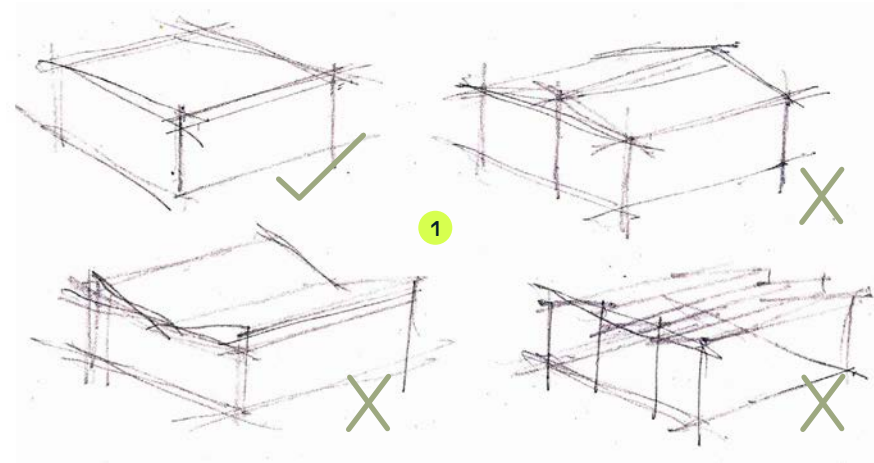


Key

1. Symmetry of site composition
2. Existing garden room
3. Symmetrical high stone walls
4. Outlook from adjacent buildings
5. Relationship to East Lodge

Design development

This page shows some of the sketch work that led to the finished design and an example of the proposed cladding material.



Key

- 1. Early massing and roofscape sketches.** Different roof profiles were explored but a simple monopitch was proceeded with to maintain a simplicity of design that did not detract from the Gledstone Hall setting.
- 2. Elevation development sketch.** Investigating elevations led to two key design decisions. Simple, grey, horizontal cladding would relate the bulding to its context of the adjacent stone wall. The lightweight structure would be visually raised off the ground by not continuing cladding to ground level, thereby emphasising the garden room as a new addition to the site.
- 3. Exploration of form.** Early ideas of a columns to support the covered area and a more dramatic cantilever were discarded in favour of cleaner, simpeler form that made better use of the shape of the site.
- 4. Cladding.** An example of the type of grey composite cladding that will be used on the garden room. This is made from recycled materials and is durable and low-maintenance.



Proposed Plans 1:100 @ A3

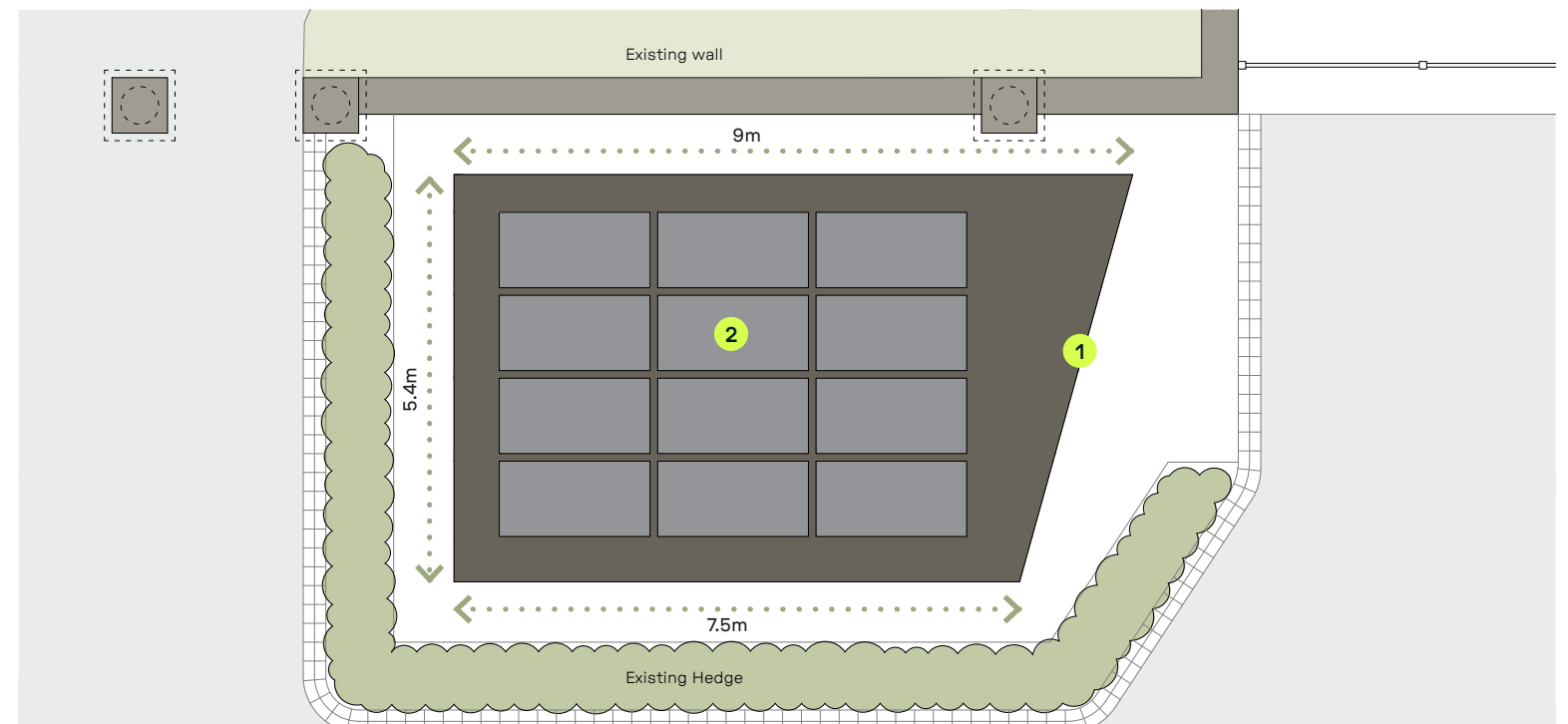
The garden room will be constructed using a lightweight timber frame and composite cladding, with a single-ply membrane flat roof.

A skew to the covered area will make best use of the space on the site.

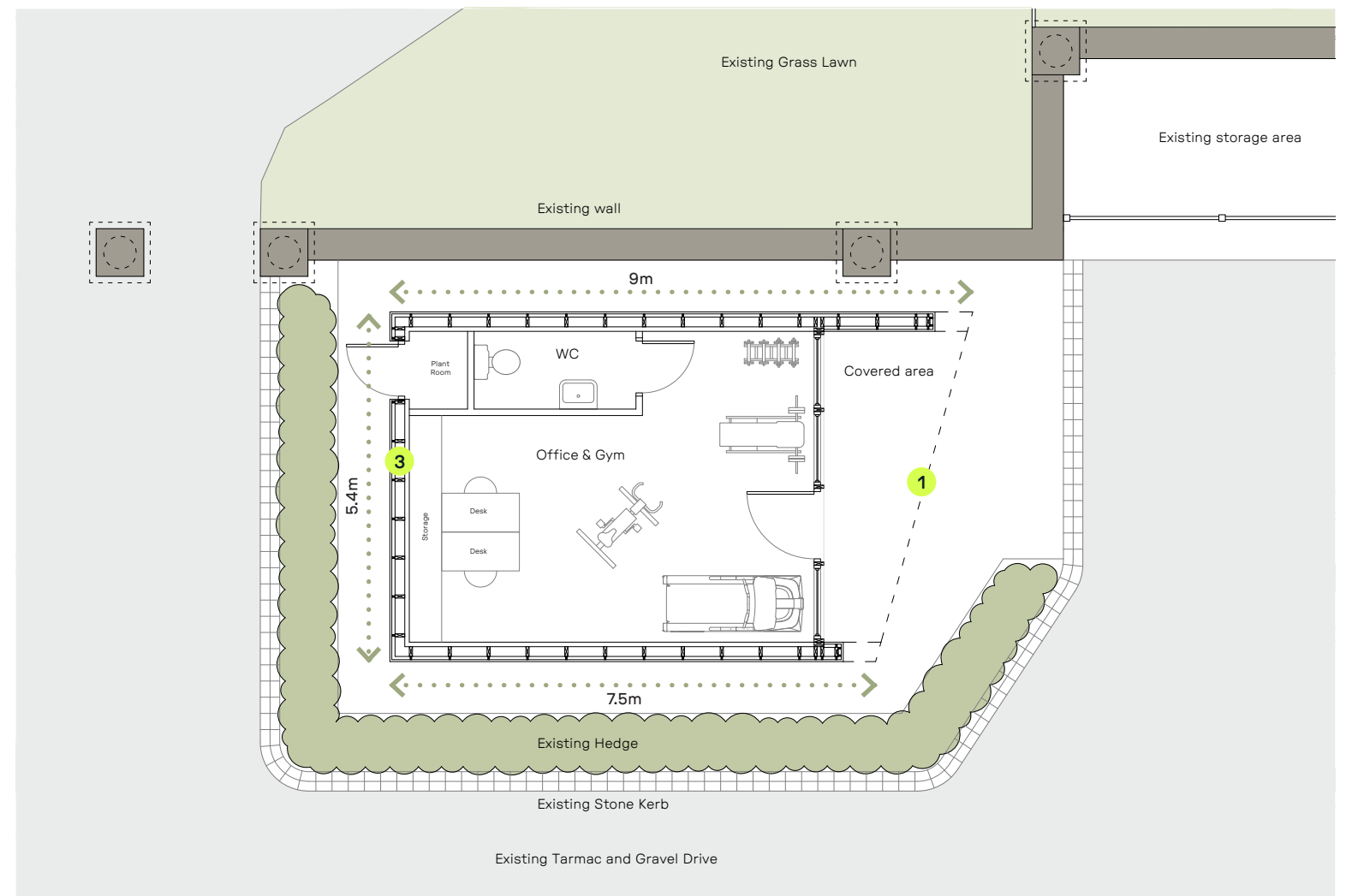
The building will be hidden on three sides by the existing hedges and stone wall. The hedges will mature quickly, providing greater screening to the garden room.

Internally, the main office and gym space is supported by a small WC and plant room, which is accessed externally.

Roof Plan



Ground Floor Plan



Key

1. Skew to covered area to make use of shape of site
2. Solar panels
3. Lightweight timber structure

Proposed Elevations 1:100 @ A3

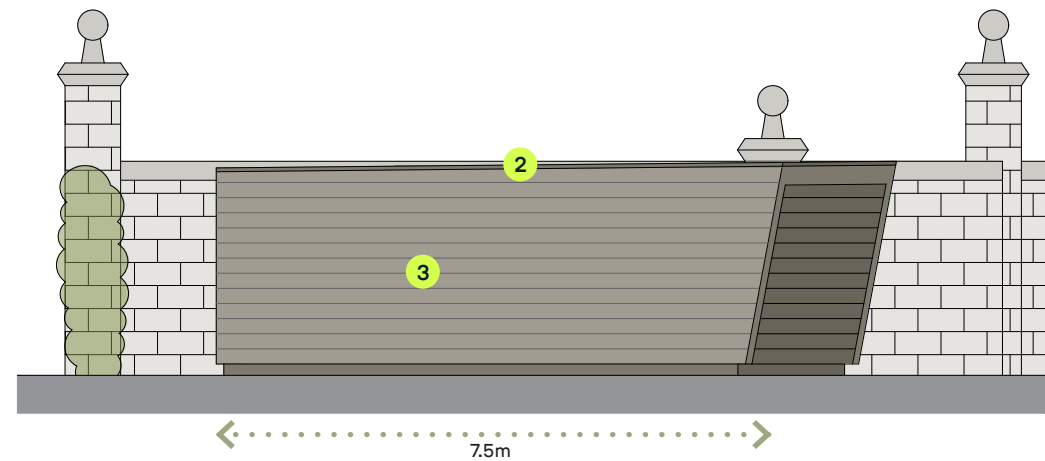
The garden room does not go higher than the existing stone wall.

A flat roof, with a minimal gradient to allow rainwater run-off, ensures no negative visual impact on the estate.

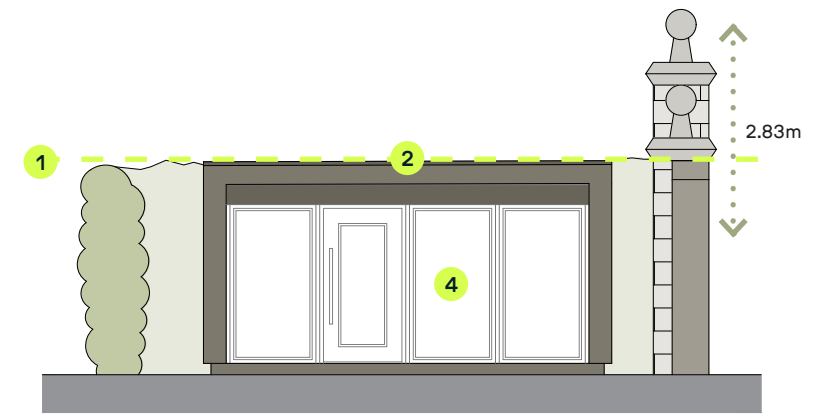
Grey horizontal composite cladding reflects the colour and horizontal coursing of Glestone Hall's stonework.

Situating glazing on the north side only ensures relationship to East lodge and no overlooking between the garden room and the Gledstone Hall main buildings.

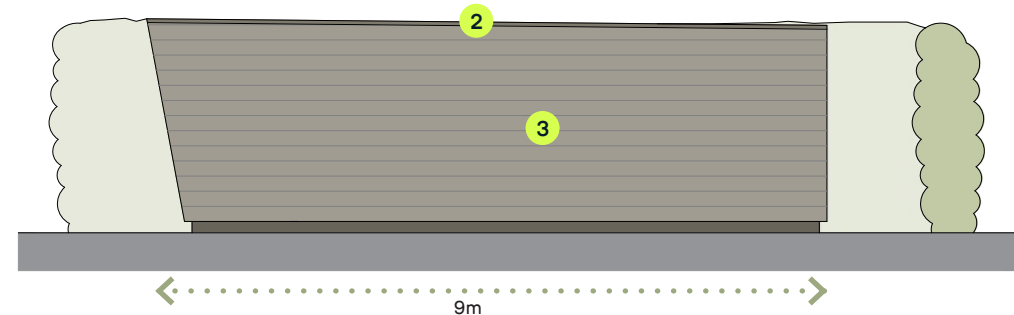
Glazing and door will be in aluminium, emphasising the garden room as a new structure.



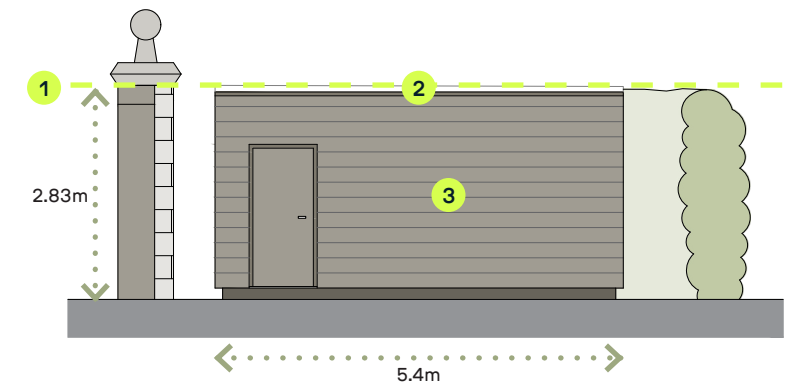
East Elevation



North Elevation



West Elevation



South Elevation

Key

1. Garden Room not to exceed height of stone wall
2. Flat roof
3. Grey composite cladding
4. Aluminium glazing and door on north side

Sustainable Design and Construction Statement

Non-technical summary

The following climate change mitigation measures have been integrated within the scheme's design:

- High levels of air-tightness and insulation to reduce heating demand;
- Siting of the building and orientation of glazing to minimise environmental impacts;
- Installation of solar panels to provide renewable electricity and minimising on-site carbon dioxide emissions;
- Use of low-water use WC fittings to minimise water consumption;
- Use of sustainable materials and local suppliers to minimise environmental impacts.

Building Performance

High quality materials and workmanship will be utilised to create a building that meets or exceeds current Building Regulations and has a high standard of air-tightness and insulation. A timber frame construction will contribute to a lower embodied carbon footprint than the equivalent in steel or masonry, and the use of a composite cladding that contains recycled plastic will further reduce the building's impact. This choice of cladding also ensures durability, minimising the potential future carbon cost of maintaining or replacing the cladding.

Reducing Energy Use and Generating Renewable Energy

Renewable energy is proposed for the building through the use of solar panels. This will minimize the energy grid demand of the building. The use of timber as a structural material and high levels of insulation will also lower energy usage by reducing heating demand. The large north-facing glazed entrance will allow plenty of natural light, minimising artificial lighting use, whilst avoiding any potential overheating and the need for mechanical cooling.

Reducing Water Use, Recycling Water and Implementing SuDS

Water-saving measures for the proposed WC and wash basin will be explored through the detailed design phase. The design will seek to maximise opportunities for water conservation, including the collection and re-use of water on site.

Minimising Waste

Specifying locally supplied, sustainably-sourced, low-impact and recycled materials to reduce the environmental impact of the materials used on site. All reasonable opportunities will be taken to minimise construction and demolition waste on site by utilising the principles of the 'waste hierarchy'.

Biodiversity & Green Infrastructure

Siting within an area of previously developed hard standing will ensure no impact on existing green infrastructure. The retention of the existing hedge around the proposed building will make a positive contribution to biodiversity.

Travel & Transport

Local materials, suppliers and labour will be considered wherever possible. The building's primary use is as a home office which will reduce traffic generation and associated air pollution, connected with work-based commuting.



We are rural