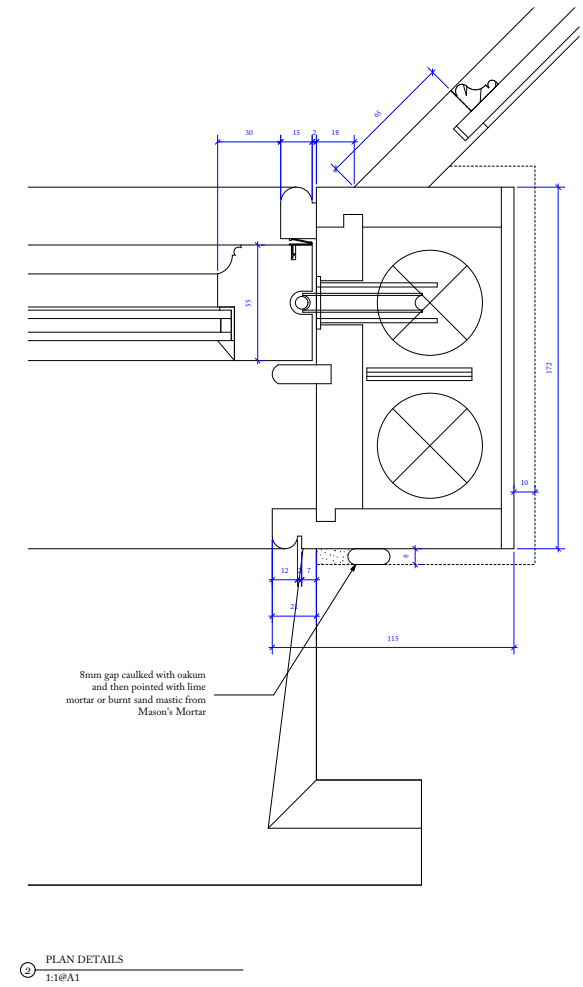
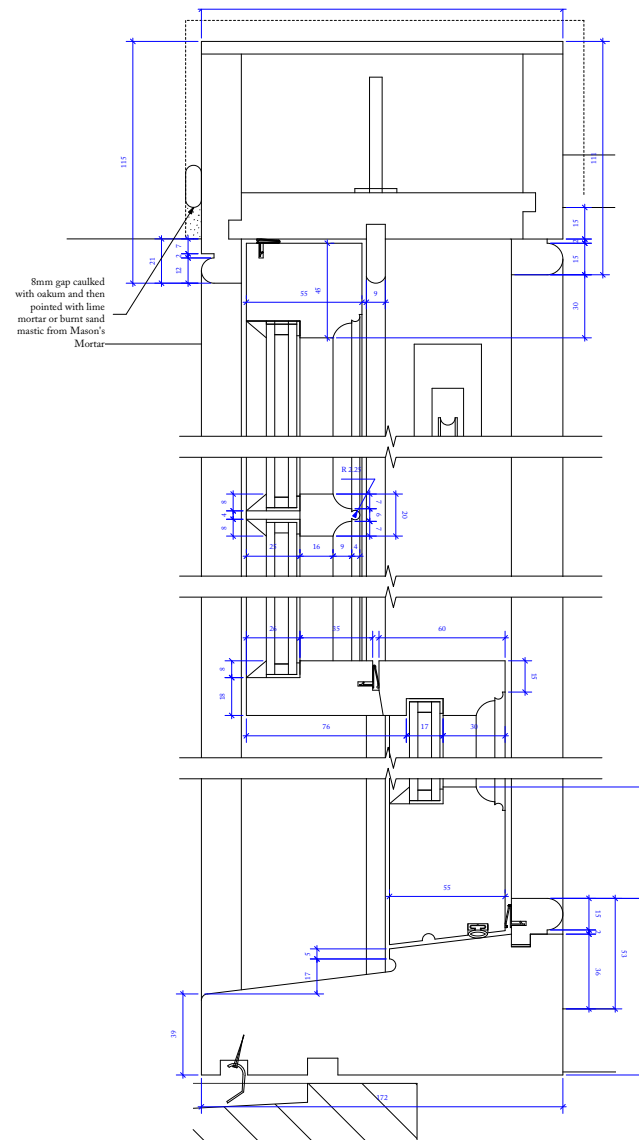
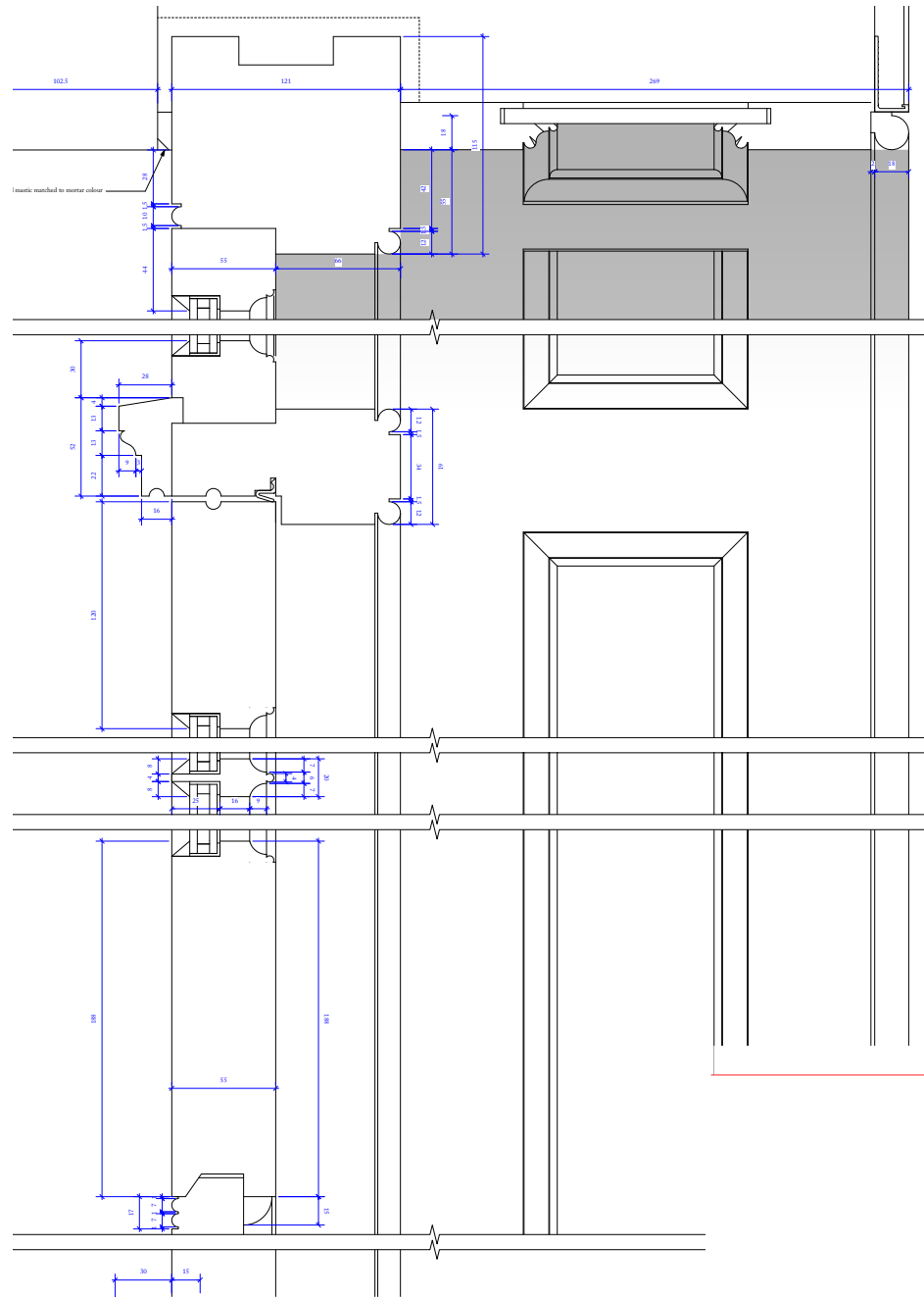




PLAN DETAILS
1:1@A1

SECTION DETAILS
1:1@A1

ABOVE LEFT:
Portico cornice and column details

ABOVE RIGHT AND CENTRE:
Sash box details

Precedent Studies

LOCAL INFLUENCE

The design of the proposed new dwelling draws inspiration from the architecture of the Ribble Valley as well as fitting into the broader context of historic architecture of the North of England more generally. The material palette and architectural details further reference the local vernacular including rubble stone construction with ashlar stone dressings and stone roof slates.

The images adjacent illustrate a combination of contemporary dwellings and historic properties, sensitively restored and extended to accommodate modern family life. These precedents show the desired form, materiality and aesthetic for this scheme.



ABOVE:

Typical gentry farmhouse with associated cart shed and out buildings in the north of England. Late 18th and early 19th centuries.



THE OLD VICARAGE, DOWNHAM

The Old Vicarage is located extremely close to the site in the nearby village of Downham. Built of local coursed sandstone with ashlar detailing, a shallow pitched slate roof with lead hips and stone cornice. The entrance front is a formal three bay composition with a stone portico, moulded stone architraves and corner pilasters. A two-storey wing extends to one side, which in turn connects to a single storey L-shaped outbuilding.

This building, like our design for Hawthorn, has a clear hierarchy of parts. Note how the rear elevation is treated in a simpler fashion without the pilasters or moulded architraves that ornament the front





FLINT MILL GRANGE

Flint Mill Grange is an excellent example of a symmetrical Georgian farmhouse in the north of England. Built in the mid-18 century, with associated outbuildings of mixed agricultural use and stabling.

All the buildings on the site are built of local stone with stone slate roofs, however there is a clear hierarchy of parts expressed through scale, symmetry and detailing. The front of the house is five bays wide with simple classical architraves, a stringcourse and a centrally located pedimented doorcase and fanlight. The back of the house is treated in a simpler manner and is 3 bays wide. The buildings that form the courtyard are simpler again, as well as deferential in scale.

Our design for Hawthorn is similar in that the north and south elevations are only 3-bays wide, have asymmetrical wings and simple detailing. Whereas, the east front is entirely symmetrical, 5-bays wide with simple stone architraves and a classical doorcase, much like the garden front of Flint Mill Grange.



FARM HOUSE NEAR BARROWFORD (LEFT)

Good example of an 18th century farmhouse in the local area.

RIMINGTON HALL (BELOW)

This interesting country house is located just outside the village of Rimington, very close to our site. It was a Grade II listed Regency country house transplanted from Merseyside to Lancashire in the 21st century. Built in ashlar stone with classical detailing it is much more formal and grander than our design for Hawthorn.





ARTHINGTON HOUSE

Built in the mid-19th century Arthington house is another excellent example of a gentry farmhouse. Constructed from coursed rubble with a stone slate roof and simple classical detailing in ashlar stone.

Compositionally, it is very similar to our design for Hawthorns, as it has a symmetrical 3-bay central block with a two storey wing to one side. This wing connects to a single storey cart shed and stable building at the rear which forms one side of the courtyard. The buildings are all connected, but have a clear hierarchy of scale and detailing which is echoed in our design.





SWINDON LODGE FARMHOUSE

Swindon Lodge Farmhouse is a mid-18th century farmhouse built of coursed rubble stone with a Welsh slate roof.

The three-bay, two-storey farmhouse connects to single-storey and two-storey converted farm buildings surrounding a landscaped courtyard. The front elevation has sixteen-pane hung sash windows with stone voussoirs above. Large glazed timber doors connect the house on the ground floor to the courtyard outside.



THE OLD RECTORY, ADDINGHAM

Grade II listed, early 19th century farmhouse with hammer-dressed stone, ashlar dressings, stone slate dressings and 3-bay symmetrical facade. Classical detailing with plinth, rusticated quoins, eaves cornice with triangular pediment carried over the windows.

This is a good example of a symmetrical stone build central farmhouse in the local area with later asymmetrical wings and associated barn and outbuildings. Note the clear hierarchy of elements expressed through scale and detailing.

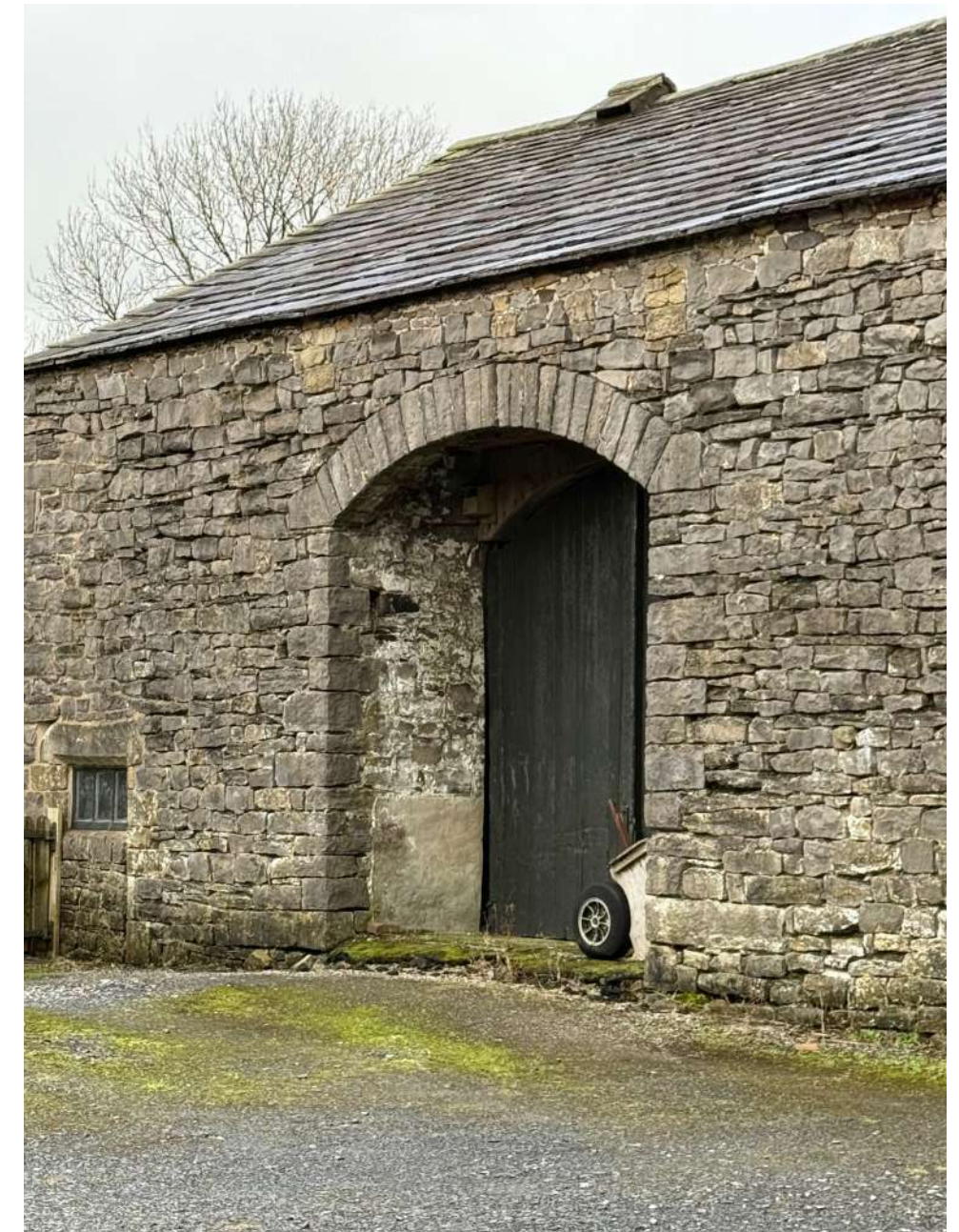


Local Vernacular Details



BARN IN DOWNHAM

This barn in the neighbouring village of Downham has a characteristic shallow segmental arch which is found on many historic buildings in the area. This has served as the inspiration for the kitchen wing.



NEXT PAGE:

Some cart shed precedents from the north of England.



Materials

As with the design, the choice of materials is inspired by the local vernacular of the Ribble Valley.

HOUSE:

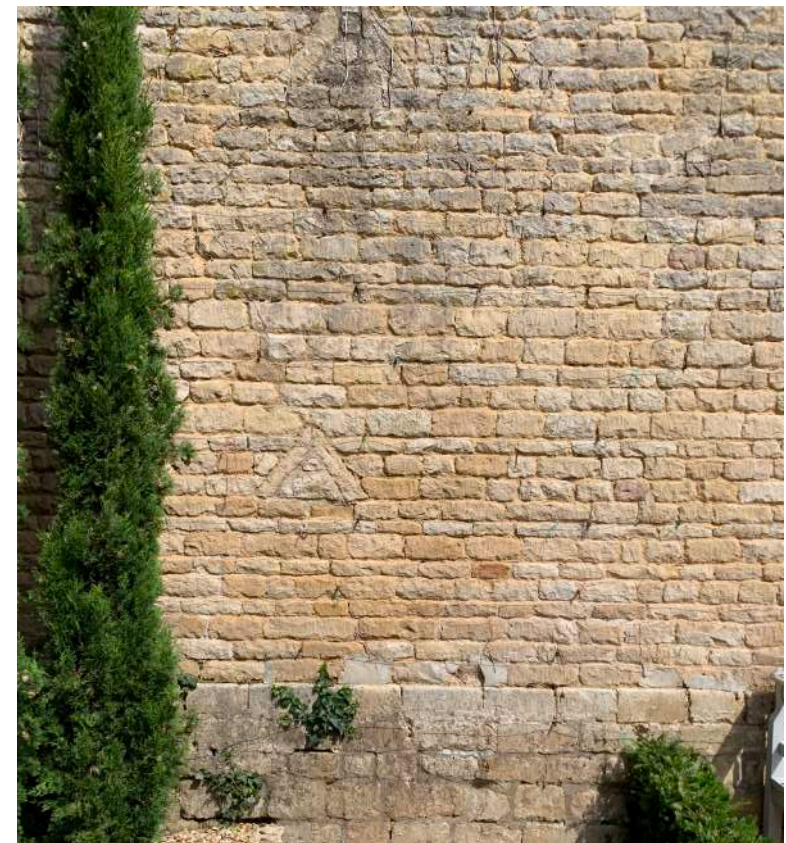
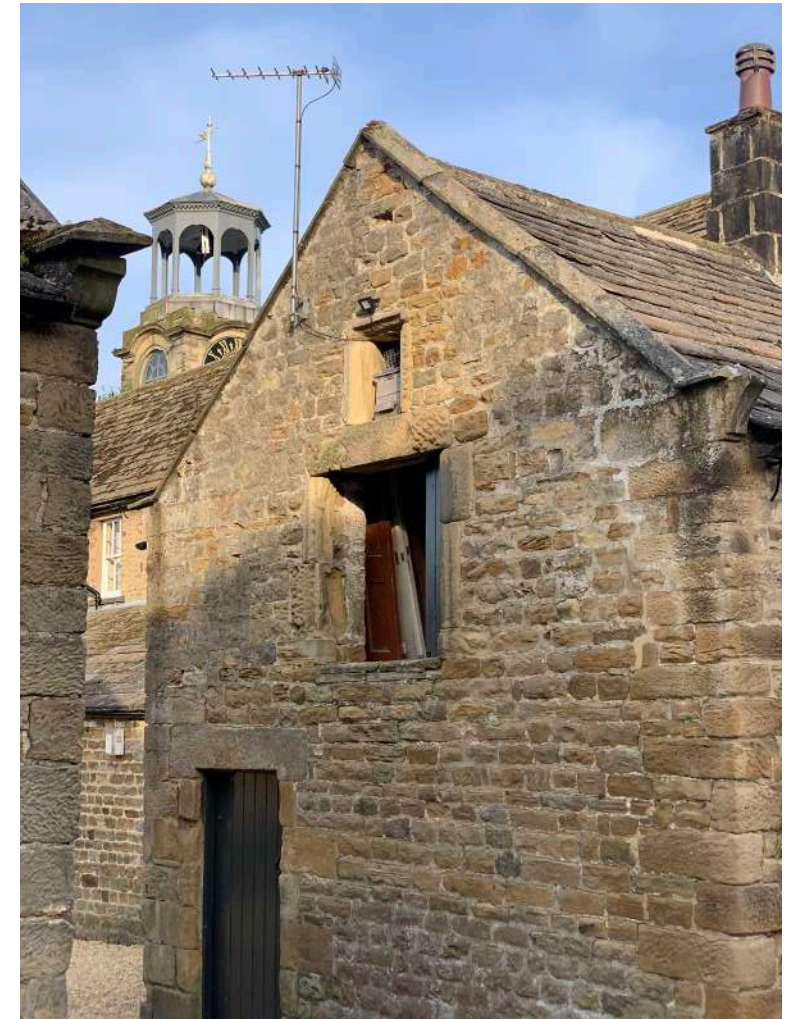
- External walls and chimneys of the main house will be faced in coursed local sandstone set gritty lime mortar to avoid the need for expansion joints.
- Windows and glazed doors will be traditionally detailed in painted timber with 20mm glazing bars and heritage double glazing.
- Sash windows will be double hung box sashes with cords and counterweights and the humbler casement windows will be side hung or traditional horizontal sliding sashes.
- Roofs will be covered in natural stone slates with lead hips and ridges dressed over timber mopstick rolls.
- All gutters and downpipes will be painted cast iron.
- Door surround, kneelers, columns, architraves and cornice to be in dressed local sandstone
- Entrance steps, thresholds will be in buff Yorkstone.
- Colonettes to porch to be painted cast iron

KITCHEN WING:

- Dark painted Crittall windows with oak subframes will be used for the large glazed openings on the south
- All other windows and doors will be painted timber.
- The roof will be covered in reclaimed sandstone stone slates, with reclaimed sandstone hips and ridges

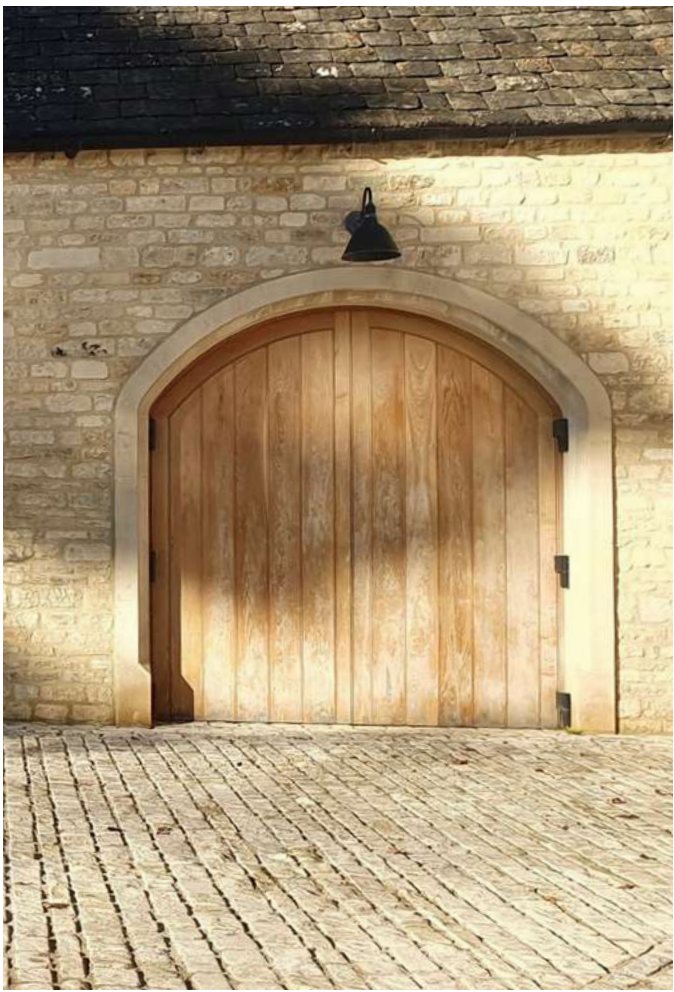
COACH HOUSE:

- Windows and glazed doors will be traditionally detailed in painted timber with 20mm glazing bars and heritage double glazing.
- Windows will be traditional vertical and horizontal sliding sashes in painted timber with 20mm glazing bars and heritage double glazing.
- Garage Doors in untreated oak left to fade and weather naturally
- Sash windows will be double hung box sashes with cords and counterweights



THIS PAGE & NEXT:

A selection of photographs showing building elements typical to historic rural buildings in the north of England.



CLOCKWISE FROM TOP LEFT:

- 1 A painted timber sash window with stone architrave rubble and stone walls
- 2 Oak doors left untreated
- 3 Detailed stone dressings in ashlar with rubble stone walls
- 4 Architectural bronze doors
- 5 Stone slate roof with sandstone hips

Lighting

External lighting will be kept to a minimum, with discreet wall lanterns either side of key doorways and low impact, sensor-driven swan neck fittings on the buildings where required to give gentle, ambient light.

A detailed external lighting plan could be agreed in due course as a condition.



THIS PAGE:

- 10.01 A pair of bronze wall lights flanking an entrance door.
- 10.02 Swan neck yard light above a timber door.
- 10.03 Bronze wall light between cart shed doors.
- 10.04 Discreet garden lighting.

Sustainability

One of the most important elements in ensuring the sustainability of a building is careful design. Creating a building that is adaptable is vital to ensuring its survival, as the needs of the occupants change and evolve over time. One aspect of this is in how the building is conceived and planned, considering how the spaces might be used in different ways. Another is ensuring that the building is constructed in a manner that allows it to be readily adapted and repaired. The use of natural locally sourced materials will mean that repairs can be easily carried out on the building fabric. Avoiding the use of concrete, steel and cementitious products in favour of natural stone, terracotta blocks, timber, slate and lime mortars will mean that the building can be adapted in the future. This will also mean far less embodied carbon.

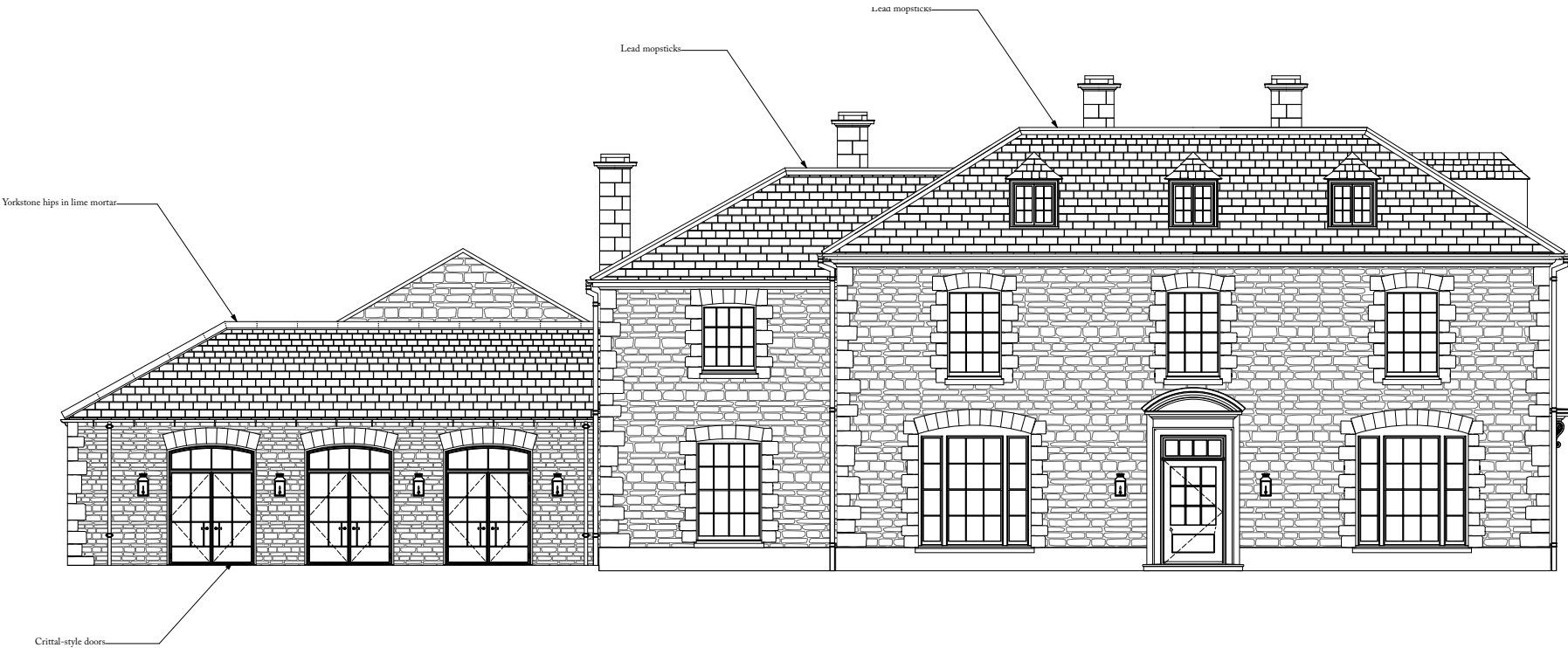
- Every effort will be made to ensure that materials are locally sourced.
- The new stonework will be natural stone supplied by a local stone mason located less than 1.5 hrs from the site by road.
- Lime mortar will be used for pointing, which has a much lower carbon footprint than modern cement mortars and allows the stonework to be re-used in the future should the building need adapting or demolishing.
- Hardwood will be used throughout to ensure the longevity of these elements.
- All glazed elements will use heritage double glazing; 16mm Krypton filled units.
- Lime plasters will be used, which have much less embodied carbon than gypsum alternatives.

- The new house will use a ground source heat-pump as its primary heat source.
- MVHR - renewably driven heat recovery ventilation solutions are to be applied throughout the property to achieve 80-96% heat recovery efficiency.
- EV charging points will be included.
- New LED lighting will be used throughout (with greater than 75l/W efficiency).
- Thermographic identification of air leakage points throughout property, using long term air tightness strategies, will be applied to greatly improve the airtightness of the building.
- A+ or better appliances will be used across the site.

Conclusion

The proposal is to create a historically coherent collection of buildings that draws upon and respects the rural vernacular of the Ribble Valley, while maintaining high standards of sustainability and energy efficiency in both construction and use.

A careful study of local vernacular has strongly informed the design of the scheme, which draws upon a wealth of precedent studies from the surrounding areas.



TOP RIGHT:
Consented 2024 scheme south elevation

BOTTOM RIGHT:
Proposed alternative scheme south elevation