



# Hawthorn Design and Access Statement

DOCUMENT NUMBER: DAS  
REVISION: P1

June 2025

Ben Pentreath

# Contents

I	INTRODUCTION
2	ABOUT BEN PENTREATH LTD
3	BACKGROUND AND PLANNING HISTORY
4	THE BRIEF
5	DESIGN APPROACH
6	DESIGN DESCRIPTION
7	DETAILS
8	PRECEDENT STUDIES
9	LOCAL VERNACULAR DETAILS
10	MATERIALS
11	LIGHTING
12	SUSTAINABILTY
13	CONCLUSION

# Introduction

This is a full planning application to build a family home adapting an existing consented planning approval that has been implemented up to foundation level for the main house and up to roof level for the garage.

Our clients purchased the site in 2024 and engaged Ben Pentreath Ltd to look at a new design to occupy the same footprint of the existing consented scheme with similar massing but in a softer, more traditional style, that felt right for the setting and reflected the local stone-built vernacular of the Ribble Valley.

## About Ben Pentreath Ltd

Ben Pentreath's architectural design studio has established a powerful reputation across a variety of disciplines. From master-planning and urban development to the design of private houses and furniture.

As a practice, we pride ourselves on our sensitive approach to historic buildings and their evolution. Our work is informed by a thorough understanding of traditional design, paired with scrupulous historical research and a rigorous approach to materials. As well as new builds, we have worked on countless listed buildings over the years and recently won the Georgian Group Award for the best Restoration of a Georgian Country House in 2019 and 2024. We also won the Historic Houses Association Restoration of a Country House Award in 2023.

In 2023 Ben Pentreath was awarded the Richard H. Driehaus Prize which recognises a living architect whose work embodies the highest principles of traditional and classical architecture.

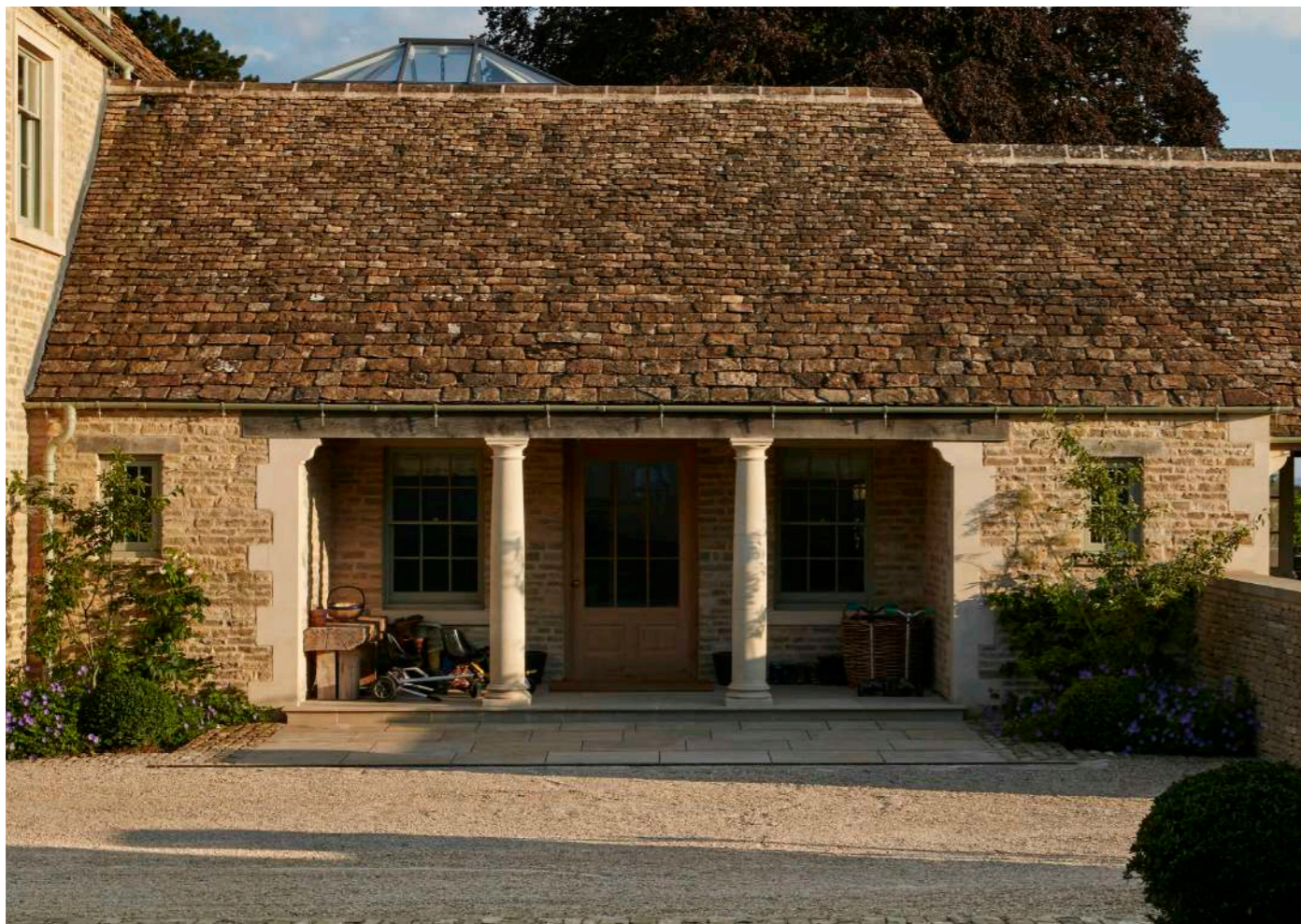
RIGHT:  
New houses designed by Ben Pentreath Ltd





THIS PAGE:  
Examples of past projects by Ben Pentreath Ltd

NEXT PAGE:  
Examples of new stone buildings by Ben Pentreath Ltd



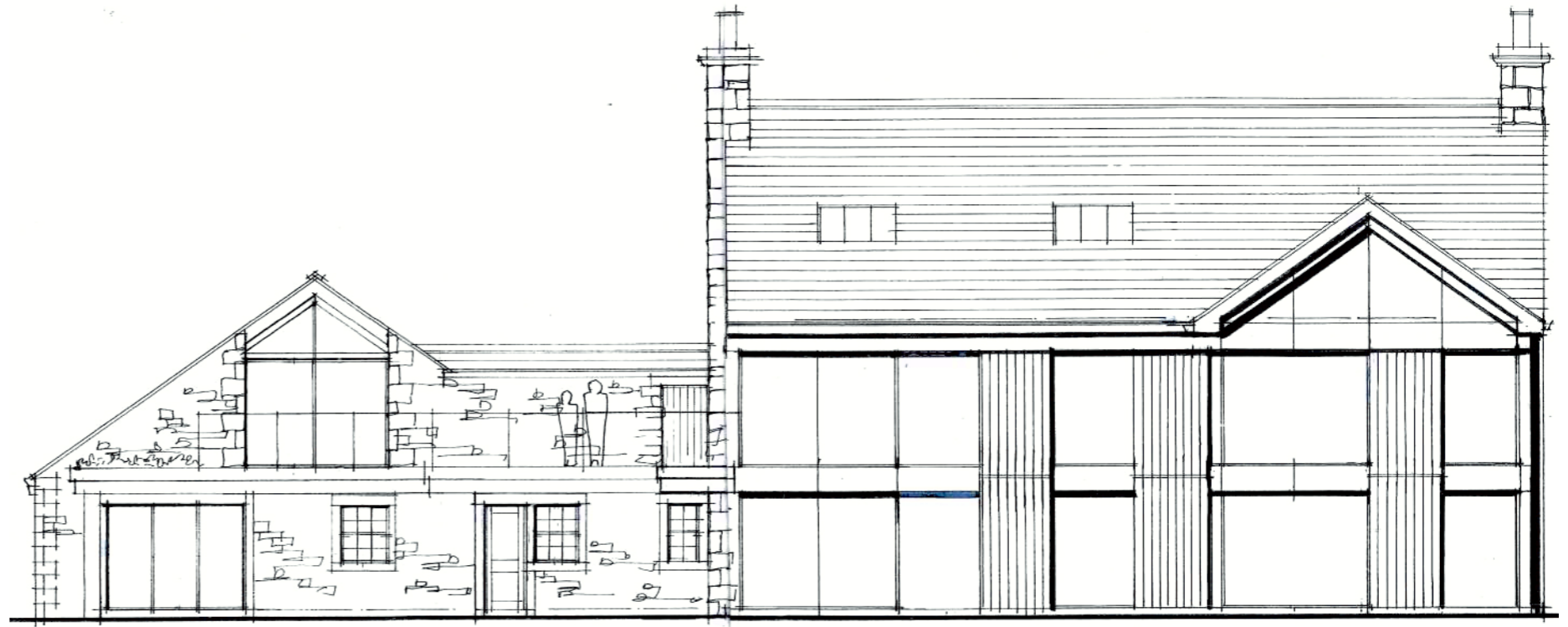
# Background and Planning History

The site planning history stretches back to the 1990s, however we think that only the recent planning consents are relevant.

In 2021 consent was granted for a replacement dwelling, building on an existing planning consent for a newbuild vernacular farmhouse (application No. 3/2021/0341).

This scheme had a relatively traditional stone built north elevation, 5 bays wide with a projecting central gable over a broad central doorway. It had a granny annex and substantial garage to the north-west. The rear elevation was much more contemporary with large areas of plate glass and a first-floor balcony.

In 2023 further consent was granted for a new scheme (application No. 3/2023/0660) with slightly reduced massing. This scheme did not attempt to blend into the local vernacular of the Ribble valley and instead adopted a hybrid approach blending traditional form and massing with more contemporary fenestration and materials. The roof of the main house was changed from gabled to hipped and the areas of glazing greatly increased. Flat roofed projections were also added to the front and sides clad in powder coated aluminium.



## Ecology

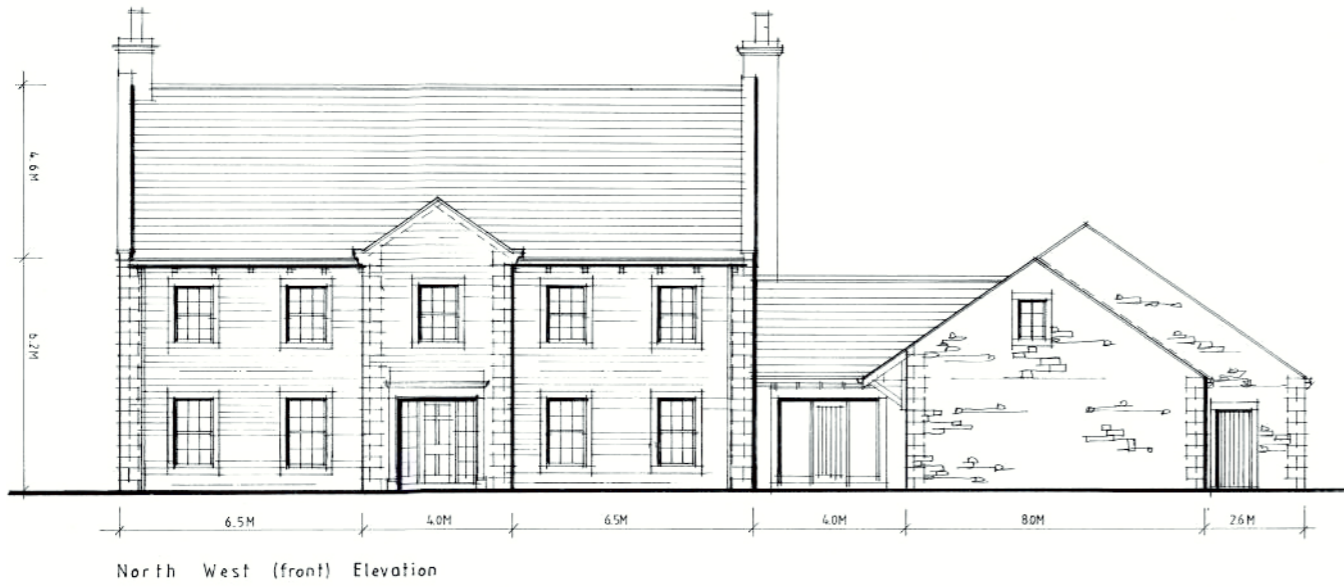
The original survey for the bungalow (on 26/11/2020) found no evidence of bats and this building has now been demolished, as consented, leaving no habitat for bats on the site. The survey suggested bat enhancement measures on the new building which we can incorporate and propose installing bat access points in the new roof. The survey suggested using ridge access points although we would propose using lead bat access tiles which would be more aesthetically pleasing while still providing bat access to the roof space.



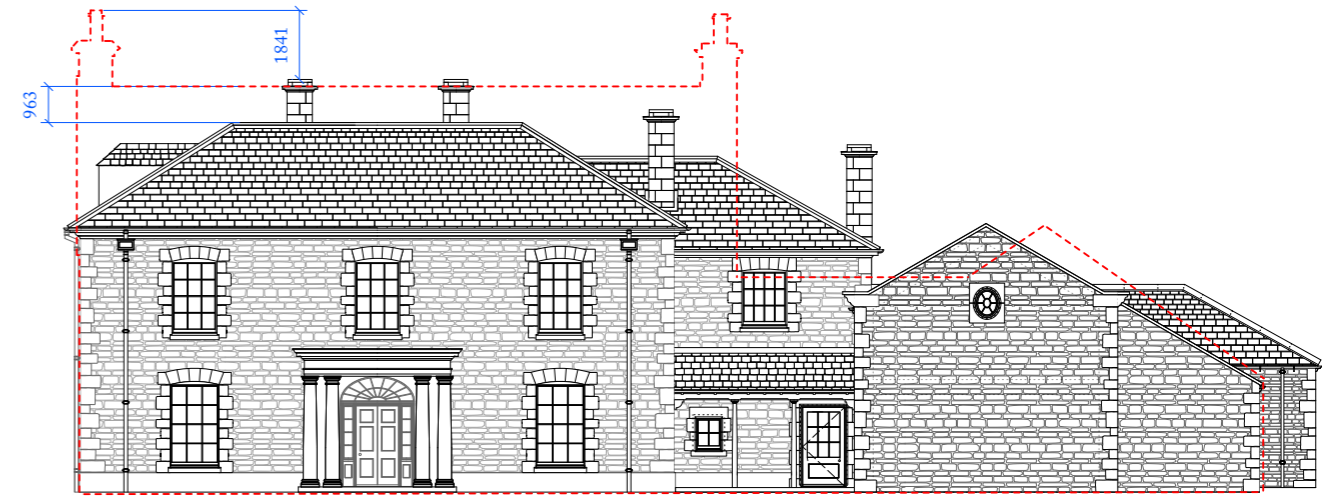
FROM TOP:

2021 consented scheme south elevation

2024 consented scheme south elevation



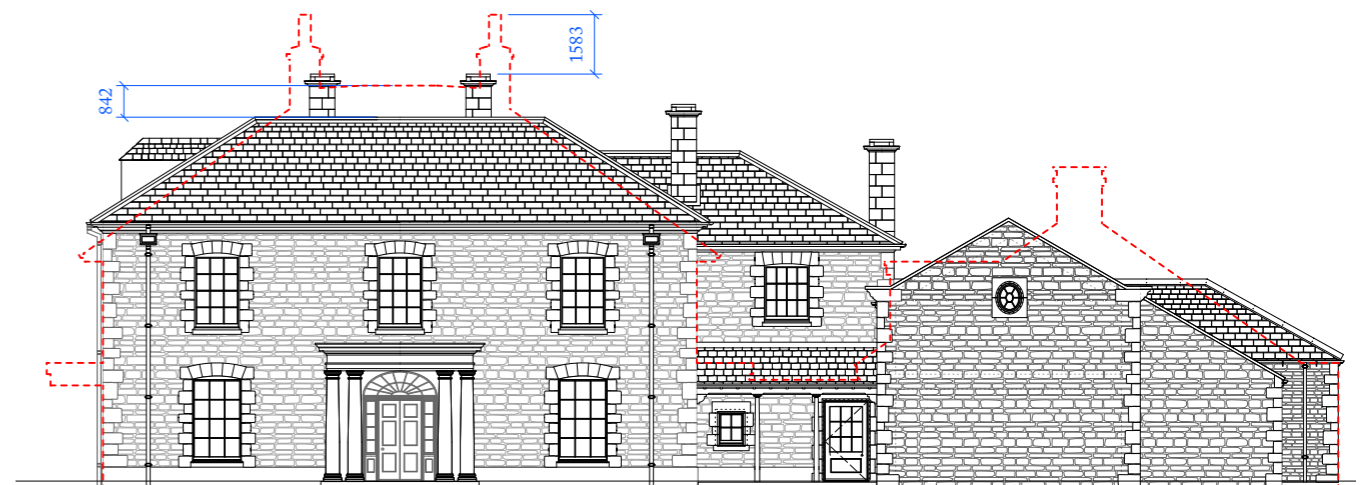
1 APPROVED NORTH ELEVATION 2021 SCHEME 3/2021/0341  
1:100 @ A1 / 1:200 @ A3



4 MASSING OF 2021 SCHEME VS PROPOSED SCHEME  
1:100 @ A1 / 1:200 @ A3



2 APPROVED NORTH ELEVATION 2024 SCHEME 3/2024/0248  
1:100 @ A1 / 1:200 @ A3



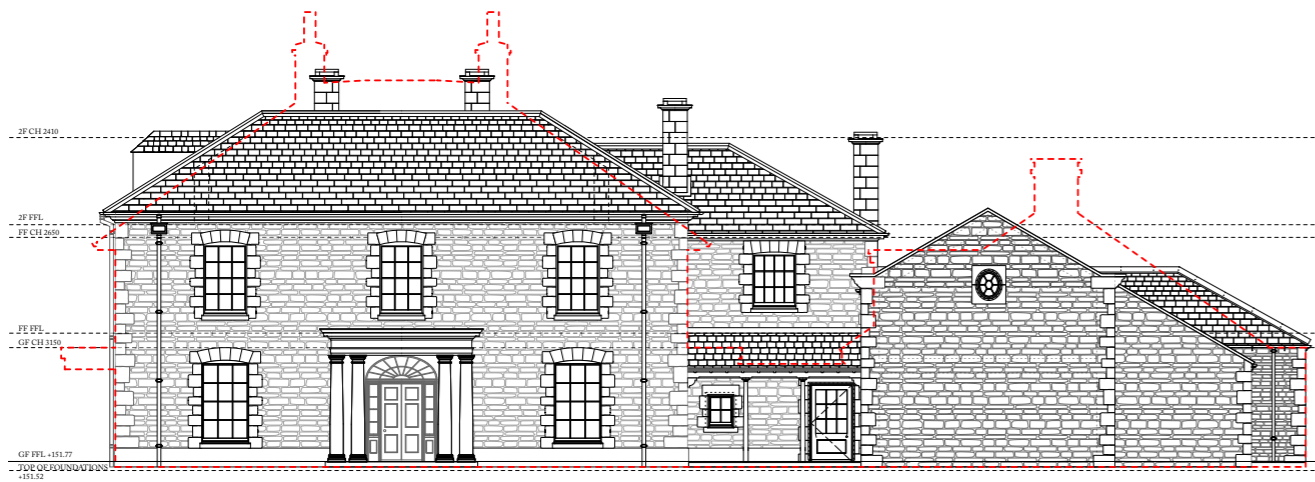
5 MASSING OF 2024 SCHEME VS PROPOSED SCHEME  
1:100 @ A1 / 1:200 @ A3

MASSING COMPARISON

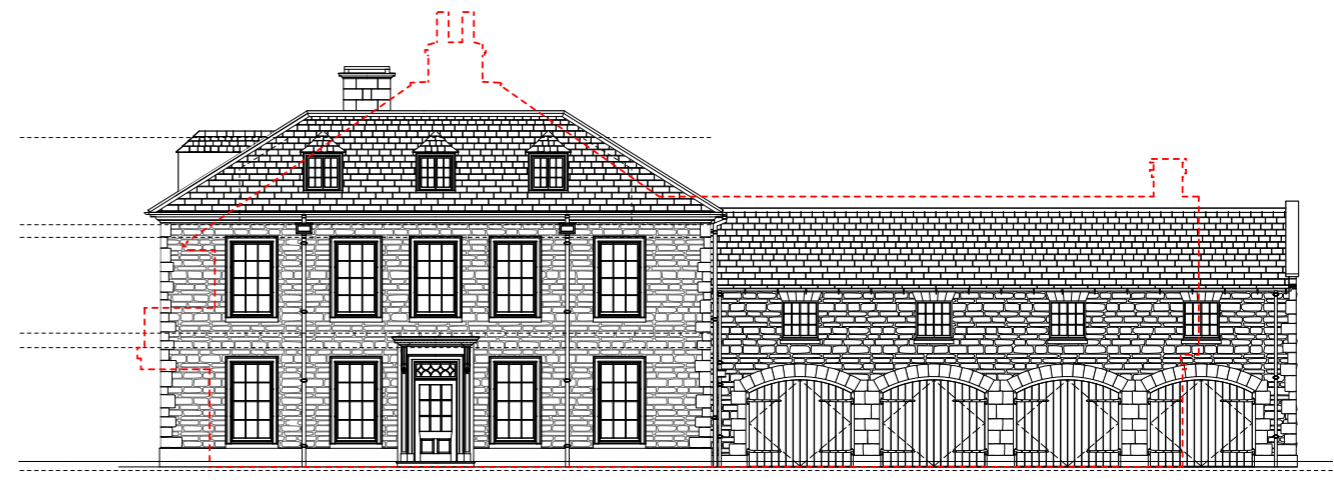
- TOP LEFT: 2021 consented scheme north elevation
- BOTTOM LEFT: 2024 consented scheme north elevation
- TOP RIGHT: Massing of 2021 consented scheme (in red) vs proposed scheme north elevation
- BOTTOM RIGHT: Massing of 2024 consented scheme (in red) vs proposed scheme north elevation

Legend

--- Outline of previous scheme



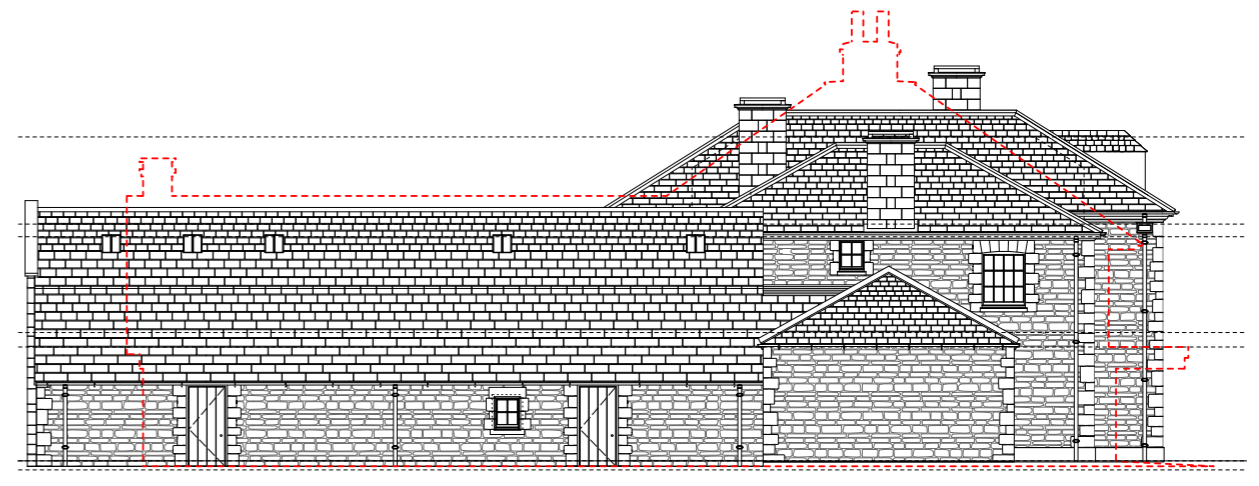
1 PROPOSED NORTH ELEVATION  
1:100 @ A1 / 1:200 @ A3



2 PROPOSED EAST ELEVATION  
1:100 @ A1 / 1:200 @ A3



3 PROPOSED SOUTH ELEVATION  
1:100 @ A1 / 1:200 @ A3



4 PROPOSED WEST ELEVATION  
1:100 @ A1 / 1:200 @ A3

THIS PAGE  
Elevations of proposed scheme with consented 2024 scheme  
massing indicated in red

# The Brief

In 2024 our clients purchased the site. The foundations had been formed for all the buildings on the site and the inner blockwork skin of the garage building had been partially constructed.

Our clients are professionals with a young family and their requirements for the house are very different to those of the previous owners. They also wanted the house to have a more traditional aesthetic and to create a building that 'felt like it has always been there.' Something that fitted seamlessly into the local built vernacular and that would only improve with time. They also wanted the new building to be as sustainable as possible.

To this end, they approached our practice in early 2025 to see if we could help re-imagine the house, while retaining as much of the existing structure as possible. They also wanted to increase the connection between the main house and the garage, which had been more pronounced in the 2021 consented scheme.

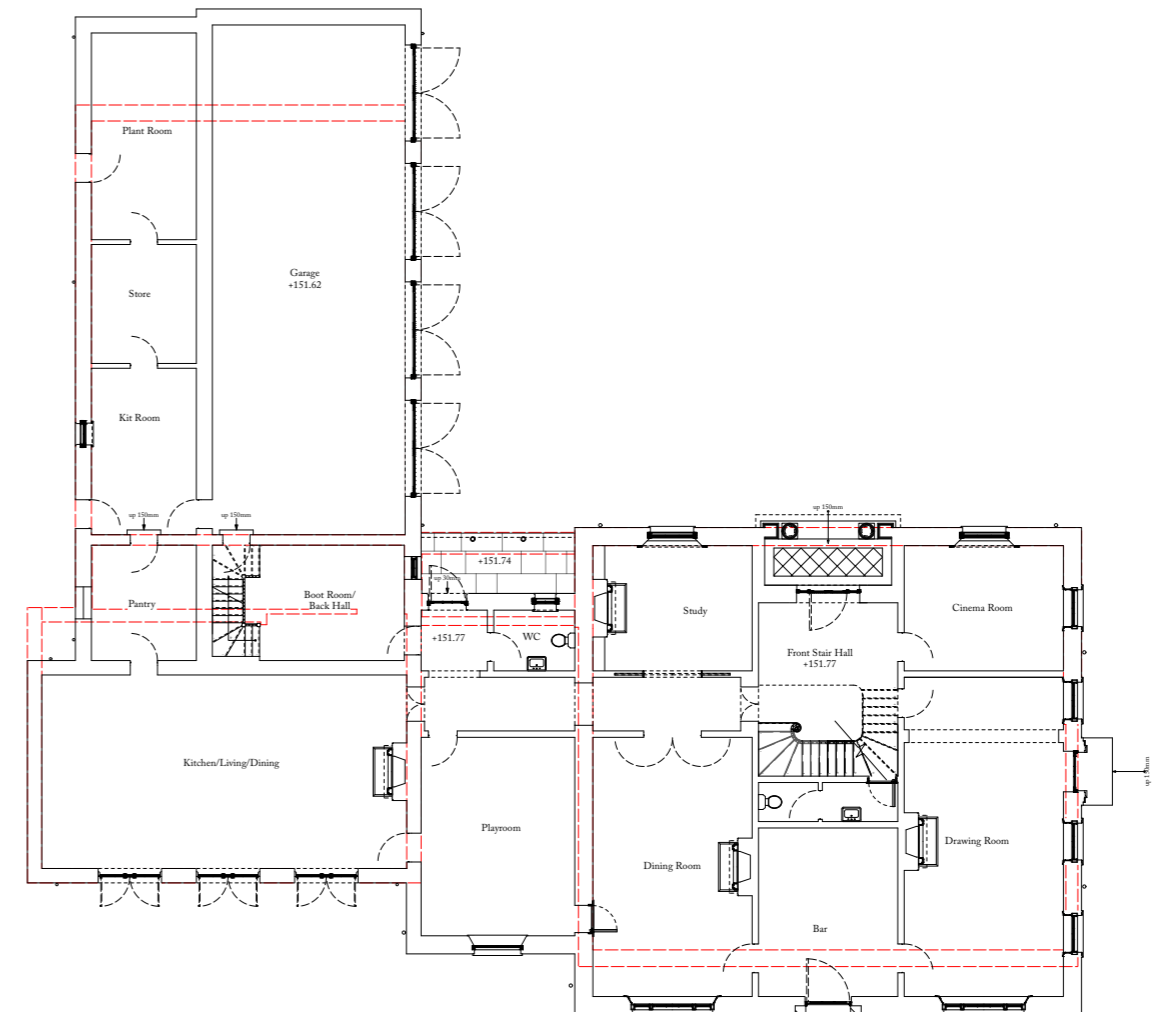
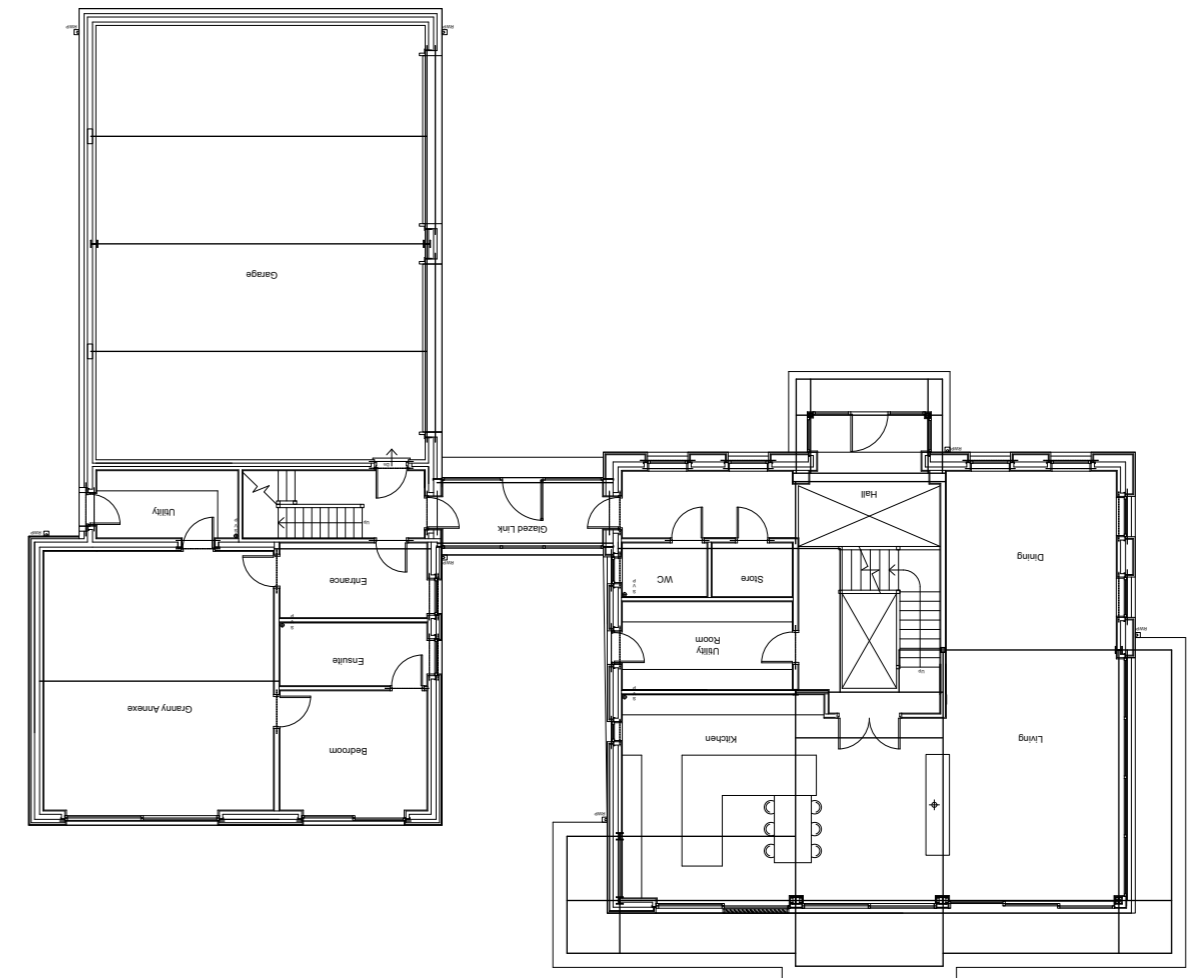
## Design Approach

As mentioned above, our clients wanted a house that felt timeless and responded to its setting, referencing the rich architectural heritage of the Ribble Valley and the North of England more generally.

We were also keen to make the building as sustainable as possible, which meant using local materials to reduce road haulage, but also choosing materials that have very long lifespans. We therefore picked natural stone slates, local sandstone, timber and lead as the main building materials, eschewing modern short life products like single ply and sheet metal cladding. We were also keen to reduce the amount of glazing from the previous scheme, which totalled approximately 185 square metres of external area and would have necessitated comfort cooling in summer. It would also have caused a lot of light pollution in the winter months.

We felt it was important to create a strong architectural dialogue and hierarchy of elements in the design, drawing on suitable local precedents from the Ribble Valley and the north of England more generally. Some of our research is catalogued in the 'precedents' study section of this document. Where we explore the patterns, design, materials and detailing of the gentry farm houses, manor houses and rectories built in the area during the 18th and 19th centuries.

TOP RIGHT: 2024 consented scheme ground floor plan  
BOTTOM RIGHT: proposed scheme ground floor plan with existing footprint indicated in red



# Design Description

The main house is conceived as a generous 18th century farmhouse, in coursed rubble with simple ashlar detailing and a stone slate roof. To the west a two-storey wing has been added in the same language as the main house, but deferential in scale, with lower eaves, simpler detailing and humbler, four-pane wide windows.

Further to the west, a single-storey range contains the kitchen and feels more like an outbuilding that has been converted to residential use. The kitchen wing has deep-set 'Crittall' style glazing with an untreated oak subframe in simple segmental stone arches, of the type found on many old agricultural buildings in the area.

Extending to the north, from the kitchen range is a two-storey garage. This building is constructed to first floor level. We felt that the consented design for this would feel overly dominant on the site, as it was intended to have a gigantic single gabled roof with a span of over 10 metres. In order to make this building feel less substantial we created a gabled roof with a span of a little over 6m which faces onto the lane. The additional 4 metres we have made single storey and covered by a catslide roof that extends down from the main garage building. The single storey element is also set back slightly at the north end to further break up the mass of this building. Cat-slide roofs following this arrangement are very common on agricultural buildings in the Pennines.

The garage building has been re-articulated to feel like a simple four-bay cart shed of the type found in the north of England through the 18th and 19th centuries (see precedents section). With shallow segmental arches carried on stone piers on the ground floor with simple traditional horizontal sliding sash windows centred above each arch lighting the first floor. The ledged and braced garage doors will be in untreated oak with iron strap hinges. The building is gabled with raised tabling on the north end terminating in sandstone kneelers.

The north elevation of the house is three bays wide with simply framed sash windows with shallow stone arches above. The front door is set back behind a simple 'In Antis' Doric porch and the interior of this space is finished in an ochre lime render. To the west of the main façade, nestled between the garage and the house, is the back door covered by a simply detailed lean-to porch with an oak lintel and rafter feet supported by attenuated cast iron colonettes of the type popular on farm buildings in the early 19th century.

A simple stone cornice supporting a cast iron gutter wraps around the main house, discharging into cast iron hoppers and rainwater pipes. The roofs are all covered in local stone slates and the hips and ridges are finished in lead or stone, depending on the status of the building. For instance, the main house and two-storey wing have lead hips whereas the other, humbler buildings have stone hips.

The east elevation is the most formal, although the detailing is still restrained. It's 5-bays as opposed to 3-bays wide and has a classical doorcase in the centre. The windows are simply framed by pared back stone architraves.

The south elevation has a symmetrical three-bay façade, with tri-partite windows on the ground floor flanking a simple stone doorcase with the two-storey wing to the left and the more vernacular kitchen wing beyond.

There is a clear hierarchy of parts expressed through scale, symmetry and detailing.

## Landscape and Access

The proposed landscape is unchanged from the consented scheme (3/2023/0660). As such, the access from the highway and landscape around the house is already consented.



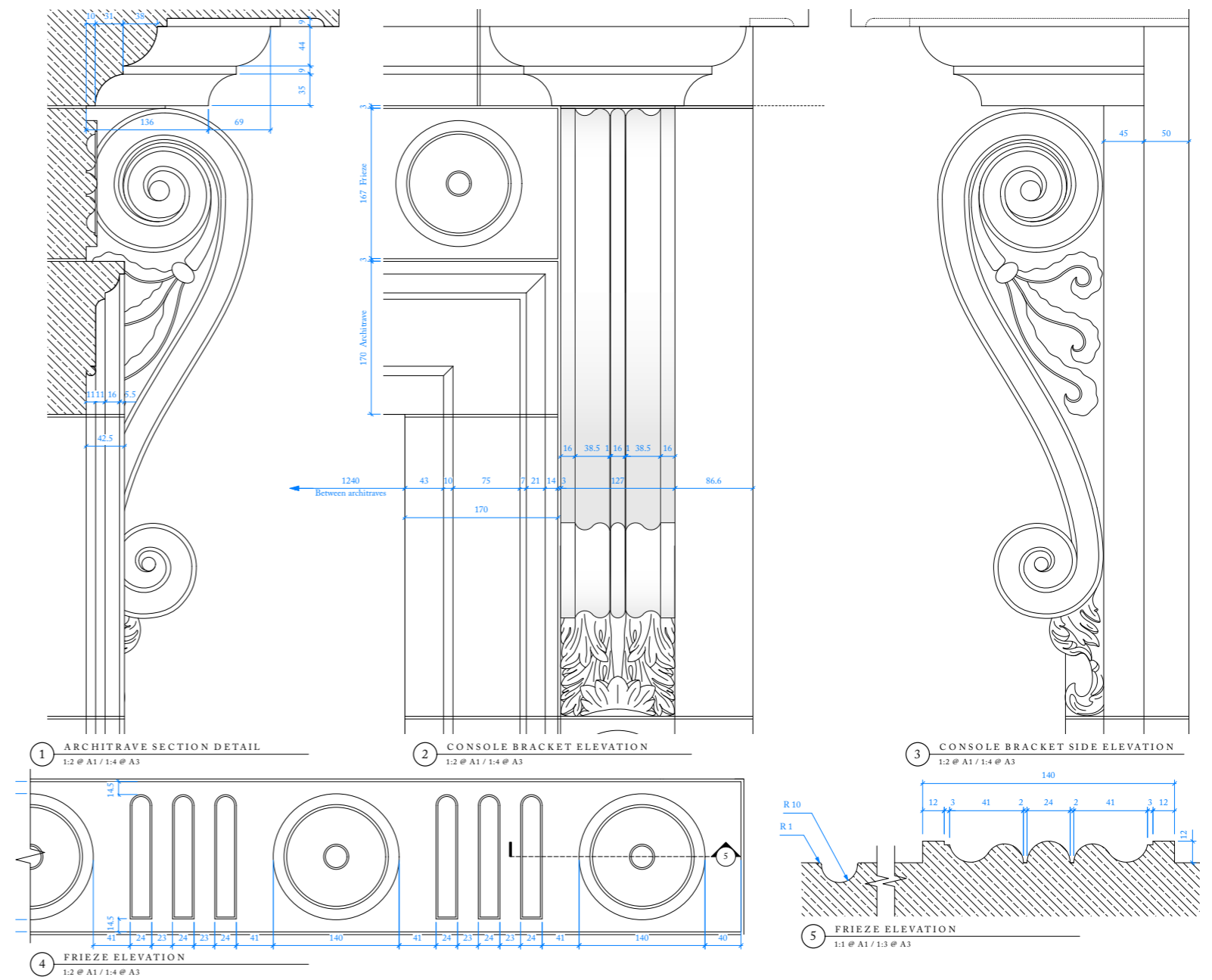
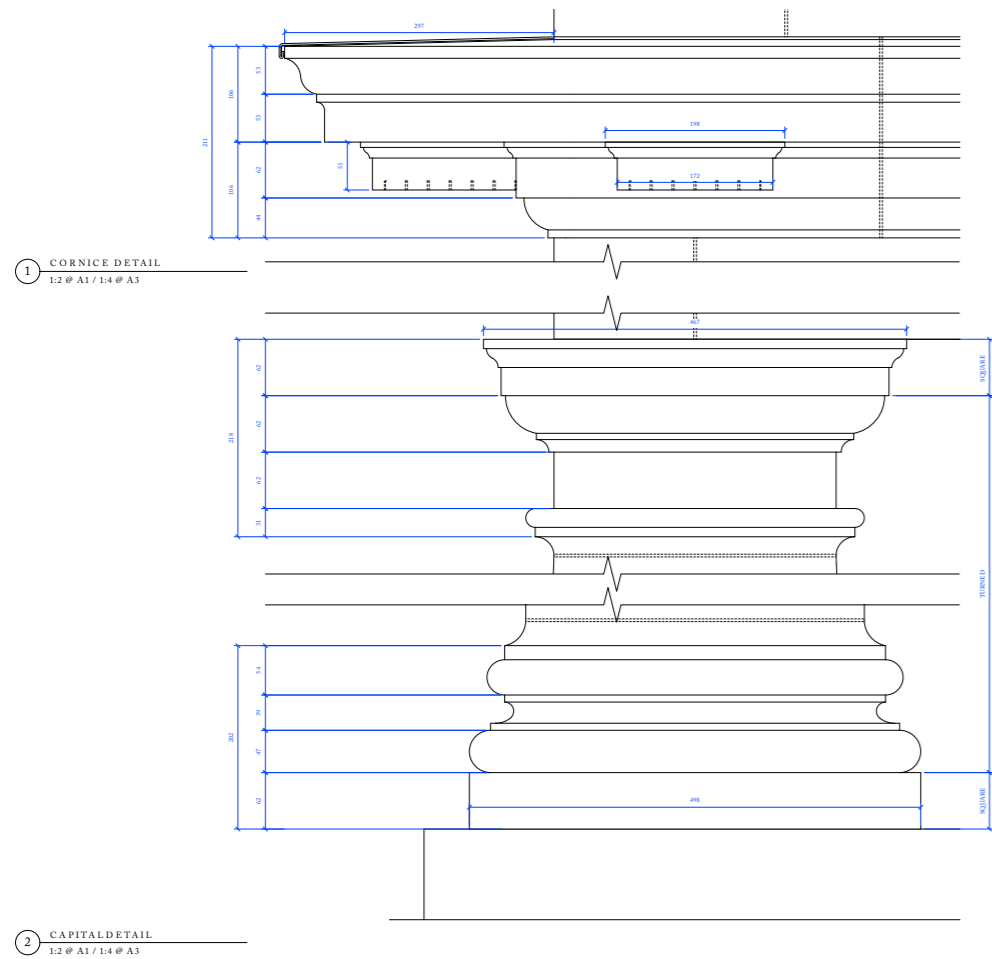
THIS PAGE:  
CGI rendering of north and south  
elevations of proposed scheme

# Details

As noted above the inspiration for the house came from the simple manor farmhouses of the later Georgian period. These houses rely on precise proportions and classically literate detailing.

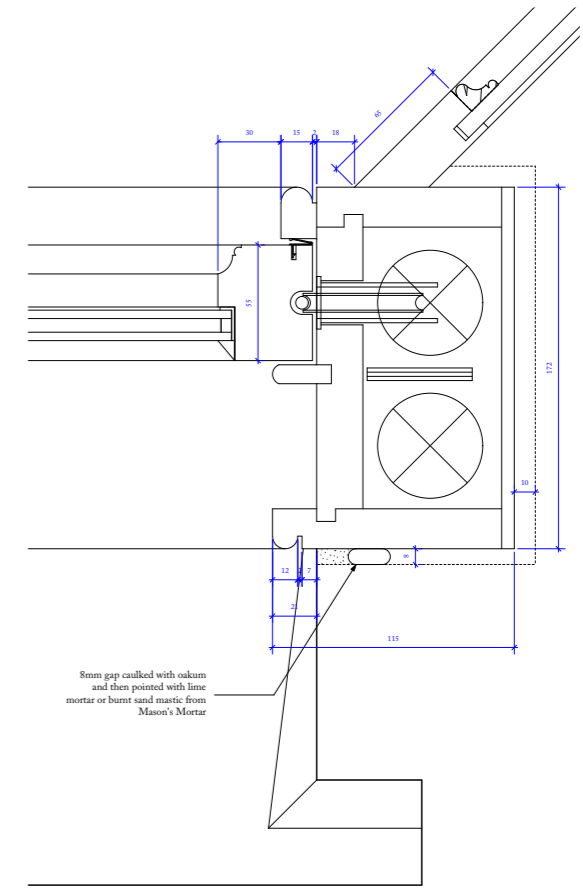
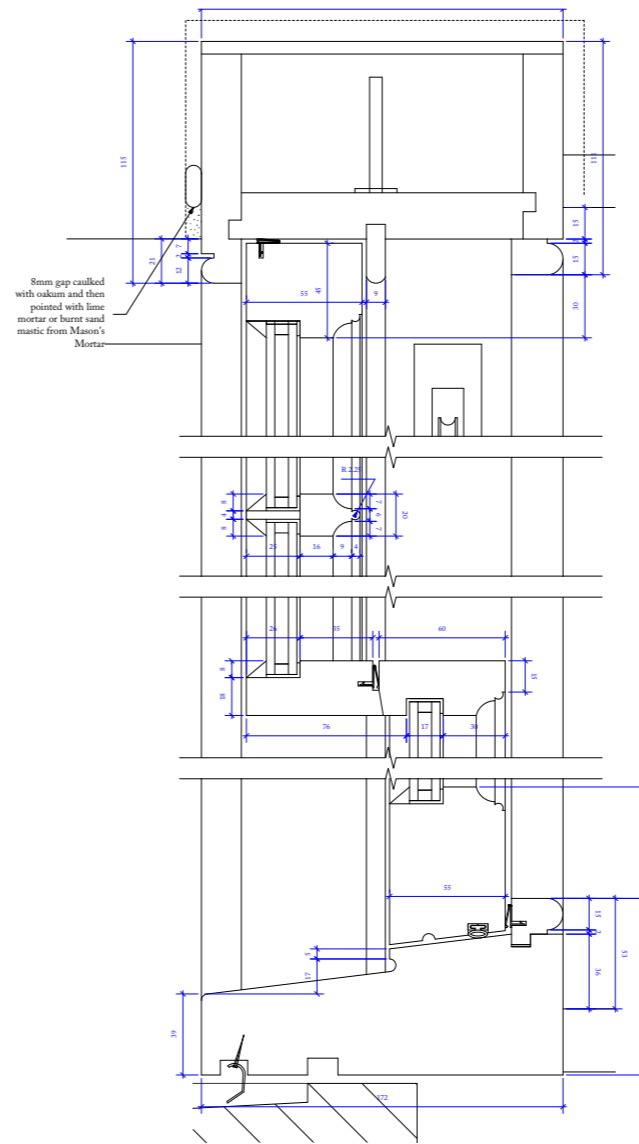
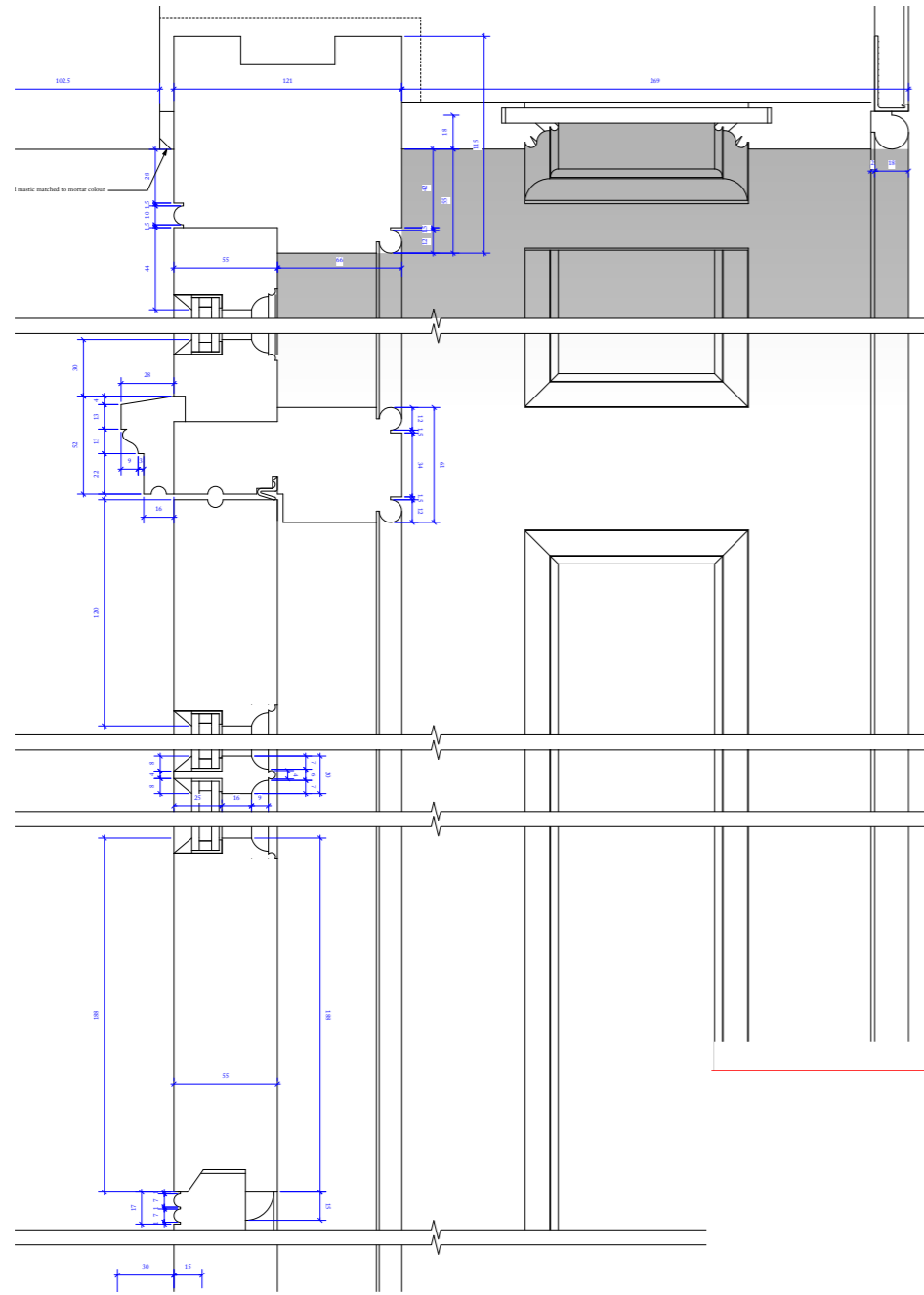
The success of the design will rely on the careful choice of materials and meticulous architectural detailing.

Our office pays careful attention to details to ensure that they feel authentic. We have included detailed drawings of various elements below, to demonstrate this.



ABOVE LEFT:  
External door section details

ABOVE RIGHT:  
Door console bracket details



PLAN DETAILS  
1:1@A1

SECTION DETAILS  
1:1@A1

ABOVE LEFT:  
Portico cornice and column details

ABOVE RIGHT AND CENTRE:  
Sash box details