

Detailed Proposal for a
Dwelling
with Workshop Facilities for
Education & Care;

Lakeside View, Penistone.

February 2013

architecture:m

RIBA 

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2.0 Introduction

This document is submitted on behalf of the clients, Hilary and Justin Simms and their family, and supports a planning application for a new home, workshop facilities for education and care with associated landscaping within the area of Lakeside. Both Hilary and Justin are local to the area, and wish to build a sustainable environmentally friendly home from which they can both live and work.

The application appeals to the National Planning Policy Framework, which states, “Policies in Local Plans should follow the approach of the presumption in favour of sustainable development, so that it is clear that development which is sustainable can be approved without delay”. Emphasised are both the environmental and economic roles of development, both of which are central to this application and are detailed in the following pages.

The environment role of the building was in many ways the starting point for the design. The building is designed to sit into the hillside, covered by a green roof and connected to the landscape, with every attempt made to minimise its visual impact. Its proposed construction is from natural, renewable materials, and its operation uses environmental strategies and technologies to reduce energy demand. The proposals respect the countryside surrounding and character of the area, and wish to sit gently within it and not draw heavily upon the areas’ resources. The home will aspire to Level 5 of the Code for Sustainable Homes.

The application also wishes to appeal to the economic role of planning policy, which according to national policy, “should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development”. Both of the clients wish to work from home, bringing their business to the area.

3.0 Site Photographs







Aerial Photographs

Aerial Photographs



Penistone, Sheffield, S36 7EX, UK

Aerial Photographs

Close Up
Aerial View
of the Site

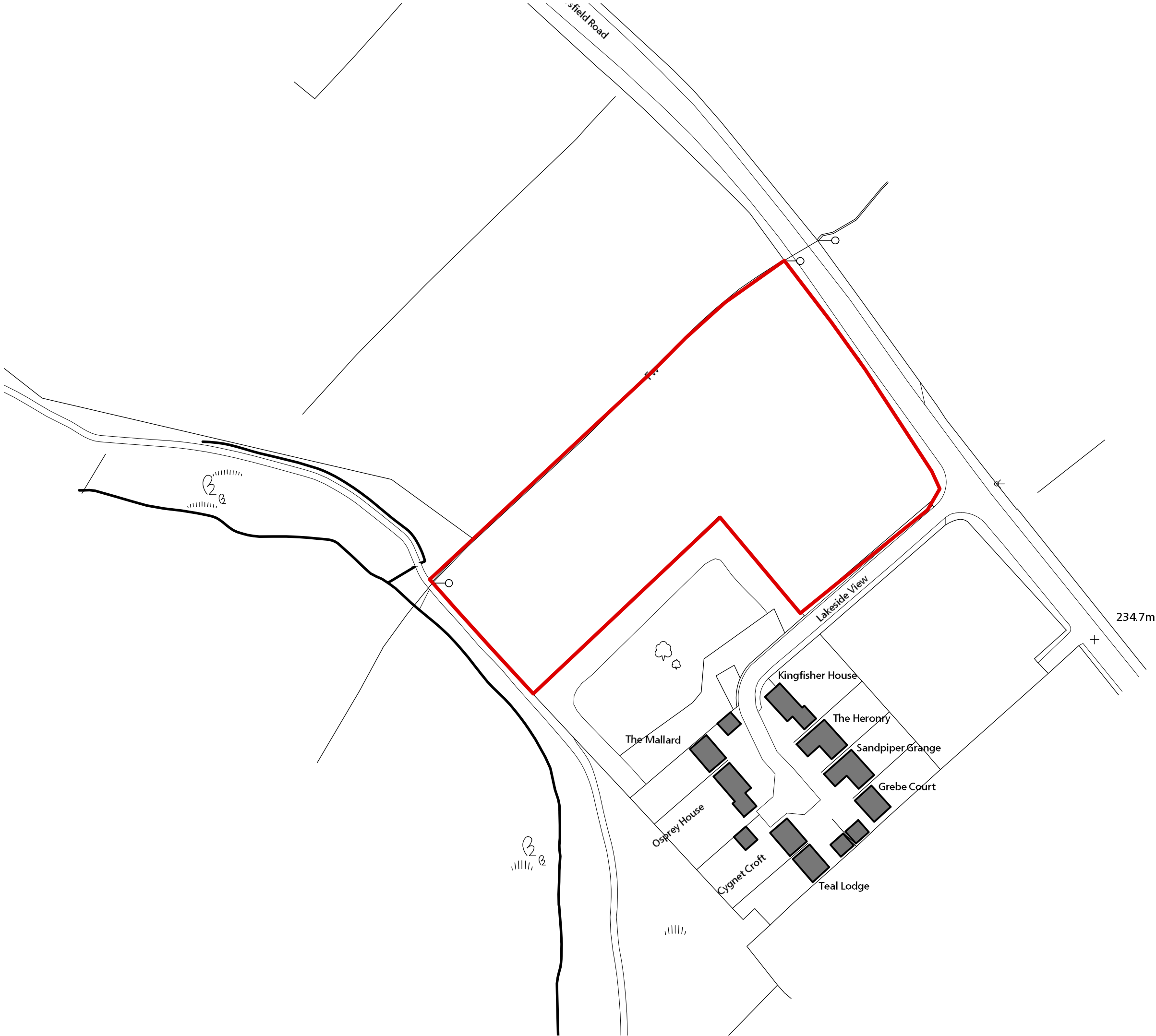


Aerial Photographs

Bird Eye View
of the Site



4.0 Drawings



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Status Key
S: Survey
F: Feasibility
P: Planning
D: Detailed/Detail
T: Tender
C: Construction
B: As Built

Rev:	Date:	By:	Note:

Red Line indicates site boundary

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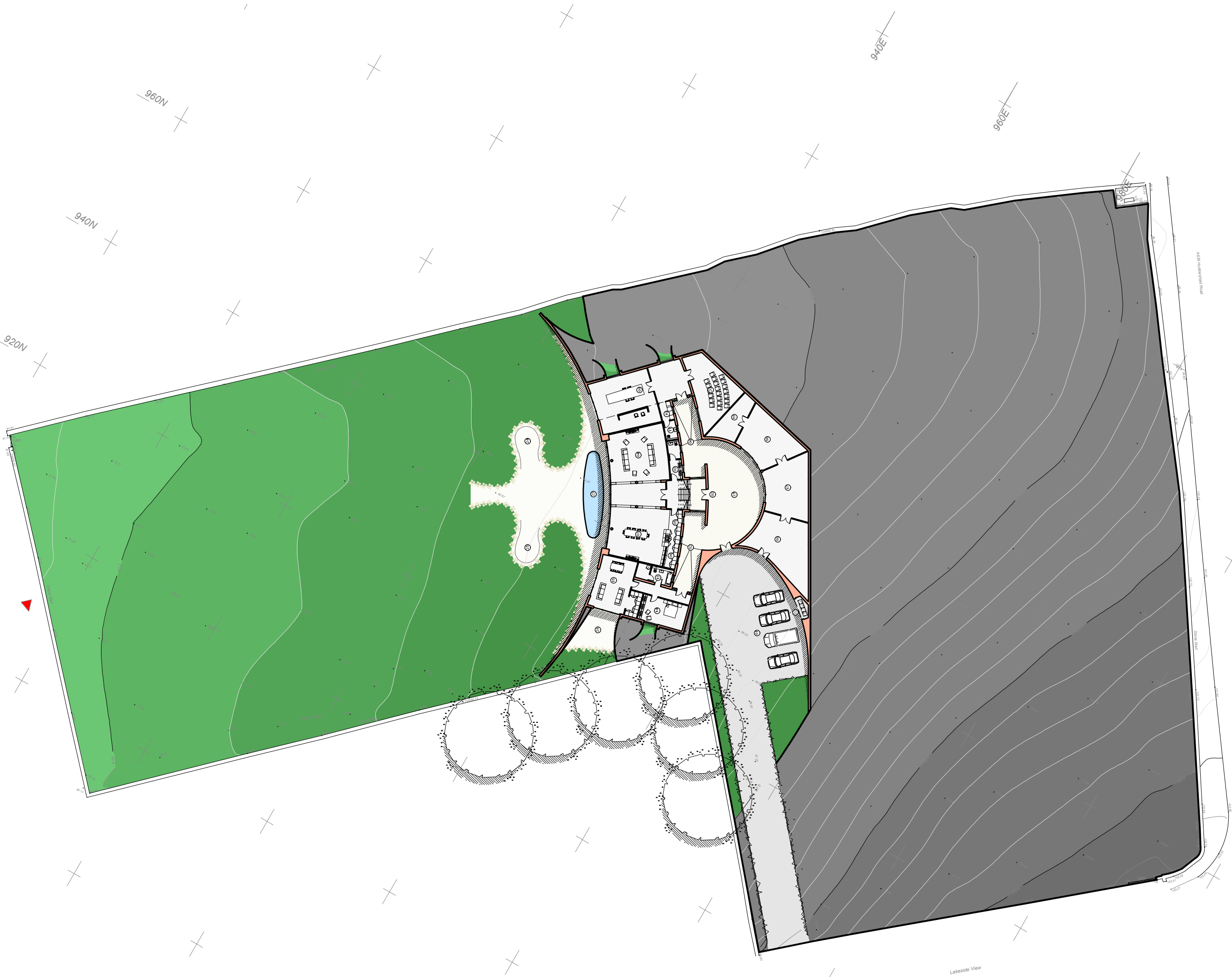
p: Lakeside View
d: Site Plan

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db: MP

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Proposed Plans



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A	13.09.11	BTGR	Gallery space reduced in width by 1m
B	25.10.11	BTGR	General update
C	30.12.12	MP	General Update

- 01 Subterranean car parking
- 02 Entrance to dwelling
- 03 Cloaks / W.C
- 04 Family living space
- 05 Kitchen
- 06 Utility / Pantry
- 07 Dining space
- 08 Walkway to sculptor's studio
- 09 Open plan studio space
- 10 Kitchenette
- 11 W.C
- 12 Walkway to grandparents annex
- 13 Bathroom
- 14 Bedroom
- 15 Lounge / dining space
- 16 Storage / office
- 17 Workshop
- 18 Chill out / gym space
- 19 Technical room
- 20 Gallery space / Teaching Space
- 21 Open courtyard
- 22 Bin storage
- 23 Reflection pool
- 24 Sculptor's kiln
- 25 Sunken seating
- 26 Private patio

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Lakeside View

Prop Gr' Floor/Context

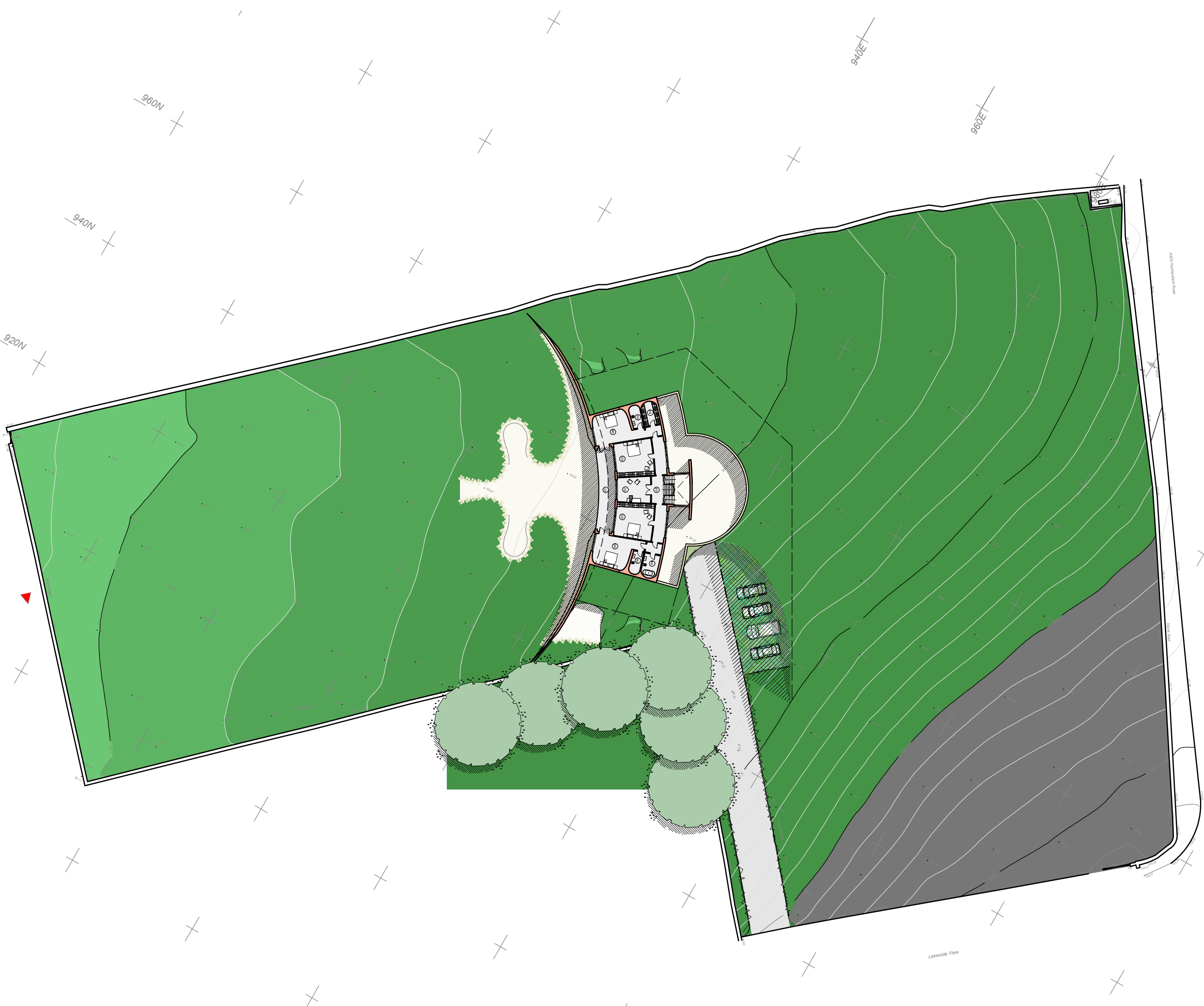
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- 01 Entrance hall
- 02 Study
- 03 Bedrooms
- 04 Family bathroom
- 05 Guest bedroom
- 06 Ensuite
- 07 Open balcony
- 08 Master bedroom
- 09 Ensuite
- 10 Changing area

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Lakeside View

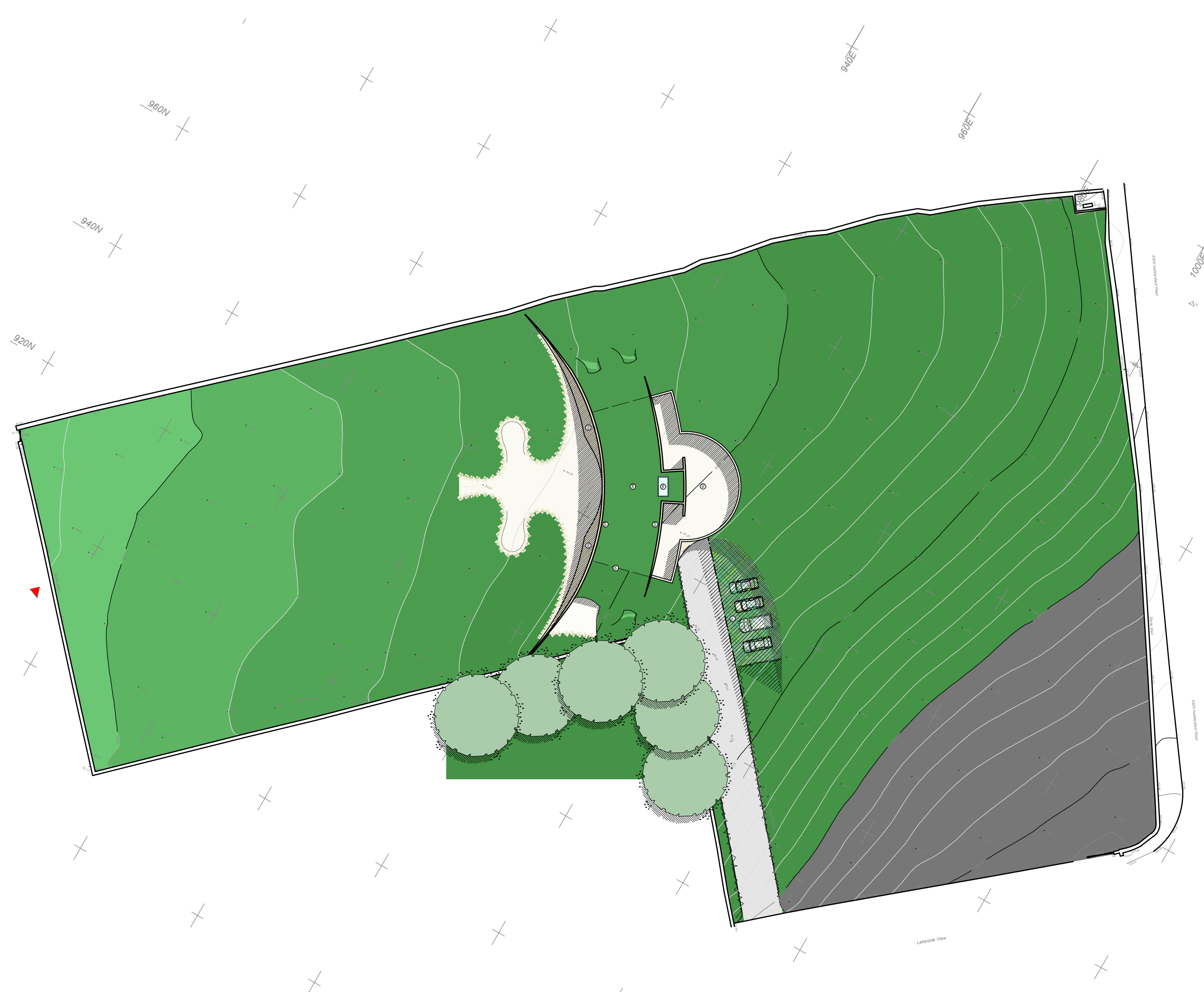
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- 01 Top of dry stone retaining walling
- 02 locally sourced natural stone paving to hard landscaped areas
- 03 Facade finished in dry stone walling to match local walls
- 04 Landscaping above building to be meadow / shrubland to match field
- 05 Line of submerged building
- 06 Trellis and planting above parking area

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Lakeside View Prop Roof/Context

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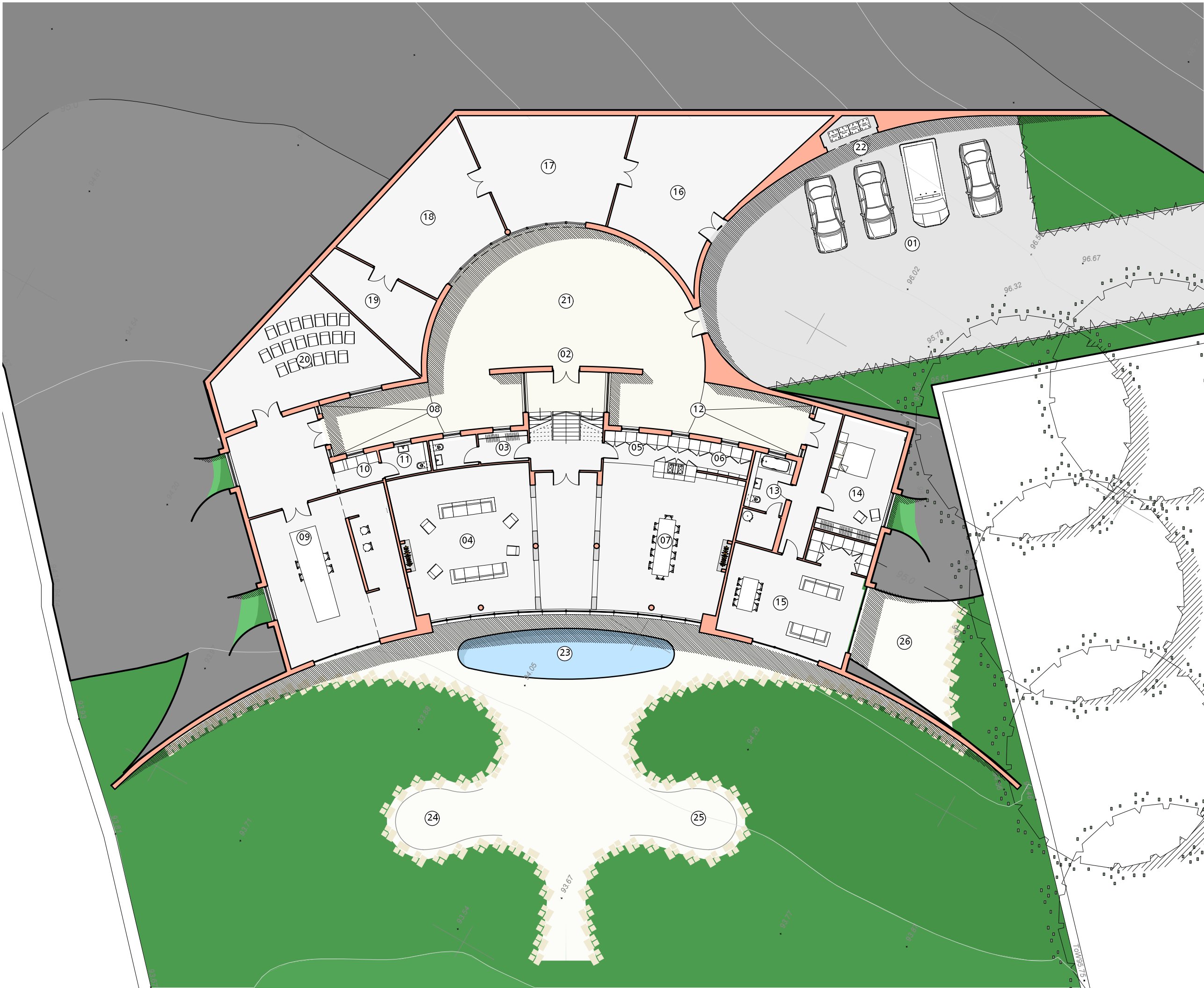
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Lakeside View
Proposed Ground Fl

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db: BTGR

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- 05 Guest bedroom
- 06 Ensuite
- 07 Openbalcony
- 08 Masterbedroom
- 09 Ensuite
- 10 Changingarea

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Lakeside View

Proposed First FI

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BTGR

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- 07 Trellis and planting above parking area

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Lakeside View
Proposed Roof

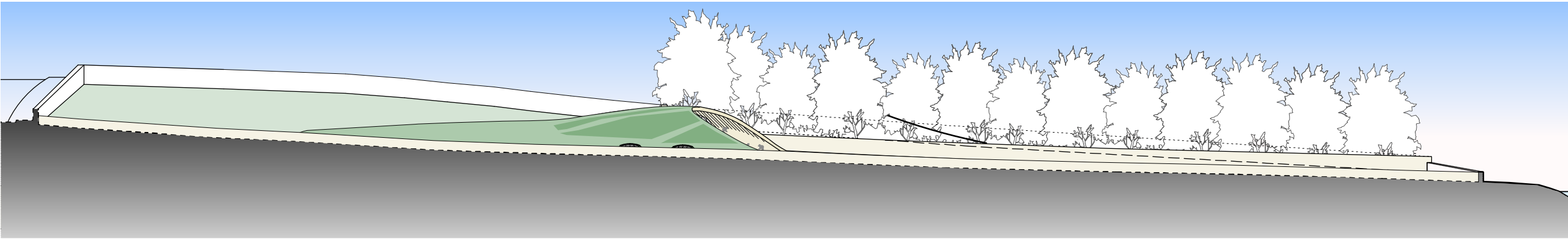
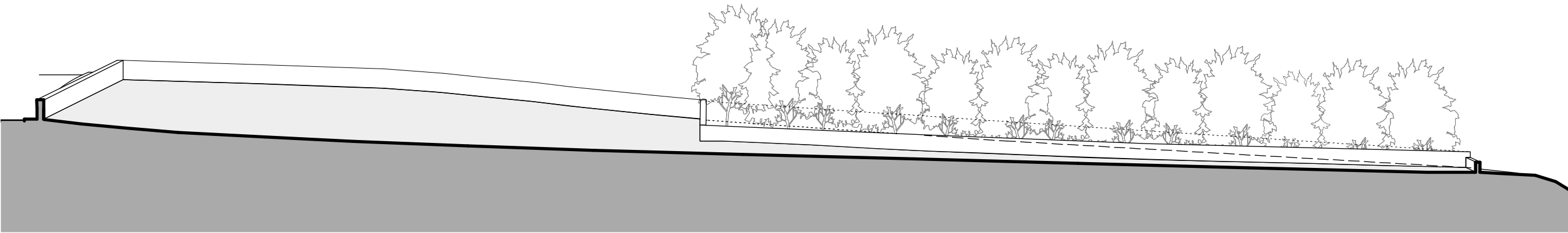
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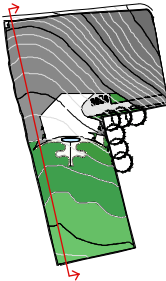
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Lakeside View
Prop North West Elev

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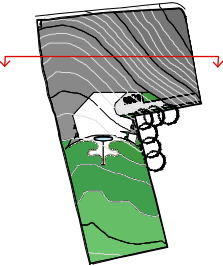
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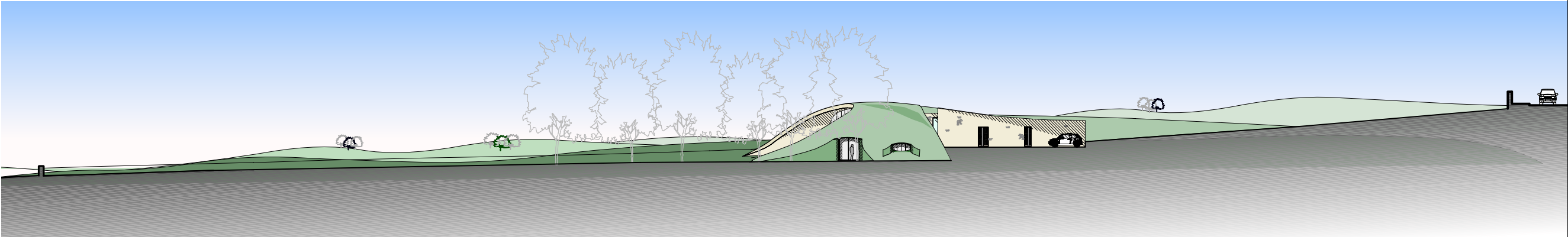
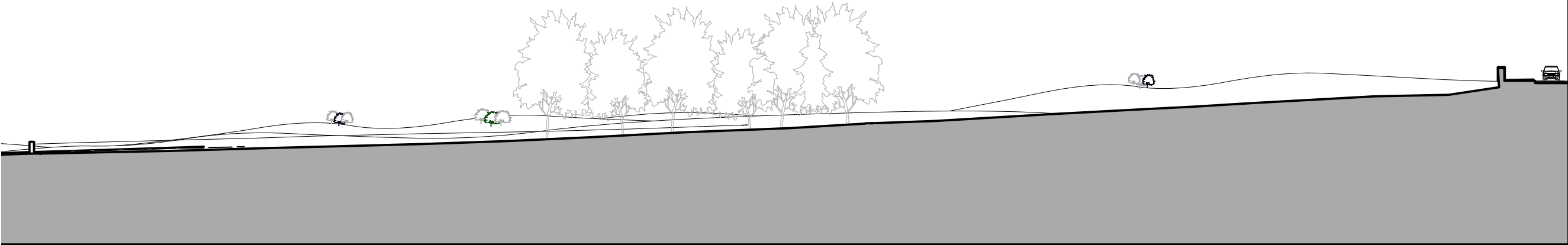
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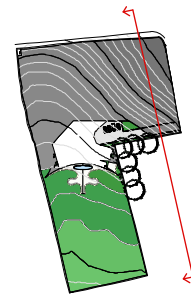
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Prop South East Elev

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project: 267 • drawing: 212 • status: P • rev: /

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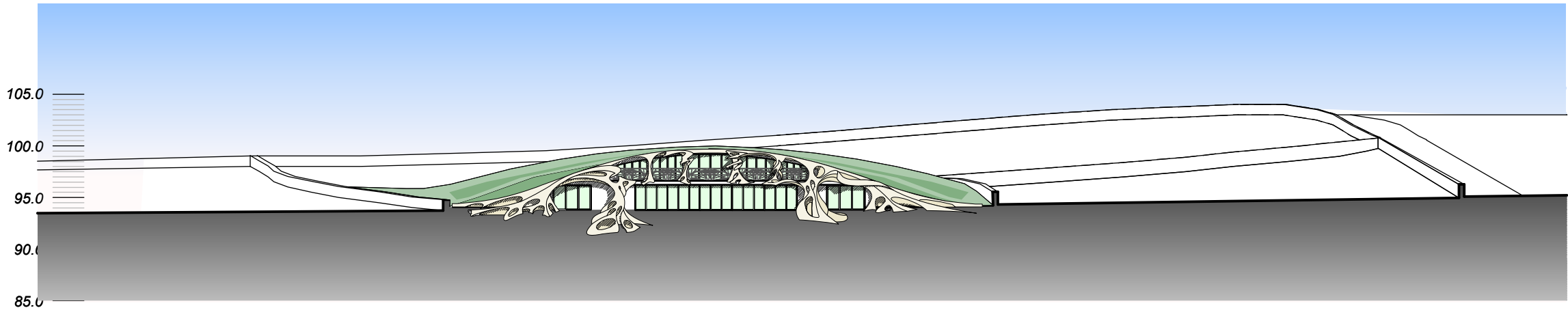
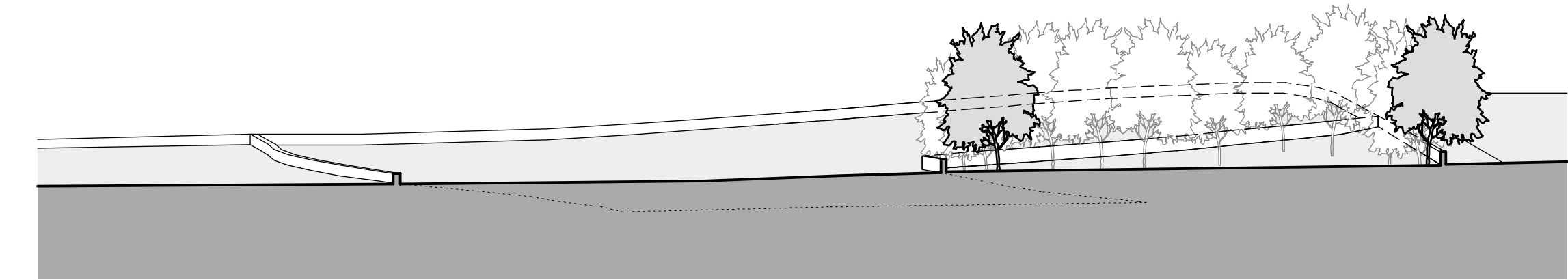
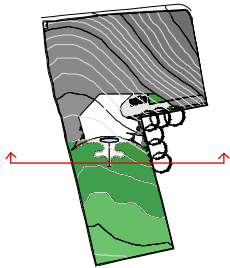
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Lakeside View
Prop South West Elev

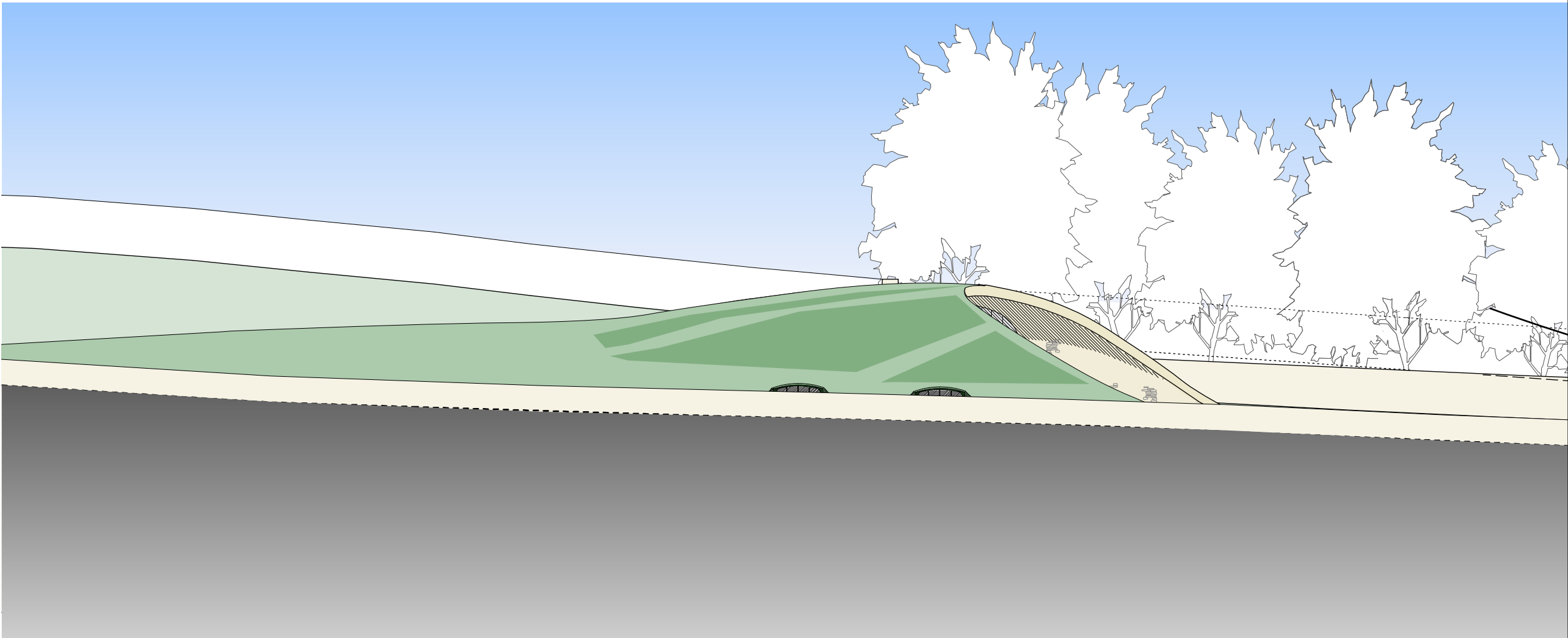
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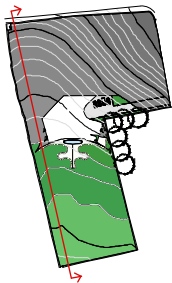
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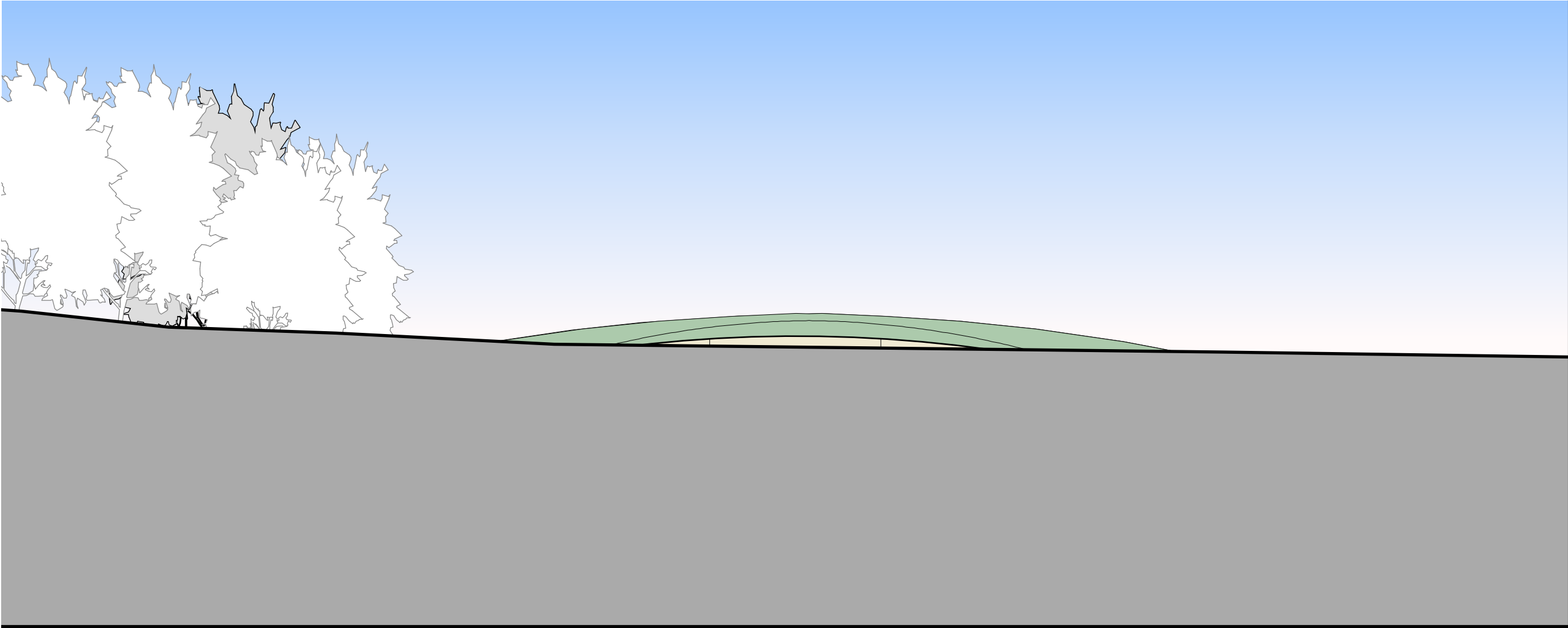
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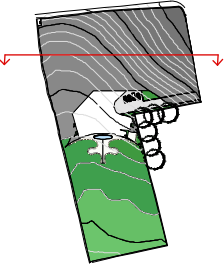
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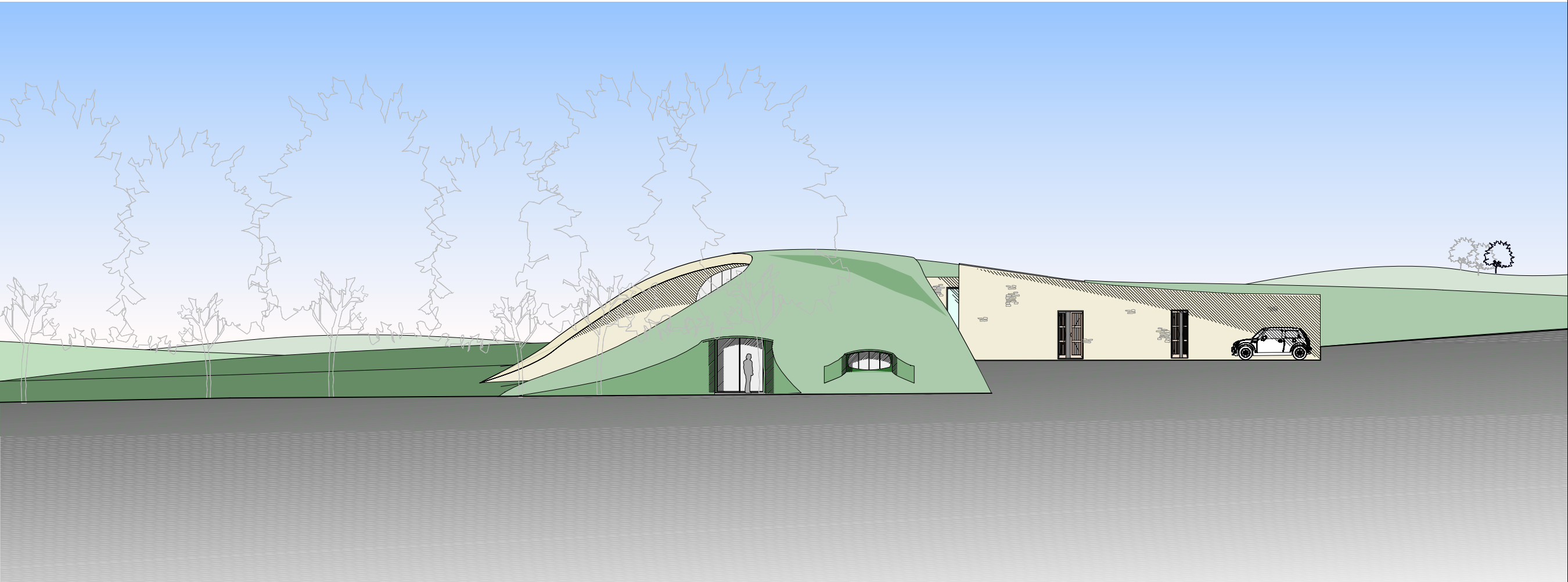
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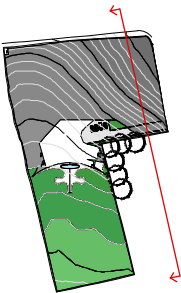
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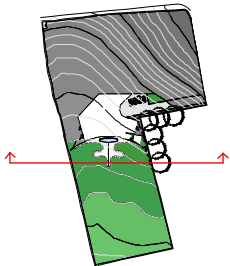
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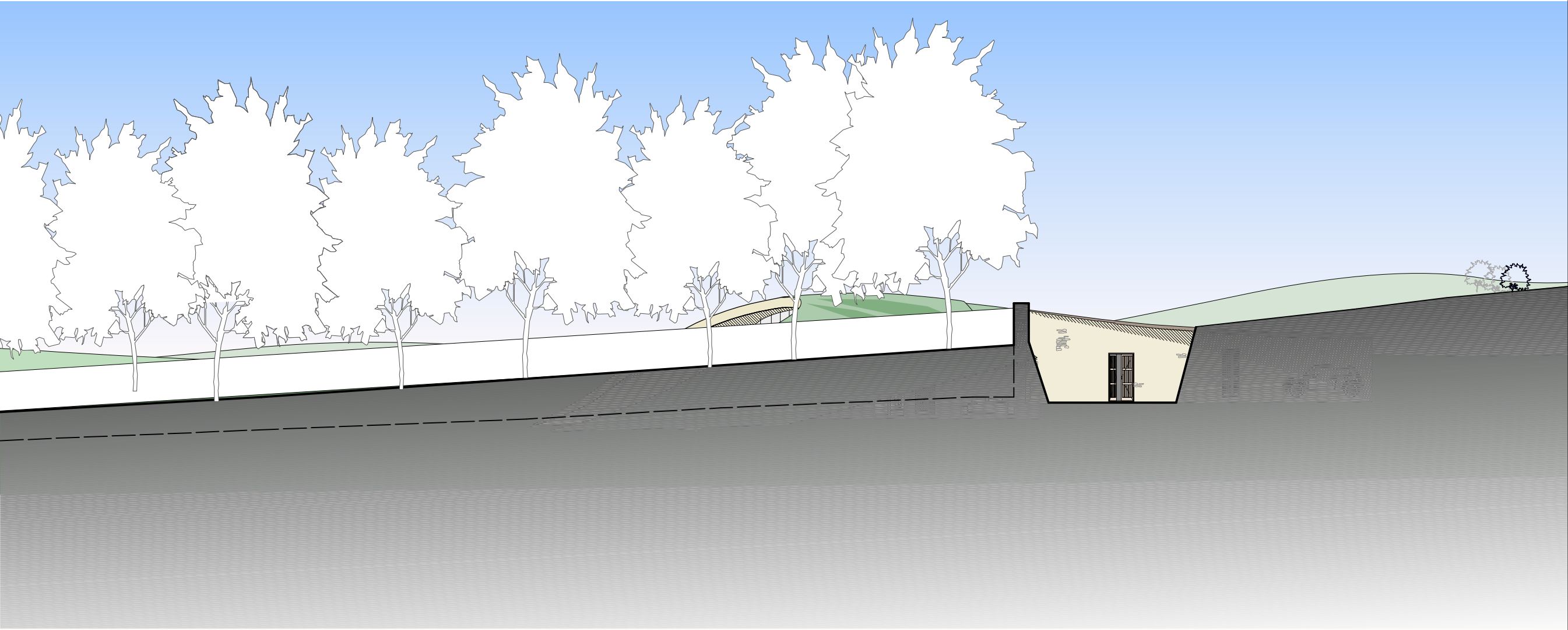
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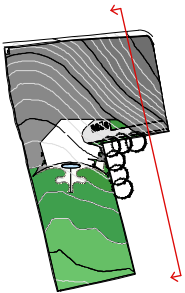
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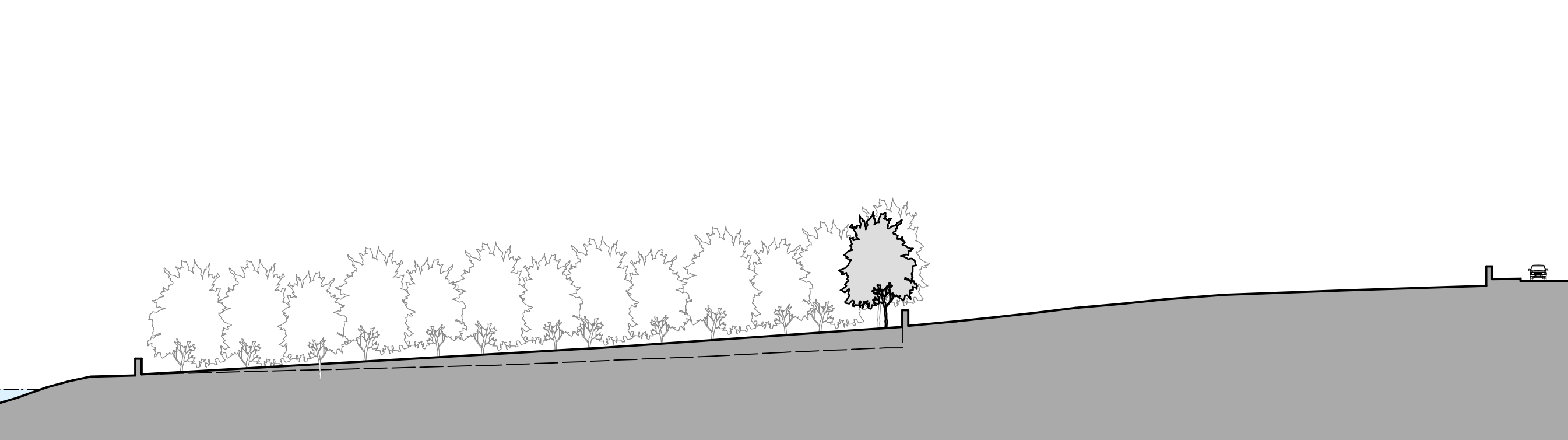
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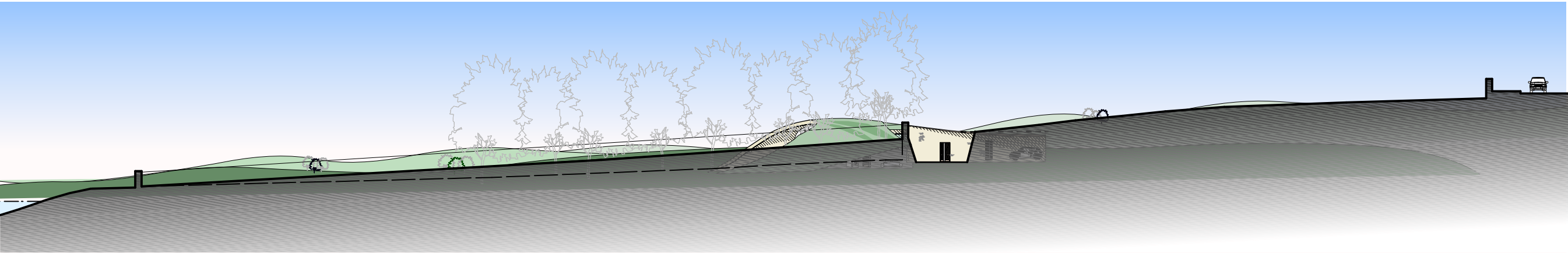
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Prop South East Ele 2

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project: drawing: status: rev:
267 • 224 • P • /



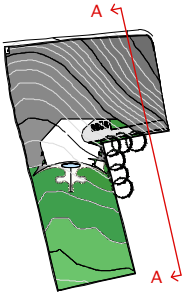
Section A_A Existing



Section A_A Proposed

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Status Key
S: Survey
F: Feasibility
P: Planning
D: Detailed Detail
T: Tender
C: Construction
B: As Built

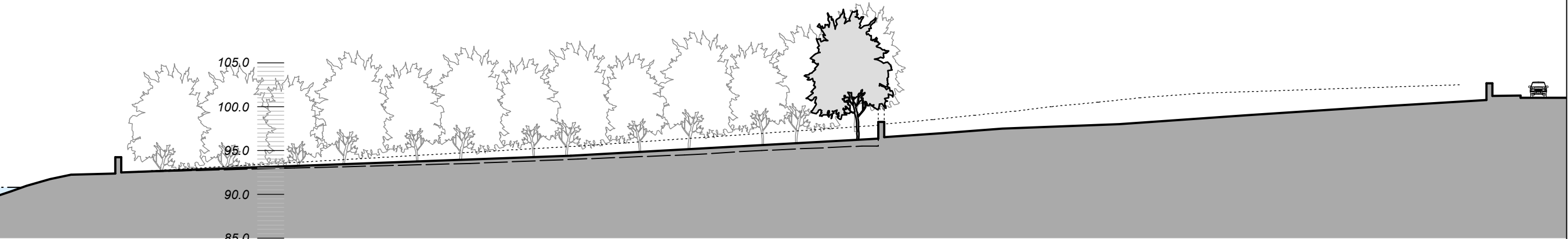
Rev:	Date:	By:	Note:



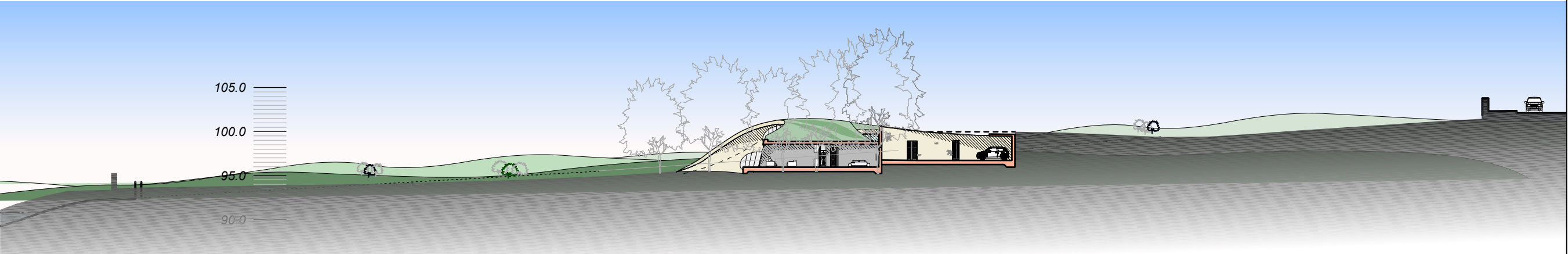
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Lakeside View
Section A-A Context

d: 31.10.11
s: 1:500@A3
db: MA
n:
project: 267 • drawing: 230 • status: P • rev: /



Section B_B Existing



Section B_B Proposed

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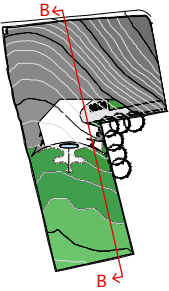
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Status Key
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F: Feasibility
P: Planning
D: Detailed Detail
T: Tender
C: Construction
B: As Built

Rev:	Date:	By:	Note:



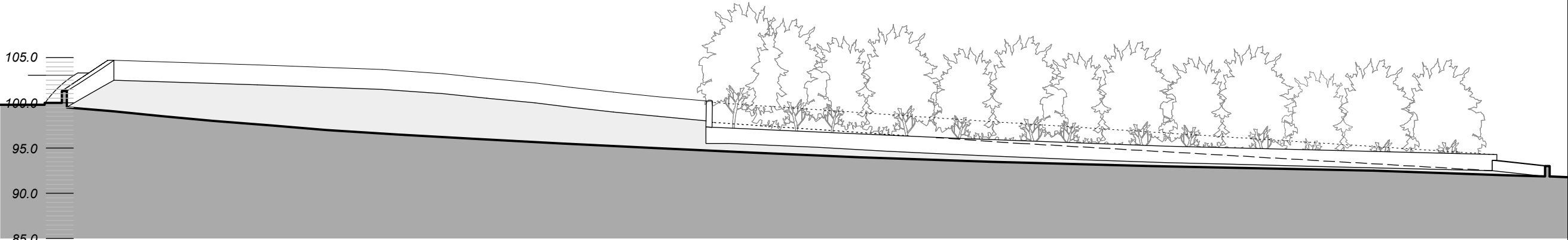
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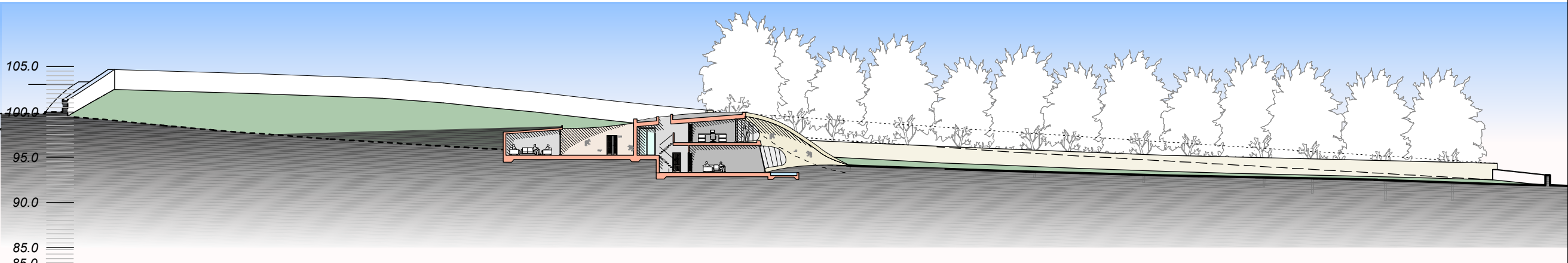
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Lakeside View
Section B-B Context

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db: MA
n: project: drawings: status: rev:
267 • 231 • P • /



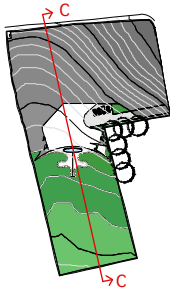
Section C_C Existing



Section C_C Proposed

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Status Key
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P: Planning
D: Detailed Detail
T: Tender
C: Construction
B: As Built

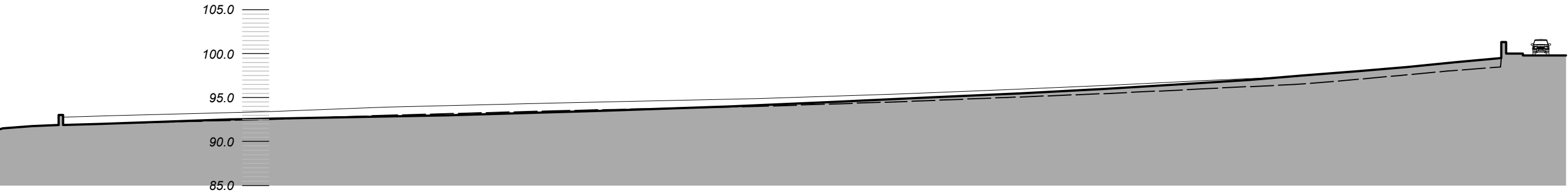
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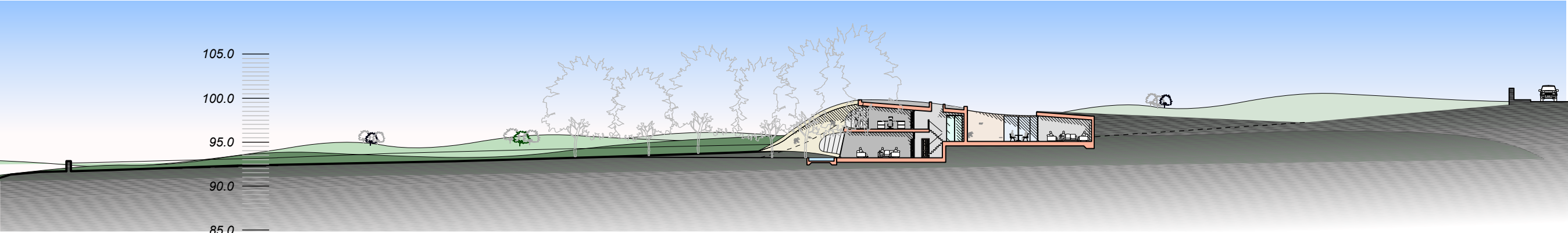
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Lakeside View
Section C-C Context

d: 31.10.11
s: 1:500@A3
db: MA
n:
project: 267 • 232 • P • /
drawing:
status:
rev: /



Section D_D Existing



Section D_D Proposed

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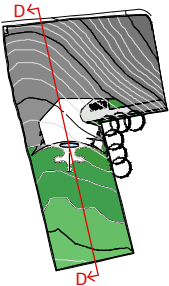
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Status Key
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F: Feasibility
P: Planning
D: Detailed Detail
T: Tender
C: Construction
B: As Built

Rev:	Date:	By:	Note:



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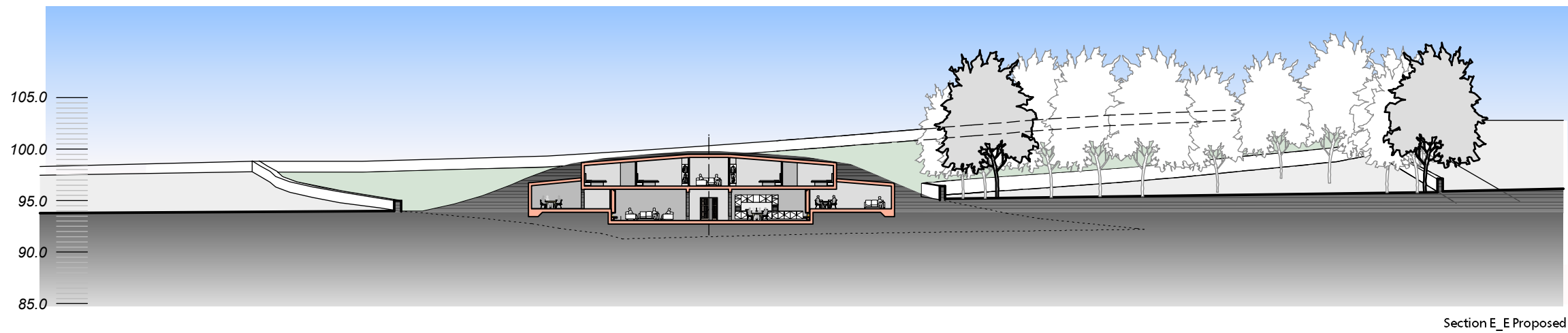
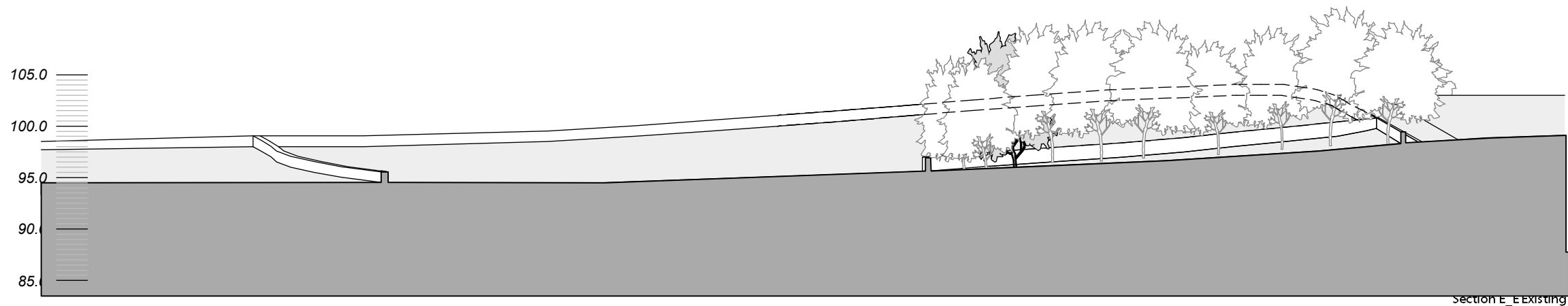
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Lakeside View

Section D-D Context

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n: project: 267 • 233 • P • / drawing: status: rev:



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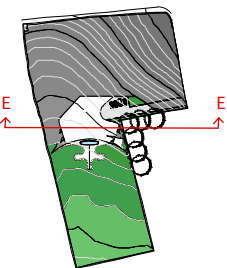
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Status Key
S: Survey
F: Feasibility
P: Planning
D: Detailed Detail
T: Tender
C: Construction
B: As Built

Rev:	Date:	By:	Note:



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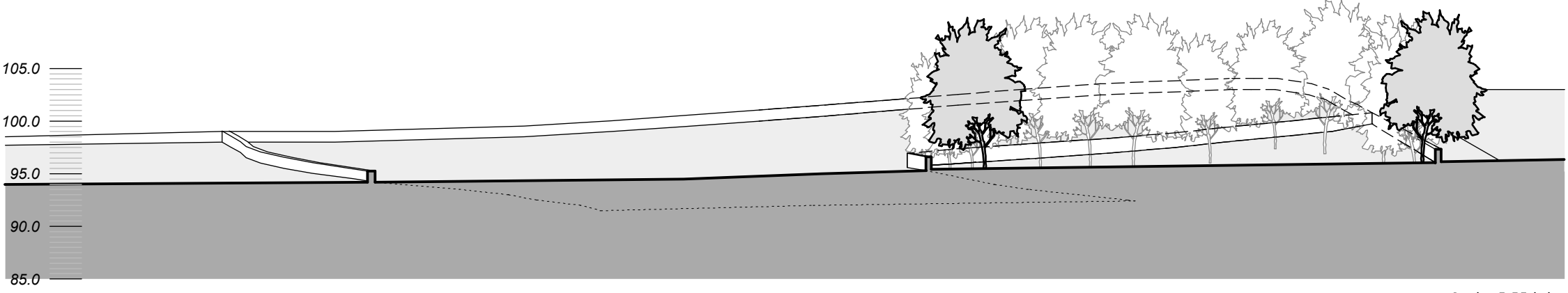
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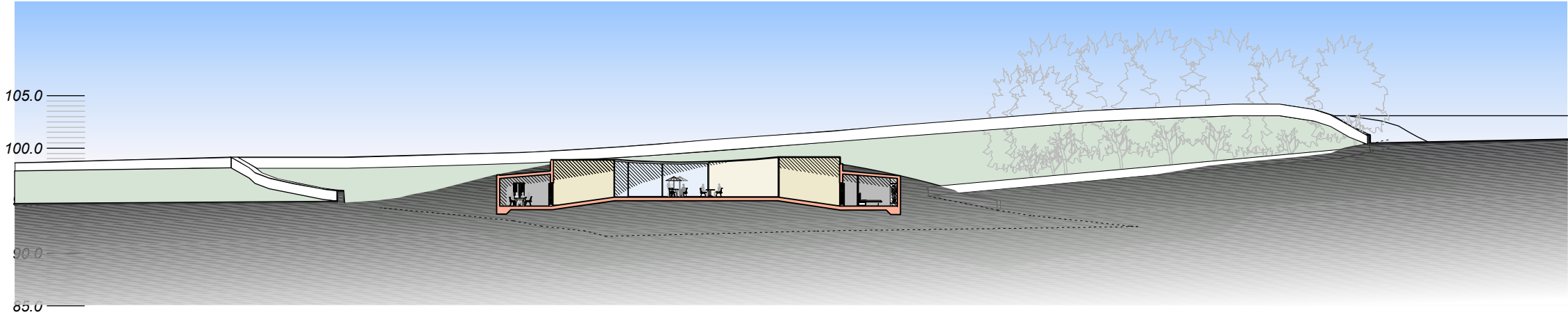
Lakeside View
Section E-E Context

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db: MA

n: project: drawing: status: rev:
267 • 234 • P • /



Section F_F Existing



Section F_F Proposed

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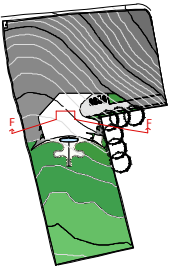
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Status Key
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Section F-F Context

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n:

project: 267 • drawing: 235 • status: P • rev: /

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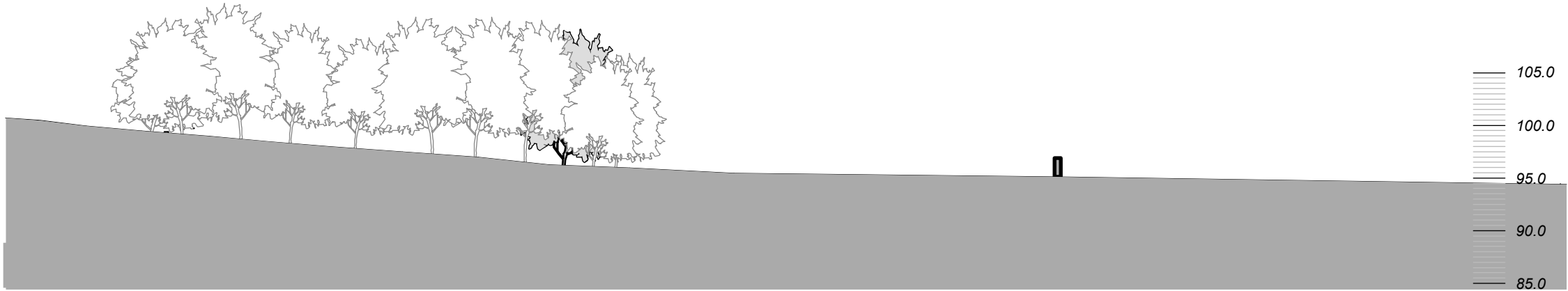
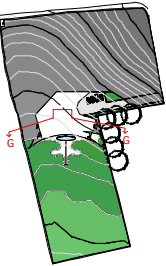
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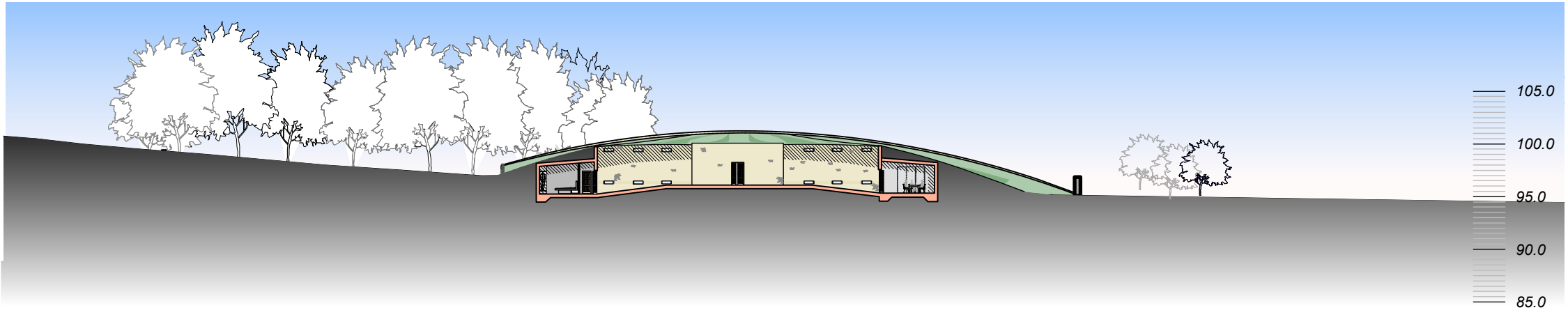
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Status Key
S: Survey
F: Feasibility
P: Planning
D: Detailed Detail
T: Tender
C: Construction
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Rev:	Date:	By:	Note:



Section G_G Existing



Section G_G Proposed

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Section G-G Context

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project: drawing: status: rev:
267 • 236 • P • /

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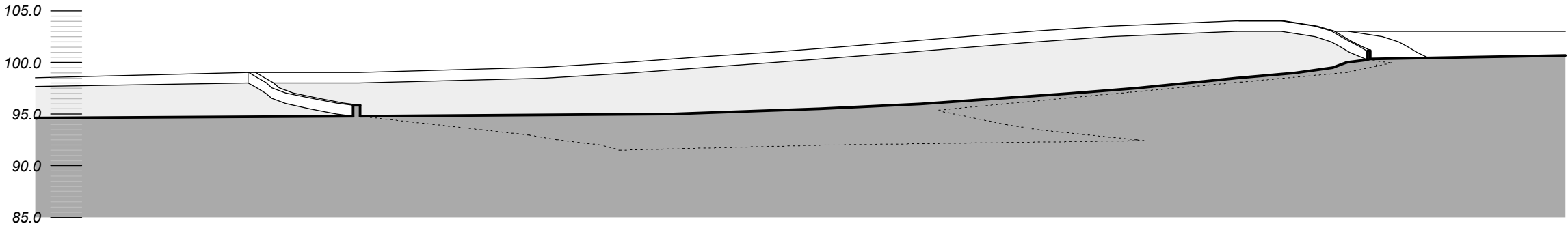
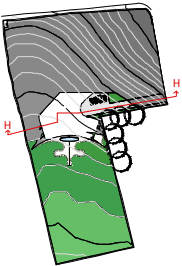
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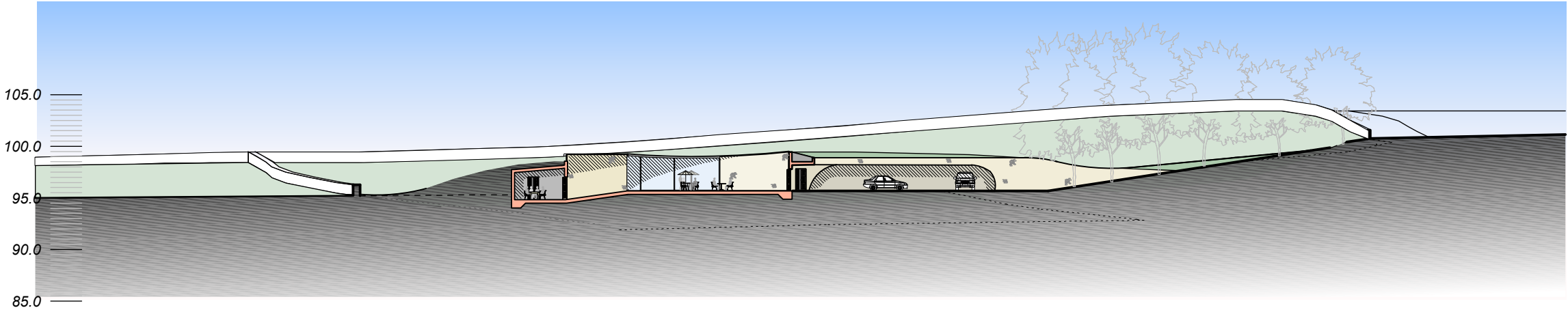
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Status Key
S: Survey
F: Feasibility
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D: Detailed Detail
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Section H_H Existing



Section H_H Proposed

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Section H-H Context

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267 • 237 • P • /

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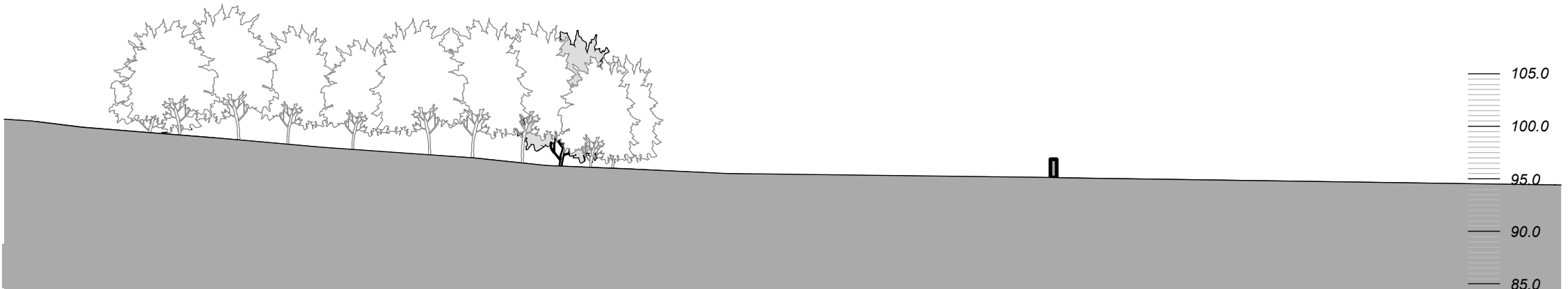
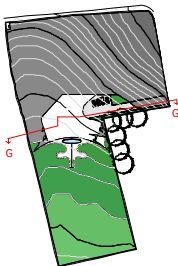
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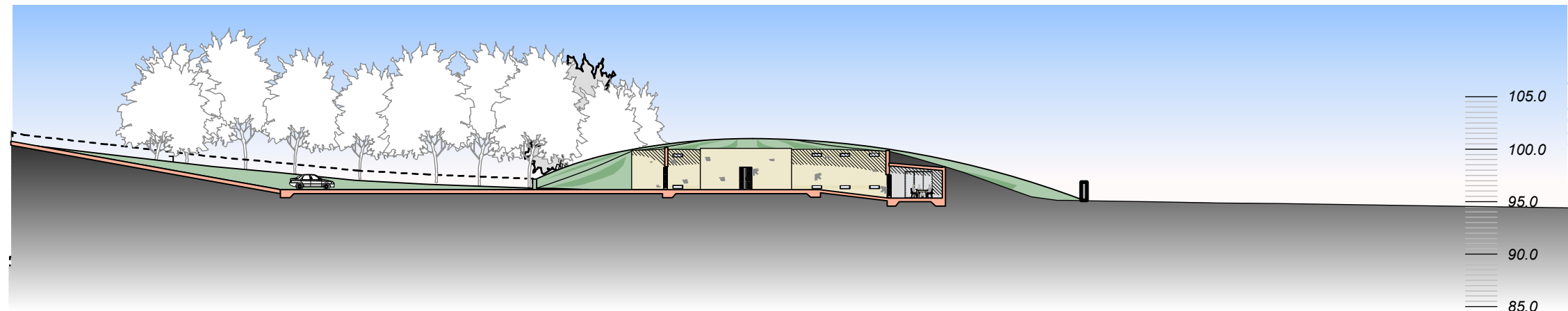
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Status Key
S: Survey
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Rev:	Date:	By:	Note:



Section J_J Existing



Section J_J Proposed

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Lakeside View
Section J-J Context

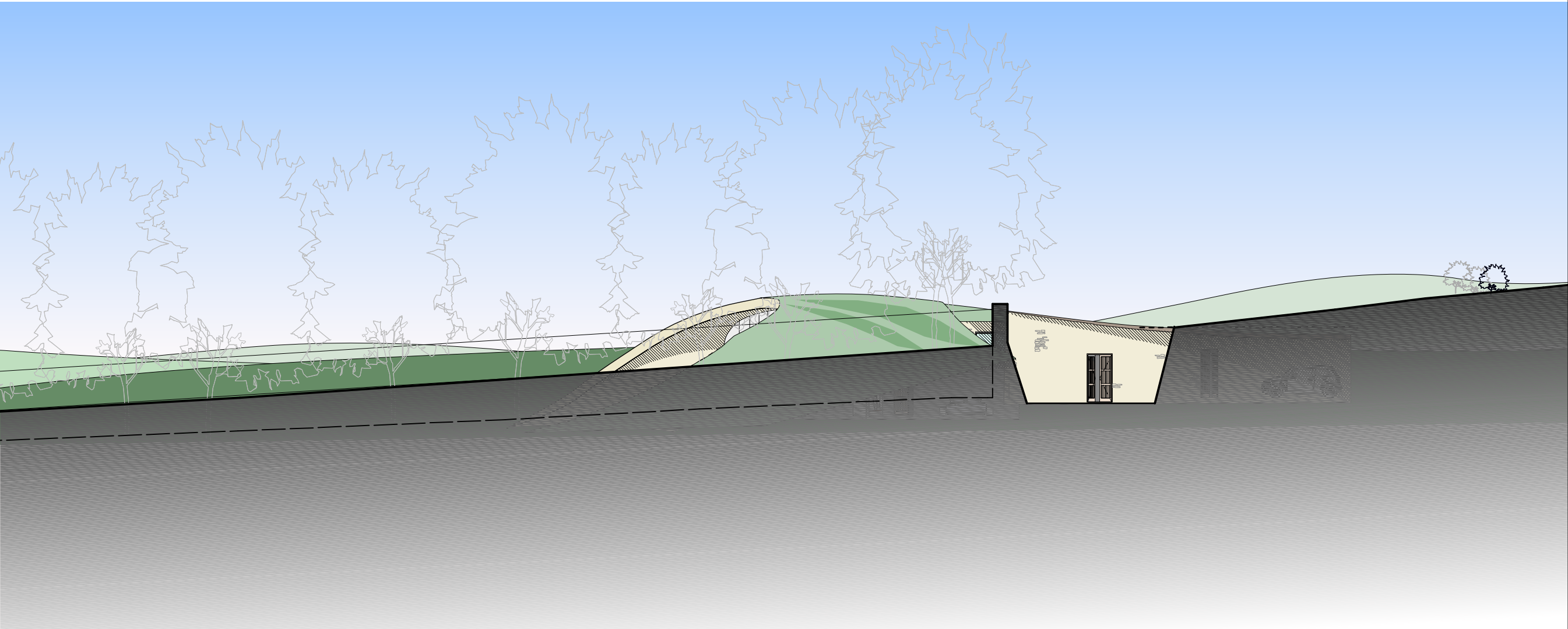
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n:

project: drawing: status: rev:
267 • 238 • P • /



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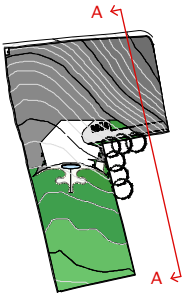
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Lakeside View
Section A-A

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db: MA

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project: 267 • drawing: 240 • status: P • rev: /

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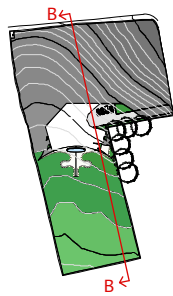
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Lakeside View
Section BB

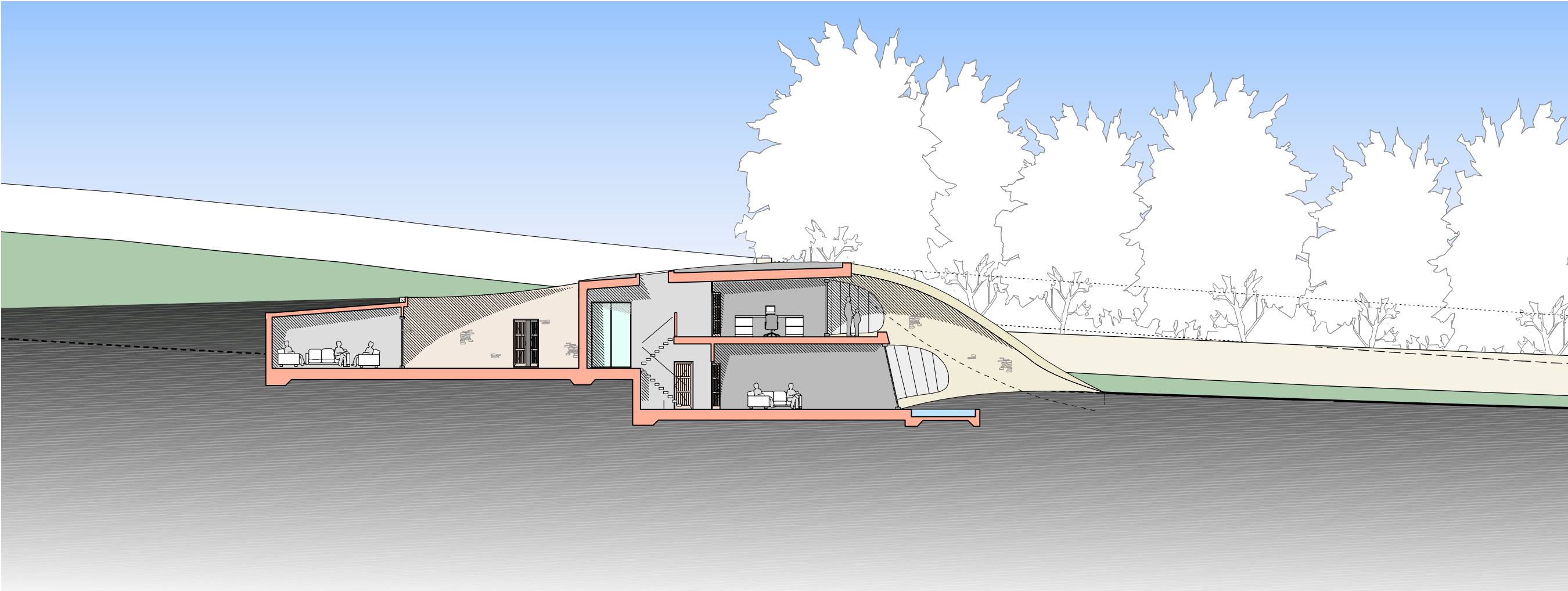
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project: drawing: status: rev:
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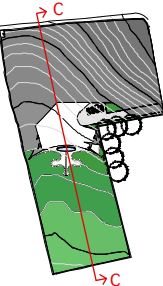
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Status Key
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P: Planning
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T: Tender
C: Construction
B: As Built

Rev:	Date:	By:	Note:



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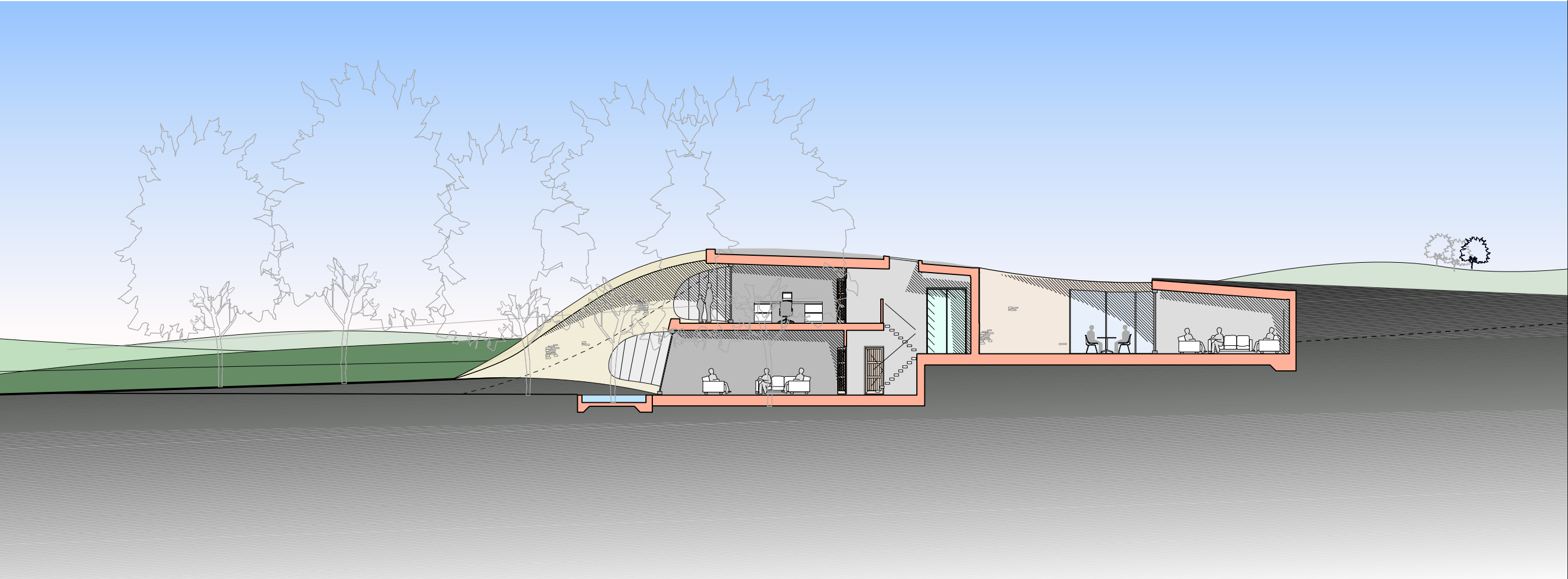
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Lakeside View
Section CC

d: 31.10.11
s: 1:200@A3
db: MA

n: project: drawing: status: rev:
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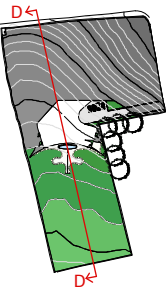
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Do not scale from this drawing or derive dimensions from digital media

All dimensions are to be checked prior to works commencing on site

Status Key
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F: Feasibility
P: Planning
D: Detailed Detail
T: Tender
C: Construction
B: As Built

Rev:	Date:	By:	Note:



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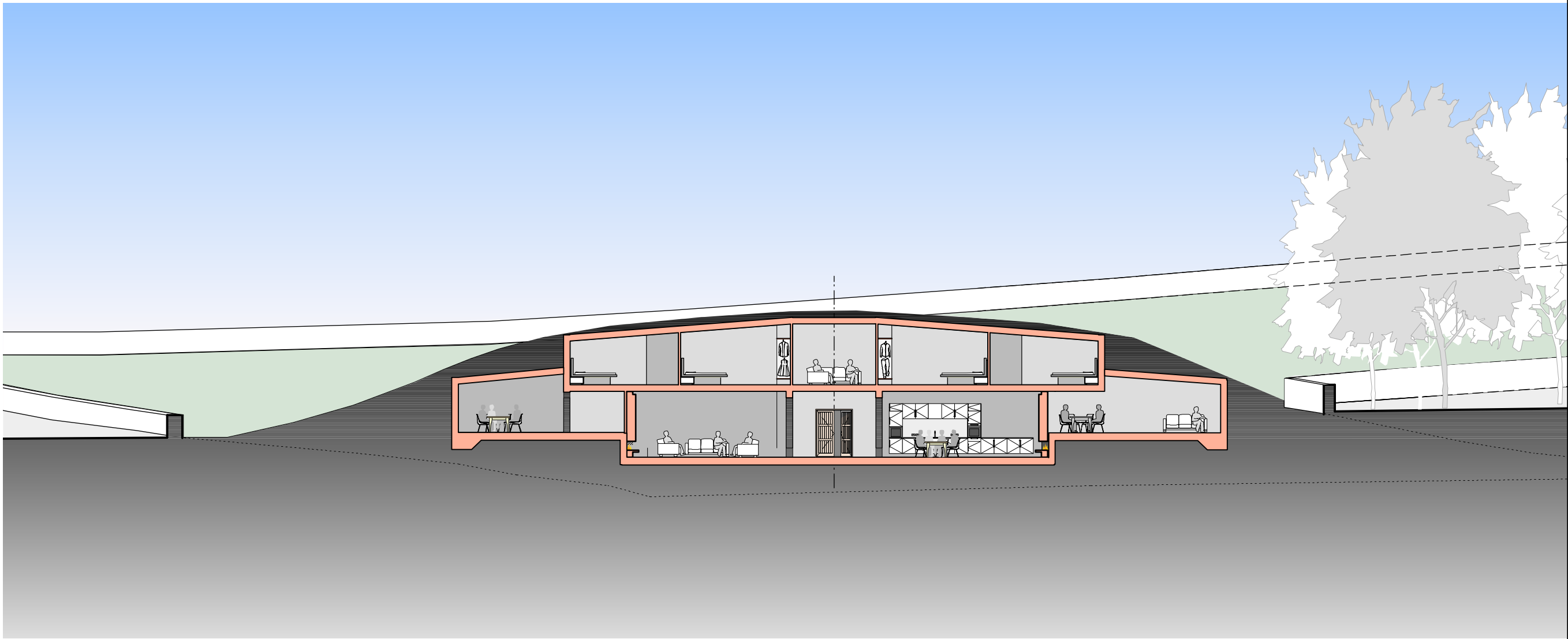
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p: **Lakeside View**
d: **Section DD**

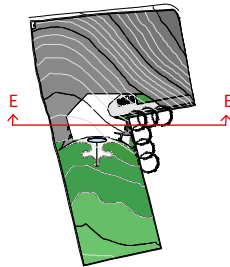
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D: Detailed Detail
T: Tender
C: Construction
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Lakeside View
Section EE

d: 31.10.11

s: 1:200@A3

db: MA

n:

project: drawing: status: rev:
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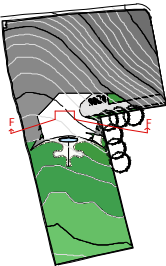
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P: Planning
D: Detailed Detail
T: Tender
C: Construction
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Rev:	Date:	By:	Note:



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Lakeside View
Section FF

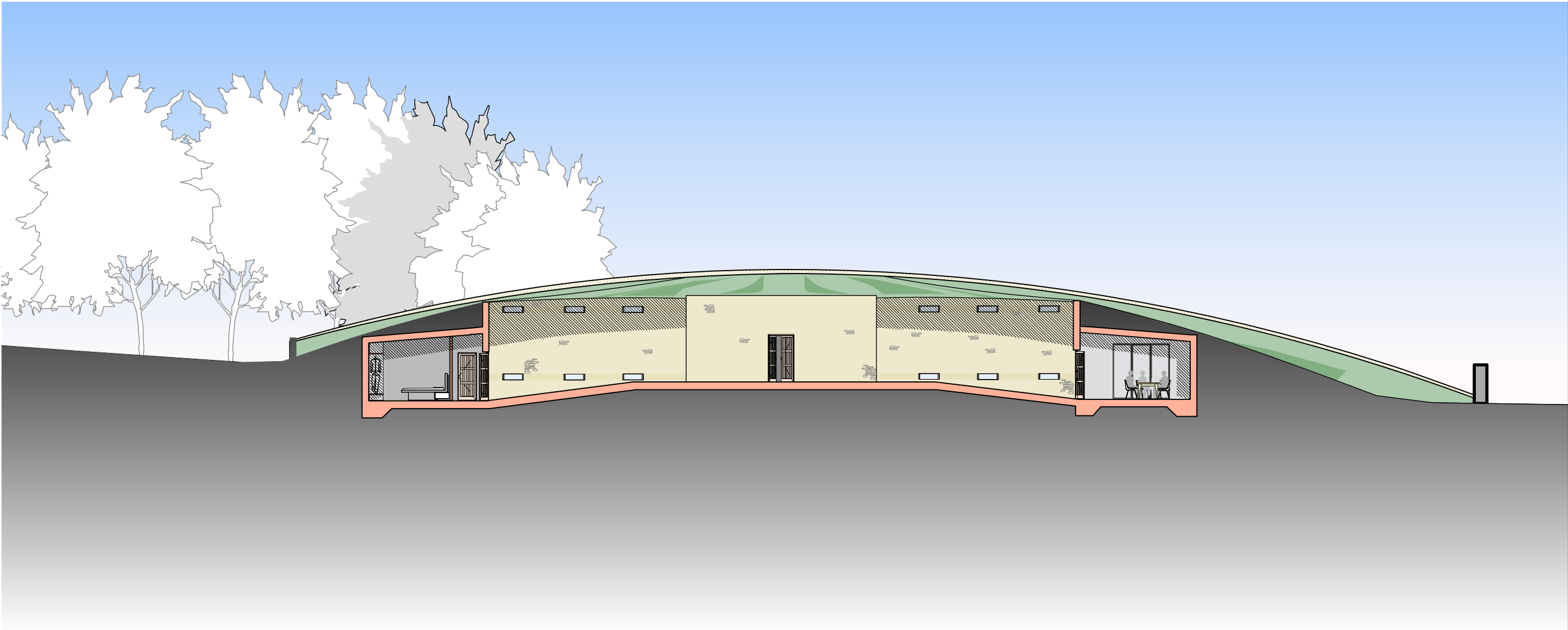
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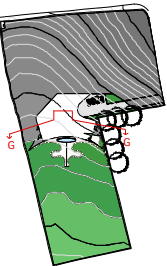
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Status Key
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F: Feasibility
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D: Detailed Detail
T: Tender
C: Construction
B: As Built

Rev:	Date:	By:	Note:



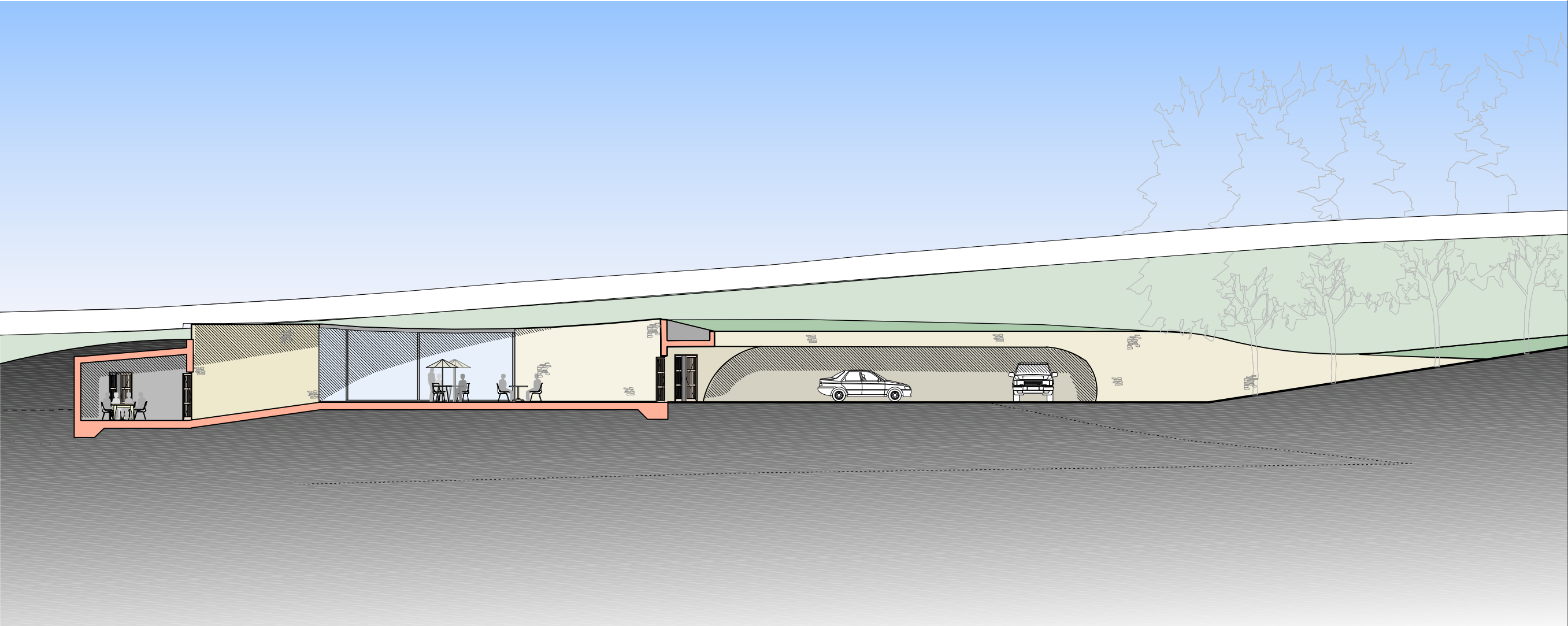
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Lakeside View
Section GG

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db: MA
n: project: drawing: status: rev:
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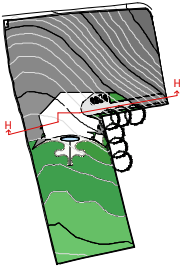
Any discrepancy found between information given on this drawing and that given elsewhere or recorded on site shall be notified immediately to the project architect in writing

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Status Key
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T: Tender
C: Construction
B: As Built

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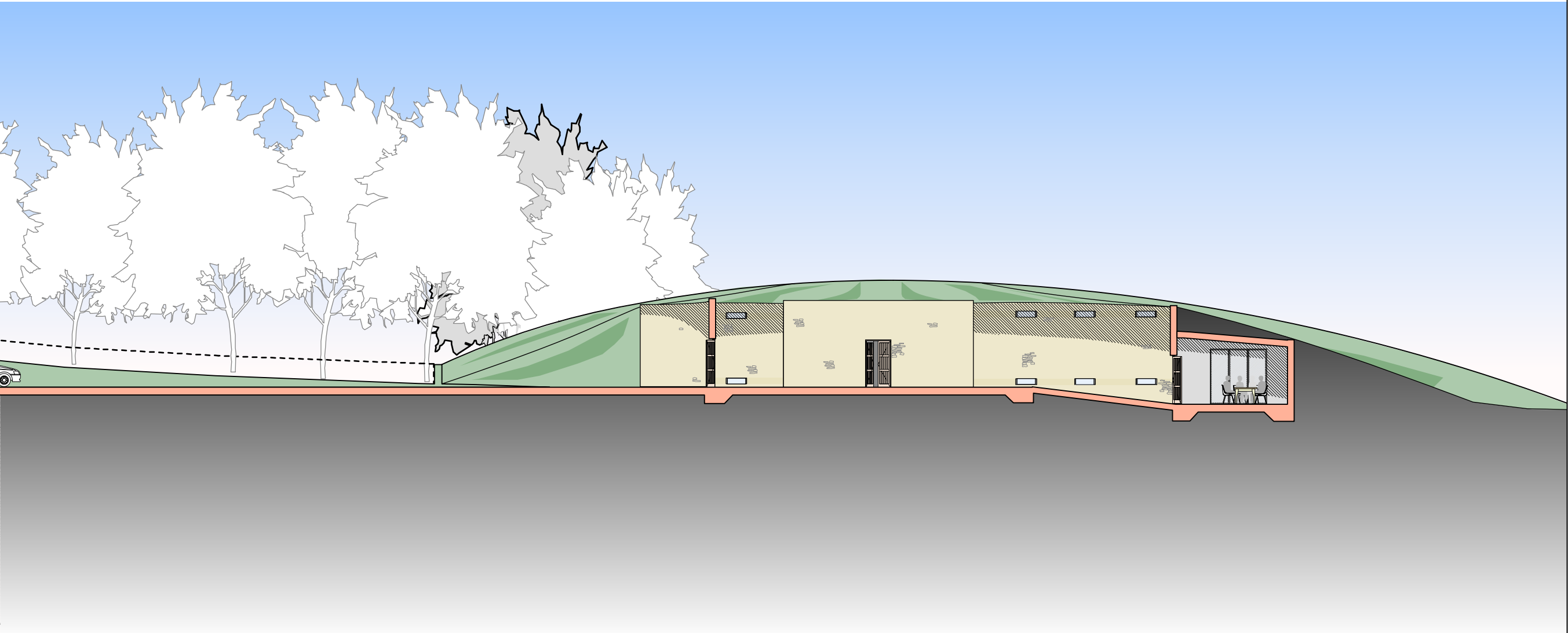
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p: **Lakeside View**
d: **Section HH**

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db: MA

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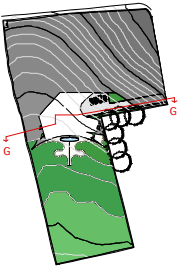
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Do not scale from this drawing or derive dimensions from digital media

All dimensions are to be checked prior to works commencing on site

Status Key
S: Survey
F: Feasibility
P: Planning
D: Detailed Detail
T: Tender
C: Construction
B: As Built

Rev:	Date:	By:	Note:



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Lakeside View
Section JJ

d: 31.10.11

s: 1:200@A3

db: MA

n:

project: 267 • 248 • P • /
drawing: status: rev: