

PROPOSED DWELLING | LAND AT 217 EASTFIELD ROAD, LOUTH

SKETCHBOOK





The application site is located north of Eastfield Road and is set in a unique, wooded location on the outskirts of the town of Louth. The plot forms part of the curtilage of 217 Eastfield Road which comprises a dwelling, piggery and greenhouse: The main dwelling is positioned to the west of the plot; the piggery is located by the pinch point where the site narrows in the centre; and the greenhouse is positioned to the eastern side where the plot is larger and open, and surrounded by woodland – this is where the proposal will be situated.

The central grid reference for the site is TF 34524 88363. The application site comprises a well-maintained garden approximately 0.17ha in size and is surrounded by natural foliage and dense, mature landscaping. The River Lud and Louth Canal run north-east to south-west of the site and a public footpath runs parallel to the river. The public footpath steers off from the River Lud and connects to Eastfield Road which runs adjacent to the main dwelling to the west. This is in the client's ownership.

Neighbouring dwellings are located on the western side along Eastfield Road and a recent, modern housing development has been completed to the south of the site along Ticklepenny Drive with an additional development, 'The Park', approved under application reference N/105/00593/19. This has extended the developed footprint eastwards along Eastfield Road and the application site is in keeping with the new development line. Additional rural dwellings are scattered to the north beyond the River Lud and fields are located to the east of the plot.

There is an existing opening in the treeline and fencing along the roadside which will be utilised as the access to the site. The topography slopes steeply from the south, which banks up by Eastfield Road, down to the north by the River Lud. There are no listed buildings in the immediate area and the site is not in the flood zone.

Whilst the site is in the curtilage and ownership of 217 Eastfield Road, the land is difficult to police by the owners as it is disjointed from the main property. The land is misused and vandalised by passers-by, and the issue of trespassing is a common occurrence in addition to evidence of historic drug paraphernalia present. Thus, this proposal will provide a significant betterment to the site and offer a positive improvement to its use.

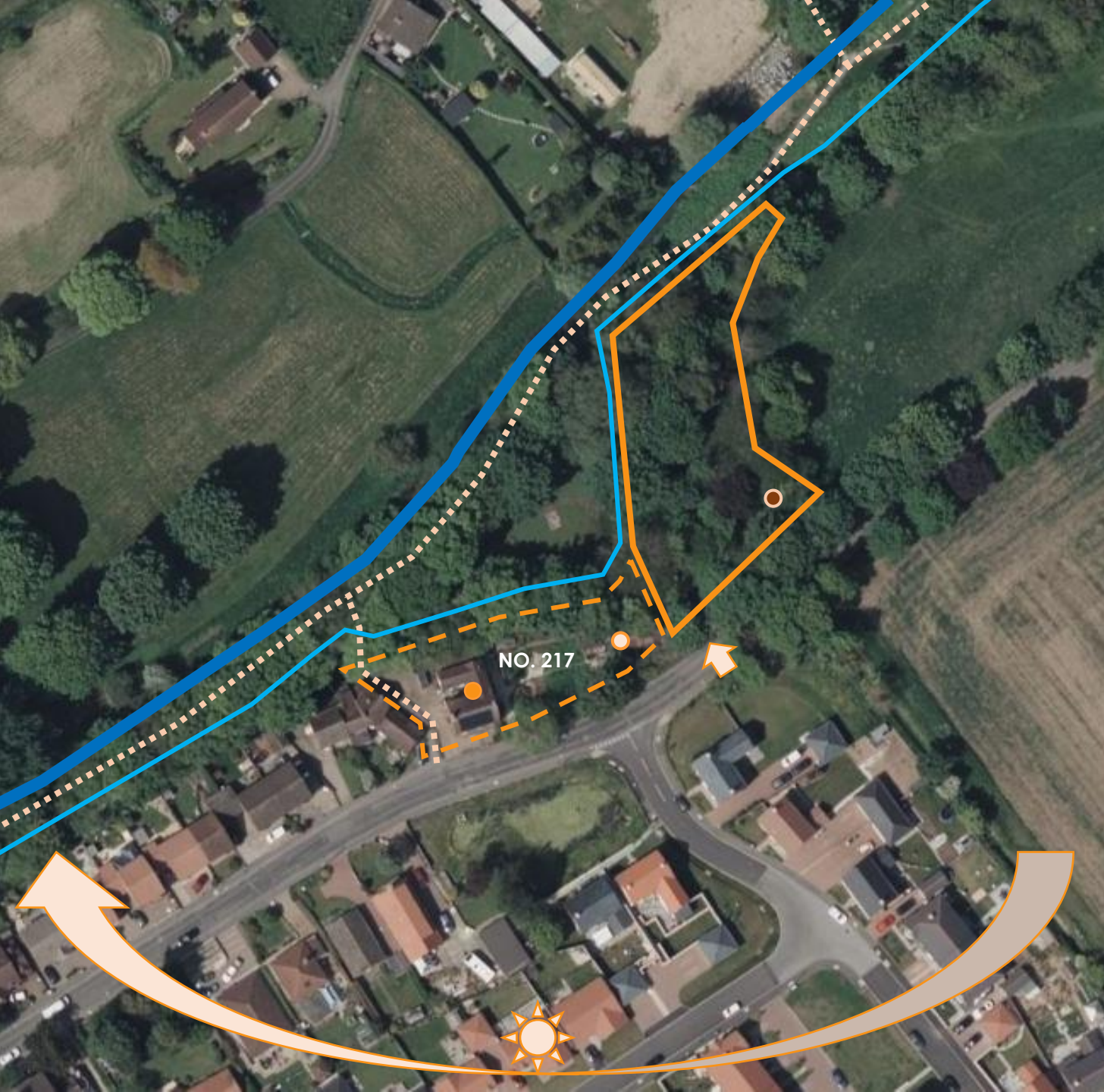












Image: Site Location Plan

-  Site Boundary
-  Additional Land Owned
-  Main Dwelling
-  Piggery
-  Greenhouse
-  Public Footpath
-  Louth Canal
-  River Lud
-  Vehicular Access
-  Sun Path



A.



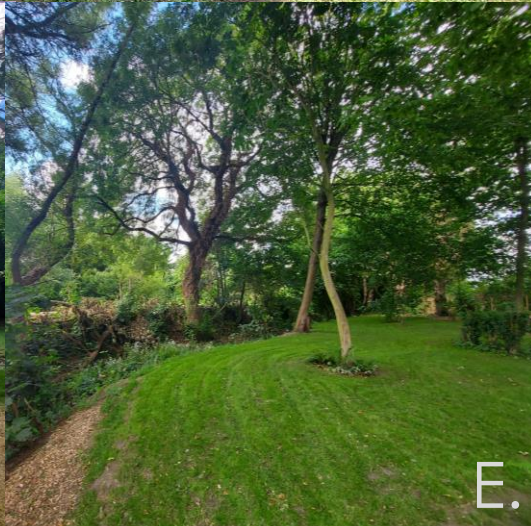
B.



C.



D.



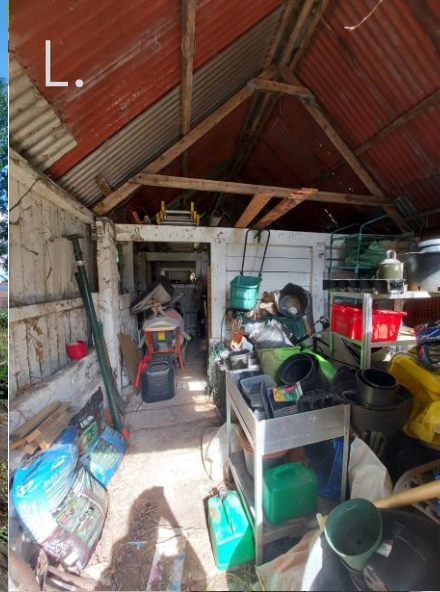
E.

Views A-E show the existing site and mature landscaping that borders and features within the plot.

A-B: Views showing the northern end of the plot with mature trees and foliage bordering the site. A public footpath runs north of the site between the River Lud and Louth Canal beyond the trees.

C: Existing greenhouse located at the southern end of the plot and shows the dense landscaping bordering the site.

D-E: Image D shows the view from the north towards the west where the piggery is located. Image E shows the River Lud that runs along the northern end of the site.



Views F-M show the existing piggery structure that remains.

F-H: Views of the piggery frontage, side and rear. The piggery is of a traditional barn form with an apex roof and is constructed from weathered brown/black timber cladding and profile sheeting.

I: View of the piggery from Eastfield Road. Shows its non-descript form and design allowing it to sit on the plot without drawing attention.

J-K: Views of the northern elevation of the piggery with its main openings on the side.

L-M: Internal views within the piggery.



Views N-S show the surrounding area around the site.

N: Image N shows the view facing west down Eastfield Road with the piggery on the edge of the site.



O-P: Image O shows the view down Eastfield Lane towards the west. This highlights the mature landscaping bordering both sides of Eastfield Road. Image P shows the view from Eastfield Road towards the plot where the proposed dwelling will be situated.



Q-R: View Q shows the main dwelling to the west at 217 Eastfield Road. View R shows the public footpath that runs past the neighbouring dwelling and connects to the footpath on Eastfield Road from the River Lud.



Existing Block Plan
Not to Scale



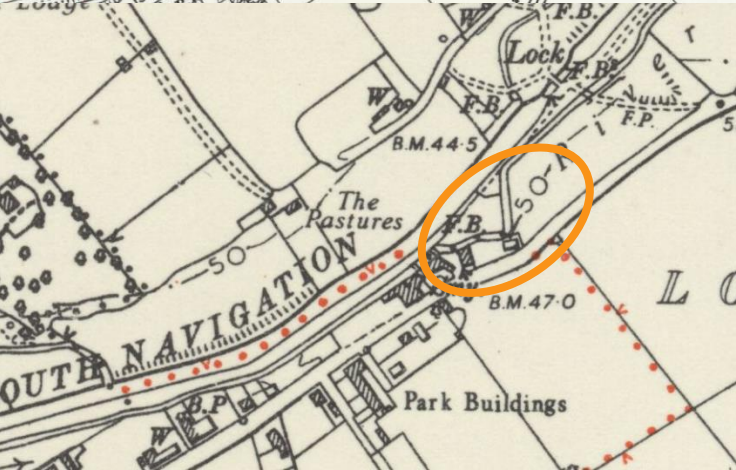
This historic site map from 1888 shows that 217 Eastfield Road was originally titled as the 'Raven Inn'. This old map also highlights the River Lud cutting through the land which remains today.

Image: Historic Site Map 1888



This map shows that the dwelling remains as the 'Raven Inn' in 1906.

Image: Historic Site Map 1906



This historic map demonstrates that the main dwelling is no longer considered the 'Raven Inn' by 1947. It also highlights the presence of the piggery, of which such structure still remains today.

Image: Historic Site Map 1947

HISTORY:

The census for the Raven Inn, approximately cc. 1851-1901, states that the building was once a public house run by a series of beerkeepers who would also work as agricultural labourers. The beerkeepers also doubled as butchers and pig jobbers which tied in with the use of the land for keeping livestock. A 'kissing gate' remains on site today which is believed to have allowed access for feeding and provide security for larger livestock.

As seen in the historic site map in 1947, there is the presence of a piggery which shows that the livestock use continued throughout the 20th century.

Image: Piggery



CLIENT CONSIDERATION:

The site was historically 'livestock' related and the applicant wishes to reinstate the site's historic meaning by constructing a dwelling that reflects its past use through form and materials. The applicant wishes to create a lifetime home that is more modest in size than their existing 5 bedroom property at 217 Eastfield Road, and the applicant's family lives in Louth so wishes to remain close by. The client aspires to create a dwelling that is unique to them and their inimitable plot.

CONCEPT:

The concept was to provide an outstanding, exemplar dwelling in the curtilage of 217 Eastfield Road, with the intention to provide a unique lifetime house for the client. The goal was to create a dwelling that respected the site's topography, historic influence, encourage sustainability, and merge into its enhanced arboreous landscape, all of which would be reflected in the final design.

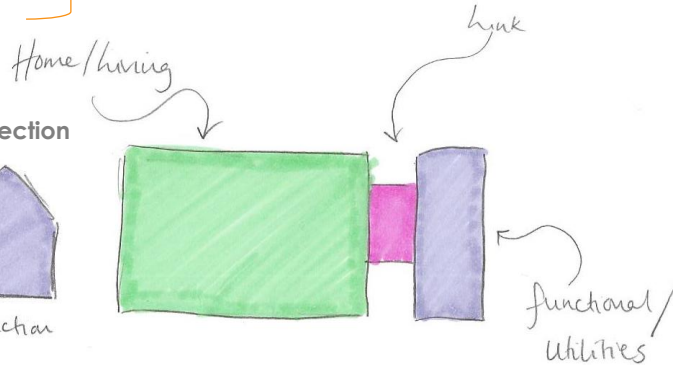
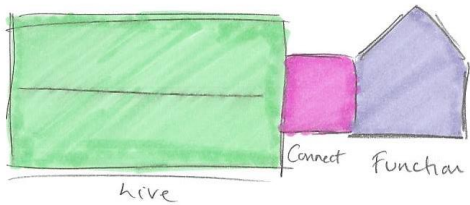
Following the site's historical significance, the piggery is hugely influential on the design through its form and practical function. Its placement on site steers the design. Its nondescript form has been fundamental to the outcome of the proposal and how it is viewed from the road.

ZONES:

- Function
- Connect
- Live

Layout consists of x3 Zones:

Sketch: 3 zones incorporated into Section



Sketch: 3 zones incorporated into Floor Plan

INITIAL DESIGN:

The initial design follows the concept of breaking down the dwelling into three elements: function, connect, live. These zones would then be designed, through form and materiality, based upon their function and position in the plot.



Northern Elevation
Annotated Sketch

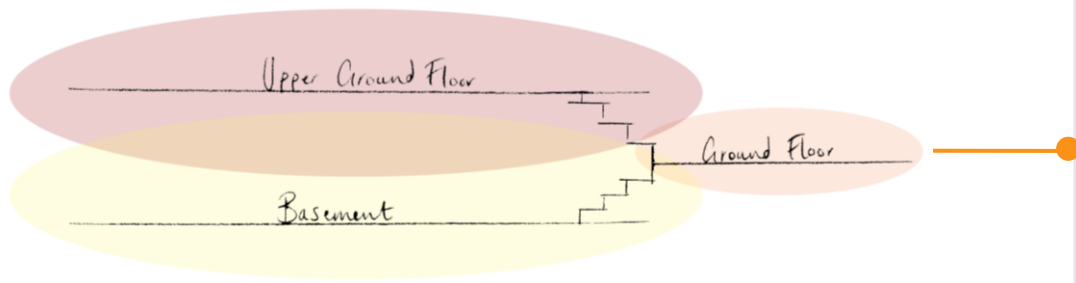


Diagram: Floor levels of proposed dwelling

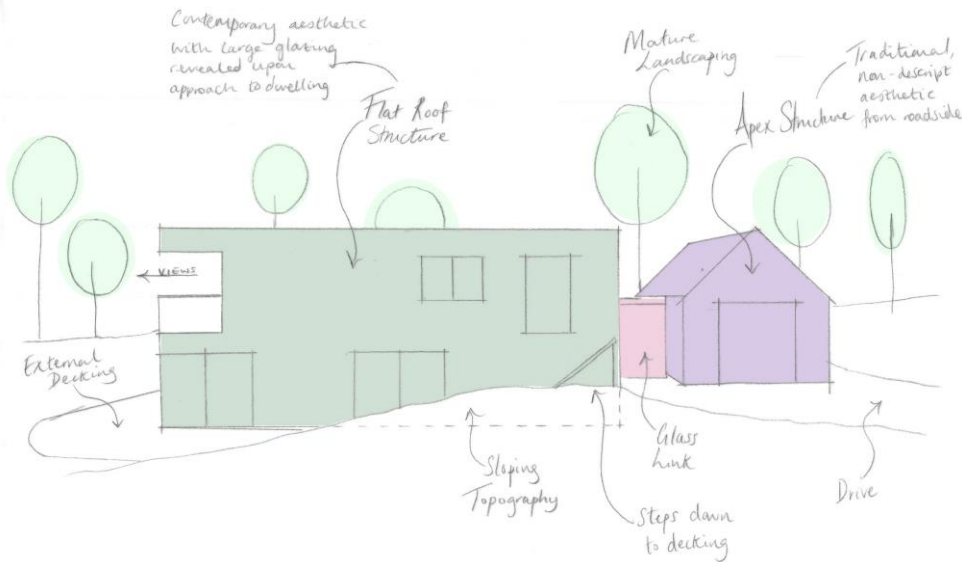


Image: Initial Topographical Sketch



Image: Site section from Roadside

TOPOGRAPHY:

The topography of the site is uneven and slopes from the south to the north of the site. To make the most of the topography, it is proposed to have 3 floor levels:

- Upper Ground Floor
- Ground Floor
- Lower Ground Floor

This ensures minimum disruption to the site during excavation and construction, reducing the requirement for significant earth works and respects the existing site.

The proposed dwelling aims to be as discrete as possible from Eastfield Road. To respect its surroundings, the height of the proposed dwelling is to be lower than the ridge height of the main dwelling. Working with the existing topography means visibility of the dwelling from Eastfield Road is reduced and minimises its impact on the local area.

PRE-APPLICATION FEEDBACK:

A pre-application for this site was submitted in July 2022 which received positive feedback from the planning officer, Graeme Hyde.

Pertinent points of feedback included:

- A tree report to assess the health and life expectancy of the trees.
- Cross sections through the site which demonstrate site levels.
 - Wildlife / biodiversity report.
 - A "light touch" flood risk assessment.

All points above have been addressed and are submitted alongside this application.

Additional comments made were in reference to the proposal focussing on retaining the character of the existing street scene which he was "pleased to see". Overall, the planning officer was pleased with the design concept and believed it "suits the site well".



This proposal is for 1no. exemplar, eco-friendly dwelling that is positioned within the wooded curtilage of 217 Eastfield Road. The dwelling has been designed to nestle within the sloping topography and the trees, creating a design that is solely responsive to its environment.

The design has a contemporary twist on a sleek barn-like dwelling that adapts and respects its unique setting. The scheme is for an upside down house, with three levels: ground floor, upper ground floor and lower ground floor. This allows the scheme to assimilate into the landscape and its sloping topography by minimising excavation and embracing the approach of arboreal living amongst the surrounding tree canopies. The design thus creates a luxurious style of living within a woodland haven.

The distinctive site sets the dwelling in a green oasis and the dwelling, constructed from timber and glass, allows the proposal to mirror the surrounding arboreous landscape.

FORM:

<u>FORM</u>	<u>CONCEPT</u>	<u>SPACE</u>
	Apex Traditional Structure	> Function > Utilities
	Glass Link Structure	> Connect > Circulation
	Flat Roof Contemporary Structure	> Live > Habitable

The proposal is an exclusive dwelling which has been carefully designed to take advantage of the views and solar gain, whilst maintaining a simple layout with effortless navigation.

The layout of the scheme has been divided into x3 zones, each with their own form and function: the contemporary flat roof and traditional apex structure are connected by a glass link. The dwelling follows a layout of an upside-down house.

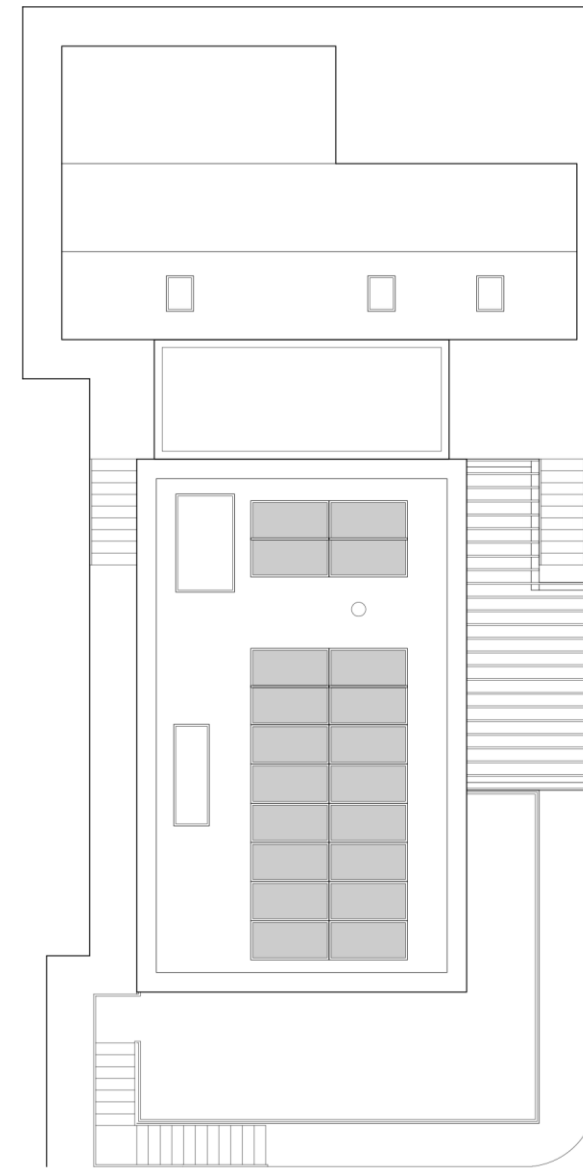
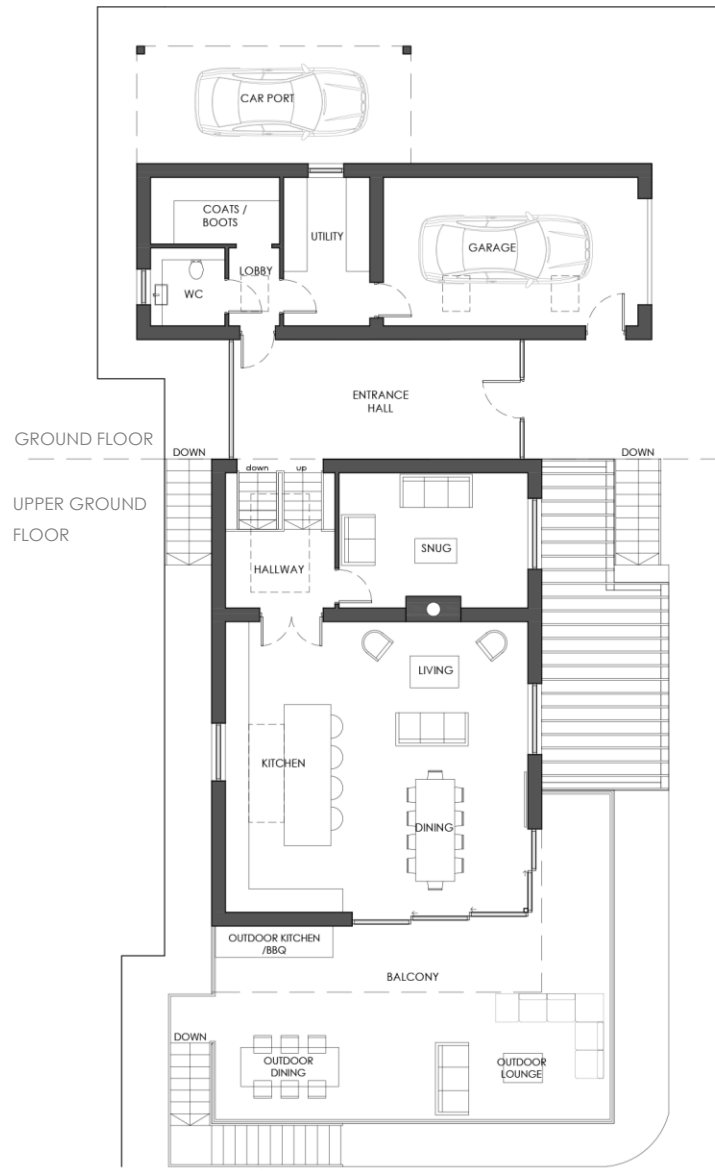
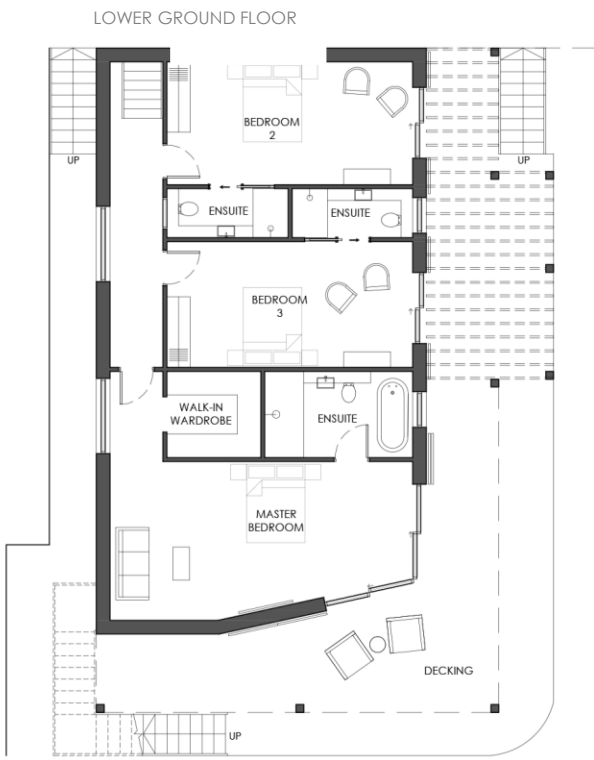
The user enters the dwelling via the glass link on the ground floor. This connects to the apex structure within which holds the functional spaces, including: the garage, utility, coats/boots room and WC.

The flat roof contemporary structure houses the habitable rooms on an upper and lower ground floor. The upper ground floor accommodates a snug, an open plan kitchen, dining, living area with an extended balcony that wraps around the corner to provide views amongst the tree canopies. External stairs from the balcony lead down to the garden on the lower ground floor.

The lower ground floor serves 3no. bedrooms with ensuites, including a master bedroom with walk-in wardrobe and full-height glazing with views and access out onto the decking.

A retaining wall features around the south-western side to allow for pathway access around the rear of the dwelling.





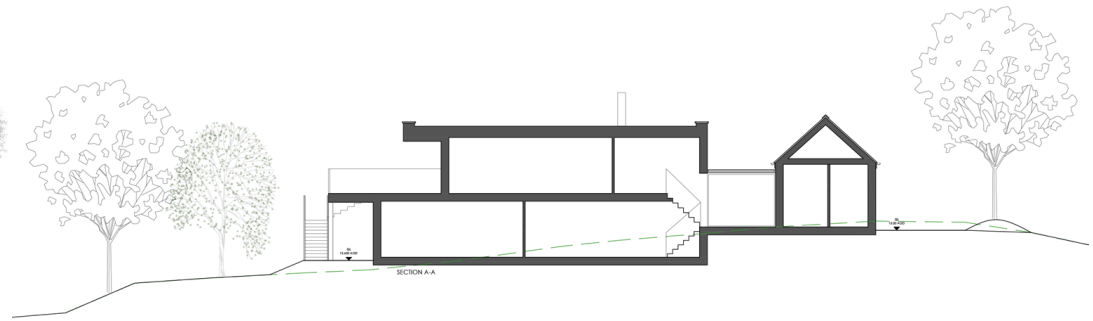
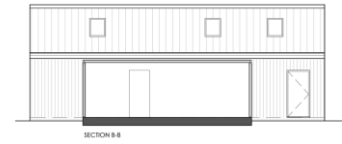




Image: Visual of dwelling as seen from Eastfield Road

The scheme focusses on three architectural elements, each with their own form: Apex; glass link; and flat roof. The traditional apex structure has been designed to reflect the existing piggery with its non-descript form and minimal visual interest as this will be the element seen from Eastfield Road. The idea behind this was to ensure little attention would be brought to the site from the road, yet upon entry, the dwelling reveals itself to unveil the glass link and contemporary flat roof structure. Weathered variation timber cladding and zinc roof cladding will be used to mimic the existing piggery.



Image: Visual of dwelling from south-west

The proposed contemporary, flat-roof structure will be clad in dark grey timber cladding to reflect the wooded surroundings. Light timber cladding features on the reveals to give the illusion of 'carved out' areas to reveal its natural, organic facade. Full height feature glazing appears on the north-western and south-western elevations to increase the amount of sunlight into the building and reduce the amount of electricity needed for lighting, as well as offering views over the arboreal landscape. The balcony on the upper ground floor offers views amongst the surrounding tree canopies from the kitchen, dining and living areas, creating a green oasis for modern-day living. The lower ground floor north-western elevation is angled to create further visual interest.

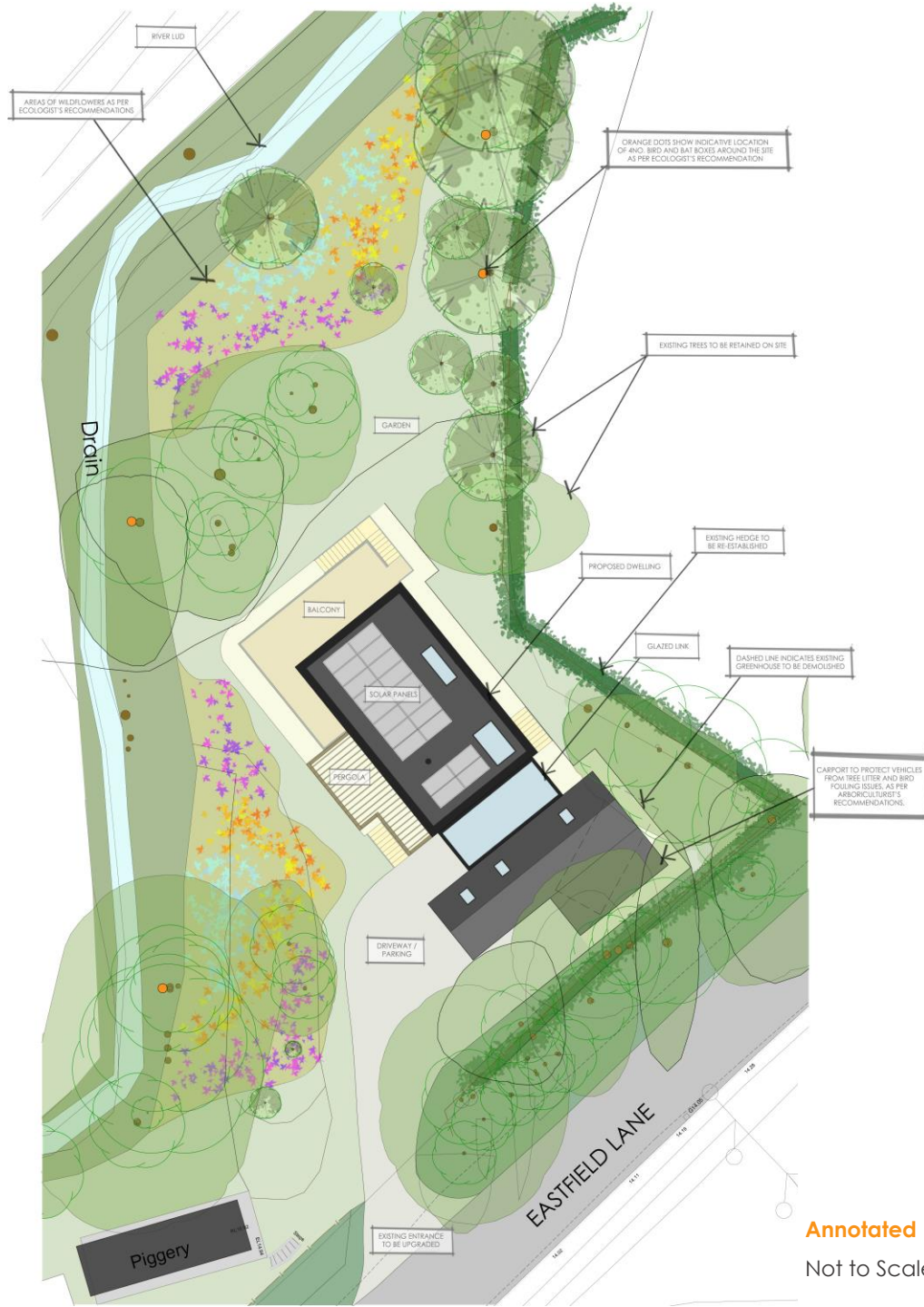
The glass link connects the two structures and provides open circulation between the elements. The glazing allows natural light to spread into the connecting elements and create bright, open spaces. The glass link will have delicate, thin frames which will help to break up the side elevations.

Access from Eastfield Road will be through the existing gap in the fencing and trees on site. This access will be upgraded and will lead up to the traditional 'barn-like' structure where additional parking is available to the south-east by the carport.



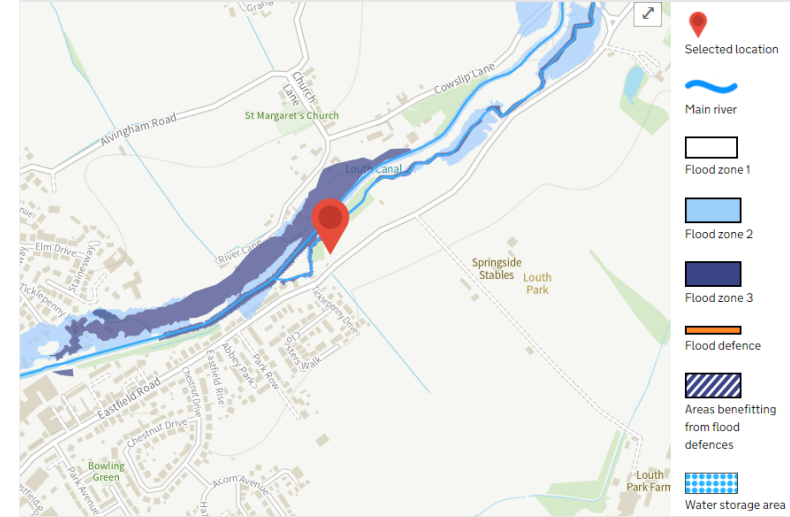
DESIGN CONSIDERATIONS INCLUDE:

- The design has maintained the existing mature landscaping that borders the site to screen the dwelling from Eastfield road to the south and the public footpath to the north. The proposal is thus concealed in the distance by organic, native landscaping whilst preserving the existing street scene.
- Attaining privacy has been approached through carefully considered glazing placement. Positioning windows predominantly on the north-west and south-western elevations offers views from the dwelling whilst minimising views in from walkers-by from the public footpath to the north.
- Topographical consideration was key to the scheme and minimum disruption has been achieved by introducing three shallow floor levels. This approach reduces the extent of excavation needed for the development.



Annotated Block Plan

Not to Scale



The application site lies within Flood Zone 1 however a small area to the north of the site by the River Lud is positioned in Flood Zone 3. An FRA accompanies this application.

ECOLOGY:

A Preliminary Ecological Appraisal was carried out and the ecologist put forward some recommendations that the scheme has taken on board. These include:

- Wildflower meadows to be planted to attract a variety of insects.
- A variety of bird and bat boxes placed around the site.
- Additional planting around the site to include RHS Perfect for Pollinators Garden Plants to enhance wildlife.

SUSTAINABILITY:

The proposal will be a 'self-build' constructed from timber frame. It will be designed and constructed to achieve a high eco rating and this will be achieved using high levels of insulation, environmentally friendly materials, and excellent air tightness.

The proposal includes energy saving and water saving measures (with a rainwater harvesting tank). The energy efficient fabric and methods of construction, along with excavation works to remain on site, will improve the sustainability of the scheme and benefit the site.

Sustainable systems are in place, such as high levels of insulation, solar panels and an air source heat pump system, to help drive the design to achieve a self-sufficient building.

VENTILATION & OVERHEATING:

The building has been designed to maximise passive heating and cooling methods, resulting in the overhanging roofs and louvres, preventing overheating from large areas of glazing whilst maximising natural ventilation. TM59 Thermal Modelling calculations have been carried out to ensure that the dwelling complies with Approved Document Part O from the outset.

ENERGY SAVING:

The dwelling will be heavily insulated in excess of Building Regulation requirements. Natural daylight and ventilation have also been incorporated into the design. All habitable rooms have suitably sized openings to provide natural light thus reducing the need for artificial lighting.

The house will be designed with low energy lighting. Appliances will be A or A+ rated for energy (or water) consumption. This will minimise energy waste.

ENERGY EFFICIENT MEASURES:

The construction will utilise the latest methods and materials to achieve the highest levels of energy efficiency with minimum environmental impact.

These will include:

- Upside-down house enhances energy efficiency as heat rises, offering warmth in living areas on the upper ground floor
- Improving the thermal efficiency of the walls, roof and windows as far as is practically possible
- Designing the fabric of the building to reduce thermal bridging
- Log burner with thermal store as a renewable heating source
- Installing a high efficiency air source heat pump system
- Provision of photovoltaic cells to produce electricity, along with a thermal store
- Reducing air permeability to minimise the loss of energy through the fabric
- Underfloor heating
- Provision of electric car charging point



PRECEDENT

Interior



WOODLAND PRECEDENTS

Exterior



SITE PRECEDENT

Piggery



MATERIALS



Light Timber Cladding >
Details > Reveals/Undersides



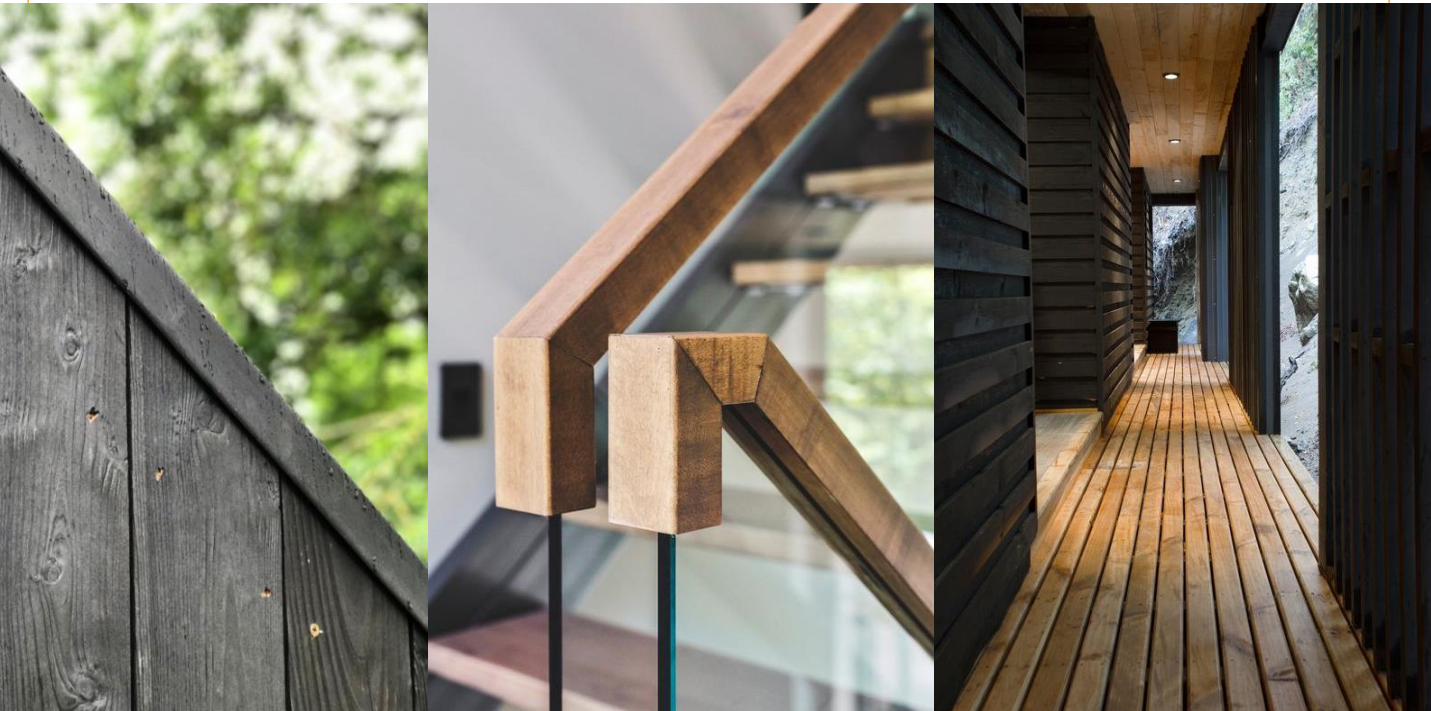
Dark Timber Cladding >
Aesthetic > Flat Roof Exterior



Glazing >
Natural Light / Views >
Link / Habitable Areas

PRECEDENTS

DETAILS



**Weathered Brown Variation
Cladding**

- > Aesthetic
- > Apex exterior

PRODUCED BY

