



PlacesMatter

The Edge House

Response to Places Matter Review

Dated 24th March 2022

Introduction

The Meeting

A scheme was submitted for a design review to Places Matter, which took place on 24th March 2022 in the form of a Teams video call.

Rachel Carney and Majid Mir represented Rochdale planning.

A written response summarising the main points of the discussion was subsequently issued-dated 05th April 2022.

Within this document we seek to illustrate how the design developed in response to the recommendations/observations of both the panel and the planners post pre-app.



Summary of Places Matter Comments dated 05th April 2022

The findings/summary offered 2No key points as follows:

- 1.The concept as presented was felt to be a jarring imposition on the site
- 2.A landscape architect should be involved to make the best sense of the appropriate forms and siting.

General Comments/observations:

- 1.Asked to consider more natural materials. 'The character and shape of gritstone could be a good idea and you might be able to make it appear as an outcrop, if you utilise the slope'. Also, a softening of the form would help to make it fit.
- 2.Try stepping the house out of the landscape and expressing the irregularity of the plan externally.
- 3.The approach requires a much more rigorous appraisal of the site.
- 4.A range of external spaces and solar aspects is required, and the courtyard must not become a driveway.



Private Terraces

A viewing terrace at both ground floor and the lower ground floor provide a connection with the living and entertainment rooms on both levels, offering privacy, extended views of the wider Pennine landscape, and a sunny south-west orientation.

Garden Terrace

This space is orientated with a southerly aspect, and directly connects the family room with the garden/wider landscape. It allows for sun-light penetration from mid-morning until late evening. The planting of a native hedgerow to the southern boundary will provide some natural privacy.

Viewing Terrace

The north-east facing terraces at both first and ground floor level are sited to make the most of the extensive views and connect the internal spaces with the wider landscape, to facilitate some privacy and to make the most of the late evening early morning sun (sunrise/sunset).

Site Analysis

Referring to the design review comments

The client commissioned tba landscape architects to work with ourselves to develop a scheme which would make the best sense of the appropriate forms and siting. whilst the panel suggested moving the proposed dwelling closer to Blackstone Edge Old Road, the planners commented on the benefits of retaining the existing mature trees and dry-stone wall along the highway.

Strategy

A strategy for the site layout was jointly developed with tba as follows:

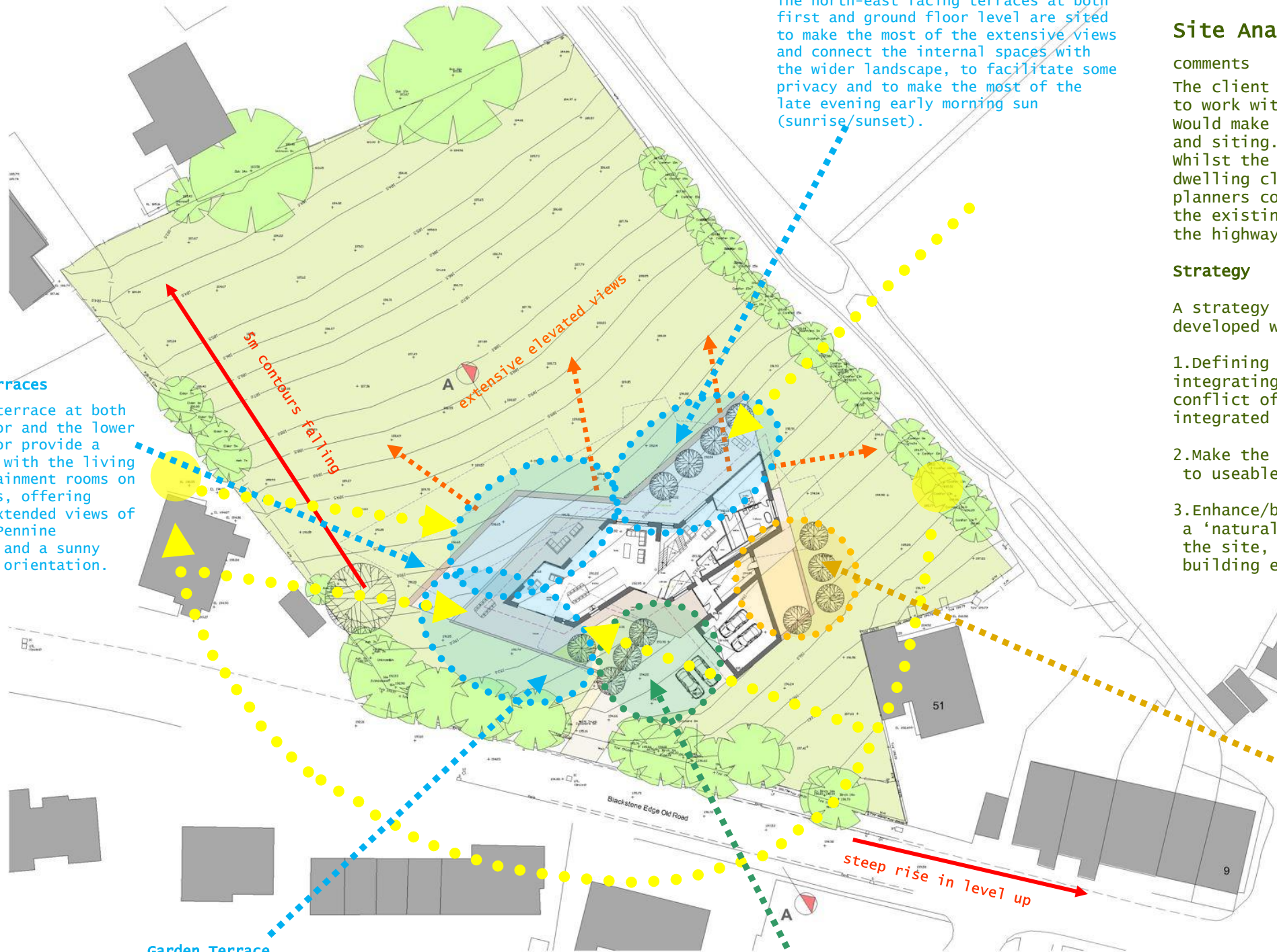
1. Defining the use of the external spaces and integrating them with the proposals to avoid any conflict of use, and promoting a seamless and integrated connection with the wider landscape.
2. Make the most of the sun orientation with regard to useable external spaces.
3. Enhance/bolster the existing landscape to create a 'natural' setting, enhance the bio-diversity of the site, and refine the concept of a building emerging from the landscape.

Ancillary Space

This area is accessed directly from the utility room and is naturally screened by the garage, neighbouring property, and the proposed landscaping.

Arrival Space

The building is visible at a higher level along Blackstone Edge Old Road, and the entrance creates a direct visual connection with the existing street-scape, with the car park off-set unobtrusively to the east. The garage access and parking area is kept to a minimum in isolation from the garden terraced areas, allowing the pure form of building to be the dominant feature.

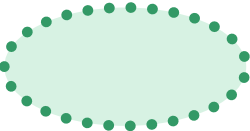


Landscape Scheme

The diagrammatic landscape scheme opposite sets out the principles for the development of an enhanced natural wild-life habitat, and highlights how it is designed to integrate with The dwelling.

A relatively small defined area of integrated permeable hard landscaping is kept tight to the building, with the proposed wild-garden elements designed to be the main feature of the large Plot to create a sense of The building ‘growing out’ from the wider landscape.

A natural fall in levels across the plot allows the building to read as a **horizontal** escarpment, with the lower ground level only emerging on the north-west side to create a 2-storey ‘edge’.



enhanced landscape zone



native edge planting + hedgerow seed mix



wildflower seed mix



horizontal outcrop emerging from the wider landscape

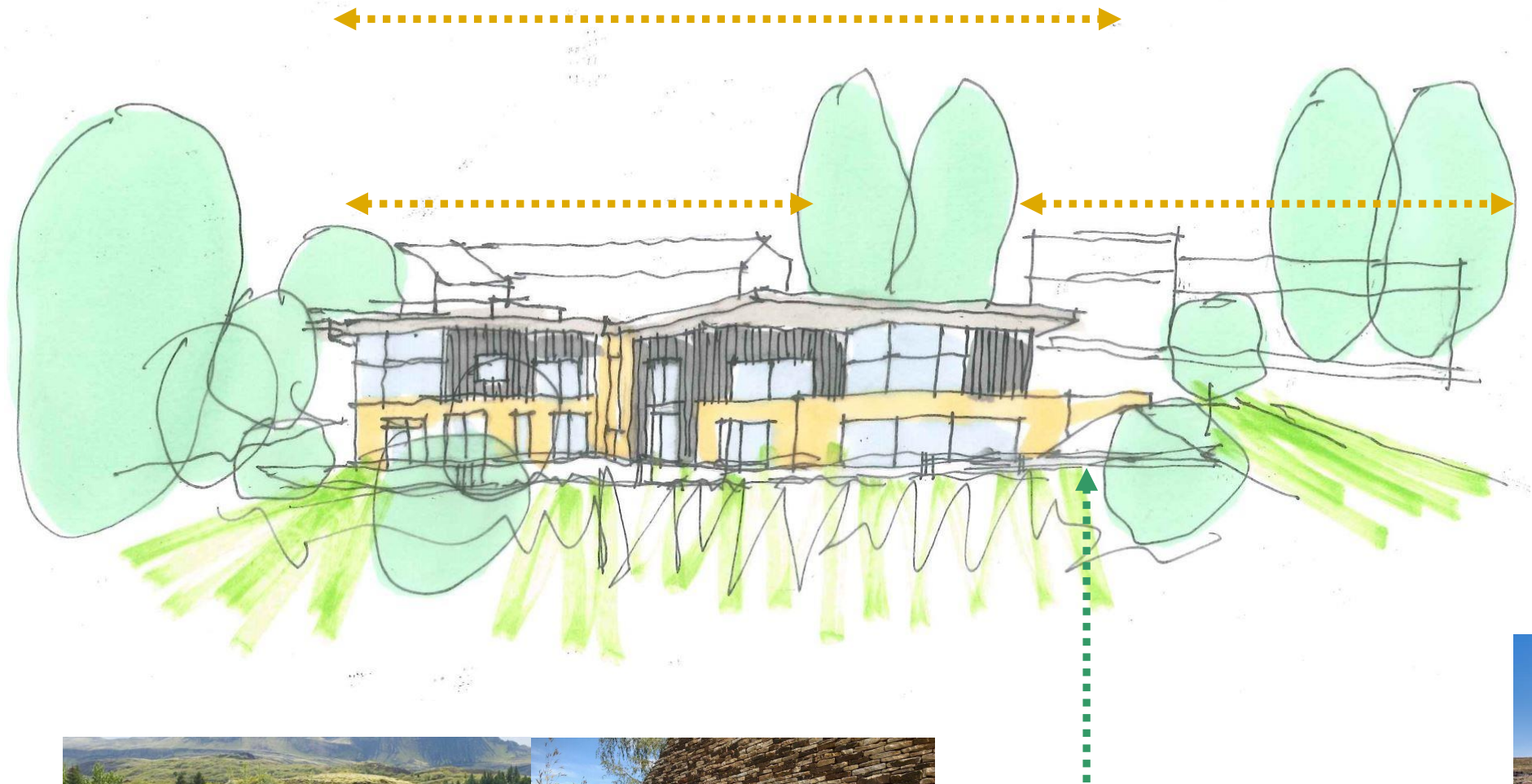


Ancillary Space

This area is accessed directly from the utility room and is naturally screened by the garage, the neighbouring property, and the proposed enhanced landscaping.

horizontal outcrop

The linear jagged plan expresses itself as an 'outcrop', as it emerges from the contours of the sloping site, whilst 'strata' are picked out in the form of obtuse angular protrusions. The natural gritstone base anchors the dwelling into the hillside, allowing the charred timber cladding of the upper storey to provide a softening effect, its dark tones echoing those of the Blackstone Edge escarpment.



charred timber cladding & sedum roof



natural Pennine stone

terrace edge

This domestic useable space at the rear perimeter of the property is defined by low dry-stone wall and natural landscaping, which provides a natural setting.

Design and Materials 01

The indicative sketch opposite indicates how the expression of the plan and choice of materials present the property as form 'emerging' from the wider landscape. This responds to the PM comments with regards to utilising the slope and making it appear as an outcrop.

It was suggested that when stepping out of the landscape that the irregularity of the plan should be expressed externally. This has driven the revised design, which embraces the horizontality of both Blackstone Edge and the adjacent terraced properties. The deployment of obtuse angles softens the effect, and combined with the charred timber upper storey, echoes the rhythms and typology of the local landscape.

The overall effect is a complimentary and Confident response to its west Pennine setting.



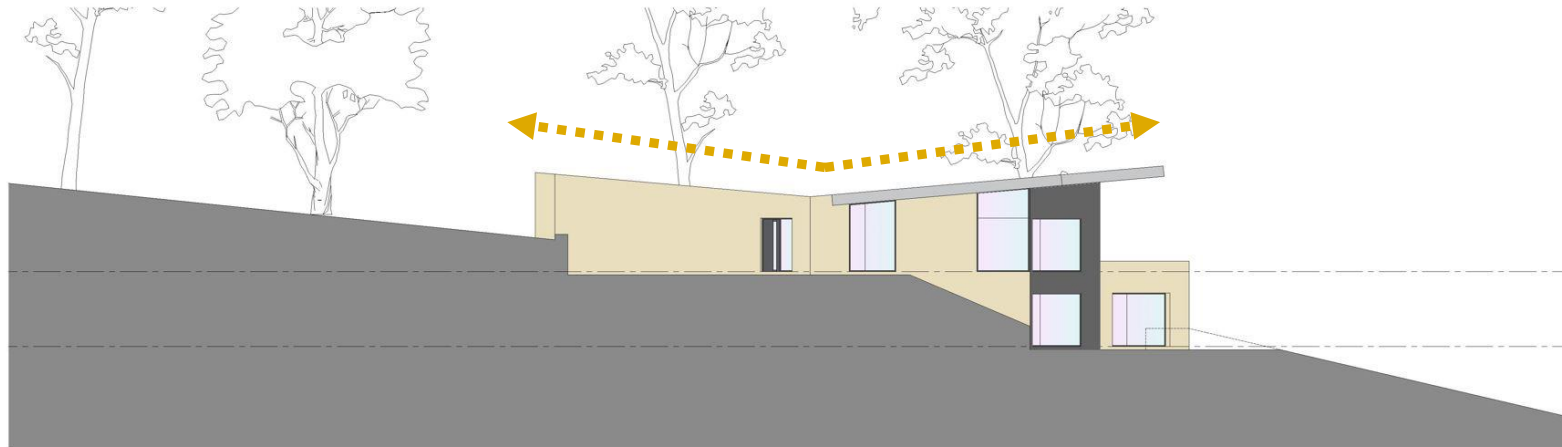
horizontal outcrop emerging from the wider landscape

roof design

The sedum roof slopes gently in 2No directions which is a direct response to the wider landscape, particularly the rock escarpment at Blackstone Edge.



south-east elevation



north-east elevation

terrace edge

The domestic useable space at the perimeter to the rear of the property is defined by low dry-stone wall and natural landscaping, which provides a natural setting.

Design and Materials 02

The roof design is informed by the gentle angular forms which are a feature of the local Pennine landscape and align with the design concept.

In a similar way, moorland grasses cover the upper surfaces of the rocky escarpment, softening their hard edges.



sedum roof with metal fascia (zinc)



gentle angular slope of the rock strata at Blackstone Edge

Design and Materials 03

The floating roof, horizontal emphasis of the glazing and lightweight timber cladding to the upper storey combine to create a floating quality, whilst the natural stone plinth anchors the building into the landscape.



Design and Materials 04

The palette of materials selected reflect the Character of the setting and emphasise the concept of a 'jagged outcrop' emerging from the hillside.

The dwelling is designed to fit cohesively within both the immediate and wider landscape.



charred timber cladding



Sedum roof with metal fascia (zinc)



natural Pennine stone



deep reveals to super-insulated walls



sedum roof with high level of insulation in the build up



Locally sourced materials



solar panel arrays screened from view by the building

sustainability

The dwelling is designed to be energy neutral, utilising photo-voltaic arrays and air source heat pumps to supply all energy needs. High insulation standards and the use of a heat recovery system will significantly reduce the overall energy consumption.



mini wind turbines could be utilised (subject to planning restrictions)