

Hoylandswaine House / Design & Access Statement



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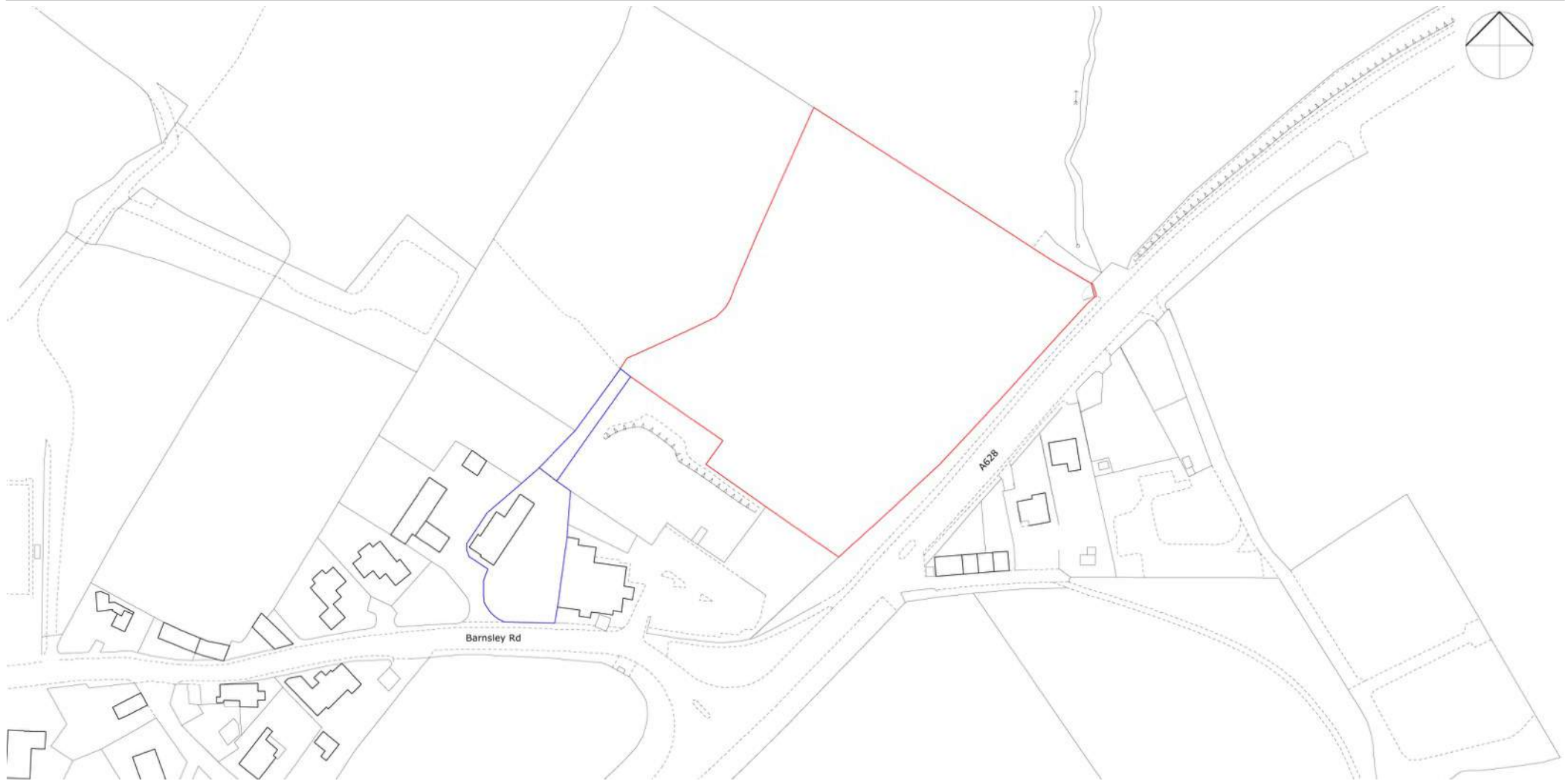
2.Introduction

- 2.1. This supporting Design and Access Statement has been prepared by Paul Testa Architecture on behalf of David & Barbara Poisson. It accompanies a planning application for the erection of a new NPPF paragraph 79 dwelling on a field below Green Bottom Farm, Hoylandswaine.
- 2.2. The site is identified on the location plan PT135-PTA-00-ZZ-DR-A-00001. An extract of which is included overleaf. It is situated just outside the northern edge of Hoylandswaine.
- 2.3. The proposal has been developed, first and foremost, as a landscape masterplan response to the context. The landscape setting of the Northern edge of Hoylandswaine is poor and the design seeks to make significant improvements to the wider setting of the village and the site itself in accordance with the aims of NPPF paragraph 79.
- 2.4. Early and continued collaboration between the Landscape Architect and Architect has led to a very integrated design approach where it is difficult to distinguish building from landscape.
- 2.5. The proposed scheme for the building has been developed from this carefully considered landscape masterplan, and through extensive design exploration, to produce a proposal that is both modern and highly sustainable, whilst complimenting this new edge of village landscape setting.
- 2.6. The design sets out to improve the setting of the village of Hoylandswaine. The village has a traditional and vernacular character, which is protected by conservation area designation. Sitting outside of this designation boundary, the new dwelling and associated landscape proposals will contribute to a much improved northern edge to the village. The dwelling will respect the existing village whilst providing an injection of contemporary design.
- 2.7. The house has been designed to the principals of the Passivhaus Low Energy Building Standard.



Aerial photo from Google Earth showing the site setting

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Site Location Plan (Extract from drawing PT135-PTA-00-ZZ-DR-A-00001)

3.The Landscape Design

3.1. Landscape Approach

3.2. PWP Design (Landscape Architects) were commissioned at the outset to ensure that landscape was a key consideration for the site masterplan and to guide the proposed buildings location. A collaborative approach with the architect was undertaken from an initial options workshop through to the development of a scheme for planning purposes.

3.3.Landscape Context

3.4. The site is located within the Green Belt that surrounds the Barnsley area and it also intersects the north eastern boundary of the Hoylandswaine Conservation Area. It falls within National Character Area 38 Nottinghamshire, Derbyshire and Yorkshire Coalfield.

3.5. The field boundaries in the immediate area are defined by broken hedgerows and tree lines of varying quality, forming a green corridor network. These feed into small pockets of woodland, including two areas to the north east and the north west that are designated under the Priority Habitat Inventory for Deciduous Woodland.

3.6. Approximately 1km east along the A628 lies Pye Flatt Meadows SSSI, which is a notable area of species-rich neutral grassland in the Barnsley.

3.7. The immediate townscape in the east of the village is characterised by individual plots of large detached houses bordering agricultural fields. The houses tend to be two storeys high, with pitched roofs and large gardens.

3.8. Sandstone quarried locally is the predominant building material. Older buildings are of traditional vernacular style. More recent buildings have replicated this style.

3.9. Hoylandswaine itself is a small village, only part of which is encompassed by a conservation area designation. It is one of many small villages dotted within expanses of agricultural land west of Barnsley and the M1. Further west lies the wilder moorland of the north Peak District.



Above: Nearby designations

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3.10. Site Description & Analysis

- 3.11. The existing site is one of these areas of agricultural land. It slopes gently away from the village, and is approximately 1.2 hectares in size. It slopes gently away from the village and has distant views northwards across the valley to the hills beyond.
- 3.12. The site is grazed grassland. It has perimeter hedges and fences, and can be accessed from Green Bottom Farm to the south and the A628 at it's North East corner..
- 3.13. To the north the site opens up to views over rolling countryside, whilst the southern edge is bounded by man-made banked landscaping covering a subterranean reservoir. Behind this sits Green Bottom Farm and the Lord Nelson pub. The site is bordered by A628 on the west, and trees to the east.
- 3.14. The site is an existing area of agricultural grazed grassland, approximately 1.2 hectares in size. It slopes gently away from the village and has distant views northwards across the valley to the hills beyond.
- 3.15. It has perimeter hedges and fences and access is gained from Green Bottom Farm to the south and the A628 on the north eastern corner.
- 3.16. The site is a prominent feature when approaching the village and Penistone from the north east along the A628 emphasised by the gently climbing topography.
- 3.17. The definition of this edge of the village is poor quality and fragmented, in part resulting from previous uses such as the man-made banked landscaping covering a subterranean reservoir.



Top: View from top (north) access to field Bottom: View from lower (south East) access to site

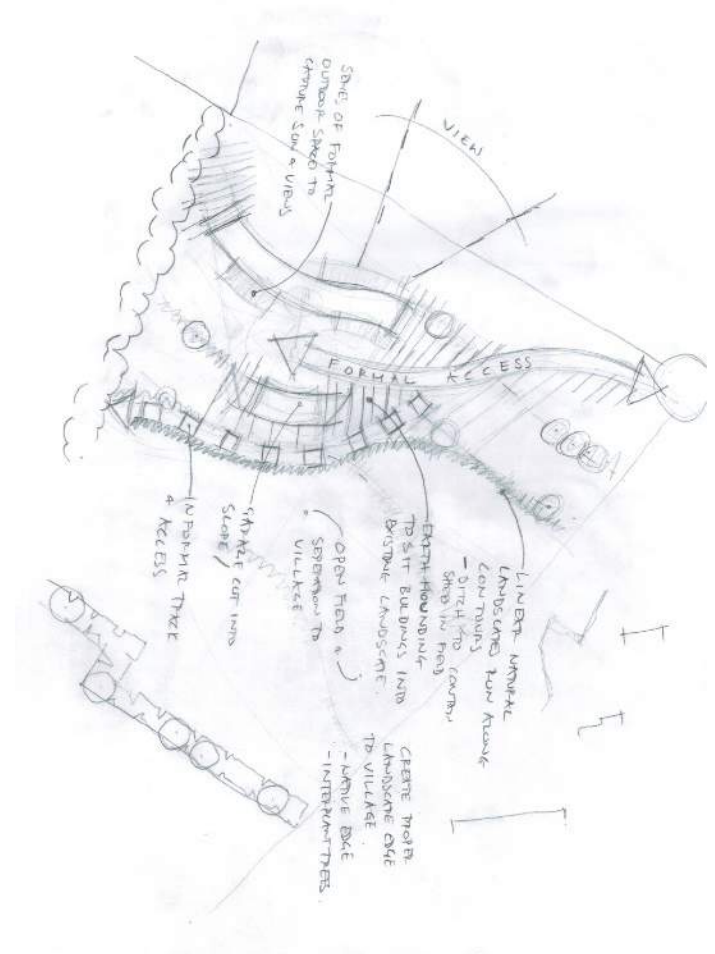
3.18. Landscape Strategy & Masterplan

3.19. The landscape strategy aims to:

- 3.19.1. Achieve a distinctive focal point landscape and glimpsed architectural landmark to create a gateway outside of the Hoylandswaine settlement limits.
- 3.19.2. Define, improve and unify the village/settlement edge from the perspective of the A628 and more distant views, which is currently poor quality and appears unplanned.
- 3.19.3. Capture views northwards of the countryside from the proposed dwelling.
- 3.19.4. Minimise the developments impact on views of the countryside from existing housing.
- 3.19.5. Create a private and enclosed courtyard garden associated within the dwelling.

3.20. Landscape Masterplan of the proposed site

3.21. A series of options were considered by the design team in relation to where to site the proposed dwelling and this process led to the decision to locate the building to the far north at a low point in the site. The resulting architectural response tucks the building into the sloping landscape, which is sensitive to the existing landscape context and helps minimise its potential wider visual and landscape effects. The associated landscape is intended to be bold and sculptural and will bring visual and ecological benefits to enhance the setting of the village.



Above: Initial landscape workshop site strategy sketch

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Above: Development landscape workshop site detail sketch

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3.22. The masterplan has evolved in consideration of landscape and visual impact along with the aims to create a distinctive gateway to Hoylandswaine. Views from distant visual receptors to the north and north east will typically be unaffected as the existing village edge and field boundaries will continue to be the dominant visual feature. The proposed dwelling is relatively concealed in the landscape minimising its effect on distant views. On approach to the village and the site along the A628 and from the perspective of nearby houses the proposed landscape will become more apparent as a feature, including its sculptural form, wildflower meadows, orchard and enhanced field boundaries. Glimpsed views of the dwelling and its associated access/private courtyard will occur at various points along the A628, minimised where possible through landform and the sunken building. Views out from the village edge over the site towards the hills beyond are also considered, with minimal effect due to proposals retaining the open nature to the site, the landform sloping away and the building being set down into the landscape.

3.23. A number of landscape characters/features are proposed within the site:

3.24. Enhanced Boundaries:

3.25. A key part of the design is to plant a native hedgerow/interplanted trees to unify and define the edge of the village. This approach emphasises that the proposed landscape is outside of the settlement and creates clear separation between the village edge and the proposed dwelling and its access/drive.

3.26. Distinctive Gateway Landscape:

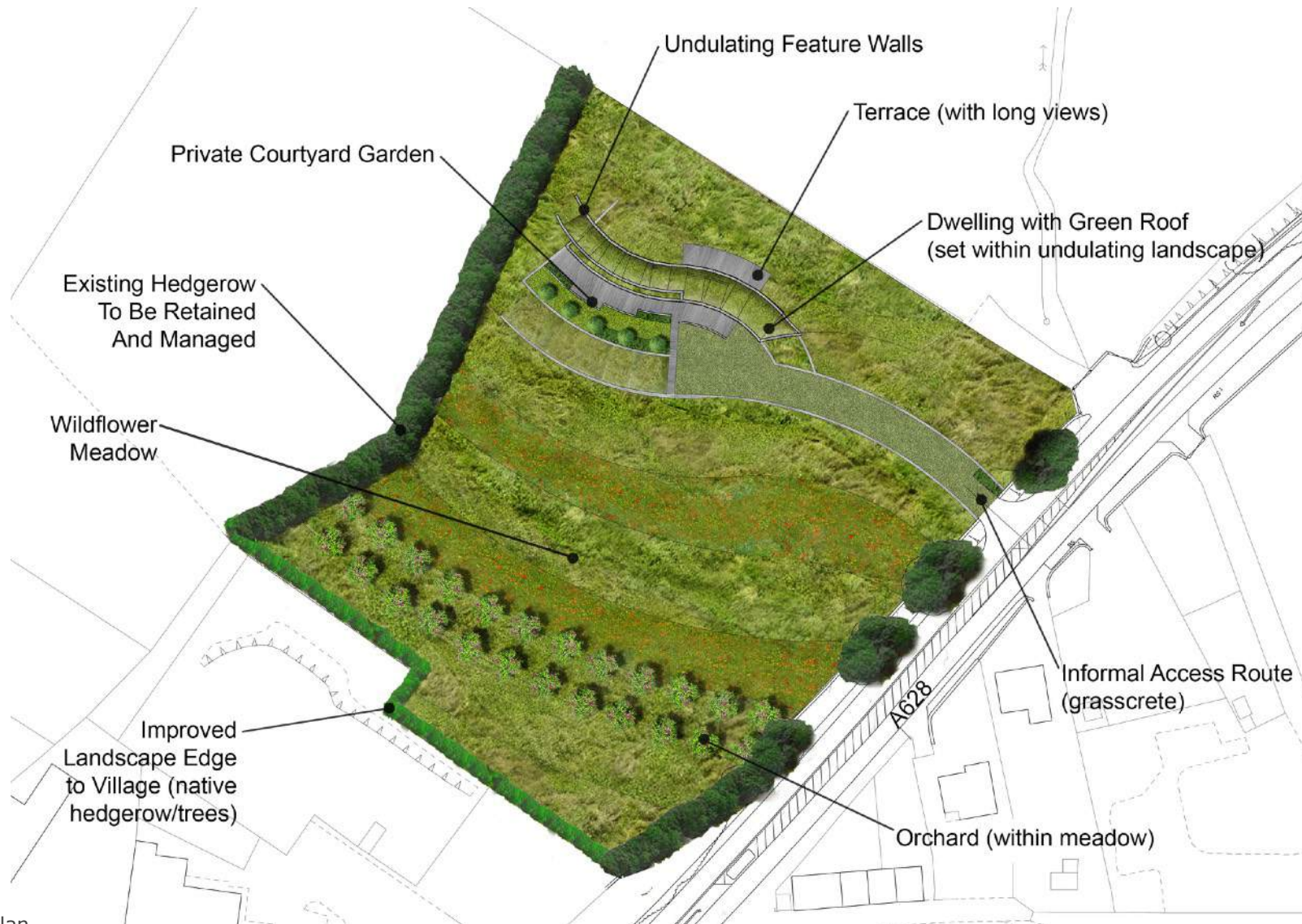
3.27. The proposed landscape provides an opportunity for habitat creation and includes bands of wildflower meadow and grassland planting across the site. These respond to the linear nature of plot boundaries on the East of the A628 and aim to improve the visual approach to the village of Hoylandswaine.

3.28. Within this it is proposed to incorporate a linear orchard with permitted public right of way access. The landscape becomes increasingly sculptural around the proposed dwelling with an undulating landscape and sculptural walls that continues through to the architecture and green roofs.



Above: landscape precedent images

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Landscape Masterplan

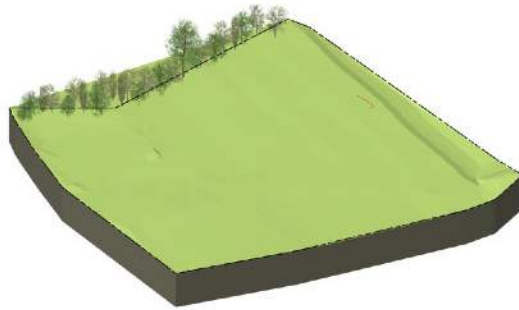
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- 3.29. The building slots into one of the landscape bands, and mimics its curvature. A planted roof cloaks the building. As the building is long and low, it reads as if the strip of land has been lifted and relaid over the roof.
- 3.30. As the site slopes away, the building opens up to views to the north.
- 3.31. Access to the site is brought in from Barnsley road, and is defined as one of the landscape bands.
- 3.32. The private courtyard is purposefully tucked in between landform and building, creating a dynamic and hidden space for the owners. A contemporary garden scheme will compliment this space. This outdoor space with a southerly aspect, accessed directly off the main living space.
- 3.33. A covered walkway that runs perpendicular to the site's banding connecting the house to the separate garage and defining a public - private boundary within the design.

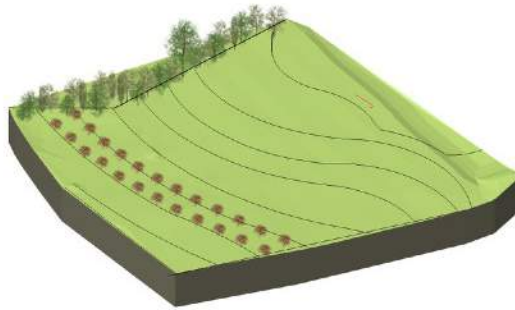


Above: landscape precedent images

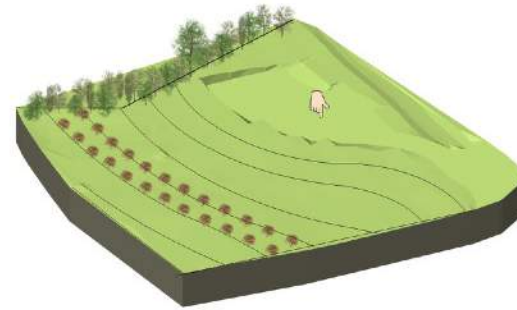
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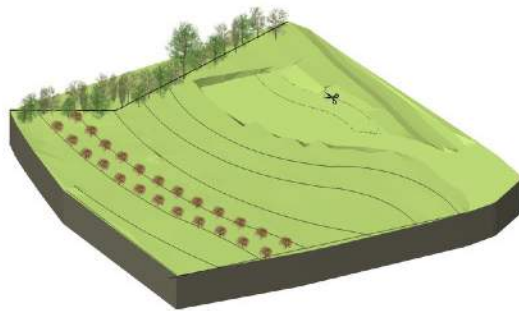
1. Gently sloping site on the village edge.



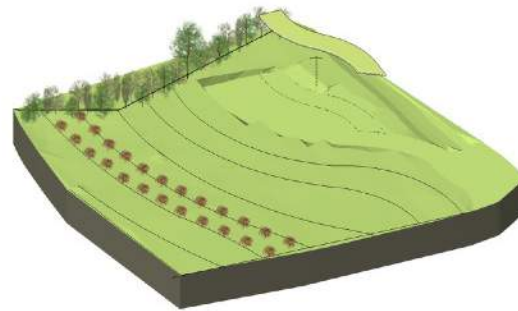
2. Planting strategy consisting of bands across the site. Rows of trees at the top define the village edge.



3. One of these bands is pushed down.



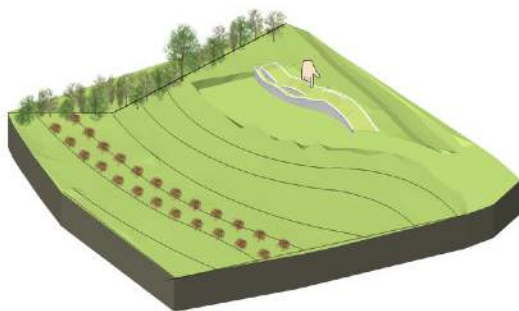
4. A cut of the band is taken.



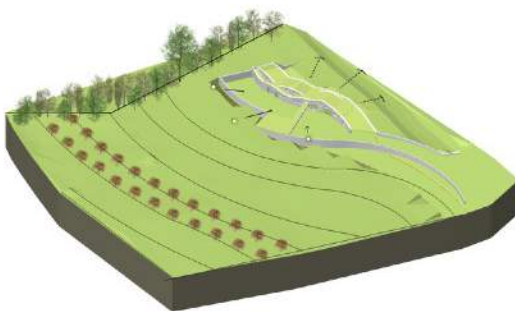
5. And lifted to create...



6. ...space for the dwelling.



7. The cut of land cloaks the dwelling, bedding it into the site.



8. Windows cut to capture sunlight from the south and views to the north.

Concept diagram (Extract from drawing PT135-PTA-00-ZZ-DR-A-00139)

4.The House Design

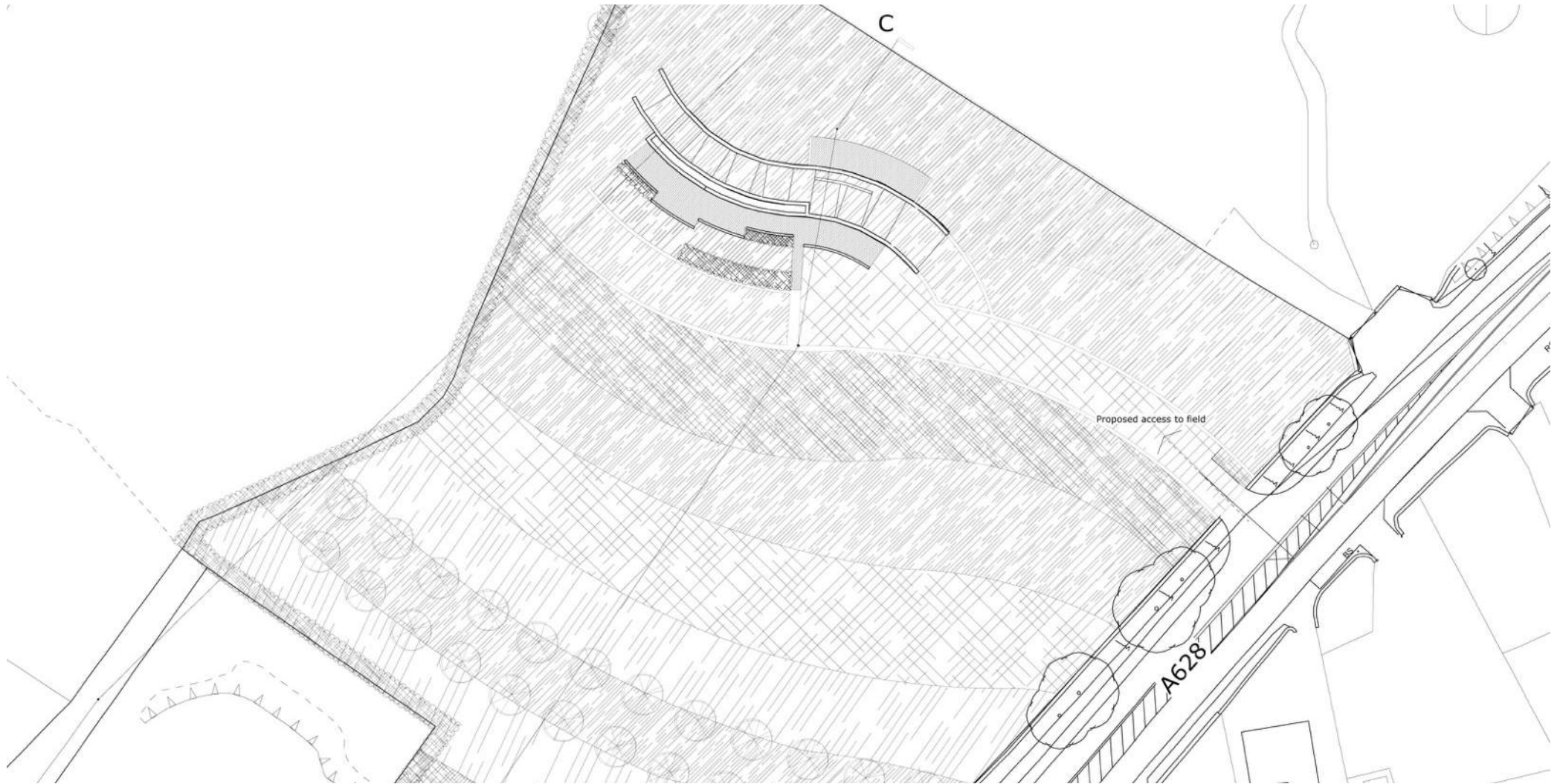
4.1. Design Concepts & Development

- 4.2. Using principles set out in the site analysis and landscape masterplan the scheme was developed with physical models, hand drawings and computer drawings.
- 4.3. The design was conceived to give a generous home that feels light and spacious whilst minimising the proposal's visual impact on surrounding site context. The original concept was to insert the building seamlessly into the new banded sloping landscape.
- 4.4. The single storey building height forms one of the new undulating landscape bands on the site. This is about the building being belonging to the landscape rather than being an alien object inserted into the site.
- 4.5. The green roof flows from ground over the curved linear form and back to the ground again; it is a rolling element in the landscape. This is not an attempt to hide the house; it is an elegant sculptural form that should be celebrated, but intended that the house is grown out of the landform.
- 4.6. The double curved plan form shelters its private outdoor spaces from public view from the A628 and gives a multitude of viewpoints and landscape aspects from the generously day-lit internal spaces.
- 4.7. The building isn't intended to be hidden, but it is also massed and sited so that it also doesn't long views from the village.
- 4.8. The undulating roof allows windows to be place in the high points of walls in order to introduce daylight into the centre of the plan and to also achieve varied and interesting sky, as well as landscape, views.
- 4.9. The undulating roof gives a generous ceiling height underneath the high points makes for well-proportioned, comfortable and well-lit living spaces. Whereas the lower points are more compressed and intimate.

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- 4.10. The dwelling's respective private and public functions are positioned in relation to the curved form. Living spaces are to the east which is more visible from the site access. Bedrooms are hidden from the approach by the form's curve. Between these two zones, the covered walkway to the garage defines this threshold further and demarcates the more private courtyard from the semi-public driveway.
- 4.11. This building arrangement allows a restrained materials palette of stone, concrete and glass. Stone is laid in an open jointed, traditional rough cut style with gaps between individual stones, and reduced course heights as the walls get taller.
- 4.12. Like strata of an exposed geological form, a series of concrete bands run horizontally across the elevations. These bands animate the façades, and have a visible projection from the stone cladding so that they cast shadows across the exterior walls. This banding emphasises the horizontality of the proposal.





Site Plan (Extract from drawing PT135-PTA-00-ZZ-DR-A-00102)

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4.13. Use & Accommodation

4.14. The house is designed as a single family dwelling of 244m² laid out over one floor. The low vertical scale ensures the house feels part of the sculpted landscape. The desire and appeal here is to be living in the landscape, so as many rooms as possible have direct physical to the outside spaces.

4.15. A large open plan kitchen/dining/living space sits to the east. From here gardens to the front and back can be directly accessed.

4.16. West of this the bedrooms are placed, along with two en-suites, and a bathroom. The shared circulation opens out onto the private, sheltered courtyard garden.

4.17. Centrally located is a W.C, cloak storage, utility, and plant room. This acts as a threshold between the less private living spaces at the east and the much more private sleeping spaces to the west.

4.18. There's an externally accessed storage space for garden equipment and bins.

4.19. The garage outbuilding is tucked into the hillside forming part of the courtyard garden enclosure. A covered access connects this to the main dwelling. This line corresponds with the house's internal public/private threshold.



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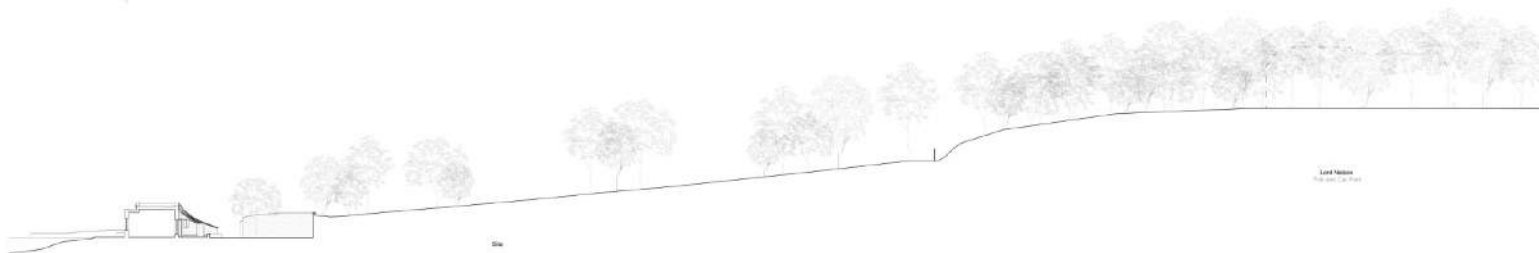


Ground Floor Plan (Extract from drawing PT135-PTA-00-ZZ-DR-

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4.20. Scale & Appearance

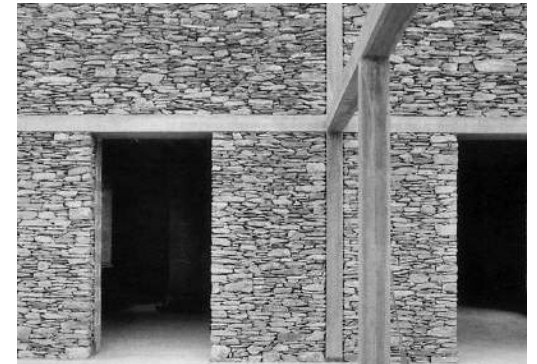
- 4.21. The scale of the development has been carefully considered to sit well within its context. The proposal is very much borne from a landscape response and the building massing sits within this masterplan.
- 4.22. It is a long and low building which is appropriate given the characteristics of the landscape design, and the desire to have a minimal visual impact on this sensitive location. This is balanced with the site's potential wider landscape role of improving the setting of the village of Hoylandswaine.
- 4.23. The dwelling is generous but not especially large for one that enjoys expansive grounds. It provides comfortable living spaces, with the ability to host guests.
- 4.24. The site levels are manipulated to help the building become part of the landscape, and a blanket of green meadow planting cloaks the roof.
- 4.25. The single storey scale of the proposal, combined with its positioning at the bottom of the site, will maintain the openness of the greenbelt. In particular, views out over the roof of the dwelling from the top of the site, are retained.
- 4.26. The building is suggestive of the vernacular in its form as much as its material. The thinning of stone courses, and the rises of the roof hint of agricultural smallholdings. The definition and detailing of openings and junctures will announce the contemporary qualities of the design.



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4.27. Materials

- 4.28. Considering the house as an element in the landscape, it is conceived as layers of the underlying rock pushed up above the surface with a green roof maintaining its connection with the surrounding ground.
- 4.29. Inspiration for the materials has also been taken from local traditional buildings. A weathered and greyed sandstone structure, nestled within rolling fields of green is emblematic of Yorkshire countryside; it is this image that we draw upon, evoking a sense of connection to place.
- 4.30. However, we do not wish to simply recreate the vernacular. The introduction of two further materials, concrete and glass, assert a modernism in the design.
- 4.31. Deep set windows are carefully placed and set back within the walls. The juxtaposition between traditional stone, and glass spanning non-traditional opening widths, seeks to define the modern vernacular style we aim to achieve.
- 4.32. Concrete banding will be woven into the stone coursing. These bands take inspiration from strata-like rock formations; the house forming a lifting of the land. Their inclusion provides a distinct horizontal rhythm to the design. From afar they emphasise the rise and fall of the roof, and break up the elevations. At a closer scale their projection from the stone gives a depth to the façade, and their texture compliments that of the stone.
- 4.33. This banding provides a framework which emphasises the textural qualities of the roughened stone, whilst steering the style of the building subtly away from the vernacular.
- 4.34. The alignment of concrete bands with sill and head levels will highlight openings within the walls. La Casa de Piedra (stone house) in Tavole, Italy, by the architects Herzog & de Meuron provides a precedent for combining stone and concrete in this way.



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4.35. Access & Parking

- 4.36. The building is primarily accessed by car. There is sufficient parking provision within the proposed site layout to comfortably meet and exceed the Council's standard for the new dwelling.
- 4.37. The front entrance to the building directly off the driveway will be level and suitably sized. Visitors and occupants with impaired mobility are not impeded in their use of the building.
- 4.38. As the whole house is on a single level, without modification, it would be a comfortable place to live if mobility became a significant issue.
- 4.39. These measures will ensure that the house will remain a useful and enjoyable place to live for the life of its occupants.
- 4.40. A new access design has been produced by Inspire Highways
- 4.41. The location of the access has been selected to reduce its impact on the existing road layout.
- 4.42. The layout of the right turn lane is based up Design Manual for Roads and Bridges (DMRB) TD42/95.
- 4.43. The length of the turning lane has been reduced, this will require agreement by the LHA as a relaxation, the rationale for this is to reduce its impact on the existing road layout, primarily the crawler lane and is based up on the right turn lane only serving a single dwelling with the majority of use being by private cars.
- 4.44. Visibility splays have been calculated based on the calculations within Manual for Streets 2 taking into account the gradient of the existing road, these are currently based upon the speed limit rather than the 85th %ile speeds to save money on additional speed surveys (these may be requested by the LHA).
- 4.45. Road markings have been designed in accordance with the Traffic Signs Regulations and General Directions 2016 (TSRGD) and Chapter 5 of The Traffic Signs Manual.

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4.46. It is also proposed that one tree is removed to improve the visibility splays from this new access.

4.47. Drainage

4.48. Rainwater run-off will be directed off the roof to on site rainwater storage and a site soakaway to minimise the surface water impact of the proposal.

4.49. Waste water will be collected and discharged into an on site package treatment plant or similar to be agreed with building control and the water authority.



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5.The Sustainability Approach

- 5.1. The performance design target for the building is to comfortably meet the Passivhaus Low Energy Building standard.
- 5.2. The Passivhaus Low Energy Building Standard is a both an energy and comfort standard.
 - 5.2.1. It sets a maximum space heating and cooling demand of less than 30 kWh/m².year. This is comparable to the upwards of 150 kWh/m².year in the average UK house.
 - 5.2.2. Maximum total primary energy demand of 120 kWh/m²/year which includes lighting and appliances.
 - 5.2.3. To achieve this U values of at least 0.15 W / m². K for opaque building elements and 0.80 W / m². K for windows and doors are required. This is considerably more onerous than current building regulations.
 - 5.2.4. Air permeability of less than 1m³/m²/h @50 Pa compared to current building regulations requirements of 10m³/m²/h @50 Pa
 - 5.2.5. 17 °C minimum internal surface temperature of building elements. This makes condensation incredibly unlikely and building surfaces comfortable to touch no matter what the external temperature.
 - 5.2.6. A ventilation rate of 30m³ per hour per person keeping the air quality very high.
 - 5.2.7. This is estimated to provide at least an 80% reduction in CO₂ emissions compared to the average UK house.
- 5.3. Sanitary and heating installations in the house will comply with the stringent AECB Water Standard to minimise water use and ensure systems are as efficient as possible.
- 5.4. The design has had to balance the better Southerly aspect for solar gain with the best views being to the North.

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- 5.5. The external space to the south of the house is sheltered from road noise and wind on the exposed site and gets good solar gain to make a space that is comfortable for as much of the year as possible.
- 5.6. The house will be heated via a ground source heat pump to minimise energy use and to avoid the need for a new gas supply.
- 5.7. Thermal comfort in the house is paramount as is the provision of excellent air quality to ensure the health of the occupants.
- 5.8. The current site is very limited in terms of biodiversity and the proposals will deliver a significant gain in biodiversity through a much greater mix of ground planting and new native fruit trees.
- 5.9. The proposed landscape scheme enabled by the development will significantly improve the biodiversity of the site and provide a wildlife haven amongst the homogenous context of agricultural fields.



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6. Conclusion

- 6.1. The proposal will provide a sensitively designed single dwelling.
- 6.2. The dwelling and the associated landscape works enabled by the development will significantly enhance the landscape setting of the village of Hoylandswaine.
- 6.3. The proposed dwelling will cause no loss of amenity to nearby properties.
- 6.4. The scheme demonstrates an exceptionally high design quality. This is borne out of rigorous design development, a site specific approach and a sensitive use of materials.
- 6.5. It is impossible to separate the landscape design from the dwelling proposals and the landscape design will offer considerable benefit to the site; the wider context and to the community through permissive access to the orchard.
- 6.6. The proposed dwelling will also be a significant improvement over typical developments in terms of its energy use and sustainability. It will be a demonstration of best practice low energy design in the area.
- 6.7. The landscape design enabled by the development of the dwelling will give significant biodiversity gains to the site.
- 6.8. As well as its rigorous and sensitive design, the proposal will give positively to the site and the landscape and makes an extremely strong case for approval.

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7. Contact

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