

The Laithe
Haigh Lane
Hoylandswaine
Sheffield

Design & Access Statement

D S A

design

space

architecture

Contents

1. Context:

- 1.1 Around the Site
- 1.2 The Site
- 1.3 Planning History & Relevant Policy
- 1.4 Consultation

2. Design:

- 2.1 Use
- 2.2 Amount
- 2.3 Layout
- 2.4 Scale
- 2.5 Appearance
- 2.6 Landscaping
- 2.7 Sustainability

3. Access

4.0 Appendix

- 4.1 designSpace Portfolio

5. Contact

Context: Around the Site

The property(a) lies on the Northern edge of Hoylandswaine village with open farmland to the North (h) and Haigh Lane directly to the South (d). The majority of housing lies to the South of Haigh Lane on the hillside, with views over and around the property to the farmland beyond. The housing in this area is a mixture of granite faced bungalows (e) and more recent detached sandstone houses (b), further to the East lies the older village the majority of which forms the conservation area (c), to the West lies the school and a further mixture of stone, brick and rendered housing.



a



b



c



d



Aerial Photo



e



f



g



h

Context: The site

The site measures approximately 700sqm and the garden area which the proposal is to be located approximately 400sqm.

The property (The Laithe) is a converted grade two listed cruck barn and forms part of a cluster of converted agricultural buildings formerly part of Pinfold Farm.

Access to the property is from Haigh Lane into a courtyard shared by one other property, which is also a barn conversion, converted as part of the Pinfold farm development, directly beyond this barn to the West is a new stone property and directly to the North of the Laithe is the original working farm house and outbuildings.

Due to the deterioration of the original barn the property was essentially rebuilt (as agreed as part of the planning approval) and features sand stone walls and roof tiles, large glazed barn opening and a series of smaller windows with large stone lintels, it was a successful conversion, sensitive to the listed status; a grand two storey internal space exposes the main oak crucks.

1m high dry stone walls and a mixture of hawthorn hedges and semi mature trees border the property

The site has a slight slope from South to North and this is accommodated in the garden via stepped landscaping.



Approach to the site



The Courtyard



The Garden South Corner



The Garden North/East Corner



Site Aerial

Context: Planning History & Relevant Policy

Previous applications for the site:

2003 - application for conversion of agricultural buildings into dwellings— Approved

2011/0158 - side extension, raise garage - refused

2011 /0159- appeal of above - unsuccessful
(dates are approximate)

Planning permission for listed building consent was achieved for the conversion of the barns into two dwellings in 2003 and they were converted in 2005. The scheme included demolition of an agricultural building attached to the facing barn and its replacement with a kitchen and garage extension of smaller dimensions, also a building used as a farm shop was demolished and replaced with a double garage of similar area.

An application was submitted in 2011 for a stone link building between the double garage and Laithe, this was refused as deemed to be affecting the setting of the listed building, an appeal was also unsuccessful the reasons being quoted as the solidity of the link would affect the setting of the listed building.

A later scheme was explored for a contemporary glass link, the conservation officer suggested that this would still affect the setting, the scheme was not taken any further.

BMBC do not provide supplementary planning guidance for the Hoylandswaine conservation area, but they do recommend early discussion with their urban design and conservation officer.

PPG15 - Special attention shall be paid in the exercising of planning functions to the desirability of **preserving or enhancing the character or appearance of a conservation area**.

PPS7 -Sustainable development in rural areas, says:

‘Planning authorities should take a positive approach to **innovative, high-quality contemporary designs that are sensitive to their immediate setting** and help to make country towns and villages better places for people to live and work.’ (Para 12)

Particular attention should be paid to the setting of a listed building, does the proposal add to the listed buildings setting, does the listed building owe its character to surrounding buildings or the spaces around it and how will the proposal affect this.



LDF plan for Hoylandswaine

Context: Consultation

Both the planning officer Graham Northern and the conservation officer Tony Wiles were consulted on the proposal, no objections were raised, Mr Wiles agreed that the intervention would have little or no impact on the setting of the listed building.

No alterations to the highways access are proposed and no alteration to vehicular movement or parking requirements so it was not deemed necessary to consult with the Highways department.

The site is a landscaped domestic garden for a previously approved dwelling predominantly hardstanding with little vegetation, no trees will be affected by the proposal so it was not felt necessary for any environmental or tree surveys to be carried out.

Foul drain connection will be a new connection to the sewer main which passes down the adjacent field from Haigh Lane subject to approval. Due to the extensive green roof, the proposal alleviates the requirement for excessive surface water treatment, the green roof will allow slow release by natural means into the bedrock in line with SUDS principles, the small area of sunken terrace, will require a small sump and pump to dissipate surface water to the existing soakaway.

The site is outside the Environment Agencies predicted flood zone.

Neighbours have been shown the proposal by the applicant and no objections were raised at the time.

Design: Use

The site of the proposal is currently the garden of the grade two listed barn conversion, a three bedroom home, the proposal will provide further living space directly connected to the main house for a growing family. The clever subterranean design means that no amenity space will be lost as a result of the proposal.

The original barn was converted approximately seven years ago and was finished to a high specification both internally and externally, restoring and improving the setting quite dramatically from what was a derelict and crumbling agricultural building.



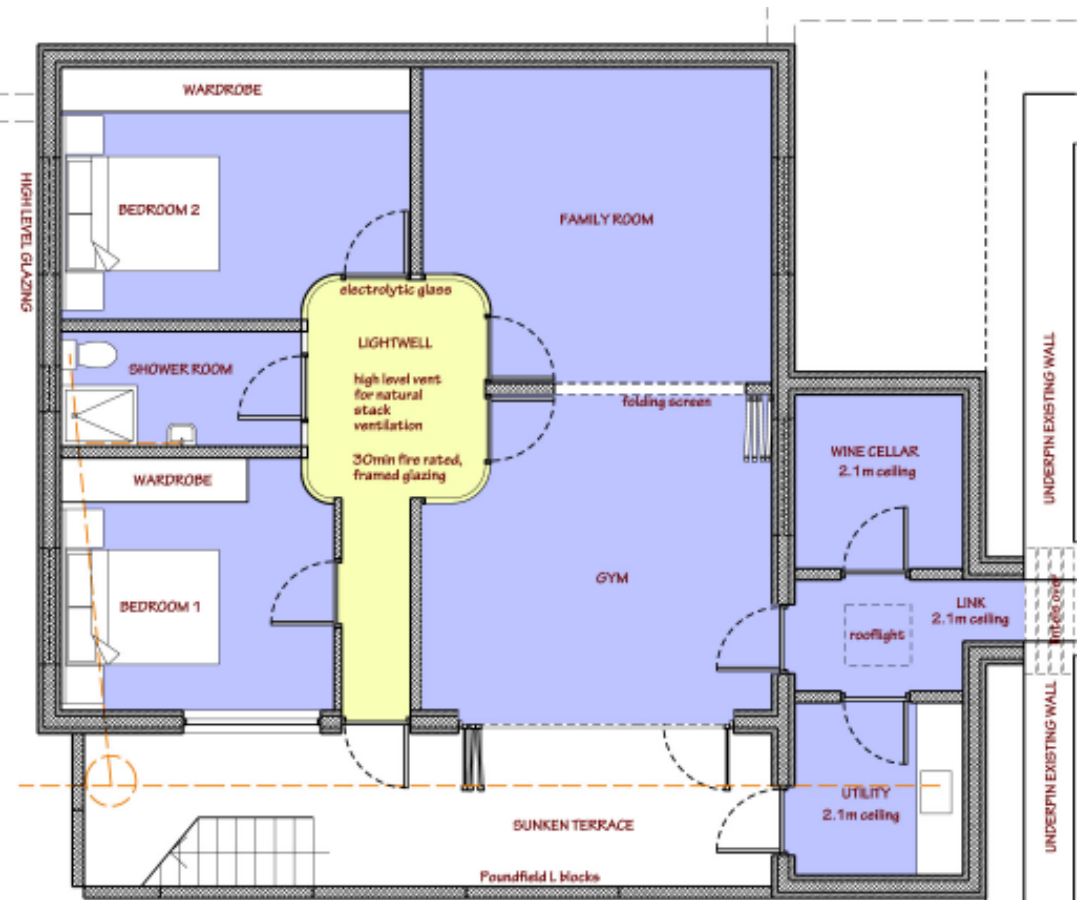
The existing cruck barn home



The location of the proposed subterranean room

Design: Amount

The proposal is for a four room extension, all located below ground, with a total internal floor area of 92sqm. As the entire development is below ground no external amenity space is lost, the proposal also has a sunken terrace of 18sqm for direct external access and natural lighting this is not counted in the floor space as it is external amenity. The total floor area of the existing barn as passed in 2003 is 160sqm, the floor area of the double garage is 22sqm. Therefore the total floor area of extensions to the property as approved in the original conversion is still considerably less than the 100% limit set by local policy on the size of extension in the green belt.



Plan

Design: Layout

No alterations to the access from Haigh Lane are proposed, no increase in traffic or parking requirements are expected as part of the proposals.

Having explored several solutions for extending the property with the planning department, the applicant decided the only route to overcome the issues of affecting the setting of a listed building was to build underground.

The subterranean space is positioned a suitable distance from the adjacent buildings although underpinning to the Laithe, will be required to form the link connection. Economies of scale of such an endeavour suggest as much space should be achieved as possible so a sensible square plan was decided upon this remains a sensible distance from all boundaries.

The design uses the existing stepping of the site to achieve natural lighting in all the rooms, while ensuring there is minimal impact on the setting of the listed building. The East and West elevations contain strips of high level windows, the North elevation contains bi fold doors and a bedroom window, but this faces onto a sunken terrace and beyond this is the windowless gable of the neighbouring farm house, no overlooking issues are created by the proposal.



Stepped Landscaping



The Layout

Design: Scale

As the majority of the proposal is below ground the scale of the development has little impact on the surroundings, the areas of building above ground are in scale to the existing landscaping of the garden. The proposal is outlined in red in the photographs below, as can be seen the proposal has little or no impact on the listed building.



Proposal outlined in red on each photograph



Design: Appearance

Little of the building will be seen from outside of the site, a 750mm high wall to the East and West elevations will be constructed from a reclaimed coursed sandstone matching that of the barn and existing garden walls these will be topped with a sandstone coping. A large flat glass rooflight will be positioned centrally to the roof, this will have a 200mm upstand for weathering purposes again using matching stone, as part of the landscaping the roof area will be paved with aged stone flags a low flower bed constructed to the East side matching stone and coping, the lawn area will be continued over the roof joining with the flags.

Windows with a grey aluminium finish will ensure that the windows frames are not an overbearing element of the design. A powder coated light grey steel balustrade will be provided to the edge of the sunken terrace with vertical balusters at 100mm centres to provide an unobtrusive solution as possible.



View from Haigh Lane

Design: Landscaping

The proposal is in essence a landscape design, building on the low stone retaining walls that are already prominent in the garden, these are extended to form the square roof of the proposal, all finishing materials are matching or in keeping with the barn and existing garden. The large rooflight forms the most distinctive feature but this is designed to appear as a water feature central to the landscaping, balustrades are designed to be subtle and unimposing, the sunken terrace area will not be seen from outside the site, the building wall will be clad in matching sandstone the external walls of the terrace rendered white to improve light into the proposal.



Birde eye view of the landscaping

Design: Sustainability

The extension will look to reduce energy consumption with the following methods:

Clever use of rooflights and a sunken terrace to allow natural light deep into the plan overcoming many of the issues associated with lighting basement rooms.

A highly insulated fabric using Insulated Concrete Formwork creates an exceedingly well insulated airtight structure

THE ICF concrete core gives a high thermal mass that works with the thermal mass of earth surrounding it that means the building is not subject to the usual constant temperature fluctuations of normal housing, meaning a lower heating requirement

A sealed building with heat recovery ventilation system eliminates drafts and heat loss through trickle vents.

Under floor heating throughout, the lower constant temperature requirement means under floor heating is far more efficient than radiators.

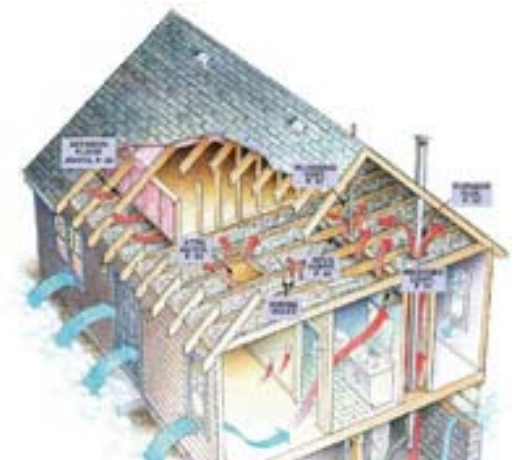
The building will use locally sourced and recycled materials wherever possible

Low energy lighting throughout

A+ rated and water saving appliances

All surface water will be dealt with on site in line with Suburban Urban Drainage principles.

Connection to the existing sewer for foul drainage is proposed.



Access:

No alteration to the access off Haigh Lane is required; this access is currently used by two properties.

Parking for two cars in the garage and a further two in the courtyard is possible, still allowing ample on site turning.

Emergency services can gain access to the property from Haigh Lane and secondary access to the subterranean space via the sunken terrace as necessary.

Refuse & recycling store is provided near the entrance gate, collection is alternate weeks from the roadside.

A fire protected escape is provided from all the rooms direct to outside.

Part M level access and entrance level WC is not applicable as this is already provided in the existing house.

The building will follow 'secured by design' principles as far as is reasonably possible.

Appendix: designSpace portfolio

DSArchitecture are specialists in one off sustainable, contemporary homes, established for four years, our first completed building won the Home Building & Renovating competition for best do it yourself project.

New Dwelling, Rockside Road, Thurlstone

The first sedum roof and environmentally aware building in the area, with a striking form on a hilltop location overlooking the market town and conservation area.



New Dwellings, Racecommon Quarry, Penistone

The two low carbon dwellings curve and slice into the hillside, covered in an intensive green roof they can not be seen from outside this old quarry in the Sheffield green belt. The one long curving south facing elevation uses a canted section to bring light deep into the dwelling and assist natural ventilation while framing the views of the wildlife on the man made lake. The two buildings are truly unique to their setting and connected to their landscape.



New Dwelling, St Johns Drive, Grantham

Taking on a site with two schemes by other architects already refused planning, required a brave approach; the solution, a stunningly unique eco friendly home. A building of three parts; two curved sedum planted roofs, slicing into a central 'modernist' box reduced the apparent scale that had been the downfall of its predecessors and created a beautiful ever changing building from any angle, cutting edge ICF construction and the latest renewable energy sources complete this truly unique building.



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Notes.
All illustrations in this document are indicative only and should not be used for detailed consideration of massing or heights in relation to other buildings, please consult the technical drawings in this regard.

