

LOW PARK
PARA 79E
DESIGN & ACCESS STATEMENT

MR & MRS P. GUTHRIE
MARCH 2021
1335 / REV. A

 Rural Solutions



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The design response is bold, more intuitive and demonstrates an understanding of place... The proposal reads as an object at the head of the valley, there to be seen, and making a contribution to the landscape

Yorkshire Design Review Panel 2 Report 25/10/2020

SUMMARY

To design an exceptional dwelling on the elevated brow of the valley that contributes to both its immediate setting & the broader landscape, references local distinctive rock formations & landforms, & provides ecological enhancements with sustainability integral

ASPIRATIONS

- To develop a combined landscape & architectural response unique to both client & place which is truly outstanding or innovative
- To provide significant enhancement to the biodiversity of the site & surrounding area in both the landscape & architectural design
- To respond sensitively to, retain & enhance historic views & vistas to & from the site
- To reinforce the inherent character of the landscape & sensitivity of the site through architectural forms that reflect the important features of both the immediate & wider landscape.
- To design for both the client's current brief & possible future requirements whilst creating high quality & beautiful internal spaces
- To create a strong relationship between the dwelling & wider Low Park Farm

SITE PARAMETERS

- Sensitivity of the site in open countryside
- Public Right of Way to the East with glimpsed views of the site
- Existing established access from the South
- Dramatic & undulating topography including steep valley & woodland plantation

DESIGN SOLUTIONS

- Proposed location on the elevated brow of the valley provides a 'vantage point' over the site & wider Low Park Farm
- Embraced landform to inform creative architectural & landscape solutions
- Nestled dwelling into the site by recessing it, partially into the contoured landscape on the North & East to minimise visual impact on surroundings
- Orientated the dwelling to exploit the spectacular variety of views including wide panoramas, focused vistas & subtle glimpses to & from the site
- Designed low roof forms & a sunken building profile to ensure the dwelling does not dominate its setting, without compromising on the internal quality or living experience
- Retaining & feature drystone walls extend into the landscape to form a visual and practical connection with it, adding character reminiscent of the local area & anchoring the dwelling
- Drystone walls of house, garden walls & wider landscape create significant biodiversity enhancements; refer to Landscape Masterplan
- Utilised & extended the existing meandering Southern access to enhance the experiential journey to & from the proposal
- Reflected the heterogeneous nature of local Bridestone rock formations with differing shapes & asymmetrical forms
- Proposed material palette reflects the indigenous materials of the surrounding area; reclaimed & site-won Yorkshire stone will be used where possible
- Referenced local Bridestone rock formations & Dyke landforms in both the architecture & landscape
- Created a series of varied & private outdoor landscaped settings through diverse planting, augmented hedge screening to demarcate boundaries & level changes
- Provided a well defined & attractive arrival zone & main entrance to the dwelling with subservient garage fully concealed
- Reversed the conventional internal configuration & positioned the main entrance & living areas on the upper storey with private bedrooms below, in order to take full advantage of views
- Demonstrated high quality rural architecture, understated but visible from the PRoW to the East to promote positive surveillance & distinguished by the dynamic butterfly roof
- Maintained a relationship between the land, dwelling & livestock using traditional landscape features including a ha-ha

1:500 SITE MODEL View from the Valley Looking North

1.1 INTRODUCTION

Rural Solutions Ltd have been commissioned by Peter & Yolanda Guthrie to submit a planning application for a new exemplary house on land at Low Park, Ebberston, North Yorkshire. The site falls within the Ryedale District Council (RDC) jurisdiction.

Planning permission for a new dwelling in the open countryside can be policy compliant according to paragraph 79e of the National Planning Policy Framework (NPPF), which states:

79. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- e) the design is of exceptional quality, in that it:
- Is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - Would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area

Chapter 5 Delivering a sufficient supply of homes, Rural Housing, Paragraph 79, NPPF February 2019 Ministry of Housing, Communities and Local Government.

- 1 Key Panoramic View Looking South West
- 2 View from the Elevated South East Looking North
- 3 Elevated View Looking East



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2.1 SITE CONTEXT

The site is located approximately 1.4km North West of Ebberston, a village in the civil parish of Ebberston and Yedingham. The larger settlement of Malton is located to the South West, Pickering to the West and Scarborough to the East.

Situated centrally within the client's wider landholding Low Park Farm, the site is currently an agricultural pasture and woodland plantation characterised by undulating topography and unique valley landform, North West of Chafer Wood. The site is surrounded by open fields and enjoys panoramic, unrestricted views.

Access to the site is via Low Park Farm which has an established highways access onto the A170 Thirsk to Scarborough road.



2.2 SITE LOCATION

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2.3 LOCAL CONTEXT

We have identified local features & places of potential importance to the project which are located in the area surrounding the site: see the map adjacent.

The site is located in an elevated position in the Civil Parish of Ebberston and Yedingham. Within the local context are a number of small hamlets and villages located in a ribbon from along the A170 and A64. The larger settlement of Malton is located to the South West, Pickering to the West and Scarborough to the East.

Outside of the larger towns, settlements tend to comprise scattered farms. There are few villages and hamlets and the area has a remote, isolated quality.

An interesting feature in this elevated farmland is the Scamridge Dykes near Malton Cote. These earthworks sweep across the area in a series of embankments and ditches and are commonly associated with scrub and grassland. Both are Scheduled Ancient Monuments and, together with the many tumuli, provide evidence of prehistoric use of the area dating from the Neolithic Period and later Bronze Age.

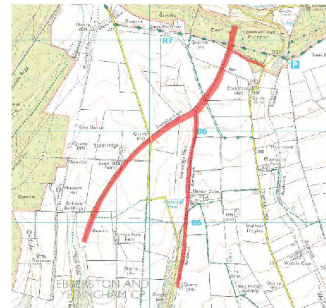
The landscape, as discussed further in the landscape appraisal, is characterised by:

- Elevated large scale sloping plateau dissected by dry valleys
- Open rural landscape with generally expansive views
- Extensive network of drystone walls
- Isolated farms
- Woodland generally following the landform
- Shallow & elevated valleys of pasture

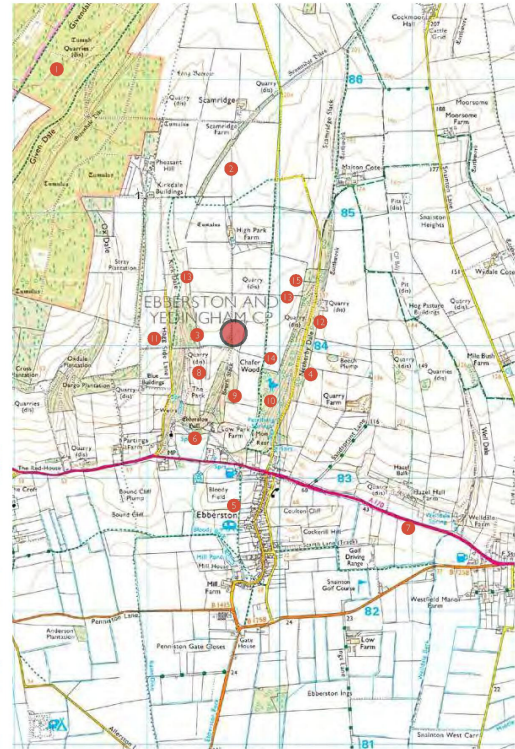


KEY

- The Site
- Dalby Forest
- Scamridge Dykes
- Kirk Dale
- Netherby Dale
- Ebberston
- Ebberston Hall
- A170 Pickering to Scarborough
- Disused quarries
- Beech Slack
- Chafer Wood
- Hagg Side Lane
- Netherby Dale Lane
- Footpath along Kirk Dale
- Footpath through Chafer Wood
- Mickle Howe Tumuli

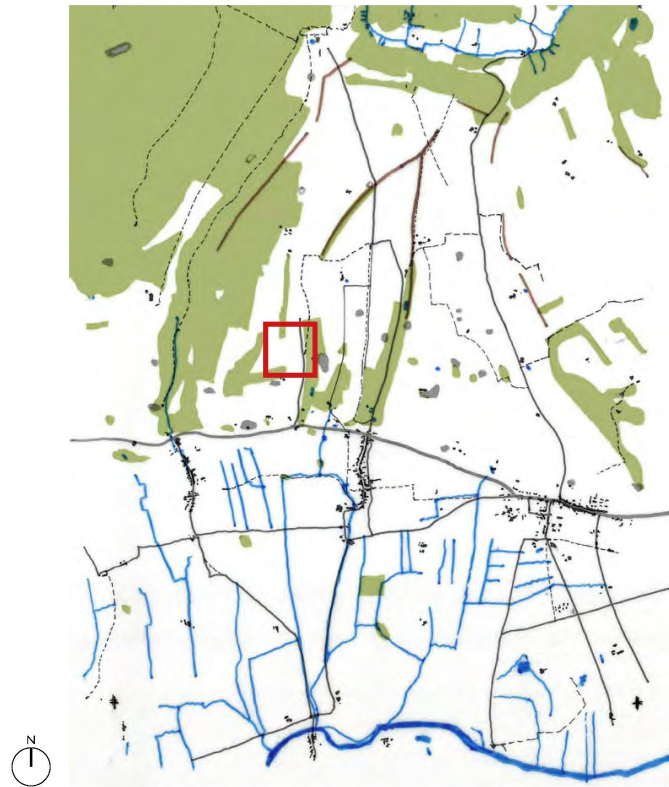


Scamridge Dykes, as identified by Historic England



1:25,000 Scale Ordnance Survey Map

2.4 CONTEXT ANALYSIS



Woodland



Water Courses



Built Settlements



Disused Quarries



Roads & Public Rights of Way



Prehistoric Dykes

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2.5 SITE DESCRIPTION

BOUNDARIES

The site comprises open fields, used as grazing paddocks. The boundaries are generally fenced, with the occasional hedge and drystone wall.

ACCESS

The site currently has an existing vehicular access point at the Southern end. A second pedestrian access is possible from the East via an existing field gate.

VIEWS

As shown in these photos, the views are expansive however within the site, there is a V-shaped valley, providing a private area.

LANDSCAPE TYPE

The site is an example of the landscape type prevalent in the area:

- Elevated large scale sloping plateau dissected by dry valleys
- Open rural landscape with generally expansive views

PRoW

The highest point of the site can be viewed from the Public Right of Way. This intervisibility is an important factor when considering the possible siting of a new dwelling under the NPPF Paragraph 79e criterion.

PREVAILING WIND

The prevailing wind in this area is from the West-South-West but in Spring, there are winds from the North-East (Met Office 'North-East England-Climate').

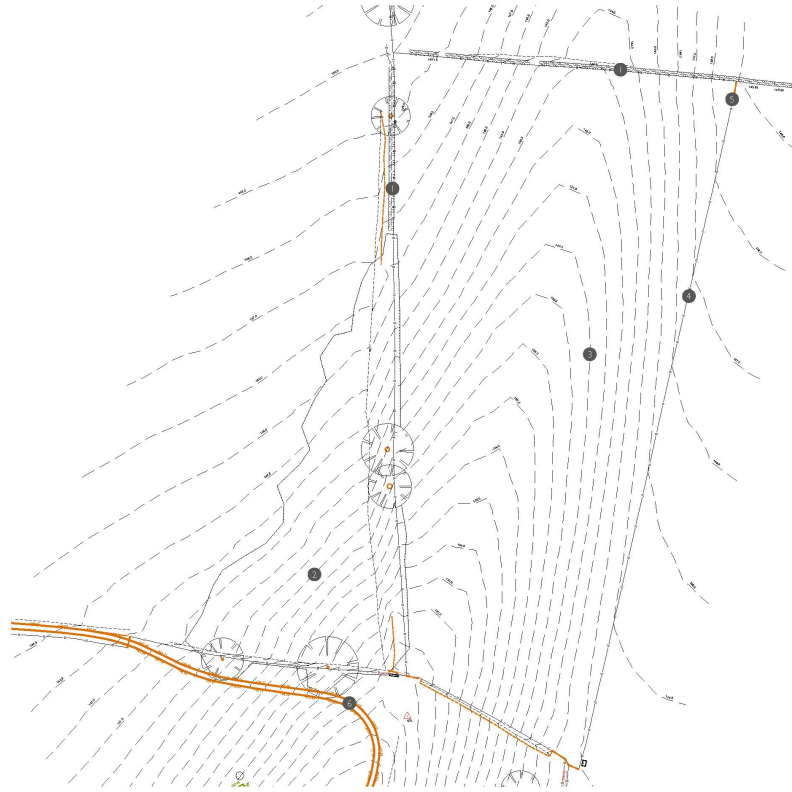
- 1 Glimpsed View from the Public Right of Way Looking West
- 2 View from the Northern Boundary Looking East
- 3 Panoramic View Looking North West Across the Site



2.6 SITE PLAN_AS EXISTING NOT TO SCALE

KEY

- 1 Hedge
- 2 Woodland
- 3 Contours
- 4 Fence Boundary
- 5 Gated Access
- 6 Access Track



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2.7 SITE ANALYSIS DIAGRAM



2.8 HISTORICAL MAP ANALYSIS

Ordnance survey maps taken from 1891, 1911, and 1973-1980 assist in documenting the evolution of the site and its context to present day.

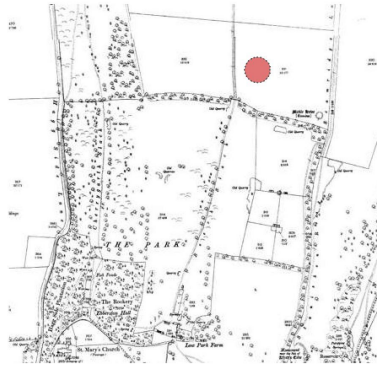
The chronology can be utilised to inform design proposals.

It is evident that the landscape has significantly and incrementally changed during this period.

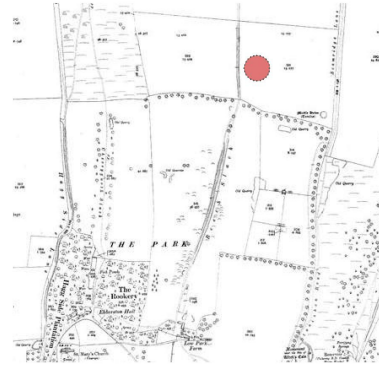
The most significant changes in the landscape have been the evolving levels of tree and woodland cover which have dramatically altered how the immediate and wider landscape is read.

The once wider parkland character associated with Ebberton Hall is largely lost with field patterns now dictated by agricultural use.

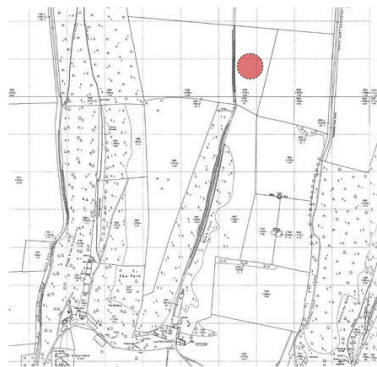
The aerial photography from 2002 looks noticeably different to the present aerial. Notable changes following 2002 include the introduction of the grassed airstrip and associated plane hangar for storage to the West of the site and a new plantation. The new plantation is a maturing young woodland to the South and West of the site.



1891



1911



1973 - 1980



2002



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2.9 SITE CONCLUSIONS

RELATIONSHIP TO WIDER ESTATE

The site has a natural position at the centre of the Farm, with good connections to the airfield and excellent views

VIEWS

Expansive views to the South contrast with private views within the site. Views to the North, East and West are possible from the higher levels within the site, primarily at the North East corner

CLUSTER OF TREES

Provide shelter from Westerly winds and a sense of enclosure

ACCESS

The existing vehicular access to the airfield provides the opportunity to bring a vehicular access to the site from the West and this avoids bringing an access across the site



DEFINING CHARACTERISTICS

Elevated large scale sloping plateau dissected by dry valleys

- Open rural landscape with generally expansive views
- Extensive network of drystone walls

These defining characteristics of the area provide inspiration and the possibility to provide landscape enhancements

UNDULATING TOPOGRAPHY

Presents the opportunity to site the dwelling on elevated land to maximise key views South

DEFINING CHARACTERISTICS

Interesting features in the area such as Tumuli, Bridestones and Dykes provide inspiration for design

PRoW to the East

Permits positive surveillance and the opportunity to demonstrate high quality rural architecture



2.10 INITIAL SITE STRATEGY & ENVIRONMENTAL DIAGRAMS

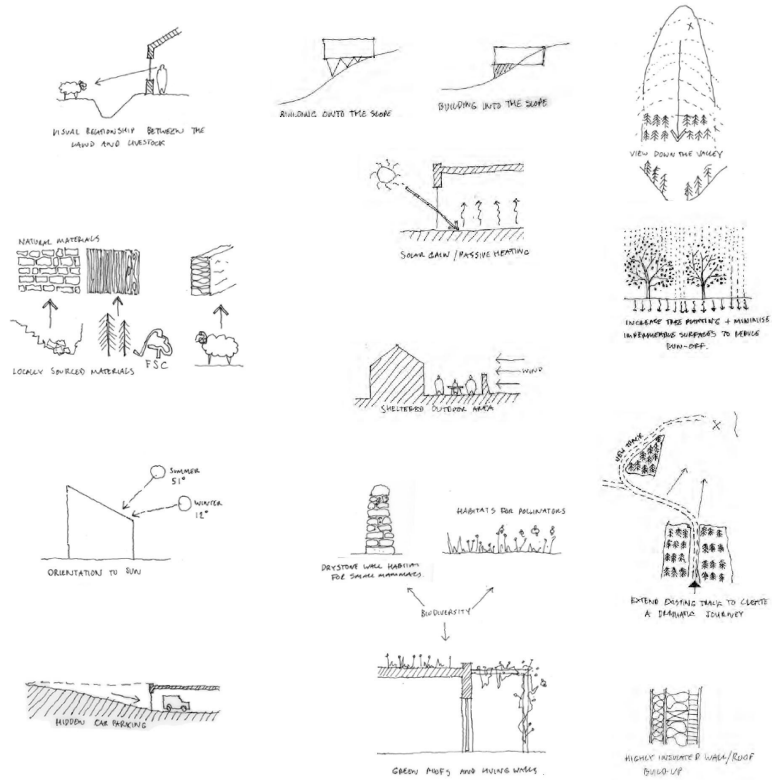
Following this analysis, we have illustrated our initial site strategy and environmental considerations shown in the diagrams adjacent. This comprehensive list includes the following:

SITE STRATEGY

- Maximise key views South & West
- Maintain a visual relationship between the proposed dwelling, land & livestock
- Explore both building on & into the slope
- Utilise existing access from the South
- Conceal garage & parking to minimise the visual impact of vehicles on the wider landscape

ENVIRONMENTAL

- Utilise solar gain, passive heating & shading
- Source natural, local & sustainable materials
- High levels of insulation
- Sheltered from prevailing winds
- Ecological enhancements to increase biodiversity
- Augment existing planting & plant new trees
- Minimise impermeable surfaces to reduce surface run off



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3.1 LOCAL INSPIRATION_DYKES & BRIDESTONES

SCAMRIDGE DYKES

The linear dykes of the Tabular Hills of North East Yorkshire are the third largest group in Britain, both in area and the number of Dykes.

The Scamridge Dykes are the most famous of the North Yorkshire Dykes. They run up to six abreast in a large curve for almost three kilometers from the scarp edge of Troutdale South to the head of Kirkdale. The Dykes are thought to be prehistoric in origin and they probably defined prehistoric territorial boundaries. Historic England lists them as a Scheduled Ancient Monument.

TUMULI

Prehistoric tumuli, ancient grassy burial mounds from the Iron Age, are common in the area and form a distinctive part of the landscape. Several overgrown examples, marked on older maps, lie within a few hundred metres of the proposed site. The best preserved examples, a few miles away in Wykeham Forest, have been designated a Scheduled Monument.

BRIDESTONES

Aptly named 'Brink-stones' or edge stones in Old Norse, you can follow footpaths to the top to experience the Bridestones first hand. These fascinating rocks are the remains of a sandstone 'cap' that was originally much higher, Jurassic sedimentary rock deposited some 150 million years ago.

Layers of hard sandstone alternating with softer calcareous layers have been eroded by wind, frost and rain over thousands of years.



Local Dykes



Tumuli, Wykeham Forest



Bridestone Rock Formations, Dalby Forest

3.2 LOCAL INSPIRATION_DRYSTONE WALLS

Drystone walls are not merely features of agricultural interest; they are in a sense, living history; a legacy of the movement towards enclosure of common farming and grazing land as English society moved away from feudalism.

DEFINING CHARACTERISTIC OF DRYSTONE WALLS

Drystone walls are one of the most commonly used field boundaries in England, and help create what we now regard as the traditional pattern of field and lanes so evocative of rural England. They are commonly used as field boundaries in highlands, such as the Yorkshire Dales. The roots of drystone walling as a method of enclosing fields lie at least as far back as the Iron Age.

LINK TO HISTORICAL PAST

Throughout the medieval period, as settlement in the Highland areas increased, so too did drystone walling. As individual landowners abandoned farming in favour of raising sheep and cattle, they enclosed land which had been owned or used "in common", by all the inhabitants of a village. The right to use the common land was lost as landowners enclosed fields. Most of the drystone walls we see today are products of the post-medieval move toward enclosure. In the lower slopes of the Highland Zone the walls are rough and irregular in shape, enclosing small farms dating to the late medieval period and the 16th century. Higher up the slopes the walls enclose larger fields dating from the 16th and 17th centuries.

INSPIRATION

The horizontal banding, throughstones and coping stones provide not only an interesting pattern and texture, but also provide a reference to the historical fabric of this rural area.



Diagram of Existing Drystone Walls Surrounding the Site



Traditional Drystone Wall with Throughstones



Drystone Walls as Field Boundaries in North Yorkshire



Photograph of Existing Drystone Wall near the Site

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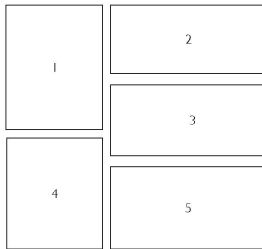
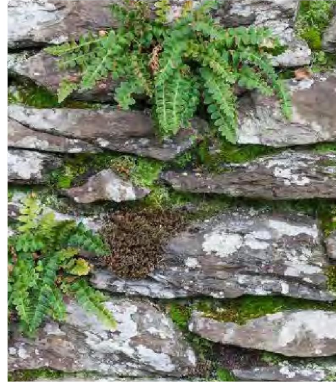
3.3 ECOLOGICAL ENHANCEMENTS THROUGH DRYSTONE WALLS

FLORA AND FAUNA IN DRY STONE WALLS

Drystone walls provide a habitat for many flora and fauna including stoats, field mice, voles, hedgehogs, bats, toads and slow-worms. Many birds too, such as the robin, wheatear and redstart, and the occasional small owl occupy larger gaps, with mosses, lichens and ferns favouring the outside of the walls. Recesses can also house bats.

There is an opportunity to provide positive ecological enhancements in the new drystone landscape and proposed dwelling, including:

- Cavities in house walls for nesting birds
- Built-in boxes for nesting birds
- Owl box fixed in nearby trees
- Mosses & ferns
- Swift bricks built into external walls
- Insect boxes built into walls



- 1 Mosses & Ferns on Drystone Walls
- 2 Insect Nesting Boxes
- 3 Recesses for Bats in Walls
- 4 Owl Box
- 5 Cavities in External Walls for Nesting Birds

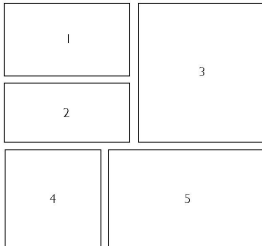


3.4 ARCHITECTURAL PRECEDENTS_FENESTRATION & MATERIALITY

We explored successful precedents of large corner glazing, punctured openings and deep reveals, shown adjacent.

Sartfell Restorative Rural Retreat is an aspirational example of how stone walling can blend landscape and building seamlessly, creating a ribbon that carves into the hillside. Its distinctive long horizontal slot window maximises the extensive views whilst providing high levels of natural light to the interior of the primary open plan living space. The glazing is set deep within the walls with the overhang above and deep reveals providing solar shading in summer and minimising the risk of summer overheating.

Silver House illustrates the elegant diagram of floating timber and glass, capped by an asymmetric and distinct roof plane above a solid stone plinth.



- 1 Converted Wine Cellar to Family Home, Spain by Cubus Architectura
- 2 Silver House, South Wales by Hyde Architects
- 3 Mrizi i Zanave Agroturizëm, Albania by Plisatelier
- 4 Jizerské Hory, Czech Republic by Prodesi
- 5 Sartfell Restorative Rural Retreat, Isle of Man by Foster Lomas Architects



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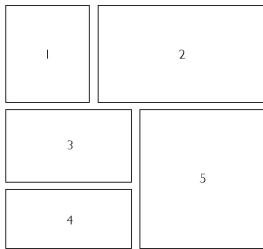
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3.5 ARCHITECTURAL PRECEDENTS_PITCHED ROOF

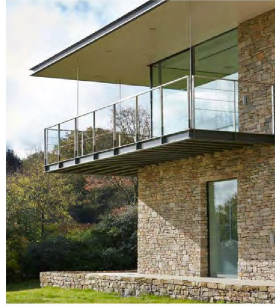
In response to the site topography and proposed siting of the dwelling, we identified an opportunity for a pitched roof that 'opens' the building towards the views across the valley facing South West. Contradictory to the roof at The Houll which echoes the slope of the hillside it's perched on, we felt the reverse approach would make the most of the views, natural light and sense of openness we hoped to achieve.

Distinguishable in the landscape, this bold and dynamic roof form is typically clad in zinc standing seam metal.

There is an opportunity to create an overhang on the Southern facade to provide solar shading, particularly important given the likely expanse of glazing on this elevation.



- 1 Henley-on-Thames House by The Manser Practice
- 2 The Houll, Castle Douglas by Simon Winstanley Architects
- 3 Lower Linny, Devon by van Elen + Sheryn Architects
- 4 La Cabañita, Guatemala by Paz Arquitectura
- 5 Silver House, South Wales by Hyde Architects



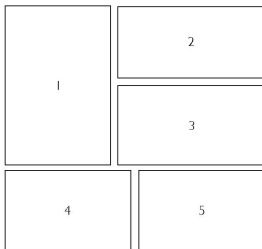
3.6 MATERIAL PALETTE_AS PROPOSED

The proposed materials for this new dwelling adhere to a refined, traditional palette of stone and timber albeit treated in a contemporary manner. They are fundamentally natural, sustainable and of the locality.

Reclaimed, site-won, Yorkshire drystone walling acts a plinth for the upper pavilion clad in vertical timber.

The grey zinc standing seam butterfly roof floats elegantly above the upper floor and a green roof enhances the green surroundings, seamlessly blurring the transition between the built form and the landscape.

Slim profile powder-coated aluminium doors and windows and glass balustrades with minimal fixings will not detract from the views out.



- 1 Yorkshire Rough Coursed Stone
- 2 Green Roof
- 3 Vertical Timber Cladding
- 4 Zinc Standing Seam Roof
- 5 Drystone Walling



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4.1 DESIGN DEVELOPMENT

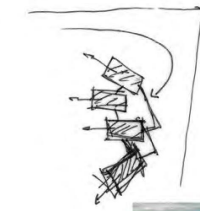
The initial concept evolved from the defining characteristics of the site, wider landscape and also from the client's brief.

The sketch scheme developed the following ideas and concepts:

- Proposed location to take advantage of long-distance Southerly views & provide a 'vantage point' over the site.
- Reflect the heterogeneous nature of local rock formations with differing shapes & asymmetrical forms
- A loose array of forms that reflect the Bristonies & tumuli
- Built into the sloping side of the landscape
- Walls to extend into the landscape to form a visual & practical connection with it
- Materials reflecting the indigenous materials of the local area
- Low roof forms

The design went through a series of iterations including two Design Review Panels, using a range of 2D and 3D techniques to develop multiple massing options and explore the opportunities and constraints provided by the unique site.

Adjacent are various key images from this exploration.



1 Initial Sketch



2 Development SketchUp Model View



3 DRP 1 Proposal



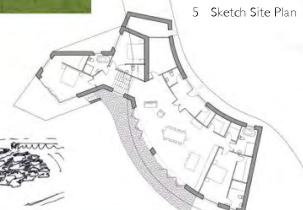
4 1:1000 Plaster Development Model



5 Sketch Site Plan



7 Sketch Development of Key Elevation



6 Ground Floor Plan



8 DRP 2 Proposal

4.2 BRIDESTONES/FRAGMENTS

PREFERRED SITING

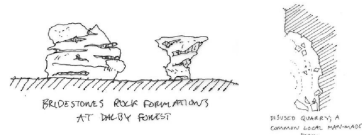
Set on the brow of the valley, this favoured position of the proposed dwelling was established early in the process, informed by our site analysis and landscape appraisal for the following reasons:

- This location experiences both the flat upper agricultural plateau & drama of the valley
- An undisturbed East South West aspect ensures a bright & warm living environment with potential to embrace solar gain for improved sustainability
- Views from this location are varied including wide panoramas, focused vistas & subtle glimpses
- The house arrival & departure journey through the landscape will be varied & stimulating on the basis the existing established access track will be extended
- A glimpsed view from the PRoW is potentially possible which permits a discreet view of exceptional rural architecture
- Opportunity for an enclosed & sheltered arrival zone to the North

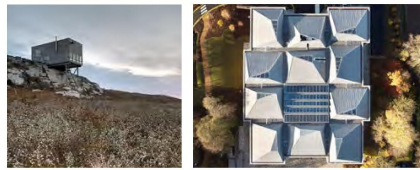
INITIAL SKETCH SCHEME

Our initial sketch scheme was a direct response to the local distinctive landscape features; Bridestone rock formations and disused quarries. This resulted in a fragmented aesthetic that clearly directed views and disaggregated roof forms evocative of Iybridge Road, a precedent identified and liked by our clients.

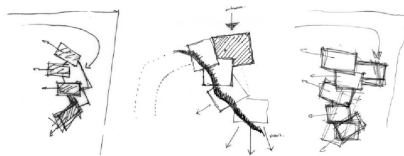
We determined a preference for a natural and refined palette of stone and timber with contrasting zinc metal roof.



Concept Inspiration Sketches: Bridestones at Dalby & Local Quarry



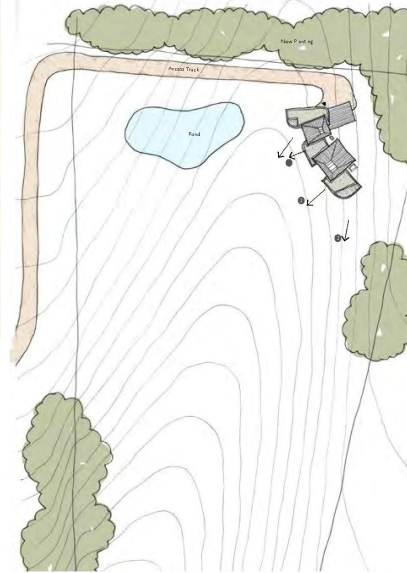
Iybridge Road, Devon by David Sheppard Architects, Cliff House, Nova Scotia by MacKay-Lyons Sweetapple Architects & Lower Mountjoy Teaching & Learning Centre, Durham University by FaulknerBrowns Architects



Initial Sketches



3D Exploration



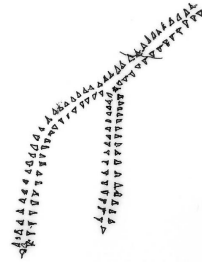
Coloured Sketch Site Plan

4.3 DYKES/ORGANIC GROWTH

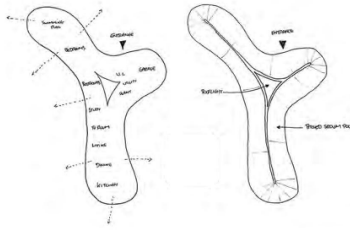
EVOLVING CONCEPT

The Scamridge Dykes alongside natural and delicate forms such as the organic growths found in Dalby Forest inspired further design development, exploring curves and the potential relationship between the built structures and the landscape.

We then mused the possibility of an undulating green roof that would emulate the local landforms and blur the physical boundaries on site.



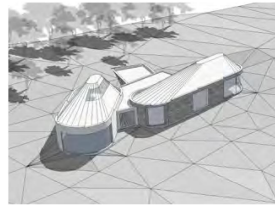
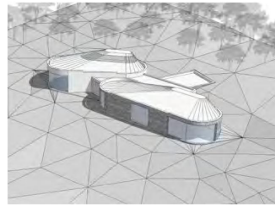
Local Scamridge Dykes: Prehistoric Linear Boundaries



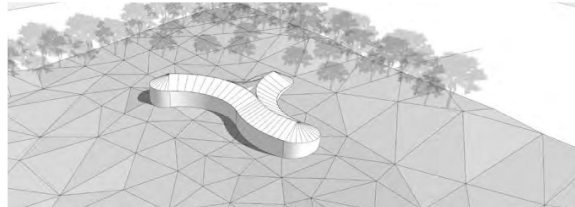
Sketch Internal Layout & Roof Plan



Organic Growth



Dyke as a Landscape Feature



SketchUp Model Views



Macallan Distiller, Scotland by Rogers Stirk Harbour + Partners

4.4 DRP SCHEME I

We proceeded to develop the previous iteration, combining the Bridestone and Dyke elements.

The scheme adjacent was then presented to the DRP who expressly endorsed the site and concept design drivers.

“ The Panel support the conceptual premise for the proposal... The scheme has potential given its location and other great spatial ingredients.

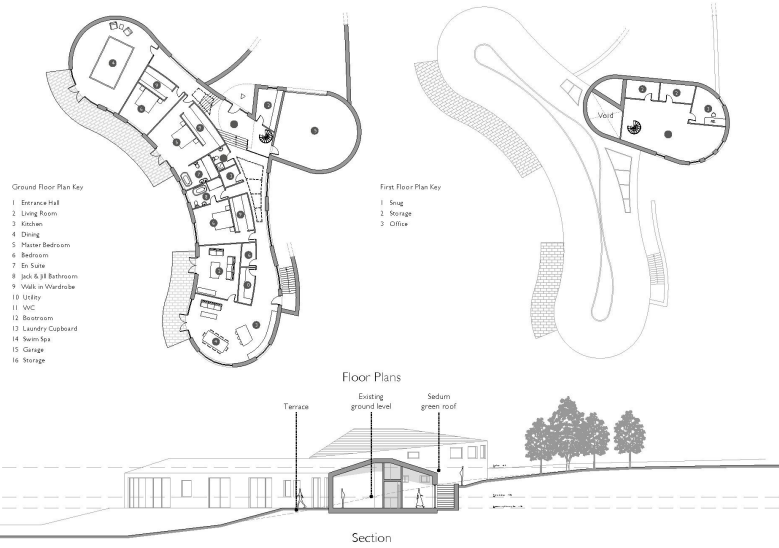
Yorkshire Design Review Panel Report 25/06/2020

The DRP also notably made a series of recommendations to elevate the architectural response to outstanding detailed below:

- Revisit initial Bridestone & Dyke concept & further develop & explore relative to the architectural forms & relationship between building & landscape
- Reconsider entrance & arrival - move garage & engage with key views South
- Explore larger openings & more expansive glazing to create drama
- Experiment with the material palette to add spectacle
- Review the internal configuration & inherent functionality

THE NEXT STEPS

Significantly, this experience highlighted that the Panel would welcome a bolder and more dramatic architectural approach. We sought to engage with the Panel's comments whilst continuing to uphold an open dialogue with our client.



SketchUp Model Views showing Sedum Green Roof & Surrounding Natural Landscape

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4.5 'LANDSCAPE AS COLLAGE'

RESPONSE TO DRP

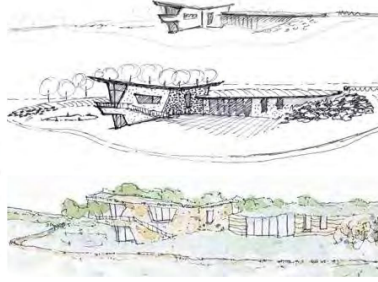
Subsequent to receiving the Panel's written feedback, the following was contemplated, re-evaluated and consequently amended:

- Conceptual Bridestone & Dyke diagram including its strengths & weaknesses
- Shifted the Bridestone element to better exploit the key views - recognised an extra storey would allow for panoramic views & introduced a balcony to enjoy these from
- Developed the key South West elevation as a tool to explore fenestration & materiality
- Sought a clarity & meticulous resolution of diagram & materiality
- Explored alternative materials with locality & sustainability in mind
- Endeavoured to design a bolder scheme whilst adhering to the original brief & principles communicated by the client

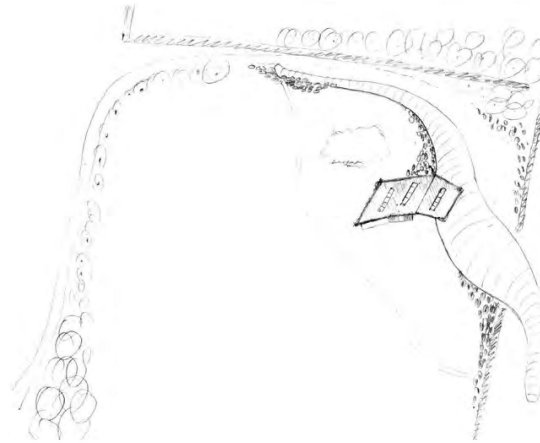
To aid this process, we undertook further precedent research and felt inspired by The Rock House. It obscures the boundaries between landscape and built form very successfully using stone, grass roof and low lying profile that allows it to nestle into the hilly terrain. Particularly striking is its presence in the wider landscape when viewed from afar.



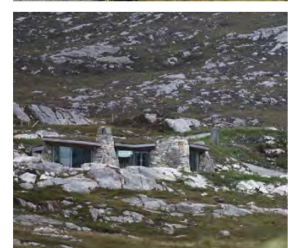
Parti & Levels Diagrams



Development of Key Elevation



Sketch Site Plan



The Rock House, Borve Lodge Estate, Isle of Harris by Stuart Bagshaw

4.6 'THE BRIDESTONE AND THE DYKE'

We proceeded to resolve the internal layout, further responding to the DRP comments and made the key changes detailed below:

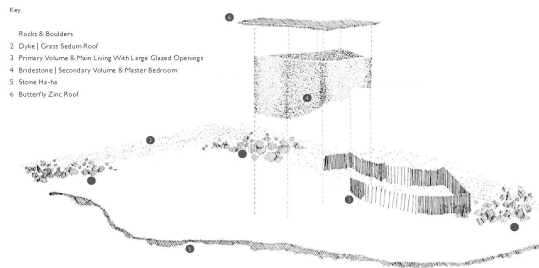
- Reorientated the entrance to ensure the views South West are visible immediately after entering
- Moved the garage - explored concealing it & integrating it in the Dyke landform
- Designed a central, open plan living, kitchen & dining family room - incorporated full height openable glazing to take advantage of the views
- Repositioned the master bedroom to allow for spectacular views out without compromising on its privacy



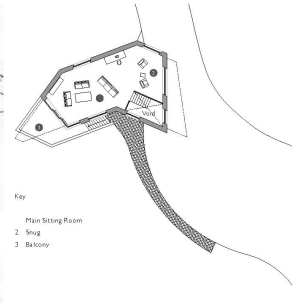
View from the Access Track



View from the South West



Concept Axonometric Diagram



- Key
- 1 Main Sitting Room
 - 2 Snug
 - 3 Balcony

Ground Floor Plan



- Key
- 1 Entrance Hall
 - 2 Kitchen
 - 3 Dining
 - 4 Bedroom
 - 5 En-Suite
 - 6 Walk-in Wardrobe
 - 7 Bedroom 3
 - 8 Bedroom 2
 - 9 Bathroom
 - 10 Laundry Cupboard
 - 11 Utility
 - 12 Bedroom
 - 13 WC
 - 14 Storage
 - 15 Plant
 - 16 Living
 - 17 Terrace

First Floor Plan

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4.7 DRP SCHEME 2_THE PROPOSAL

We further refined the design, simplifying the rounded forms and acute angles to improve the functionality of the internal spaces. The floor plan was refined with smaller and secluded accommodation located solely on the lower ground and a grand open plan kitchen, living and dining space akin to a pavilion above. The introduction of a dramatic pitched, asymmetric roof further maximises the views. We also worked on enhancing the arrival and entrance sequence.

The Panel articulated confidence in this revised scheme, acknowledging its positive impact on the wider landscape and its exciting design.

“ The scheme has much more rigour and conviction than before... The design response is much bolder and demonstrates a better understanding of place and is a more intuitive design response. The proposal reads as an object at the head of the valley, there to be seen, and making a contribution to the landscape.
Yorkshire Design Review Panel 2 Report 25/10/2020

They continued to recognise the successful realisation of the concept in relation to the built form and its surroundings.

“ It is heartening to see the concept of the dyke and bridestone now convincingly tying the building into the topography of the wider site.
Yorkshire Design Review Panel 2 Report 25/10/2020



Sketch View of the Proposal from the South West



View from the South West



View of the Approach & Entrance



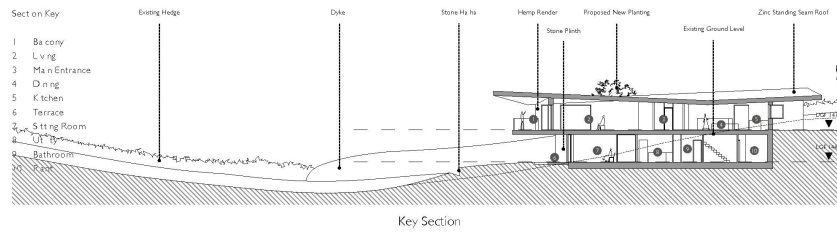
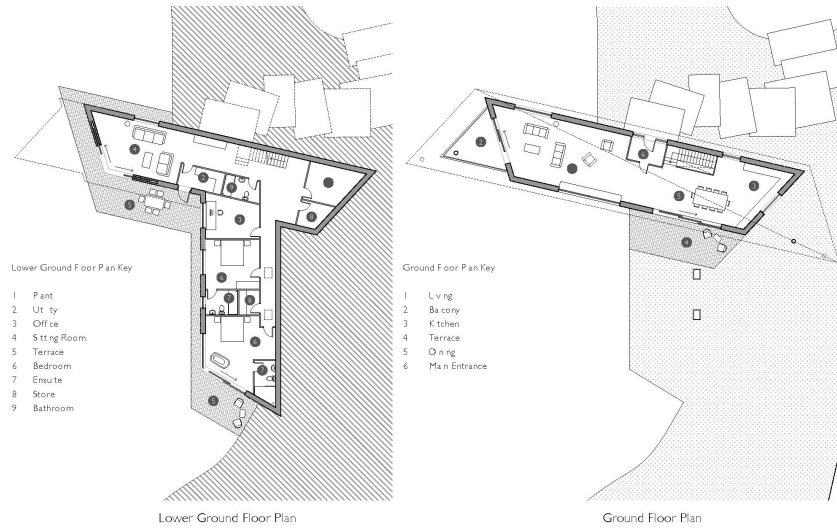
Sketch View from the Access Track

4.8 DRP SCHEME 2_FEEDBACK

To improve the design further the DRP suggested the following:

- Consider the proportions of the upper ground floor, internal circulation & legibility
- Strengthen the arrival & main entrance to reflect the angles elsewhere in the building & ensure a 'breathtaking' entrance
- Celebrate the staircase & movement between floors using natural light
- Explore full height glazing & its relationship to the dynamic roof line
- Assess how to future proof the dwelling including level access & a shelter to the main entrance

The DRP were satisfied another review was not necessary, encouraged by the evolution and pleased with the progress demonstrated.



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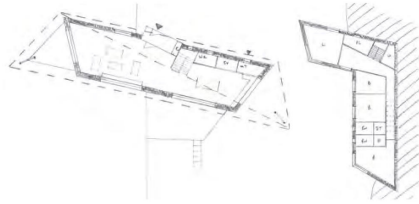
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4.9 FINAL DEVELOPMENT

RESPONSE TO DRP

Building on the feedback received, we worked alongside our client to establish a final brief and made minor amendments to address the weaknesses highlighted by the DRP whilst fundamentally preserving the clarity of the conceptual diagram. The key changes are as follows:

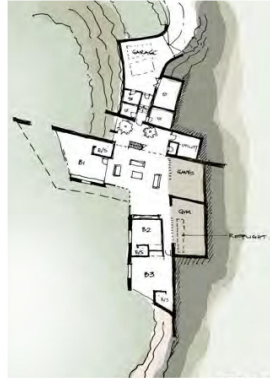
- Ramped & level access to 'future-proof' the dwelling & accommodate any additional needs if required
- Fully concealed garage & lower level access
- Additional element to distinguish & celebrate the entrance sequence including provision of upper ground WC
- Dramatic double height void connecting the lower & upper ground floors
- Entrance orientated to allow for views South providing an instant connection to the surroundings
- Proportions of the pavilion reconsidered - eaves height raised & butterfly roof amended to emphasise the two disparate volumes
- Lower ground floor expanded to incorporate additional elements of the client's brief including games room & gym - has no external visual impact
- Introduction of retaining & feature drystone walls in the landscape to add character & anchor the dwelling



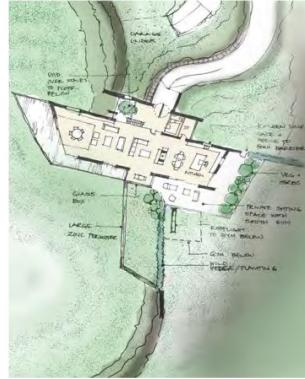
Sketch Floor Plans



1:200 Development Model



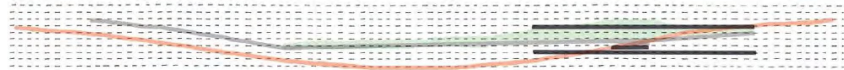
Lower Ground Floor Plan



Upper Ground Floor Plan



Development Sketch Perspectives



Sketch Section Exploring Relationship Between Levels

5.0 PROPOSED DESIGN



PARAGRAPH 79e HOUSE

“

79. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- e) the design is of exceptional quality, in that it:
 - Is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - Would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

Chapter 5 Delivering a sufficient supply of homes, Rural Housing, Paragraph 79, NPPF February 2019 Ministry of Housing, Communities and Local Government.

5.1 SKETCH PERSPECTIVES I



View of the proposed dwelling from the public footpath to the East



Stone plinth & vertical timber cladding

5.2 SKETCH PERSPECTIVES 2

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View of main entrance & concealed garage from the adjacent field



Approach view from the access track looking out over the valley

5.3 SKETCH PERSPECTIVES 3



View of the proposed house from the bottom of the valley & access track

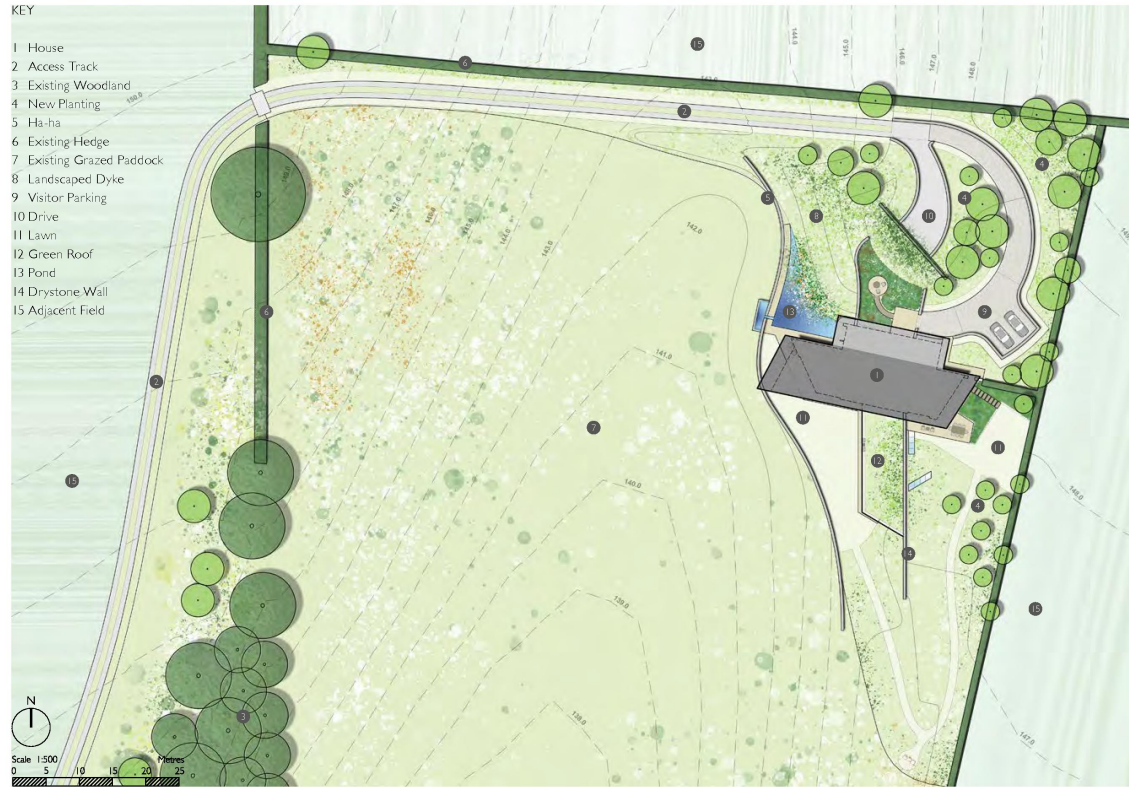


Landscaped Dyke, stone ha-ha & butterfly roof, viewed from the West

5.4 SITE PLAN_AS PROPOSED 1:500 @ A3

KEY

- 1 House
- 2 Access Track
- 3 Existing Woodland
- 4 New Planting
- 5 Ha-ha
- 6 Existing Hedge
- 7 Existing Grazed Paddock
- 8 Landscaped Dyke
- 9 Visitor Parking
- 10 Drive
- 11 Lawn
- 12 Green Roof
- 13 Pond
- 14 Drystone Wall
- 15 Adjacent Field



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5.5 LOWER GROUND FLOOR PLAN_AS PROPOSED 1:200 @ A3

KEY

- 1 Garage
- 2 Store
- 3 Lower Entrance
- 4 Utility
- 5 WC
- 6 Dressing
- 7 Ensuite
- 8 Master Bedroom
- 9 Sitting Room
- 10 Games Room
- 11 Gym
- 12 Study
- 13 Bedroom 3
- 14 Bathroom
- 15 Bedroom 2
- 16 Lower Terrace



5.6 UPPER GROUND FLOOR PLAN_AS PROPOSED 1:200 @ A3

KEY

- 1 Main Entrance
- 2 WC
- 3 Boot Room
- 4 Store
- 5 Dining
- 6 Balcony
- 7 Living Room
- 8 Kitchen
- 9 Upper Terrace
- 10 Bin Store



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5.7 SOUTH & NORTH ELEVATIONS_AS PROPOSED 1:200 @ A3

MATERIALS SCHEDULE

- Upper Ground Floor Walls - Vertical timber cladding
- Lower Ground Floor Walls - Reclaimed Yorkshire drystone walling with no visible mortar
- Upper Ground Floor Roof - Grey zinc metal standing seam
- Lower Ground Floor Roof - Green roof
- Doors & Windows - Slim profile powder-coated aluminium frames



SOUTH ELEVATION



NORTH ELEVATION



5.8 WEST & EAST ELEVATIONS_AS PROPOSED 1:200 @ A3



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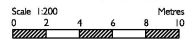
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WEST ELEVATION



EAST ELEVATION

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5.9 SECTION_AS PROPOSED 1:200 @ A3

KEY

- 1 Utility
- 2 Lower Entrance
- 3 Store
- 4 Boot Room
- 5 Main Entrance
- 6 Void
- 7 Staircase



SECTION KEY PLAN N. T. S.



EAST TO WEST SECTION LOOKING SOUTH



5.10 CONCEPT INTERNAL VISUALS

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Living room window seat looking South West over the valley



Main entrance & double height space overlooking the pond

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5.11 VIEW OF PROPOSED DWELLING FROM SOUTH



5.12 VIEW OF ARRIVAL FROM THE ACCESS TRACK



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6.1 LANDSCAPE MASTERPLAN NOT TO SCALE

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6.2 ECOLOGICAL ENHANCEMENTS



LANDSCAPE ENHANCEMENTS

- 01 PERENNIOUS SEMI-NATURAL WOODLAND**

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- 02 GRAZED PADDOCKS**

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- 03 SPECIES RICH GRASSLAND MARGINS**

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- 04 REDUCED HEDGEROW**

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- 05 EXISTING HEDGEROW ENHANCEMENT**

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- 06 PUBLIC RIGHT OF WAY**

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- 07 DITCH AND ARRIVAL VALLEY**

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- 08 ARRIVAL ZONE PERMEABLE GRAVEL**

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- 09 HOUSE SETTING**

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- 10 HAIR**

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- 11 NATURE WOODLAND CORRIDOR MANAGEMENT**

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- 12 PLANTING MANAGEMENT**

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- 13 DRY STONE WALL REHABILITATION**

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- 14 GORE MANAGEMENT**

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6.3 HARD & SOFT LANDSCAPING



Sculptural Landscaped Dyke



Species Rich Meadow Grass



Stone Ha-ha, Lawn & Grazing Paddock



Augmented & New Native Hedgerow



Permeable Gravel Driveway



Drystone Wall using Site-Won Stone



6.4 PEDESTRIAN & VEHICULAR ACCESS

“ The approach to the house through the private valley is very appealing and could create an excellent experiential journey to the house.

Yorkshire Design Review Panel Report 25/06/2020

The proposed dwelling will utilise the existing established vehicular access from Low Park Farm, traversing the valley. This dramatic arrival is enhanced by the existing dense tree planting and sloping topography, providing glimpsed views of the new dwelling embedded in the landscape. The new access track and drive organically follows the site perimeter.

The adjacent diagram illustrates this key pedestrian and vehicular access route and its connection to the wider landholding.

KEY

- Existing Access Track
- Proposed New Access Track & Drive



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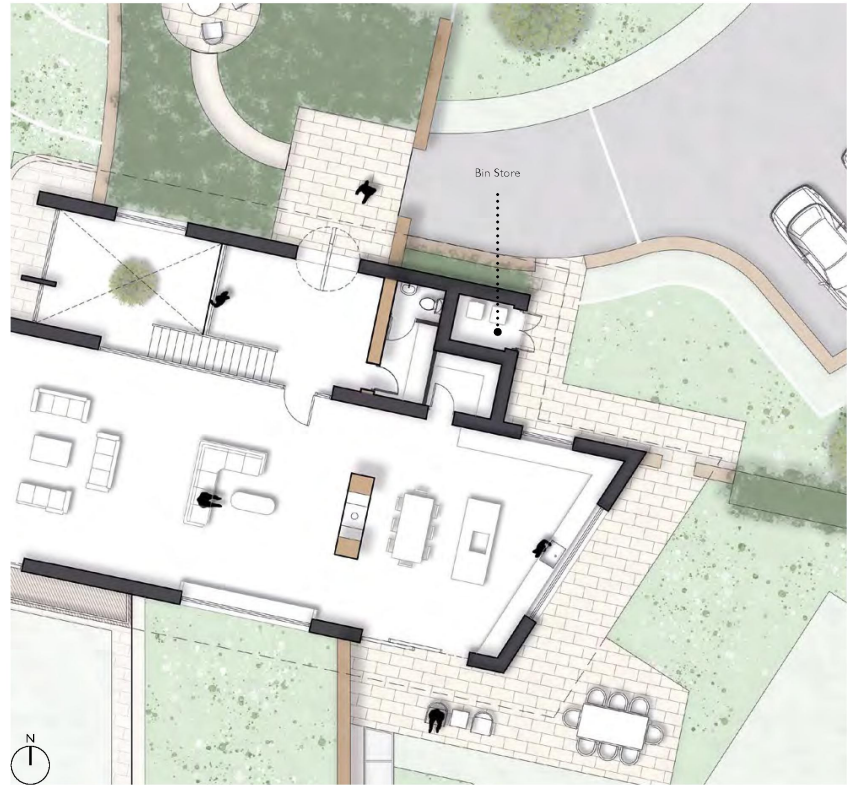
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6.5 REFUSE ARRANGEMENTS

An enclosed bin store has been designed integral to the upper ground floor with external doors providing easy access to the drive and access track.

The location of this is shown on the floor plan adjacent.

Bin lorries will not be expected to travel to the site, instead the household waste will be taken down to the A170.



6.6 SERVICES AND DRAINAGE

The proposed dwelling requires new installation of the following:

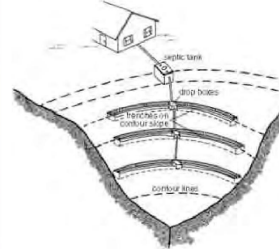
- Borehole
- Underground electric supply
- Soakaways for surface water drainage
- Foul treatment tank
- Foul treatment soakaways



Borehole



Foul Treatment Tank



Foul Treatment Soakaway Field Drains

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6.7 ENVIRONMENTAL DESIGN

The design incorporates the following key features which will enable the house to have a low energy consumption and be sensitive to the local landscape:

- Green roof
- Drystone walls using site-won stone (low embodied energy)
- Mechanical ventilation with heat recovery
- Ground Source Heat Pump
- High levels of insulation
- High thermal mass enabling retention of solar gain & smoothing temperature differentials
- Remote solar array located near air strip
- Natural drainage & attenuation measures to manage water runoff
- Rainwater harvesting



Rainwater Harvested Pond



Green Roof



Ground Source Heat Pump



Reinstated & New Drystone Walls using Site-Won Stone

6.8 LIGHTING STRATEGY

It is acknowledged that any new dwelling on an undeveloped site will involve the need for lighting, both internal and external, which will inevitably both increase levels of light on the site and from outside the site looking in.

Light pollution refers to over bright or poorly directed light which can provide a visual disturbance to people, be harmful to wildlife and undermine enjoyment of the countryside.

Artificial lighting will be used only to enhance the proposal and living experience.

The measures considered to minimise the impact of artificial lighting on both the immediate and wider surroundings are detailed below.

LUMINANCE

There will be no external facade lighting and the lighting proposed externally has been restricted to areas required to assist with safe ingress/egress. For example, external down lights to limit light pollution will be used sparingly at the entrance. All external lighting proposed shall be automatically switched off post-curfew (9pm).

The lighting design and interior design palette will work in harmony to reduce the magnitude of the visible lighting effect when viewed externally. Key characteristics include the lower reflectance characteristics of interior finishes, zoning of the internal lighting to focus lighting only onto key living spaces and the use of shrouded luminaires with concealed light sources all serve to reduce the background luminance on vertical surfaces that will be visible externally. Curtains or blinds will also be integrated into the design.

Screening methods further reduce the presence of obtrusive lighting. The average luminance observed across the property at night will be reduced by the proposed new planting, obstructing sight lines from the PROW to the East.

CONTROLS

Intelligent lighting control systems will be utilised to further limit possible obtrusive light. The lighting control system shall include astronomical time clocks and occupancy sensing devices, which will limit the use of artificial lighting when it is not required and switch off lighting in the exterior spaces post-curfew.

SOURCE INTENSITY

All light sources shall be shielded from direct external view and this will be achieved either by ceiling recessed luminaires or by opaque shading devices. All external luminaires shall exhibit a maximum source intensity below the Institute of Lighting Professionals Guidance Note GN01 pre-curfew recommendation of 2,500cd and all external lighting shall be switched off post-curfew.

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SUMMARY

To design an exceptional dwelling on the elevated brow of the valley that contributes to both its immediate setting & the broader landscape, references local distinctive rock formations & landforms, & provides ecological enhancements with sustainability integral

ASPIRATIONS

- To develop a combined landscape & architectural response unique to both client & place which is truly outstanding or innovative
- To provide significant enhancement to the biodiversity of the site & surrounding area in both the landscape & architectural design
- To respond sensitively to, retain & enhance historic views & vistas to & from the site
- To reinforce the inherent character of the landscape & sensitivity of the site through architectural forms that reflect the important features of both the immediate & wider landscape.
- To design for both the client's current brief & possible future requirements whilst creating high quality & beautiful internal spaces
- To create a strong relationship between the dwelling & wider Low Park Farm

SITE PARAMETERS

- Sensitivity of the site in open countryside
- Public Right of Way to the East with glimpsed views of the site
- Existing established access from the South
- Dramatic & undulating topography including steep valley & woodland plantation

DESIGN SOLUTIONS

- Proposed location on the elevated brow of the valley provides a 'vantage point' over the site & wider Low Park Farm
- Embraced landform to inform creative architectural & landscape solutions
- Nestled dwelling into the site by recessing it, partially into the contoured landscape on the North & East to minimise visual impact on surroundings
- Orientated the dwelling to exploit the spectacular variety of views including wide panoramas, focused vistas & subtle glimpses to & from the site
- Designed low roof forms & a sunken building profile to ensure the dwelling does not dominate its setting, without compromising on the internal quality or living experience
- Retaining & feature drystone walls extend into the landscape to form a visual and practical connection with it, adding character reminiscent of the local area & anchoring the dwelling
- Drystone walls of house, garden walls & wider landscape create significant biodiversity enhancements; refer to Landscape Masterplan
- Utilised & extend the existing meandering Southern access to enhance the experiential journey to & from the proposal
- Reflected the heterogeneous nature of local Bredonstone rock formations with differing shapes & asymmetrical forms
- Proposed material palette reflects the indigenous materials of the surrounding area; reclaimed & site-won Yorkshire stone will be used where possible
- Referenced local Bredonstone rock formations & Dyke landforms in both the architecture & landscape
- Created a series of varied & private outdoor landscaped settings through diverse planting, augmented hedge screening to demarcate boundaries & level changes
- Provided a well defined & attractive arrival zone & main entrance to the dwelling with subservient garage fully concealed
- Reversed the conventional internal configuration & positioned the main entrance & living areas on the upper storey with private bedrooms below, in order to take full advantage of views
- Demonstrated high quality rural architecture, understated but visible from the PRoW to the East to promote positive surveillance & distinguished by the dynamic butterfly roof
- Maintained a relationship between the land, dwelling & livestock using traditional landscape features including a ha-ha

1:500 SITE MODEL View from the Valley Looking North



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