NPPF Paragraph 79 - New Build House
Land at Seagate Road, Long Sutton, PE12 9AD



AKM
ARCHITECTURE

Client: Mr & Mrs Smith

Land at Seagate Road, Long Sutton

CONTENTS

1.0	**INTRODUCTION**	**4**
2.0	**SITE AND SURROUNDING AREA**	**4**
3.0	**DESIGN SKETCH WORK AND PRECEDENT**	**7**
4.0	**DESIGN**	**9**
5.0	**LANDSCAPING**	**9**
6.0	**ACCESS**	**12**
7.0	**ZERO CARBON / LOW IMPACT**	**12**
8.0	**PLANNING HISTORY**	**13**
9.0	**PLANNING POLICY**	**13**
10.0	**PRE APPLICATION ENQUIRY**	**13**
11.0	**CONCLUSION**	**14**

AKM ARCHITECTURE

AKM Architecture is a young practice with extensive knowledge that specialises in contemporary and tradition residential developments.

We have worked on several contemporary homes, both new build and extensions. AKM have designed and had approved Paragraph 79 buildings previously. We aim to create buildings that are both sensitive to their site and surroundings whilst taking inspiration form historic context and contemporary methods. We combine these factors to create Holistic, healthy living environments that work well for the occupants and are visually pleasing to the surrounding community.



The Spinney

The Spinney is a Paragraph 79 approved house built on a awkward overgrown site. The house encapsulates the historic element of the site by reinstating the duck decoy pond and replacing diseased trees. The materials are dictated by the site and features enhance the surrounding area.

The house is a large family home and currently under construction.



River House

The River house was designed to reflect the surrounding context of this beautiful site. Materials were used that enhance the bold shapes. Large, full height glazing was used to reflect the river.

The location allowed the house to be viewed and enjoyed by the public.



Contemporary Farm House extension

This Contemporary farm house extension doubles the size of the floor space. The original house is listed as ‘of special interest’ so a contemporary approach was taken to ensure the original House was clearly preserved.

The extension is currently under construction and uses a contemporary ICF building method.



Fig.1: Google Ariel image showing the application site location (red dot) in context of the surrounding area.



Fig.2: Google Ariel image showing the application site (red) and other land owned (blue)

1.0 INTRODUCTION

1.1 This application seeks planning permission for a Paragraph 79 House. Set within a grassed area, the site is currently unused.

1.2. The clients are local to Long Sutton and have set out to create a family home for themselves and their 5 young grand children with whom reside with them permanently.

1.3 The aim is to provide a Zero Carbon, low impact house.

1.4 We have created a landmark building that utilises and enhances a disused site. Materially, it draws precedent from the local historic and recent traditional local buildings and it aims to encompass the requirements of a modern family life.

1.5 This building has been designed to be visible and enjoyed by the surrounding pocket community.

2.0 SITE AND SURROUNDING AREA

2.1 The site lies within countryside, located on the west of Seagate Road, Long Sutton. south west at the junction with the A7.

2.2 Historically, the site has had transient use. Being used as car parking, storage and now more recently, vacant with a drive to a storage cattle shed.

2.3 Currently, the site has a mass of trees and hedging, most of which were put in from the current owners. The current owners of the site spent a significant amount of time clearing and enhancing the site.

2.4 The site sits opposite existing residential properties to the north, east and south.

2.5 To the west and south are open fields.

2.6 The site boundary's comprise of Hedging.

2.7 There are no listed buildings, protected trees, Conservation Areas or Scheduled Ancient Monuments within or close to the site boundaries.



Fig.3: Google Ariel image showing the application site and context



Fig.4: Photograph showing the application site from the west—Seagate Road



Fig.5: Photograph showing application site from Seagate Road.



Fig.6: Photograph showing the House next to the application site.



Fig.7: Photograph showing the house along Seagate Road



Fig.8. Photograph showing Houses in close proximity.

3.0 DESIGN SKETCH WORK AND PRECEDENT

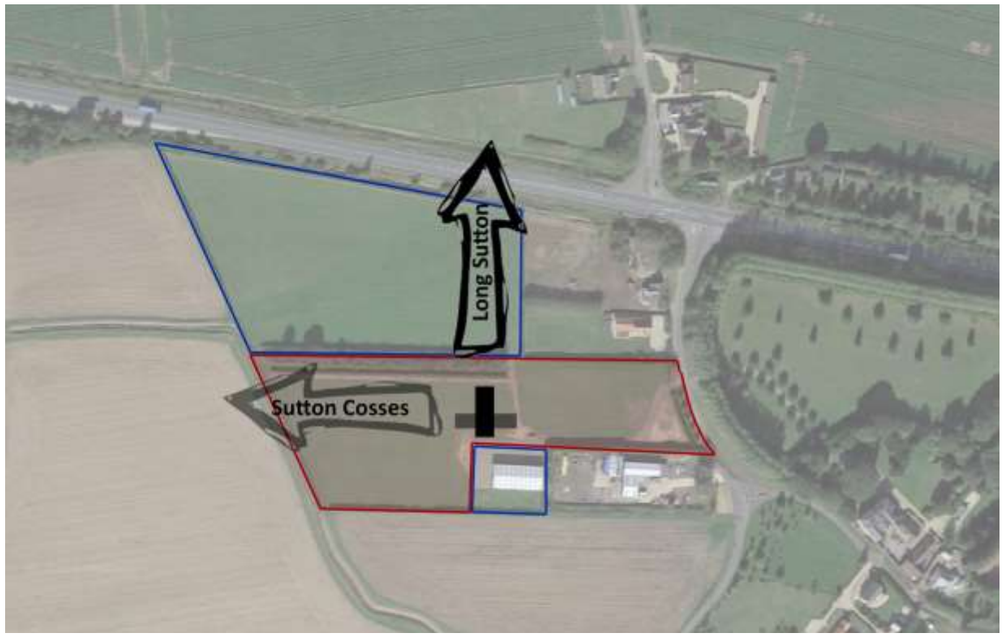


Fig.9: Sketch image showing how the building has been strategically placed giving it historical grounding.

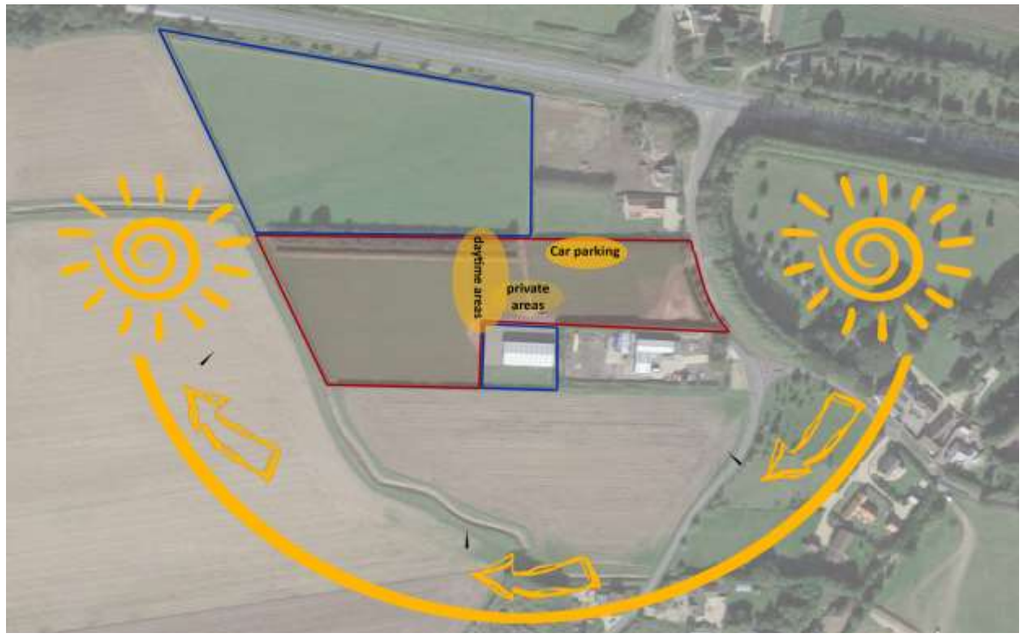


Fig.10: Sketch image showing how the sun path has dictated the uses of the building.



Fig.11: Site Plan showing views from on to the site and how they have been utilized when designing the building.

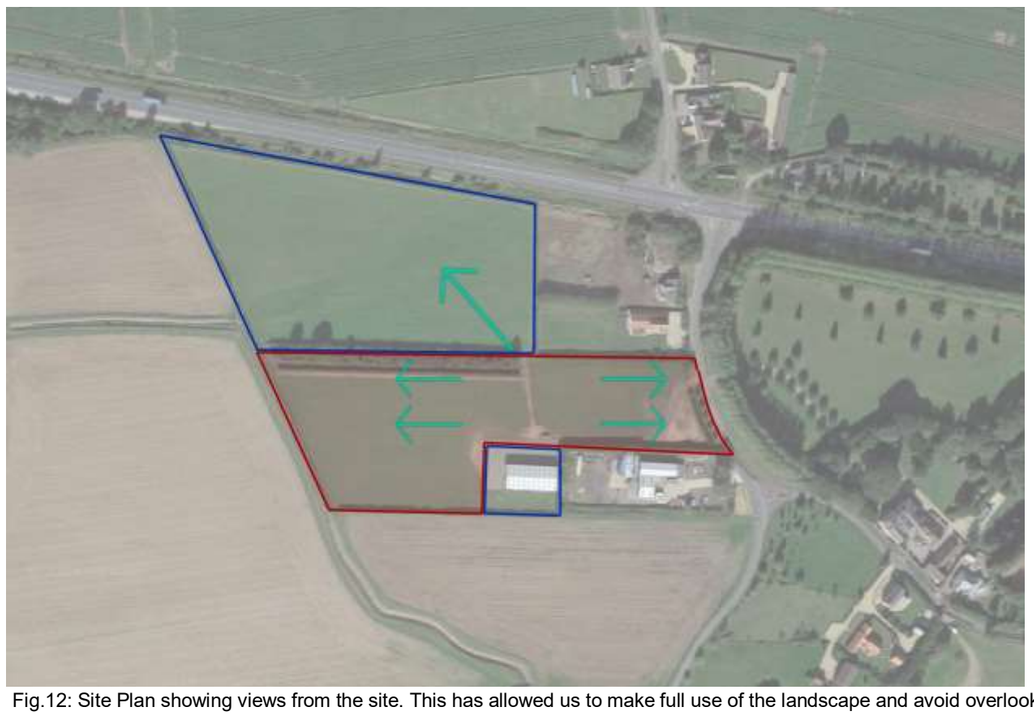


Fig.12: Site Plan showing views from the site. This has allowed us to make full use of the landscape and avoid overlooking.

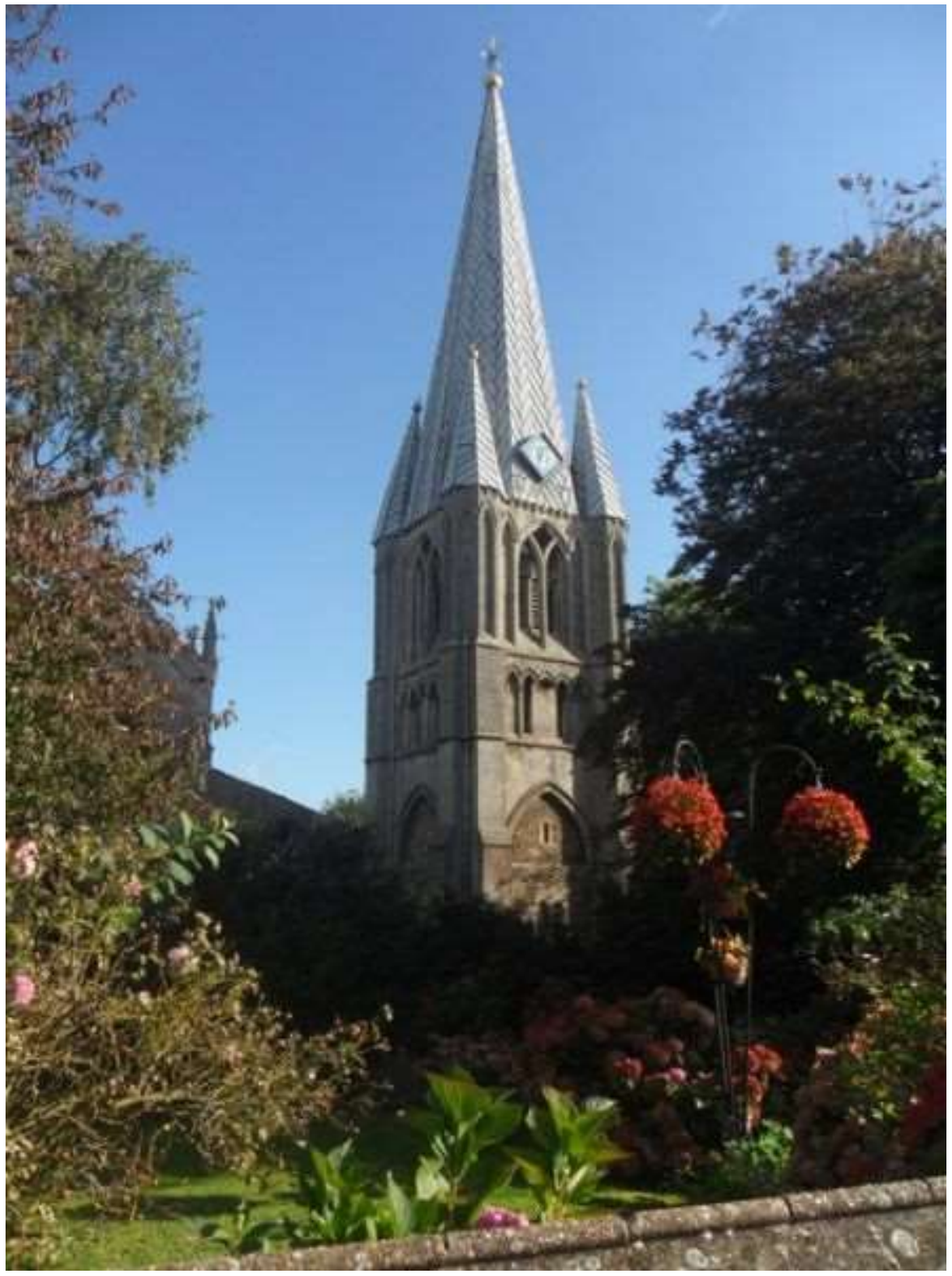


Fig.13: Photograph of Long Sutton Church. Inspiration was taken from the famous metal roof. This has been applied to a residential setting.



Fig.14: Buff brick is proposed which will give the building a traditional setting



Fig.15: Frameless glazing is proposed under the large brick cantilever. This will be extremely impressive and look although glass is holding the building up.

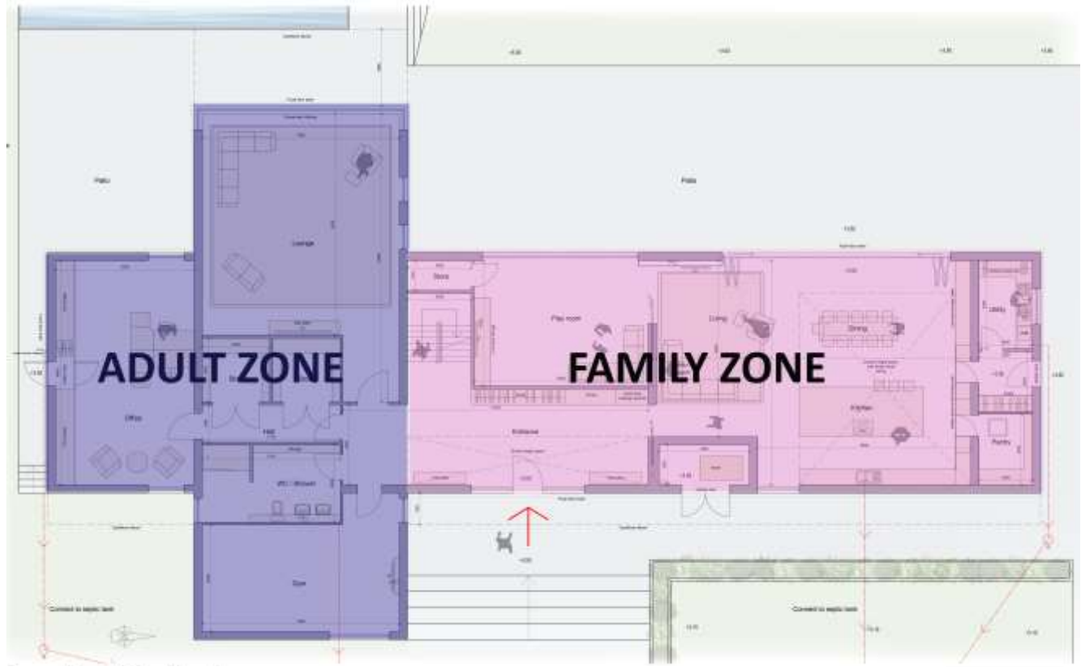


Fig.16: Plan diagram showing how this house has been designed to suit a growing family.



Fig.17: Elevations showing the differing materials and how they have been used in a non conventional way.

4.0 DESIGN

The proposals take a holistic approach to the site and aim to create a building that is highly sustainable, enhances its settings and provides a unique experience to those that not only live in it, but those who view it. Creating a landmark building that utilises a disused site, to recreate the beautiful, natural setting rich in wildlife that is visible and enjoyed by the surrounding pocket community.

The house is rich in inspiration; experimenting with materials, shapes and sustainability and using materials in ways that are unique and challenging. The site and context itself demands how these components are used. Wrap around timber is used, allowing the building at ground floor level to sit harmoniously within the context. Metal cladding is used in a unique way which takes inspiration from the famous historic local church. Using this metal at first floor creates not only bold elements that act as a landmark, but also imitates the way in which they have been traditionally used.

Light is restricted to the east side facing Seabank Road, which creates intrigue. It begins to break through the jagged viewports created within the trees to the main road (A17) providing glimpses of a building within. The views of the building on this side will be spectacular .

The form of the building is simplified with the use of hidden guttering; minimising interruptions to the façade.

Due to the family's unusual circumstance and need to grow and remain flexible, the house is separated into ‘Family Zone’ and ‘Adult Zone’. This allows the older grandparents separation from the 5 younger Grandchildren.

The site naturally opens towards the north west, creating a fluid opening, revealing impressive views along the Lincolnshire landscape. This has been taken advantage of with the clear introduction of light and glazing to the west of the site.

The building is historically grounded; one section pointing directly to Long Sutton and the other to Sutton Crosses.

The first floor is jarred, creating a small cantilever to the entrance area and a small balcony to the rear. The balcony creates no over looking issues and makes use of the splendid views.

Astonishingly, the solid brick element appears to ‘float’ to the rear of the building. This is a structural masterpiece that appears to boldly cantilever. The building creates many exciting ‘elements’ have been angled to create several exciting views dependant on where you are traveling from.

The expanse of Glazing will merging with its landscape, reflecting views of open fields.

The building responds to the flood risk element, however visually, despite the increased floor level, the building appears to be settled and grounded.

4.0 LANDSCAPING

We aim to attracting a variety of wildlife to the site. The lack of maintenance previous to my client purchasing the land had resulted in the overgrowth of brambles and the death and spread of disease within existing trees. The site has been partially cleared and new planting has taken place in recent months.

The proposals aim to not only correct the damaged and diminishing landscape but also create an environment to enhance the natural inhabitants back to the site.



Fig.18: 3d image showing front of dwelling.



Fig.19: 3d image showing back of dwelling.

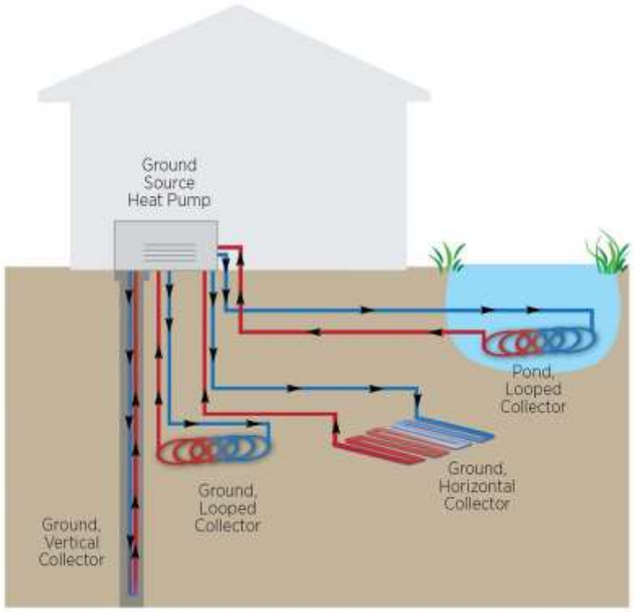


Fig.20: A Ground Source heat pump is proposed due to the amount of space available on the site. This will provide hot water used for heating



Fig.21: The use of solar panels to provide electricity to the house. These could be used on the first floor roof.

6.0 ACCESS

Access is proposed to the east of the site. The site naturally opens up, allowing for access to the house. Clear visibility is provided away from the junction and along Seagate Road.

7.0 ZERO CARBON / LOW IMPACT

We have aimed to create a building that will not only aim for a Carbon Zero rating but uses a multitude of technologies to create more energy than it requires. Energy can be stored on site or fed back into the system. This will be achieved with a combination of:

- Ground Source Heat Pump to provide adequate hot water to run the heating systems
- Solar panels to provide electricity
- The possibility of a domestic wind turbine, shielded from neighbours by the north facing trees but utilising the prevailing wind to the south
- Highly insulated air tight fabric
- Triple glazing in areas
- Electric car charging point.
- Low energy electrical fixtures.

8.0 PLANNING HISTORY

H11-0543-13— Proposed cattle shed and implement store

The application for a Cattle shed was refused, consequently being won at appeal.

9.0 RELEVANT PLANNING POLICY

NPPF Paragraph 79

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

a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;

b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;

c) the development would re-use redundant or disused buildings and enhance its immediate setting;

d) the development would involve the subdivision of an existing residential dwelling; or

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.

10.0 PRE APPLICATION ENQUIRY

Date: 03.10.2018

Officer: David Gedney

Comments:

An informal pre application took place on the 03rd October. Generally, comment received on the application were positive, with points raised on windows facing the North that could effect residential dwellings.

Currently, There is 1 window at Ground level that faces the North on the Northern side of the site, this serves a utility area. Windows and overlooking issues have been minimised by removing any windows on the Northern side.

11.0 CONCLUSION

The proposed building is easily read when on site, how the building is designed has been dictated fully by the site and surrounding site context, drawings material precedent from local historic buildings and landscaping. The use of sympathetic materials have been explored the building experiments with detailing to deliver an elegant, well designed family home and work space.

The jarred first floor creates an exciting small cantilever to the entrance area and a small balcony to the rear, and the solid brick element appears to ‘float’ to the rear of the building. This is a structural masterpiece that appears to boldly cantilever on frameless glass.

Pre application advice has been received and implemented, ensuring there are no overlooking issues to surrounding properties.

Current technologies in energy efficiency are being proposed to create a building that not only aims for a Carbon Zero rating but uses a multitude of technologies to create more energy than it requires.

The proposals aim to create a visually stimulating landmark building which provokes interest within the community, setting a precedent by utilising traditional and experimental materials and shapes whilst enhancing a once used, now overgrown, challenging but fascinating site.

Not only does the building respond well to it’s context, it enhances the site.

EXISTING

AKM
ARCHITECTURE

PROPOSED

AKM
ARCHITECTURE

Client: Mr & Mrs Smith

Land at Seagate Road, Long Sutton