

Design Statement

Pine Lodge
Stainborough Lane
Hood Green
Barnsley
S75 3EZ

Proposed demolition of existing bungalow and erection replacement of dormer bungalow



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Agent

Architect Studio Gedye Ltd

The Studio, 2 Bank View
Main Road, Hathersage. S32 1BB

sgedye@mac.com

Design Statement - Replacement Dwelling at Pine Lodge

The proposed design has been developed in the context of its setting surrounded by the designated landscape of Wentworth House. The design is bespoke to its setting and has been developed as a response to both the landscape context and the wider context of Wentworth House. A heritage report and assessment of significance was prepared in advance of the design work and the concept and detail of the proposal have been developed with close consultation of our Heritage Consultant as well as a parallel consultation with the Local Authority Planning Authority and Conservation Officer, and Historic England (HE) advisors.

The siting of the replacement dwelling has been carefully considered. There are constraints – legacy mining, and tree, and the historic precedent for residential development at the location. In addition, to considering the location of the existing building, we have taken design cues from Wentworth House and the surrounding historic buildings to generate the scheme that relates to the siting location, the landscape and overall building design.

The principles behind the chosen scheme are:

- the building should sit within and be embedded into the existing plot and be recognised as being part of the landscape. The site slopes gently to the north and the house is set at the lower level with the garage half buried in the rising ground.
- the extent of the footprint/building line should be set further back from the eastern boundary than the existing so that the impact to the east is reduced and to allow the possibility that the avenue of trees, which once defined this edge to the parkland could be re-established at a later date.
- the building form should be a low and long form with a horizontal emphasis following the landscape and the ground plane. This was agreed early in the design process and has been a starting point for design. The intention is for a single range that follows the contours and reduces the impact of the east and west elevations.
- the placement of built form is designed to describe and create enclosed space. This is a lesson learnt from our study of historic buildings at Wentworth, where buildings create enclosed spaces such as courtyards and gardens. The proposed house and garage are organised to create a three-sided courtyard at the rear. In turn, the structure that encloses the eastern edge of this courtyard defines and frames a garden to the north.
- currently the site is differentiated from the parkland by ornamental planting, established with the development of the current bungalow - both of a suburban character - the proposed external spaces draw on both the context of Wentworth and the surrounding parkland, connecting this plot back to the landscape visually.
- the plot is defined by mature trees at its corners with a mature oak tree situated at the edge of the drive. This structural planting helps define the plot and the house footprint and would be retained. The ornamental non-indigenous planting will be removed, and the plan would be to define the boundaries with estate fencing and hedging of indigenous planting using for example, Hawthorne, Holly, Hornbeam and Alder. The boundaries are to inform the integral relationship of

the site with the landscape whilst providing the dependent privacy, security, and shelter.

- the defined external spaces are to be in part defined by drystone walls, leading to an enclosed and screened arrival courtyard, a terrace - defined and framed by a garden structure, an informal garden to the front of the house (south facing) with a parkland character and a more structured garden to the north. A zoned plan showing general use with key amendments planned for existing vegetation. This will illustrate our intent for retained grassland and where your garden planting might be.

The form of the house is generated by the site - the long linear building in one range creates a linear sequence of internal spaces with an entrance and hall situated towards the centre of the plan. This entrance has a vaulted hall, which acts as the hub of the house circulation - At ground floor level, the circulation is through the main living/dining space and at first floor there is a linear gallery on the north side to serve bedrooms that face south. The plan at both levels has significant living and bedroom spaces at each end, facing east and west which will provide considerably designed facades that benefit from and be part of the parkland landscape.

The elevations are designed to reflect the characteristics of the historic buildings at Wentworth. We are not aiming to produce a pastiche of historical building here, instead we have taken cues from the way the historic buildings are designed to enclose space, the rectilinear forms arranged in terraces or ranges that have designed facades, composed of openings that are characterised (in the main) by repetition and rhythm.

The house plan form is designed to generate formal, designed elevations that are designed in bays with a strong rhythm of openings arranged in a symmetrical pattern with one opening above another. To the east and west the gable ends are also formal, symmetrically designed elevations. To emphasise this link back to historic buildings the house has been conceived as having a solid masonry base with roof in tile above. This reinforces the horizontal emphasis of the facades and in this way creates a more "honest" house that is clearly of its time and place.

We are proposing to use materials traditionally used at Wentworth - primarily stone and slate. Here the materials would be used in a crafted and bespoke way, for instance the stone proposed would have a strong horizontal emphasis, with recessed mortar joints to emphasise the building form and providing a subtle coarseness in keeping with the sites historic status. The roof would be primarily of slate but the detailing of the verges, recessed glazing, bays, gutters, and dormers (or gables) etc would be crafted in zinc to colour match the slate. The intention is to read the roof as one element but to apply the best, high quality, crafted material to the application where it most suited.

Our initial design was for a single storey house with rooms in the roof. The idea was to keep the linear building form long and low and horizontal in emphasis. The rooms in the roof had glazed gables facing south and the gables east and west were similarly glazed. Feedback from HE was that this was too much like the suburban, bungalow form and that a more honest approach with a two storey should be explored. Our design development has resulted in raising the eaves height sufficiently to lose the bungalow character but to keep the form of the building low with rooms remaining in the roof retaining the horizontal emphasis. This is seen to be of key importance in respecting the historic context and landscape setting of the site. In this revised design a series of dormer windows in the roof reinforce the sense of rhythm and regularly spaced openings. The result is a more "honest" building form, with a more controlled facade and rhythm that both reflects the internal arrangement of space whilst

maintaining the horizontal emphasis for the house.

Significant thought has been given to the internal layout of the rooms, the living areas and how they relate to the outdoor spaces and how the rooms will be occupied.

Throughout the design process we have sought a solution that balances the priorities of generating a high quality, coherent, design that responds to and enhances its historic setting; with a building that will be a pleasure to live in for this, and future, generations. We consider that the developed scheme has achieved this balance, that will be a long-term asset to the fabric of Stainborough Park.

Simon Gedye

RIBA Accredited Conservation Architect

Architect Studio Gedye Ltd

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