





# Existing and Brief

## Existing

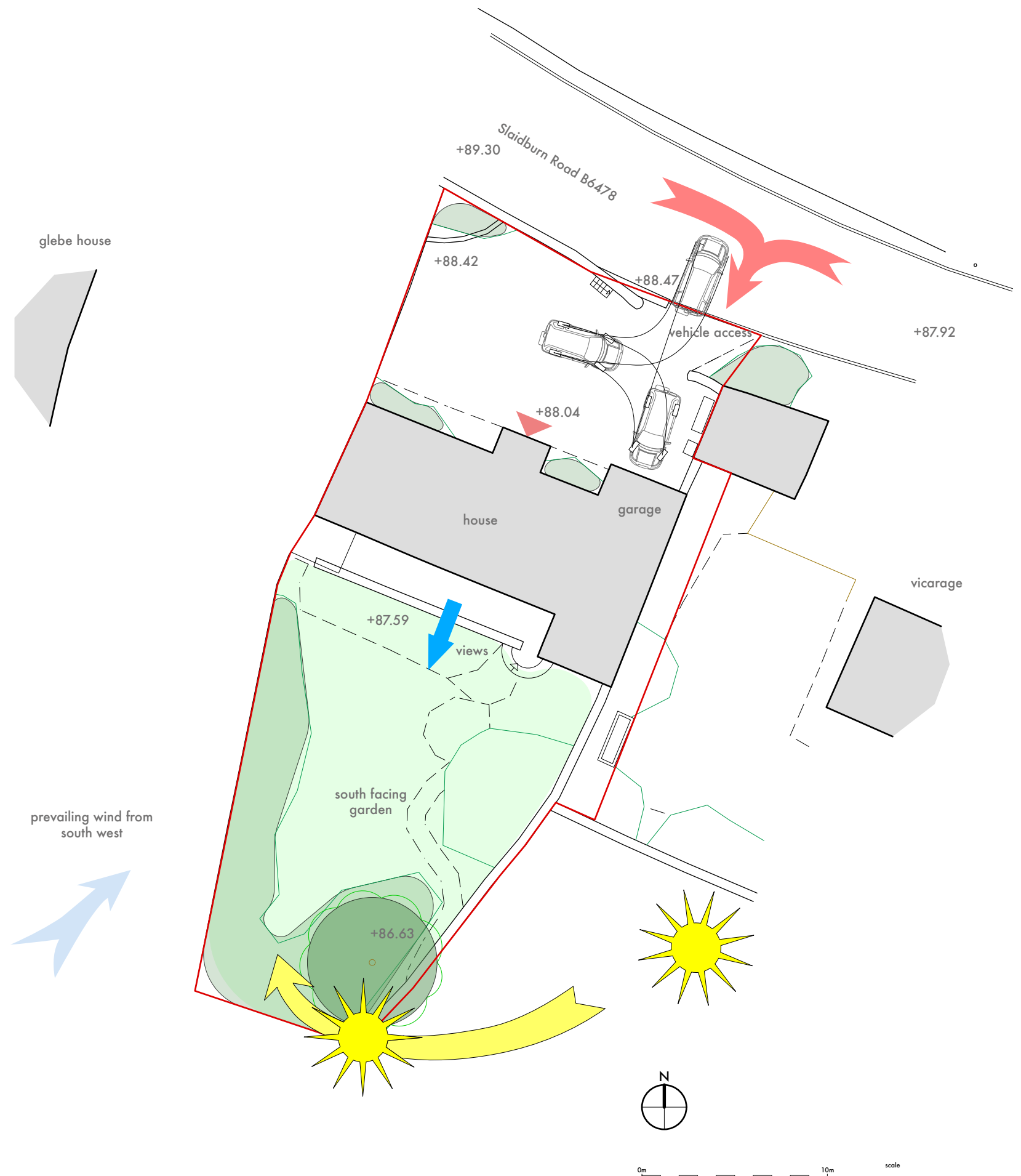
- 2 storey house with adjoining garage
- Mix of stone and render to elevations
- Gross footprint - approx. 145m<sup>2</sup>
- House rebuilt in 1980s, lacks charm and poorly built, spalling concrete cills, heads etc
- 1.0m change in level front to rear, house 0.5m below highway

## Brief

- Client has previously explored renovation options
- Stanton Andrews to explore options for a replacement dwelling with double garage
- 4 bedrooms
- Open plan kitchen/living space
- Strong connection with south facing garden
- Address problem of localised flooding to the front garden and house



Photos of existing property - front and rear



# Contextual Design

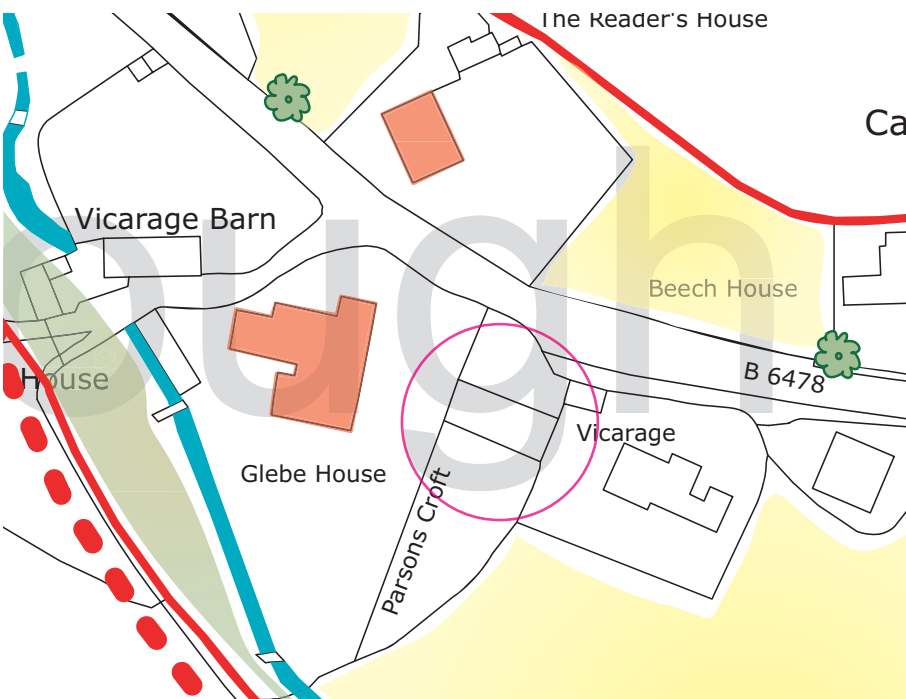
## Context

The site is within Waddington conservation area and adjacent to a listed property.

A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

To assist in the preservation or enhancement of Waddington Conservation Area management guidance has been provided. This acknowledges that there are a few development opportunities within the conservation area and that there may occasionally be sites where completely new development is acceptable.

Where it is proposed that there is new development it must respond to its immediate environment, its “context”, in terms of scale, density, form, materials and detailing.



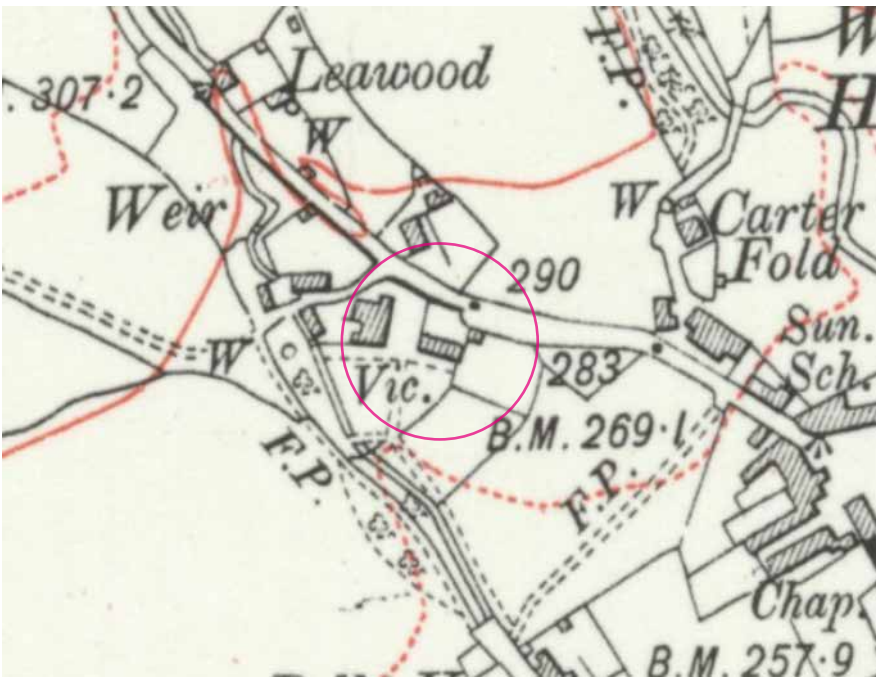
Extract from Waddington conservation area map

The guidance confirms the principles, these include : -

- 'the “urban grain” is the pattern of the arrangement and size of buildings and their plots. Proposals for new development must include a detailed analysis of the locality and demonstrate that there is a full appreciation of the local townscape and how it has developed, including prevailing building forms, materials and plot ratios.
- scale is the combination of a building's height and bulk when related to its surroundings. The scale of any development should respect surrounding development. The applicant must provide accurate elevations of the surrounding buildings, showing how the new development will relate to them.
- density is the amount of development (measured in terms of floor space or number of housing units) related to the site area it occupies ...a careful balance must be sought between the sensitivity of the environment and the requirements of the developer.
- the height of new development should match the adjoining buildings, although allowing for the inevitable variations in height and bulk which are natural to historic towns and villages.
- massing is the combination of the scale of the development, its layout and its site coverage.
- the actual appearance of any new building may be either traditional or modern, providing some opportunities for a good designer to experiment with new materials and details.



Profile of proposed over 1847 OS map,



Profile of proposed over 1910 OS map,

Urban Grain

The plots along Slaidburn Road appear well defined, however there has been considerable change along the south side of the road. The current building on the site is a circa 1980s property roughly on the site of an old stable block to the south east of the listed Glebe House. The neighbouring vicarage was built in the 1960’s and Austin House to the East has had consent for numerous extensions and extension of curtilage in the last 10 years.

The replacement dwelling maintains the same plot size and similar frontage to the road as the existing property.

The historic maps, left, show that the grain and character we associate from the road was not the principle consideration in the development of the site. Glebe House, the previous vicarage, was designed to be linked by paths/tracks to the St Helens Church to the South, effectively avoiding the need for the vicar to use the road at all.

Scale and Density

The proposed dwelling is a similar width and height to the existing. The number of housing units (1) is unchanged. The internal floor area has increased from 207 sqm to 320 sqm, 49 sqm is the double garage. Whilst the house has increased by approx 50% it still remains considerably smaller than the neighbouring properties.

Height

The land rises as you head north west on Slaidburn Road, the section shows the relationship/heights of the proposed and the neighbouring properties each side. The increase in apparent height is due to the ground floor level being raised 500mm as the current property is prone to localised flooding due to run-off from Slaidburn road.

Massing

The massing is appropriate as the scale, density and height have been shown to be acceptable.

Appearance, materials and detailing

The property does not seek to impress its neighbours with its grandeur, formality or scale rather it has been designed from the inside out, so as to maximise the available heights across the site, the aspects and orientation of the sun.

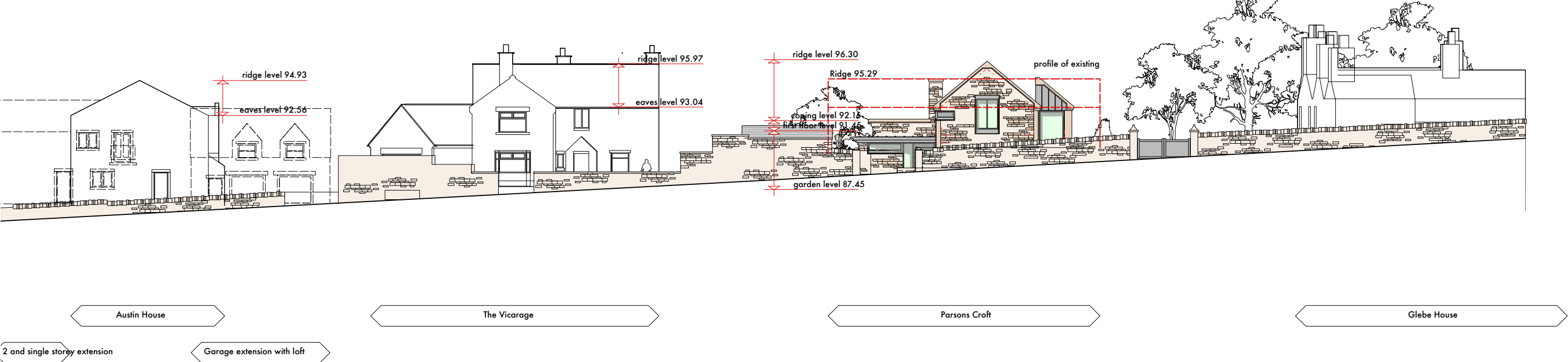
The gable to the street is in line with the vicarage gable and repeats an arrangement similar to Austin House.

The property reuses the stone from the existing property, with dressed stone to the corners and eaves, detailed in a more contemporary manner. A simple chimney has been included, though there is no consistency locally.

The following materials are proposed:-

- random stone, reusing stone on site
- natural blue/black slate
- smooth dressed stone
- zinc cladding

Traditional slate, stone random and dressed and glass can all be found locally within the village. Zinc cladding has been used successfully for a recent project at the 3 Millstones, a listed property in West Bradford.





# Spatial Design

## Internal Design Strategy

The design strategy adopts a more contemporary approach to the internal accommodation arrangement than the current property. It seeks to create/improve:-

- a stronger connection between the house and the garden;
- a central kitchen/dining space as a focus for the family;
- the size of each bedroom, each with a view and ensuite facilities.

It also addresses some fundamental concerns with the existing property that could not be addressed by retrofit/remodelling. These include

- incorporating significant environmental benefits, energy consumption is estimated to be reduced by 75%+;
- providing a path to the rear garden;
- designing out flood risks by raising floor levels rather than by incorporating remedial flood defences.

## Massing Components

In massing terms there are three components.

a street facing wing :-

this primarily houses the ground floor living accommodation and is roughly parallel to the existing but set back to allow better access and turning for vehicles. To assist with pedestrian/rear garden access the property has been moved away from the West boundary to create a 1m (min) path. This has the benefit of reducing the impact on Glebe House as well as allowing the current gable wall to be left in place, albeit reduced in height. Any footings/construction access can then be undertaken without requiring access to Glebe House.

It also accommodate the significant changes in level across the site which have been compounded by the need to increase floor levels to reduce the risk of flooding.

It is to be built with the stone from site and gives the building a solidity, robustness and base for the other components, whilst acknowledging its context and location.

There are no compelling design reasons to require that this accommodation be two storey or have a pitched roof. To insist upon these features would be to compromise the design integrity of the proposed and have no benefit on neighbours, visual amenity or reduced impact on the conservation area or nearby listed

street gable wing :-

this accommodates the bedrooms and ensuites and is at right angles to the highway, which is consistent with neighbouring properties Austin House and the Vicarage. It also provides privacy for the occupants whilst appreciating the south east facing aspect.

a service/circulation wing to the west elevation :-

this includes the stairs, utility, pantry and an en-suite bathroom. This has a mono-pitched roof to reduce the impact on Glebe House and allow additional glazing to the East facing wall

## Response to Context

The proposed dwelling sits approximately on the footprint of the old stable block. Site and historic investigations have established part of the stable block was demolished over a century ago and that the current building only retains a small panel of original masonry - this has been covered with render.

What it does establish is that the views from Slaidburn road on Glebe House have evolved over the years and the principle elevation was from the path to the south.

The design responds to the constraints of the site by:-

- reducing the bulk of the house adjacent to the boundaries,
- retention of the boundary walls,
- moving the building away from the West boundary
- using quality materials to the streetscape rather than just to the garden

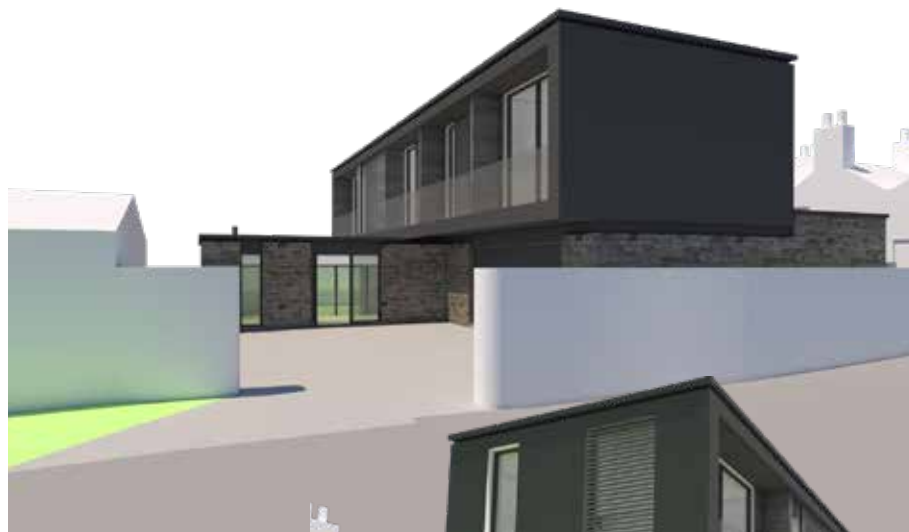
# Design development

## Early feasibility modelling

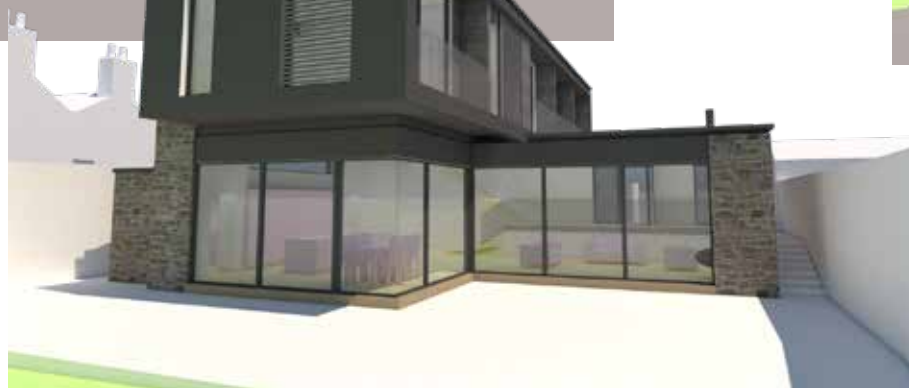
The proposal is the result of a detailed and thorough design process during which a number of options were explored. Detailed 3D computer modelling allowed the existing building and setting to be fully 'understood' ensuring that the proposals were well considered and integrated.

A number of sketch options were developed enabling the relationship of the house in its setting to be fully explored and understood.

During the earlier development stage designs were developed with a more experimental use of materials. Following pre-application and neighbour consultation feedback, the decision has been made to incorporate a simplified palette of local traditional materials.



Examples of alternative massing, building form and materials



The design has undergone considerable design development, with studies undertaken on massing, appearance, materials and light/shadow analysis



Impact on the garden for two designs at three different times of the day and month

Parson's Croft

zinc/lead standing seam

Precedents include :

- Loughloughlan Barn - McGarry Moon Architects
- Rutland House - Strom Architects
- Studland House - Strom Architects
- Private House, Cumbria - Bennetts Associates
- Muswel Hill - Mulroy Architects

The precedents incorporate a variety of applications for a metal standing seam system which try to emphasise its use amongst stone in residential properties.

It is hoped the precedents can emphasise that if detailed right the scheme can be utilised to appear more than the 'industrial shed' that the material is stereotyped towards.

RheinZink and VMZinc are two recognised manufacturer's of zinc standing seam systems.

Parson's Croft

stone/slate cladding

Precedents include :

- Split House - Alma-nac Architects
- Seacombe Grove - B.E Architecture
- Villa P - N+P Architecture
- Villa Kessel - Anja Visser
- Waterdown Library - RDH Architects

The majority of cladding schemes highlighted incorporate darker or grey shades of stone such as basalt, granite and slate. These could be utilised in contrast to the desired 'buff' coursed random stone to the ground floor accommodation.

The precedents include a variety of applications which vary bonding patterns, module sizes and joints. Regardless of the physical appearance of any cladding material its successful incorporation will ultimately come down to the detailing and how the chosen material turns the corners or forms the soffits.

In terms of specific systems, 'Carea' offer a range of mineral composite cladding whilst slate systems like 'Cupacloed' are also available.

The slate system allows varied cladding solutions for natural slates in alternative locations to the roof as shown to Split House (top left) and Villa P (bottom left).

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stanton andrews architects

basalt stone cladding

ACCoya wood cladding

slate cladding

coursed random stone

EQUITONE Tectiva fibre cement panels

zinc standing seam

coursed random stone

EQUITONE Materia fibre cement panels

CAREA mineral composite cladding

ACCoya charred wood cladding

dark glass rainscreen cladding

petersen K55 slimline bricks



# Views







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