

**Greatspace
Architects**

Silver Hill House
Design Document

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Introduction

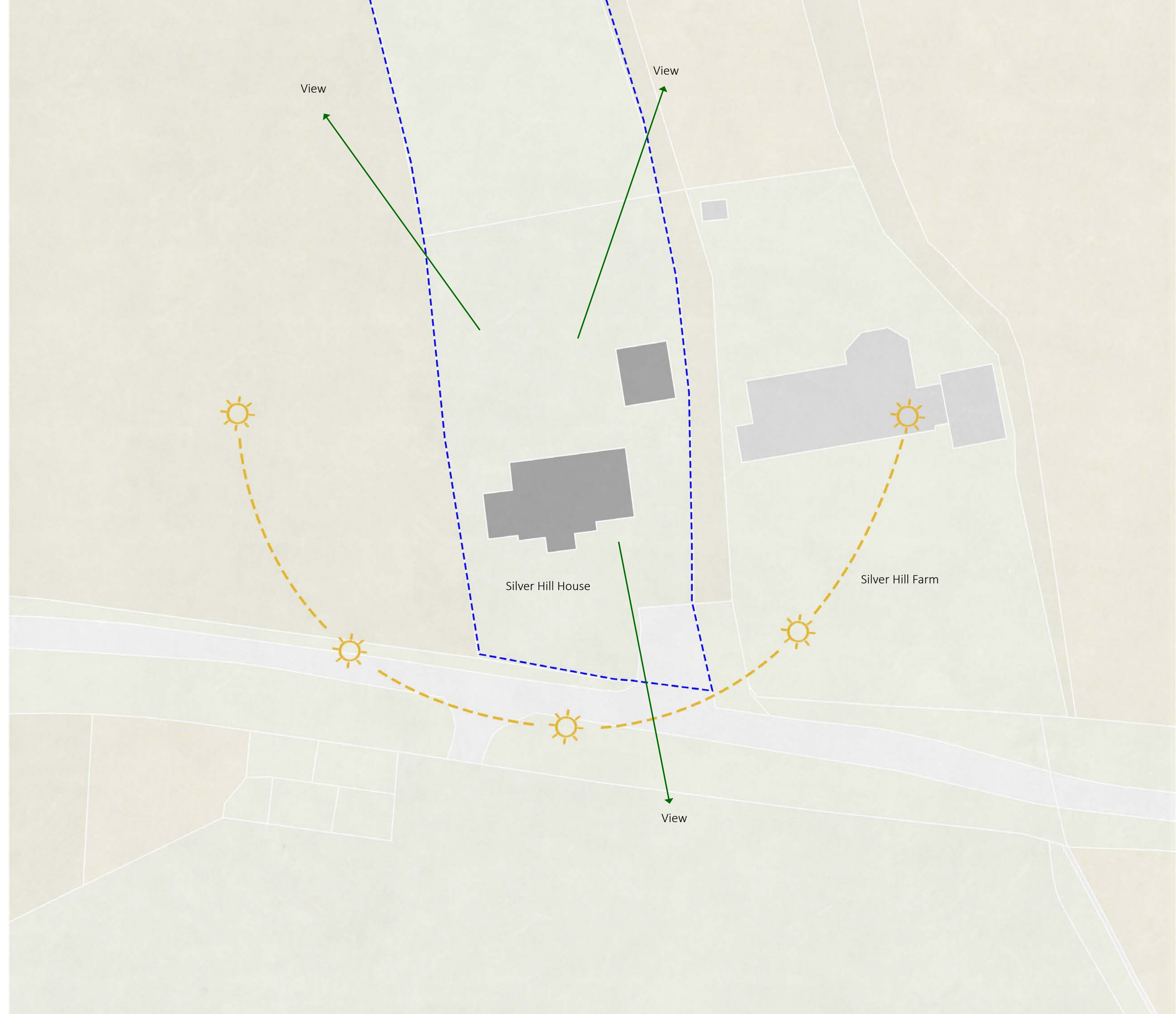
This document has been produced to accompany our Pre Application Enquiry for the refurbishment and extension of an existing dwelling.

The property is located at Silver Hill House, Dalton, Newcastle upon Tyne NE18 0AG, is not listed and falls within the Green Belt.



Site Opportunities

- Good sun exposure and location
- Private access
- Large plot
- Excellent views



Site Constraints

- Green Belt location



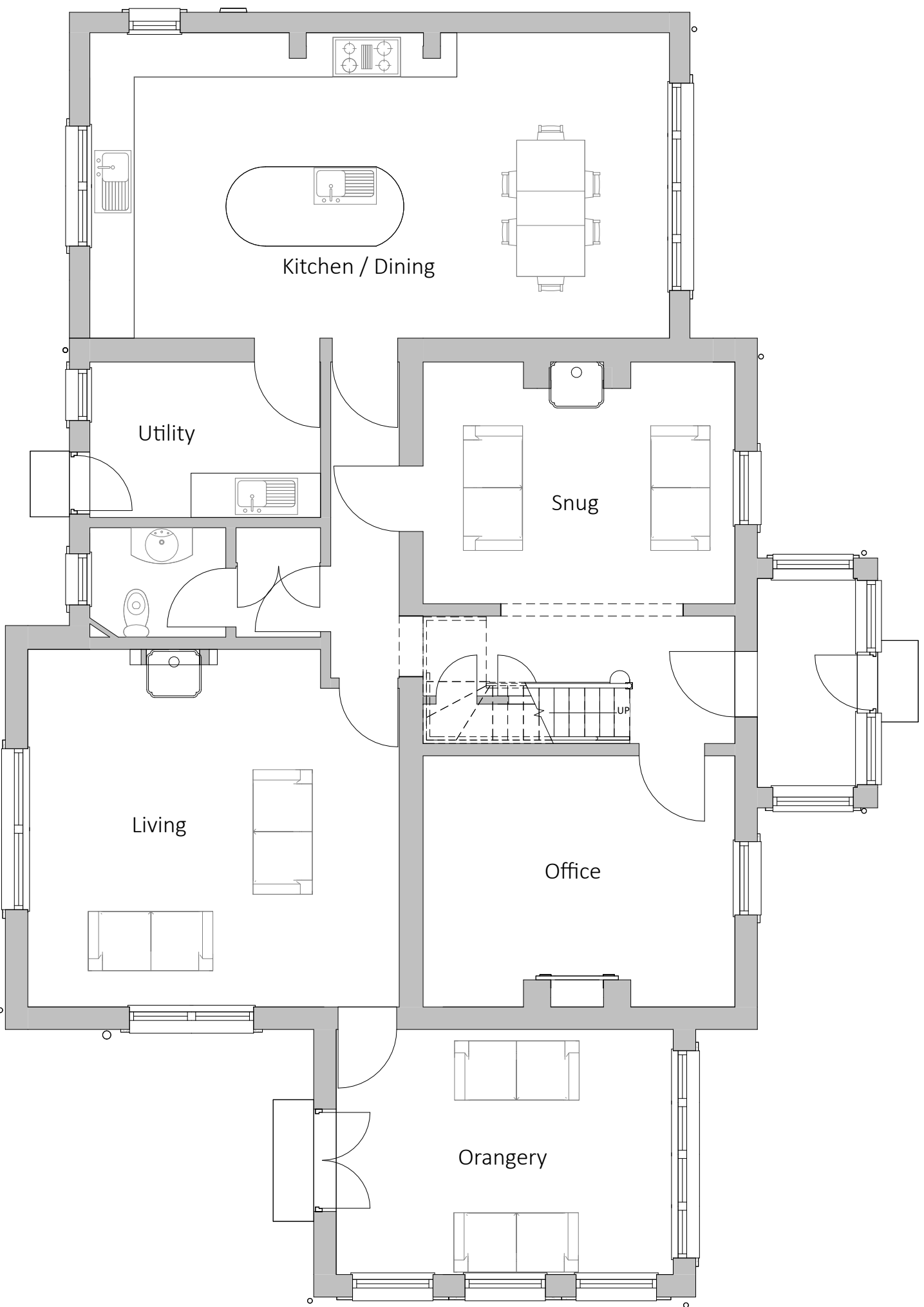
Site Photo

The existing property is sited within a large plot and is constructed from red bricks, natural slate pitched roofs and double glazed UPVc windows and doors.

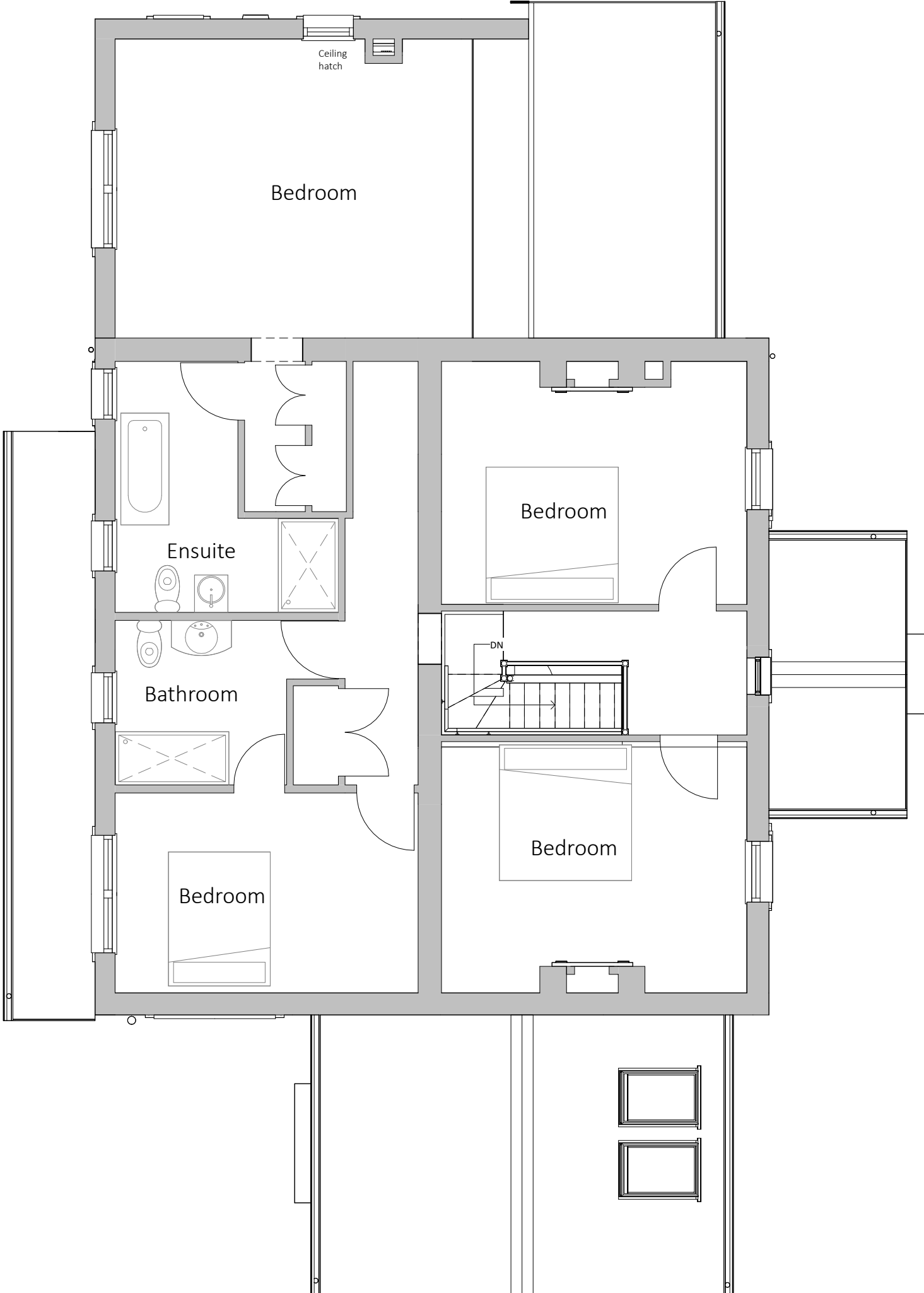
The building has been poorly extended multiple times over the years and the resulting form and massing is unconventional and inappropriate for the Green Belt.



Existing Plans



Existing Plan Level 00



Existing Plan Level 01

Existing Elevations

Existing Materiality:

Walls	Red brick
Roof	Slate
Door	White UPVc frame
Windows	White UPVc frame



Existing South Elevation



Existing North Elevation

Existing Elevations

Existing Materiality:

- Walls Red brick
- Roof Slate
- Door White UPVc frame
- Windows White UPVc frame



Existing East Elevation



Existing West Elevation

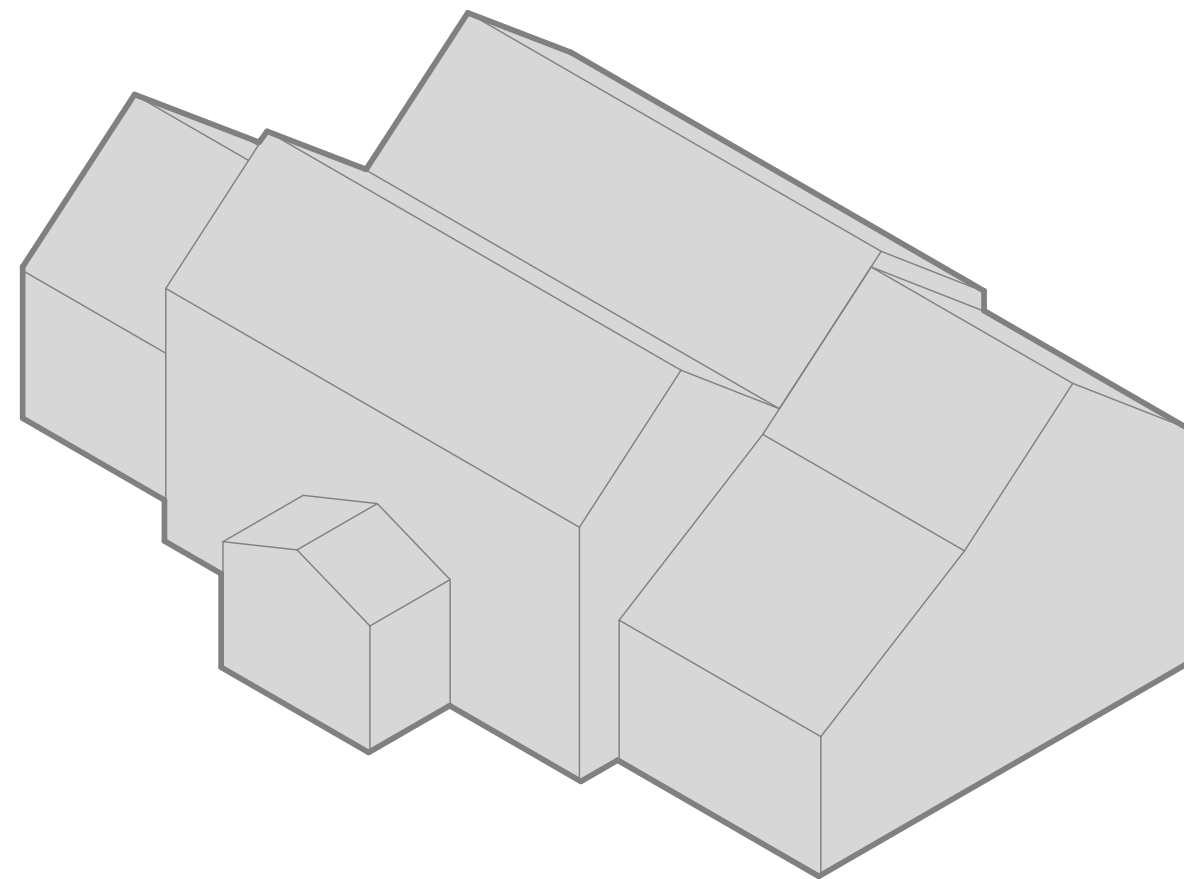
Concept

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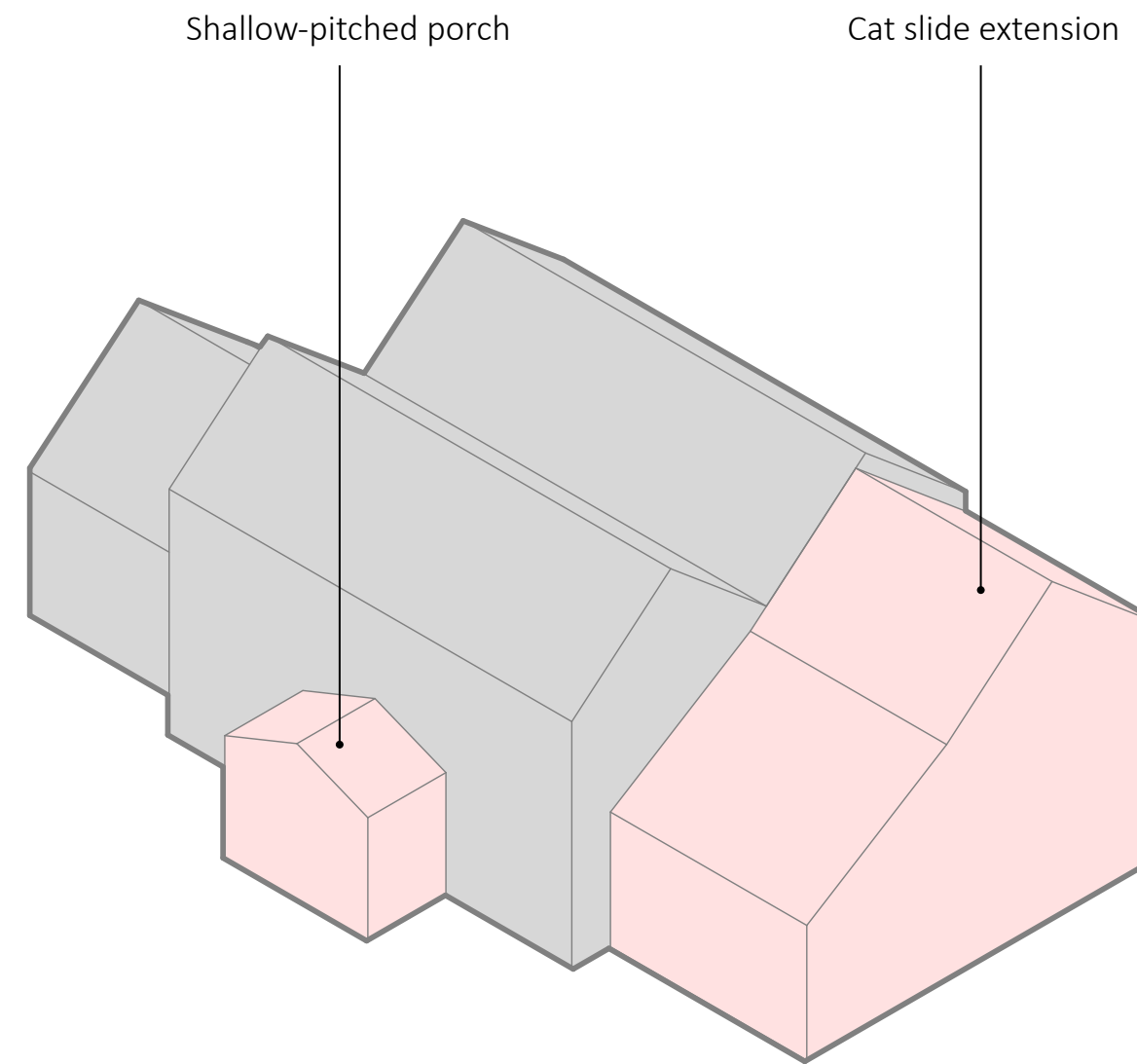
Form and Massing

The principal aim of the proposed scheme is to remove the poorly designed cat slide side extension, which blurs the lines of the original and later additions and the enclosed front porch, thereby simplifying the existing form and massing and creating a new modern extension that is proportionate and subservient to the main host dwelling, whilst preserving the character of the building and the openness of the Green Belt.

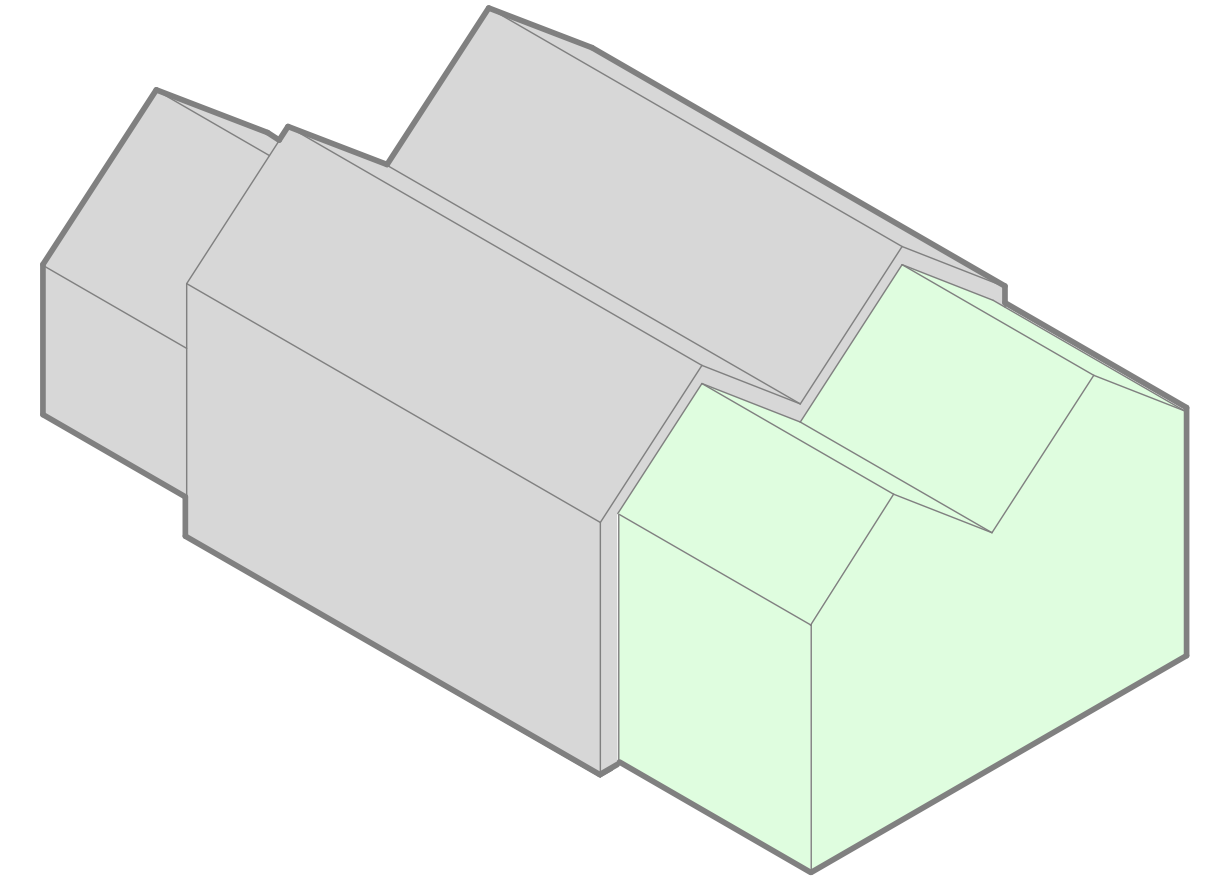
The proposed form and massing are set back from the main dwelling and follow the existing double pitched traditional roof design pattern.



Existing Form and Massing - 1071 m³



Proposed Demolitions - 273 m³



Proposed Extension - 277 m³

Adapting Traditional Farm Buildings

The extension has been designed in accordance with Historic England guidance:

- The design will safeguard the significance of the main structure
- The extension is subordinate in scale and relates to the massing and character of the existing building
- The proposals bring the farmstead closer to its historic condition
- The demolition of modern structures allows space for a new extension and enhances the group value

The ground floors for farm buildings may retain brick, thick clay tile or stone paving, sometimes with drainage channels. Every effort needs to be made to retain these types of floor feature even if the floor is to be upgraded thermally.

Solid floors can be insulated with lightweight expanded clay aggregate. Used with a hydraulic lime mortar to provide a solid slab, this form of construction allows a greater degree of permeability in the construction compared to a concrete slab with an impervious membrane, thus avoiding the risk of channelling damp into the masonry walls.

Care needs to be taken not to excavate too much material, otherwise the base of the foundations may become exposed and lead to a risk of structural failure. A trial hole would establish this information.

Historic England has a wide selection of guidance on improving the energy performance of older buildings: www.HistoricEngland.org.uk/energyefficiency

3.10 Minor buildings

Minor buildings can be put to good use as garages, storage or for new services with minimal alteration even if they do not form an integral part of the main adaptation works. They add significantly to the quality of the setting and with some modest repair and consolidation will be a resource for years to come.

Some can be difficult to convert without major change, particularly small-scale examples such as calf houses and pigsties, but others can be put to good use for parking, storage or services. Outbuildings with potential for reuse could be left as areas of possible future expansion, avoiding the need to introduce new structures in the future.

3.11 New extensions and buildings

Overtly domestic extensions such as porches and conservatories are alien in character and can rarely work successfully within the context of historic farm buildings. However, a carefully designed extension or new structure might be considered alongside a farm building if this will safeguard the significance of the main structure.

An extension or new building that houses ancillary functions that require a high degree of partition can leave an undivided historic space free from subdivision, thus protecting its character. Extensions for other uses, such as garages, are less easily justified, particularly if there are existing outbuildings that can usefully serve the purpose.

Whether contemporary in design or based on an existing structure, extensions and new buildings should be subordinate in scale and relate to the massing and character of the existing farmstead group. Maps, photographs and other historic images may record the scale, form and detail of significant lost buildings which can be considered for reconstruction.

Ideally new buildings can be sited on the footprint of lost buildings and/or be sensitive to the historic plan form, so careful thought needs to be given to their siting. The demolition of modern structures can allow space for a new extension, particularly if their removal enhances the group value.



Image 56
This small extension to a brick barn has a simple modern character that avoids domestic references.



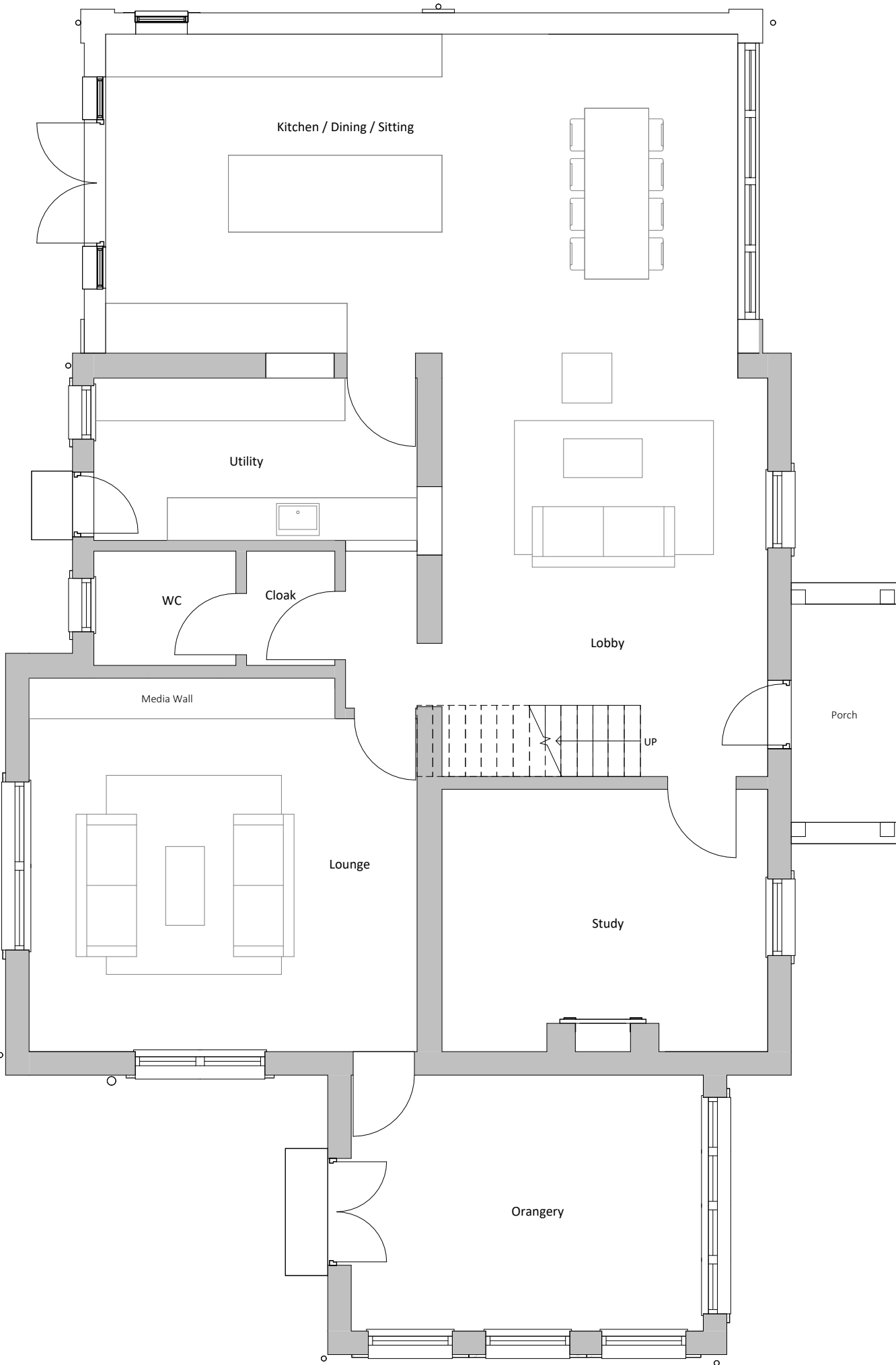
Images 57-60
57 This carefully designed new extension has used the walls and footprint of an old piggery. A new link has been made to the main barn.

58-59 An archive and office have been inserted into the shell of a disused building on a working farm. Two new timber structures sit within the old walls with a new roof over-sailing each.

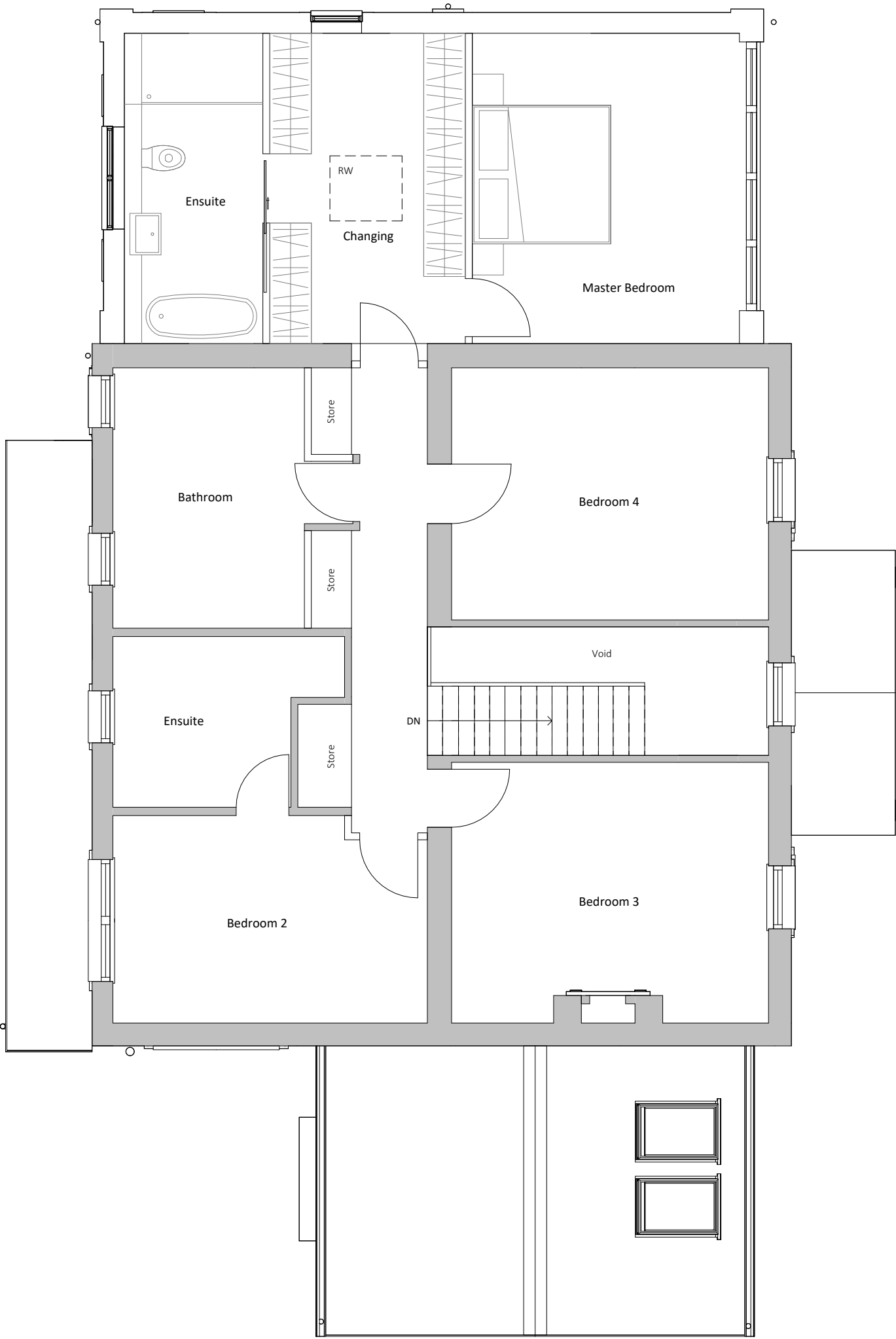
60 A new building for garaging with living accommodation over has been skilfully incorporated into this courtyard group.



Proposed Plans



Proposed Plan Level 00



Proposed Plan Level 01

Planning Justification

Planning Justification

The following chapter of revisions and design justification aims to address directly concerns raised in the council's appraisal of the project at the pre-application phase. We hope that all points have been adequately addressed and that the design will, on balance, be seen as a suitable and complementary addition to the original house and surrounding area.

Council appraisal points addressed:

- a. Massing and Form (Greenbelt / Design and Visual Impact)
- b. Material Design (Design and Visual Impact)
- c. Local Precedent (Design and Visual Impact)
- d. Window Placement (Design and Visual Impact)



Proposed South Elevation



Proposed North Elevation

a. Massing and form

Following the council's guidance at the pre-application stage on the appropriateness of the extension within the greenbelt, as well as the design and visual impact of the proposal, we have revised the volume to closer reflect that of the existing extension and also offset the proposed facade by an additional 100mm, lessening the impact of the extension on the existing house's principal facade.

Volume:

Existing Extension Volume: 273 m³

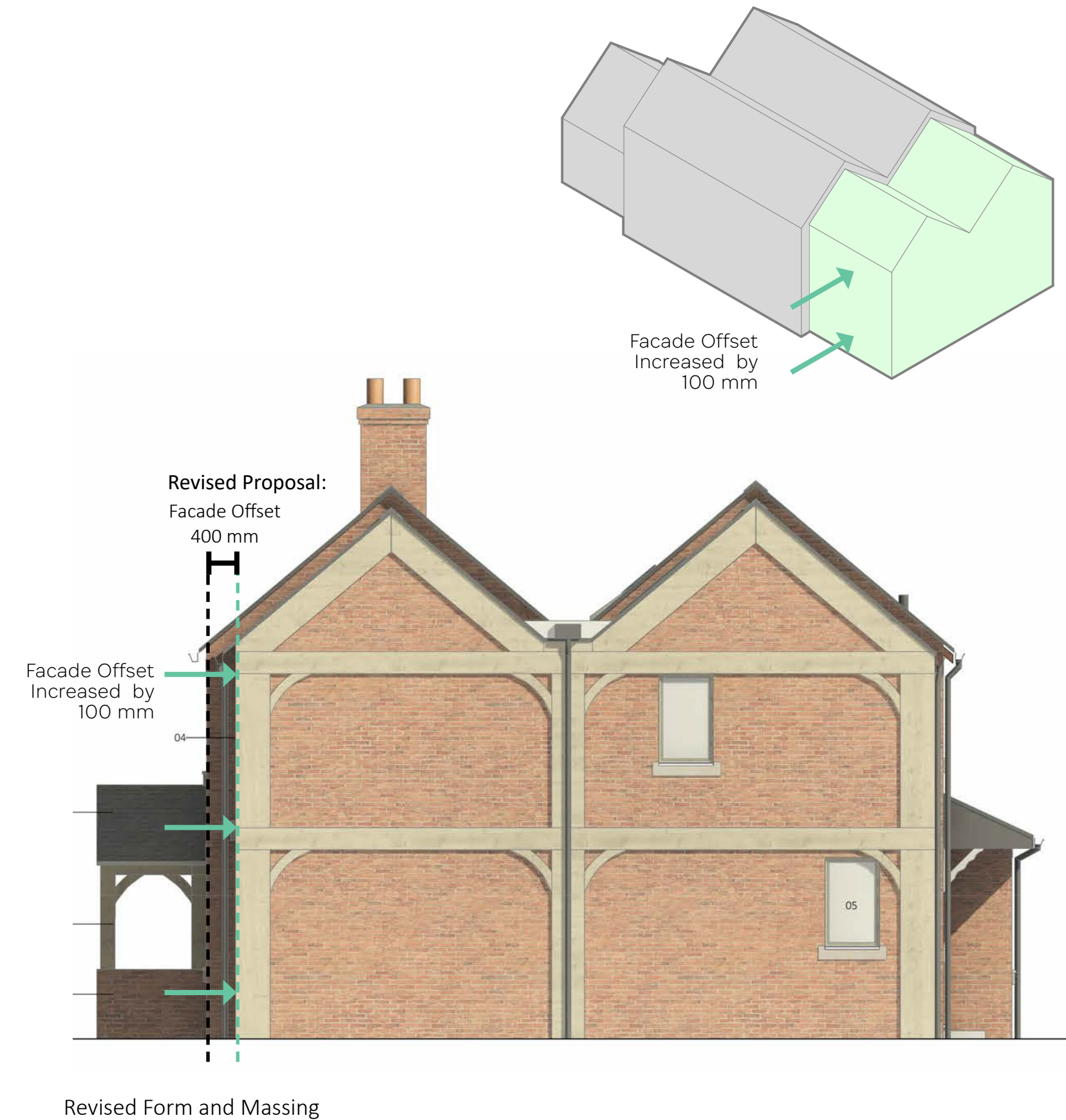
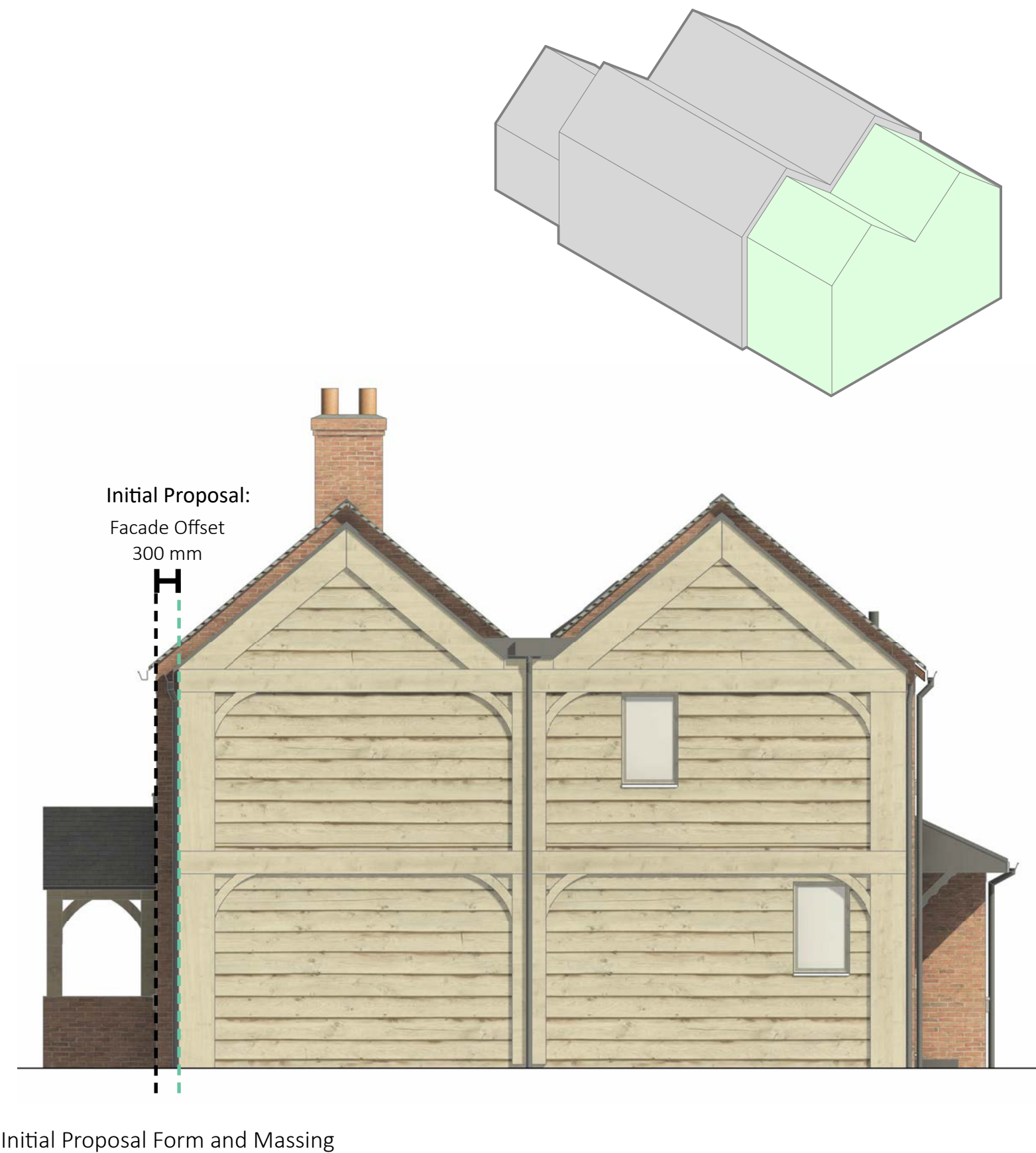
Initial Volume Proposed: 282 m³

Revised Volume Proposed: 277 m³

Proposed Facade Offset:

Initial Facade Offset: 300 mm

Revised Facade Offset: 400 mm



b. Material Design

In response to council comments at the pre-application stage, Greatspace trialed alternate cladding options for the New Build extension, as shown. These are detailed and discussed further on the following pages.

Design options considered;

- Timber clad with oak framing
- Brick with oak framing
- Lime plaster with oak framing.

The current design preference is for the brick with oak framing option, in line with the council's comments and the character of the area. The material palette is similar to that of the existing extension, whilst the use of oak framing complements the green belt context.



Existing East Elevation



Timber Clad Design Option



Brick Design Option



Lime Plaster Design Option

b. Material Design

Proposed Materiality:

Walls	Oak frame and brick
Roof	Slate
Door	Timber frame
Windows	Timber frame

The current material design proposal is visibly closer to the existing extension and in-keeping with the character of the area whilst still celebrating natural materials through use of the oak frame. As in the material palette example, additional vertical or horizontal framing beyond that shown in the proposed elevations may be required to support the additional loading of a heavier facade material. This would be designed at the detailing stage, in coordination with a structural engineer or specialist oak frame designer.



Proposed South Elevation



Proposed North Elevation



Proposed East Elevation



Material Palette Example

b. Material Design

Proposed Materiality:

Walls	Oak frame and Lime plaster
Roof	Slate
Door	Timber frame
Windows	Timber frame

This lime render design option clearly distinguishes the new extension from the existing house. The natural material palette including oak framing is sympathetic to the green belt context. As in the material palette example, additional vertical or horizontal framing beyond that shown in the proposed elevations may be required to support the additional loading, depending on the wall build-up behind the render. This would be designed at the detailing stage, in coordination with a structural engineer or specialist oak frame designer.



Proposed South Elevation



Proposed East Elevation



Proposed North Elevation



Material Palette Example

b. Material Design

Proposed Materiality:

Walls	Oak frame and timber cladding
Roof	Slate
Door	Timber frame
Windows	Timber frame

The initial proposal for timber cladding to clearly distinguish the new extension from the existing structure, whilst complementing and enhancing those used in the construction of the existing building. Timber cladding is lightweight, easily detailed and quickly constructed on site. Whilst contemporary, light weathering to the material would quickly create a neutral appearance which would complement both the landscape and original features of the house, as shown in the material palette example.



Proposed South Elevation



Proposed North Elevation



Proposed East Elevation



Material Palette Example

c. Local Precedent

Dissington Red House Farm, Dalton

Following pre-application comments on the appropriateness of the contemporary glazed facade visible from the road and its impact on the character of the area, we would like to highlight a local precedent to support the design proposal.

Neighbouring stone property Dissington Red House Farm, with adjoining Grade II listed Gingang, features a prominent glazed gable facade visible from the road and adjacent fields. Construction date assumed early-mid 2000s, as captured in 2006 photograph.

The timber framed glazed facade appears both sensitive and complimentary to the existing stone building. The proposed material palette and overall design approach for the Silver Hill House is directly comparable, suggesting its suitability within the style and character of the local area.

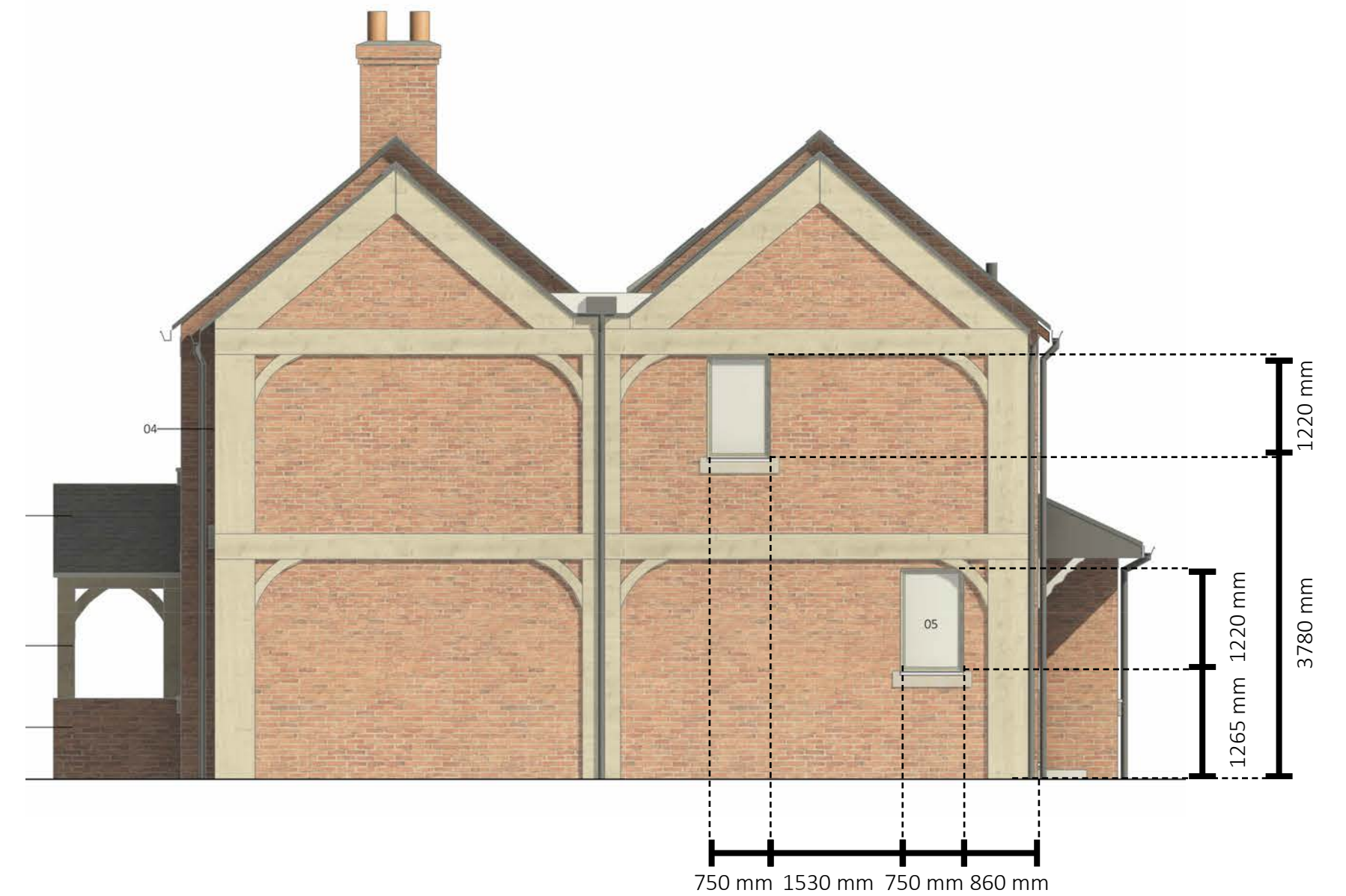


d. Window Placement

In regards to the potential for overlooking from the extension's East facade onto the close neighbouring property and plot, highlighted in the pre-application response, the proposed windows are shown comparatively against the existing East Elevation. The proposed design is for the window placements to almost exactly match the that of the existing extension.



Existing Window Placement East Elevation



Proposed Window Placement East Elevation

Conclusion

We appreciate the council's response at the pre-application phase and hope that this revised design document adequately justifies the proposed building form and materiality, whilst establishing precedent for its suitability within the character of the area and greenbelt setting.

With multiple material options for the extension explored, the oak frame with brick infill design has been selected for its cohesion within the character of the area and sensitivity to the existing house. Precedents shown on the following pages display key material studies for all three options.

As a practice, we strive toward sustainable building practices which minimise resource use and improve both performance and comfort. The proposed oak framing and neutral palette enhances original features of the house whilst addressing environmental considerations through use of low carbon, natural materials.

The revised form sets the extension back from the principal facade, whilst reducing the volume to closer match that of the existing extension.

Care has been taken to maintain privacy for the neighbouring property, following existing window placement to avoid overlooking.

No amendments are proposed to the highway, access, or parking provision.

The scheme has been designed in accordance with all relevant local and national planning policies, design guides, strategies, and plans.

We hope to have adequately addressed all concerns raised by councillors in the pre-application phase and hope that the revised proposal will be welcomed by the LPA, resulting in a positive Formal Response.



Precedents

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Thank you

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