

# 5.0 Design, Access, Heritage, Materials, Context & Sustainability

## Design & Access

The Existing site access and arrival will remain but be greatly improved to provide improved vehicle parking arrangements adjacent to the property, currently quite vague on site.

Access into and through both the new and existing structures will be level and provide facilities on the ground floor for living, sleeping and wash/WC facilities all in line with Doc M of the Building Act.

## Heritage

Site Background: Dovehills is a much altered Grade II Listed 17th Century Farmhouse at the centre of a traditional farmstead complex. It is located in open countryside in the Parish of Bishops Cleeve, approx 1.5 miles North-East of the village.

This proposal affects:  
Dovehills Previously known as - Duffield Farmhouse  
Listing Date 12 April 1973

C17. Timber frame with brick nogging and stone, partly roughcast. Large stone stack. 2 storeys. Irregular plan with early C20 brick additions and much altered. Slate roof.

English Heritage ID 150952  
Listing NGR: SO6743450815

There are no further nearby Listed Buildings with the exception of the traditional site Barns. Our proposal looks to remove the 20th Century additions, reinstate the principle elevation of the historic structure and tuck a new extension to the rear. A lightweight glass link extension set into the landscape to connect to the linear barn unit (barns 4 & 5). By connecting to the barns we remove the modern 20th Century mass on the south elevation and reposition this creating a link. By converting the existing barns we then provide a large residential zone, with minimal extension to the main farmhouse, thus keeping its modest form in tact. By removing the later 20th Century masses the Historic form is celebrated and thus both restores and enhances the heritage asset.

## Materials

Materials and quality will drive the project to give and retain context. The choice of materials create a site harmony and give the structure a more natural and grown feel rather than extreme development, thus allowing the structure to emerge from the landscape both improving the setting and the overall user experience.

The use of local materials and natural products that change with time will again add to the grown feel and the natural longevity of the development.

A simple palette selection is key and one of stone, timber, glass and green living elements provide an aesthetic of a natural subservient structure, much like a natural field barn. This palette will also add to the grown feel. This palette is one that already existing on the site and is taken directly from the site research.

The materials will both define and hide elements of the structure, reducing the overall visual mass with oak timber cladding used for walls together with natural stone. Matching roof pitches will blend with the existing property disappearing against the natural skyline. The simple palette will soften over time and blend the structures into the landscape.

Highly insulated walls with facing timber will form the key structure, minimising any build time and producing a highly insulated structure, requiring little added heating.

We propose to match the previous development principles, where limecrete and lime render is used to provide fully breathable structures.

Site excavation soil will be minimised on site and re-used within the site.

## Services

Current services are afforded on site and we are proposing to provide simple connections to these yet with an extension(s) of higher thermal performance and improved natural light, both heating and energy use will be reduced.

The current buildings on site use renewable energy with ground source and air source heating units and we will follow these principles with the farmhouse also. An independent ground source heating system will be installed throughout with underfloor heating.

The client has installed an independent Fibre connection to the property so the location is sustainable for future living standards. This install has also lead to Openreach installing the network to the area and as such the surrounding properties and businesses have benefited from this.

## MATERIALS

### FARMHOUSE



Natural Oak repaired frame walls with lime rendered panels, oak weatherboarding, traditional welsh slate roof and oak joinery details will enhance the historic asset. Materials used on the Existing Farmhouse to be historic yet residential detailing. Natural quality slate roof, cast iron guttering, oak windows and lime rendered infill panels.

### BARNs 4 & 5



Natural Barn detailing to be kept simple and agricultural. Natural lime pointed stonework, Oak timber cladding will age and soften naturally and retain a rural barn like appearance. Oak joinery left to silver with galvanised guttering and plain clay tiled roof.

### FARMHOUSE EXTENSION



Mixed natural materials, subservient wall treatment and glazed links visually lower the structure into the landscape and reduce visual mass.

## Sustainability

The proposed farmhouse link extension is designed to a high level of sustainability, with these being paramount in the first design principles and not as bolt on micro-managing elements. A focus towards reducing the carbon emissions footprint and energy use overall. A highly insulated construction will be used with recycled insulation and added natural insulation. The orientation of the structure will harness solar gain and during peak summer months the overhanging roof detail will aid solar shading preventing overheating.

## Landscaping / Ecology

The initial landscaping principles are to retain a simple natural approach while improving the site drainage and run off. The soil removal will be kept to a minimum and all soil will be retained on site.

The natural existing trees will be retained where possible and new trees and hedgerows will be planted as required.

## Planning/Policy/Conclusions

The project aim and through the in depth research and development is to create a natural and highly sustainable extension to a Grade II Listed dwelling for the current owners. We have had various historic conversations and feedback from the Local Authority, concluding in further loose discussions with Hugh Shannon (Conservation Officer) regarding an extension with a glazed link. As such our current design concept focus has been toward this theory and design thinking throughout, retaining a level of transparency between the existing and any new development. To retain the visual separation between Agricultural and Residential treatments.

The project at Dovehills is the final and key phase to a multi stage development for the current owners. My client has embarked on a high quality project, focused on delivering a highly sustainable restoration project with quality and natural materials at its core. Our design focus has been to strip back the modern layers and structures associated with a developed form and return the core layout form. The square courtyard form now being clearly visible.

Our previous site development phases have restored and re-used the redundant and deteriorating barns giving them a new business purpose while also restoring and creating an annexe accommodation unit for the main farmhouse. This final phase now looks to the main farmhouse and the remaining 2 barns (barns 4 & 5) to create the clients main dwelling. By focusing the development on the same proven principles as the rest of the site we look to promote sustainable development on all levels, while increasing the living volume above that of the existing property in line with Planning Policy. The modest size and position of the proposals will both retain the local character and rural setting and thus blend naturally into the landscape. By removing the later Edwardian and post war additions to the South elevation we reaffirm this as the residential garden space and provide a residential focus toward this main garden space.

The designs all afford great weight toward the importance of the existing dwelling, conserving this on all levels and only adding new volume to suit modern living standards and with soft and lightweight connections (glass links). The glass link offers a simple and light touch thus minimising the removal of historic fabric (a small number of modern infill bricks only) while retaining full view of the existing feature facades. The brickwork and framework would remain exposed and on view as a feature of the design.

Other policy Documentation considered:

NPPF  
Introduction - Achieving Sustainable Development where there is a golden rule throughout -  
Presumption in favour of sustainable development  
Section 4 - Promoting Sustainable Transport  
Section 6 - Delivering a wide choice of High Quality Homes  
Section 7 - Requiring Good Design  
Section 11 - Conserving and enhancing the natural environment

Paragraphs:  
128, 131, 132, 134

Herefordshire Council Local Plan Core Strategy Policies:  
RA5 & LD4

Planning (Listed Buildings and Conservation Areas) Act 1990

The proposals are strongly focused on a linear Architectural form to harmonise with the existing dwelling and agricultural farm buildings, being considerate to the historic form, materials and context. By considering proportion, height, massing, bulk and material use, the relationship between old and new is complimented. The subservient nature of the designs blend with the landscape and retain the existing historic form as the Dominant Site Architecture. The proposal is focused toward delivering a highly sustainable dwelling using the existing material palette to harmonise with the landscape, allowing the property to naturally age into the setting. The inclusion of a home office space (already approved in the adjacent barns) enables and promotes home working, reducing the demand on the highway network. Following the ecology report our design includes provisions for ecology as an integral part of the design, improving habitats. The design is also configured to provide energy efficiency as key design factors including renewable energy resources from the outset rather than bolt on micro managing post build.

Overall, the development will provide invaluable additional accommodation for family use. This will provide longevity of the existing family home for years to come and provide flexible living arrangements.

A fully explored and thorough design process to deliver a high quality design and home focused on the local, varied, rural architecture.

