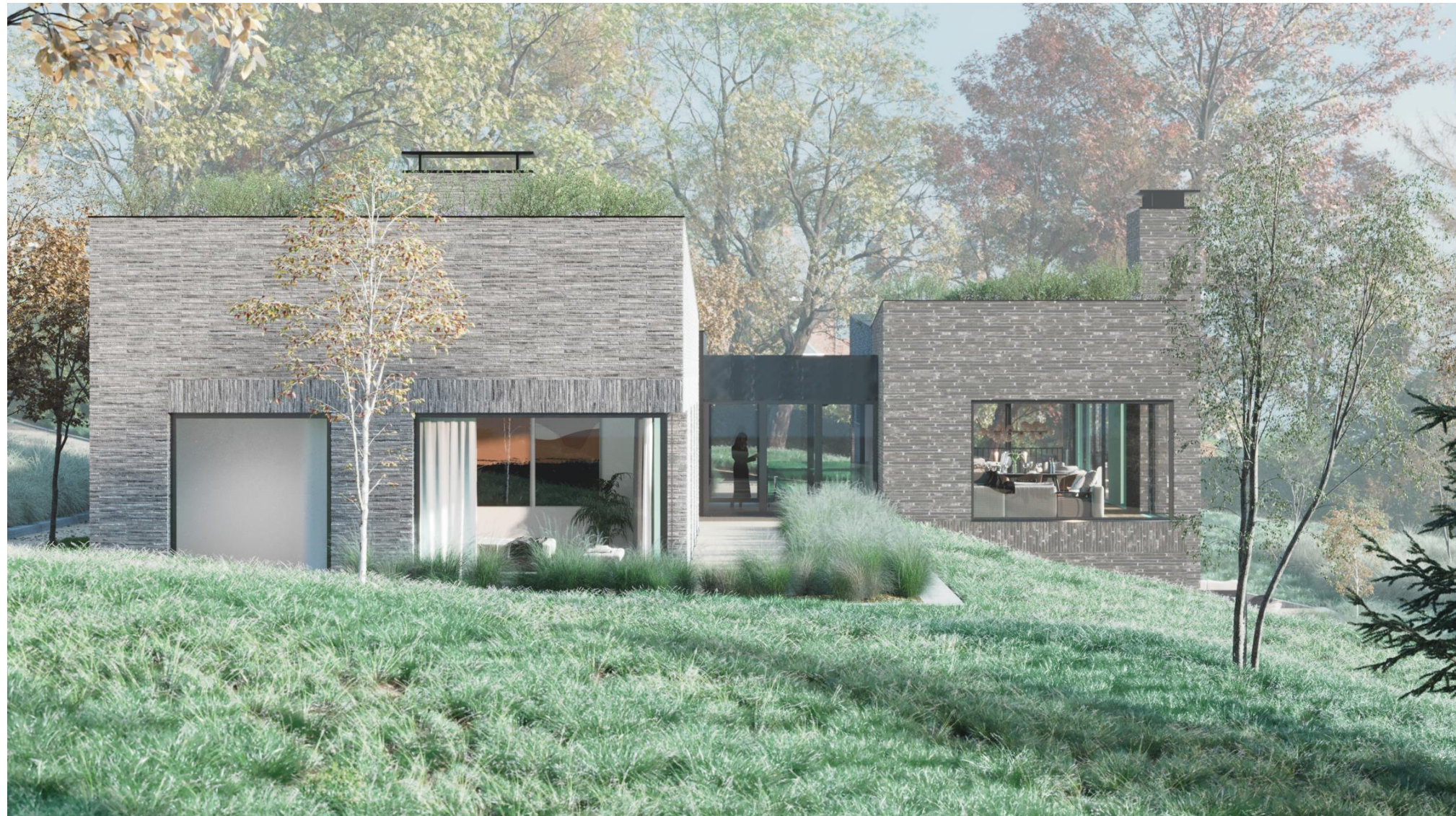




The Edge House

Design and Access Statement

September 2022 with addendum February 2025

Introduction

The Site

Located just off the Blackstone Edge Old Road in an elevated position, the plot has an extant planning for a single dwelling designed by CJ Partnership which is known as the 'Caterpillar House' (ref: 13/01214/FUL).

Clients Brief

They are local people looking to construct their dream environmentally friendly family home.

They bought the site with a view to constructing the 'Caterpillar House', however, it became apparent through discussion that the design did not fully respond to their own specific requirements.

Their remit was for an outstanding architectural design with zero or positive energy consumption, and which responds directly to the site context, with a reference to the rocky outcrop at Blackstone Edge visible directly from the site.



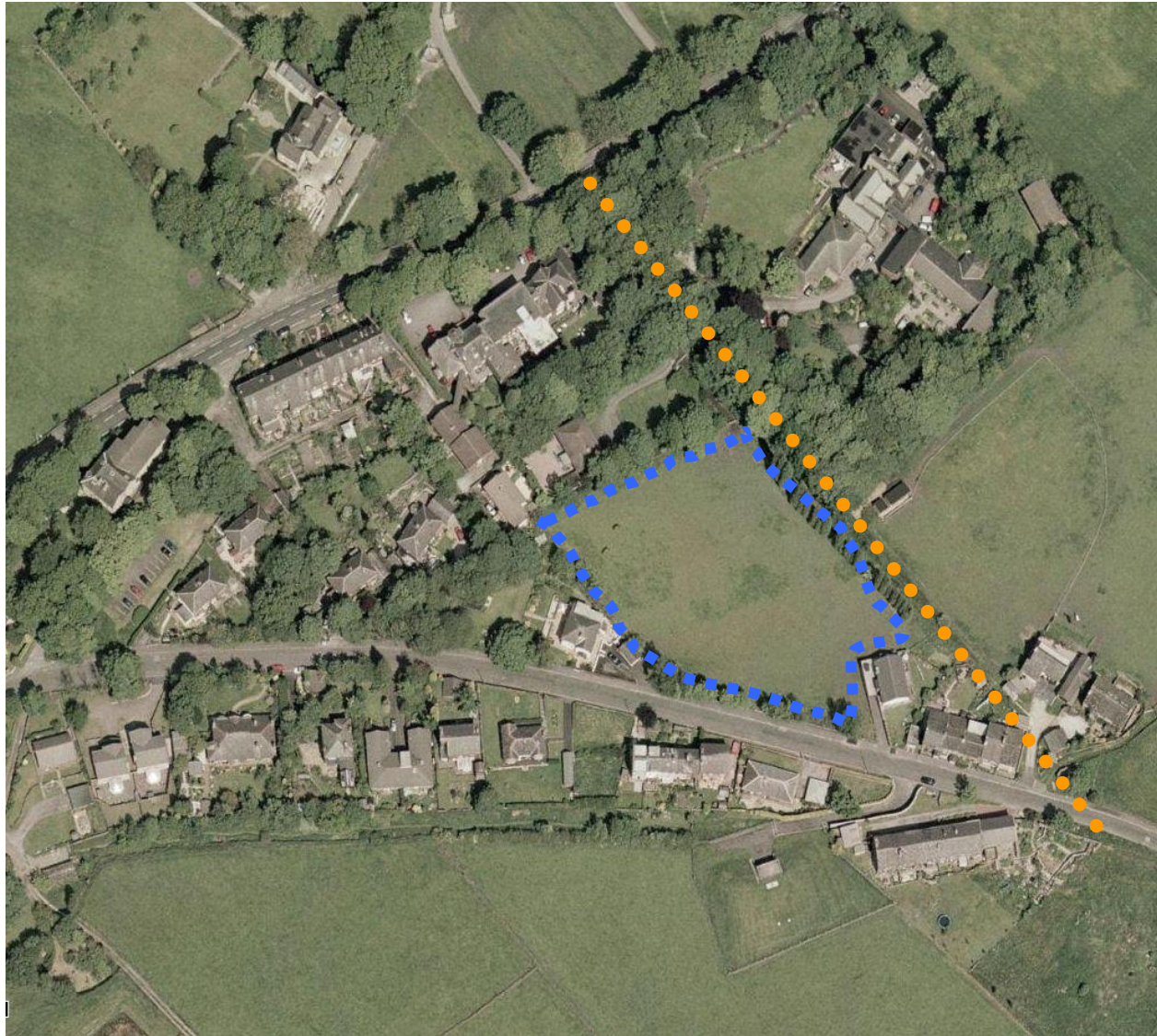
01

The Site





1.01 Site Location
The site lies within close proximity to the Pennine village of Littleborough, approximately 4.5 miles north-east of Rochdale town centre.



1.02 Site Context

The site is directly accessible from Blackstone Edge Old Road to the south, and is located in a predominantly residential area, known historically as Gate House.

It is bounded by a public footpath to the eastern boundary, which is approximately 1.5m lower in level. This provides a right of way down to Halifax Road.



1.03 Site Context Photographs



natural stone wall to site boundary



elevated houses opposite the site



house on adjacent site



new house across the road



cottages to the east of the site



elevated cottages immediately to the south

1.04 Site Context Photographs



panoramic view of site from Blackstone Edge Old Road

1.05 Site Context Photographs



panoramic view from top entrance

1.06 Site Context Photographs



panoramic view towards the northern boundary

1.07 Site Context Photographs



panoramic view from northern boundary



elevated view looking North



view East towards Blackstone Edge

1.08 Topography

The site is located along Blackstone Edge Old Road, which rises up the hill coming out of Littleborough town centre in an easterly direction, towards the Yorkshire border.

The site slopes from north to South, down to Halifax Road, which allows for open views towards the hills to the north of the town.



- - - - - site boundary
- Blackstone Edge Old Road
- - - - - public footpath

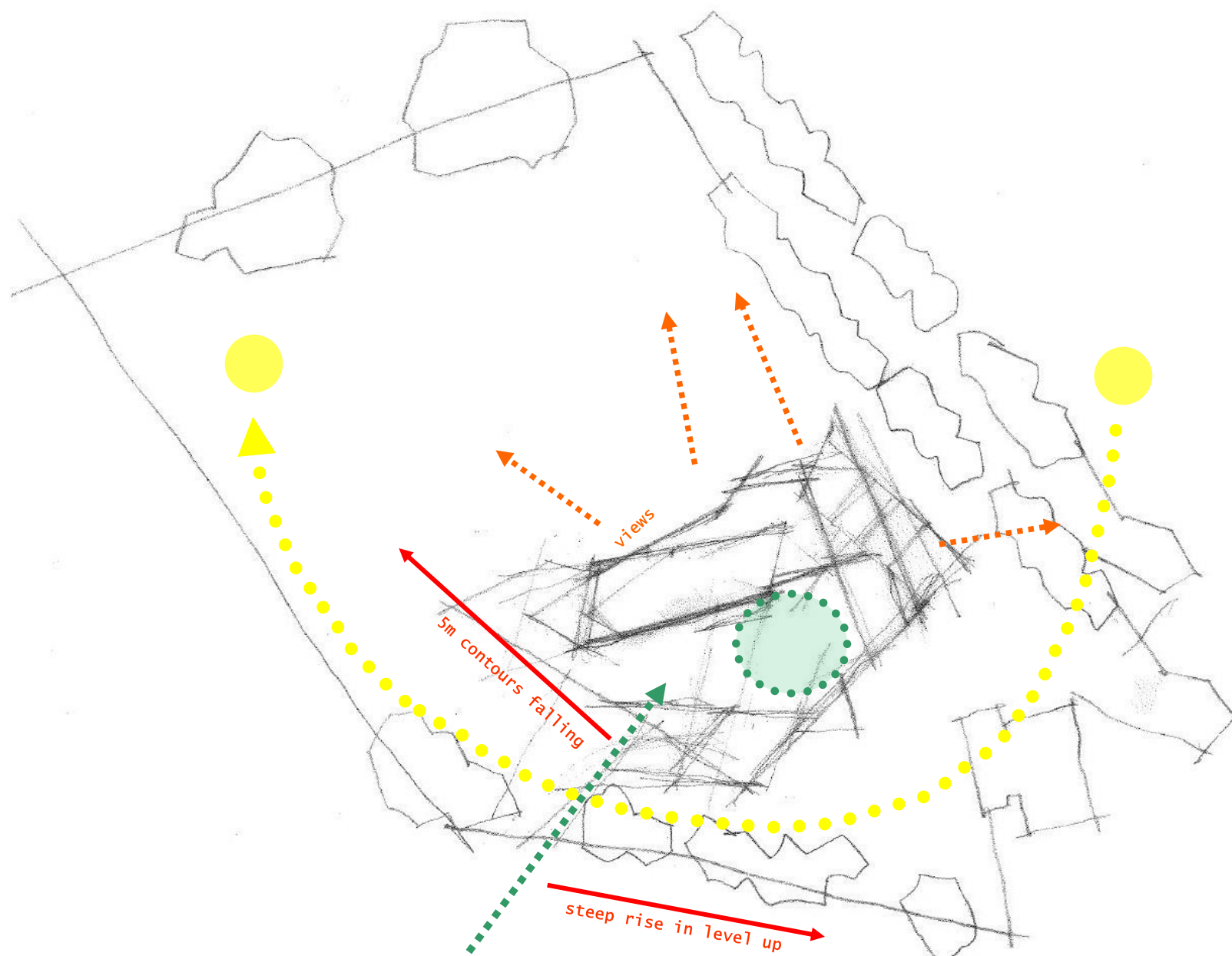


1.09 Environment

The site is situated within a developed area on the edge of the open moorland. It is exposed to sunlight throughout the day, and is relatively well sheltered from the prevailing winds by the buildings to the south.

The site is best described as a small enclosure, and it is this quality that the client wishes to retain/enhance.

- site boundary
- public footpath
- existing trees

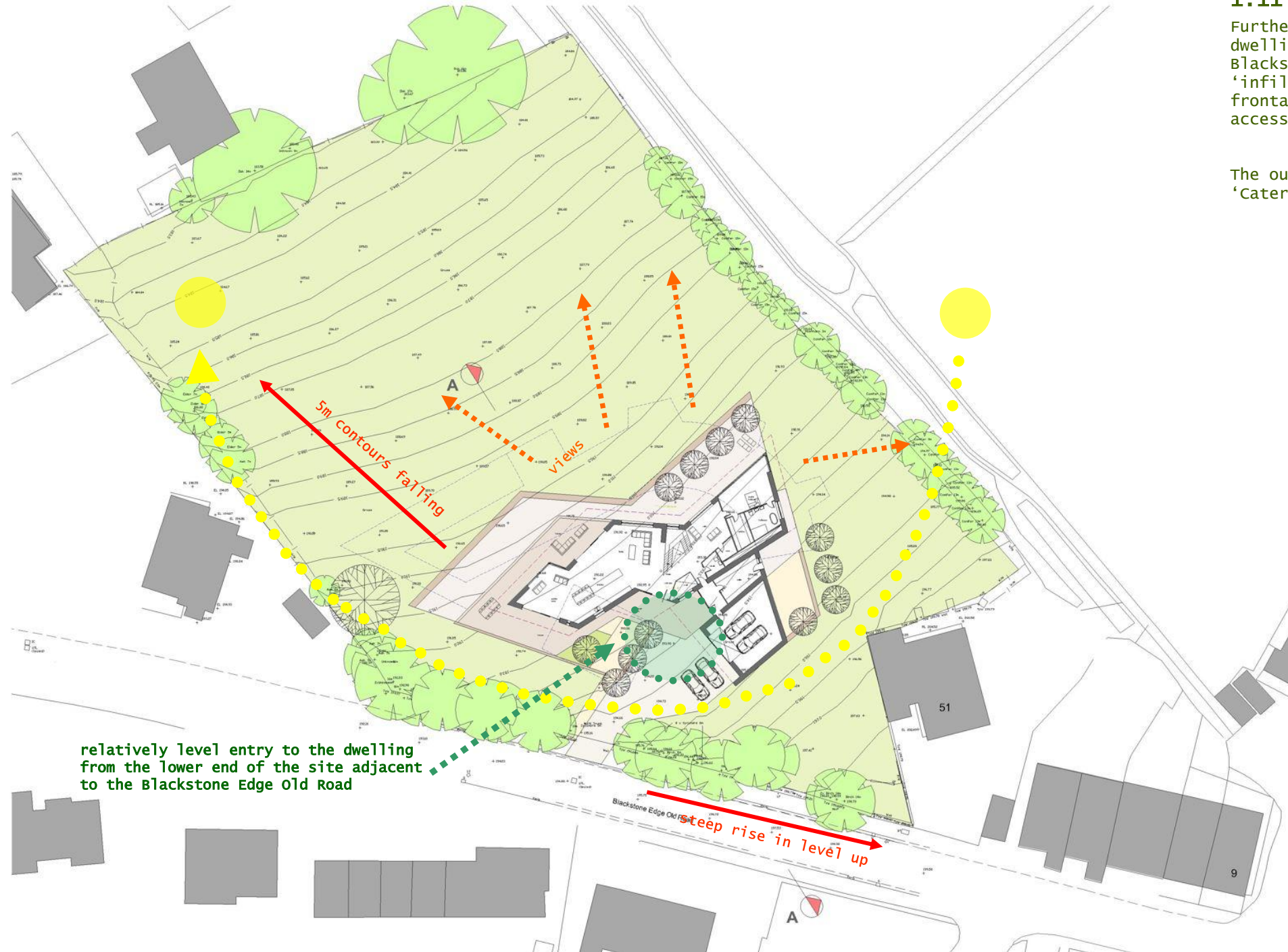


relatively level entry to the dwelling
from the lower end of the site adjacent
to the Blackstone Edge Old Road

1.10 Environment

An early concept sketch indicates how the layout responds to the significant change in levels running down hill in a northerly direction.

The house is positioned to take advantage of the elevated views to the North/East and creates a sheltered entrance space with access directly from Blackstone Edge Old Road. The existing dry-stone boundary wall and trees adjacent to the footpath are retained.



1.11 Environment

Further to a design panel review, the dwelling is now positioned closer to Blackstone Edge Old Road, to create more 'infill' development with a more open frontage with separate pedestrian/ vehicle access.

The outline of the original approved 'Caterpillar House' is shown dotted.

02

Design Concept



2.01 Design Brief

The client brief included the following:

1. To be outstanding architecturally, and connect with the immediate and wider landscape and have a contemporary 'dynamic expression'.
2. Make the most of the views to the North and East of the site, utilising the sloping topography.
3. Have a light and airy free-flowing layout
4. Low-energy consumption with an emphasis on renewable energy resources.

2.02 Design Approach

Our approach to the design development focused on the following core elements.

1. A home which facilitates the clients current and future needs.
2. An environmental design, which works in harmony with the 'uniqueness' of the site and utilises its elevated position and open nature to best effect.
3. To respond to the robust qualities of the existing landscape and built environment.
4. To achieve the highest levels of energy efficiency.
5. Create external spaces which work in harmony with the architecture and internal spaces, and create a vibrant but harmonious dynamic within the immediate and wider landscape.
6. The definition of an immediate 'arrival space' focal point.
7. Take inspiration from the geology of Blackstone Edge, which is a local landscape feature and gives the road its name.





2.03 Design Concept

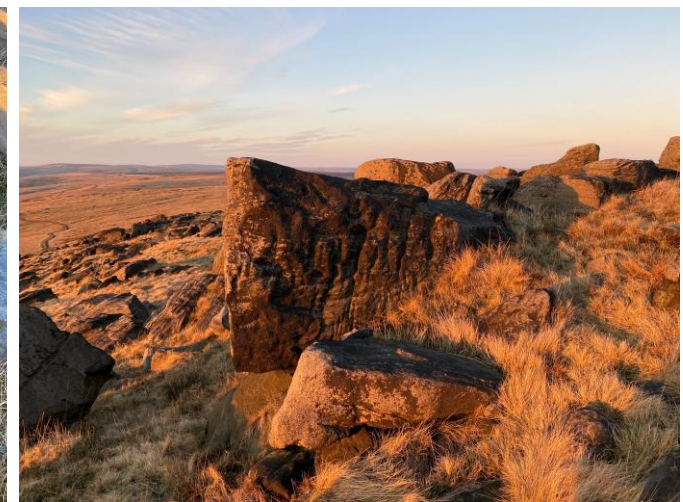
The main inspiration for the layout and design is the gritstone escarpment at Blackstone Edge, which is just a few minutes walk from the site. Linear angular rock forms jut out from a plateau to form a cliff face 'edge', overlooking Rochdale from the east.





2.04 Design Concept

The concept sketches reflect the strong visual dynamic and intriguing forms which appear in the rock outcrops at Blackstone edge.



juxtaposed angular rock forms form interesting groups and appear to jut out of the landscape



2.05 Design Concept

The rocky outcrop forms a ragged cliff face on the sloping side of the hill.

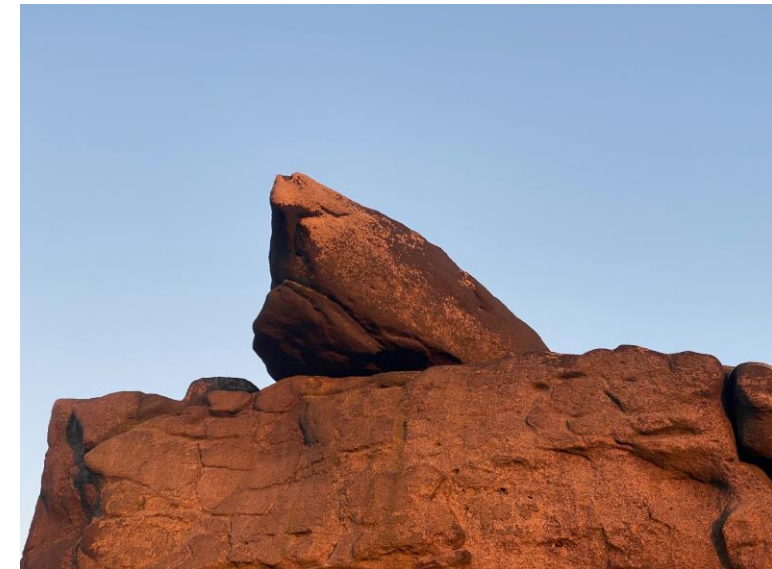
The site slopes in 2no directions in a direct comparison to the development plot.



2.06 Design Concept

we have taken our inspiration from the juxtaposed angular jutting forms and the sheer cliff face emerging from the hillside.

Similarly, strong rectilinear forms are a feature of the terraced properties found locally.





2.07 Design Concept

A site cross-section looking towards the proposed west elevation indicates how the development slots in with the existing contours of the site.

Entry is on the ground floor with a lower level positioned directly below as the land falls away to the North. This echoes somehow the natural character of Blackstone Edge landscape.



03

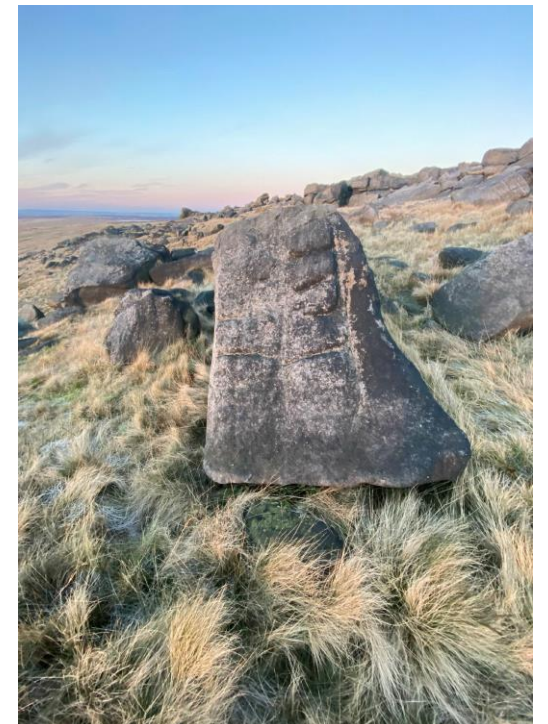
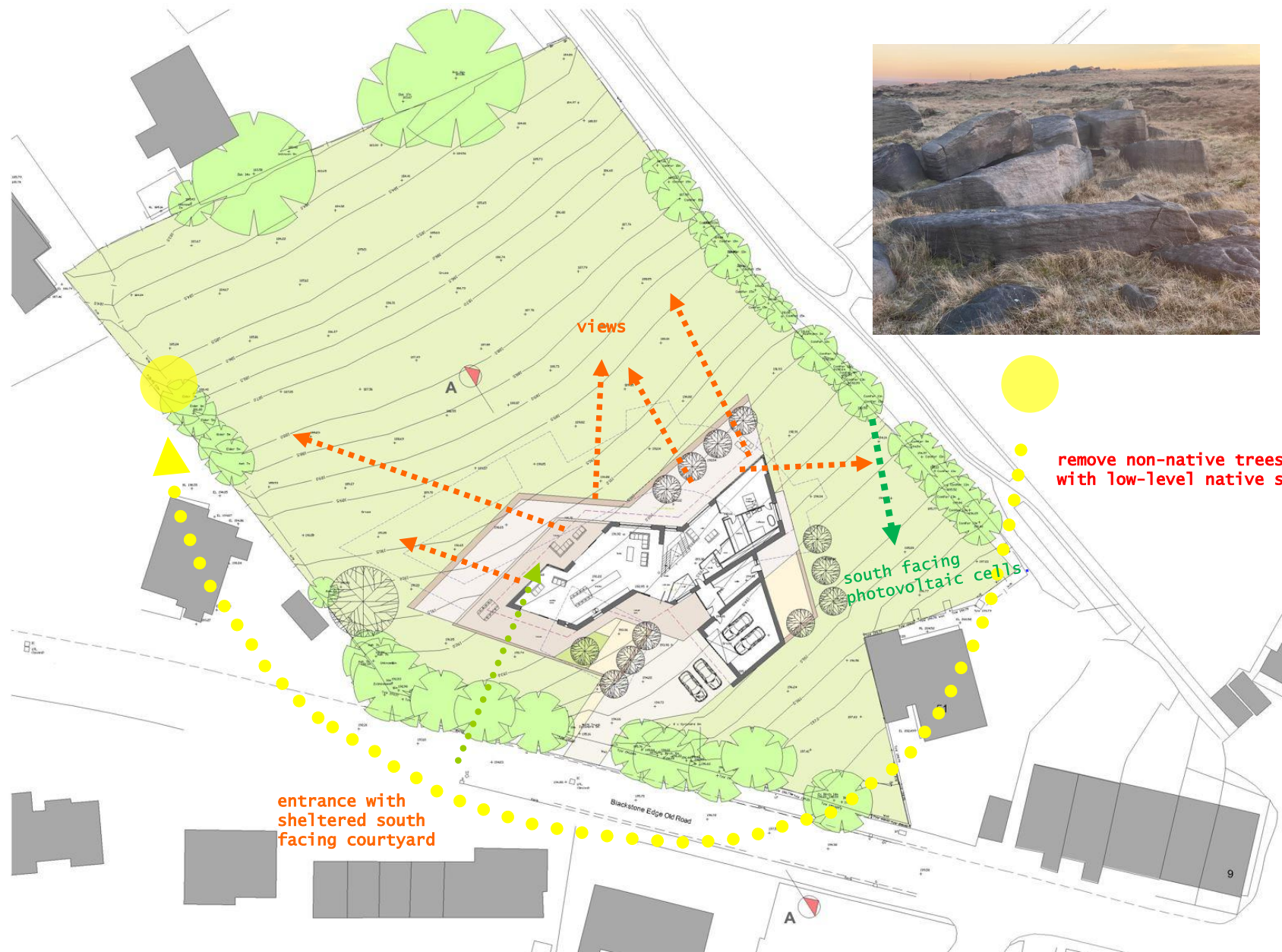
Design



3.01 Site Layout

The proposed site layout references the angular linear rock formations culminating in a 'cliff face' to the North. The overall massing appears solid and robust actively engaging with the immediate and the wider landscape having a robust low-lying character.

The proposal is similar in form to the that of the terraced cottages to the north of the site and the one on the opposite side of the Road.



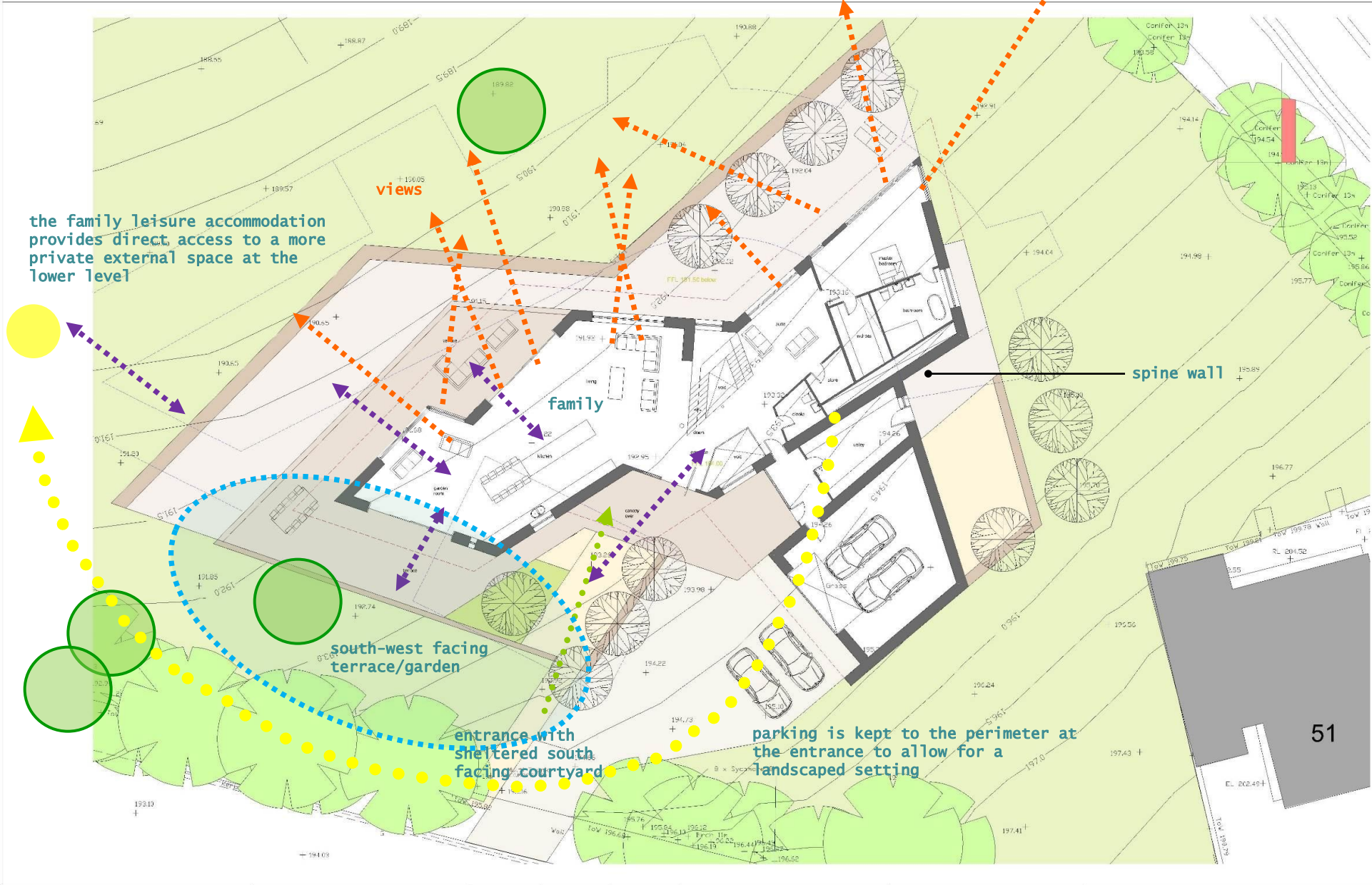
movement: coming in from the entry level and proceeding to the main staircase and the living space balcony, views suddenly appear, and you find yourself elevated within the landscape.

The internal spaces are designed to interconnect with each other in a free-flowing manner and to shape the useable external spaces responding to the movement of the sun and the spectacular long views.

Cross views into the more intimate closed spaces create a spacious environment whilst offering a degree of privacy.

The separate 'rock form' accommodation blocks allow for a sense of processional movement through the building, creating spaces of individual character presenting moments of unravelling surprise.

3.03 General Arrangement Plans



Note: the rectilinear forms and straight edges of the detached rocks create very intriguing robust forms

Martin Muldowney The Edge House Blackstone Edge Old Road Littleborough Rochdale	Proposed Ground Floor Plan	contract no	drawing no	revision	planning	Blue Pit Mill Queensway Castleton Rochdale OL11 2PG +44 (0)1706 631347 info@cjpartnership.com www.cjpartnership.com	CJPARTNERSHIP ENVIRONMENTAL ARCHITECTS
	work to figured dimensions	3588	03				
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			November 2020	1:250	Revisions: A ₁		

interconnecting internal and external spaces

04

Elevations and Massing

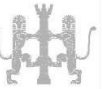




north-west elevation

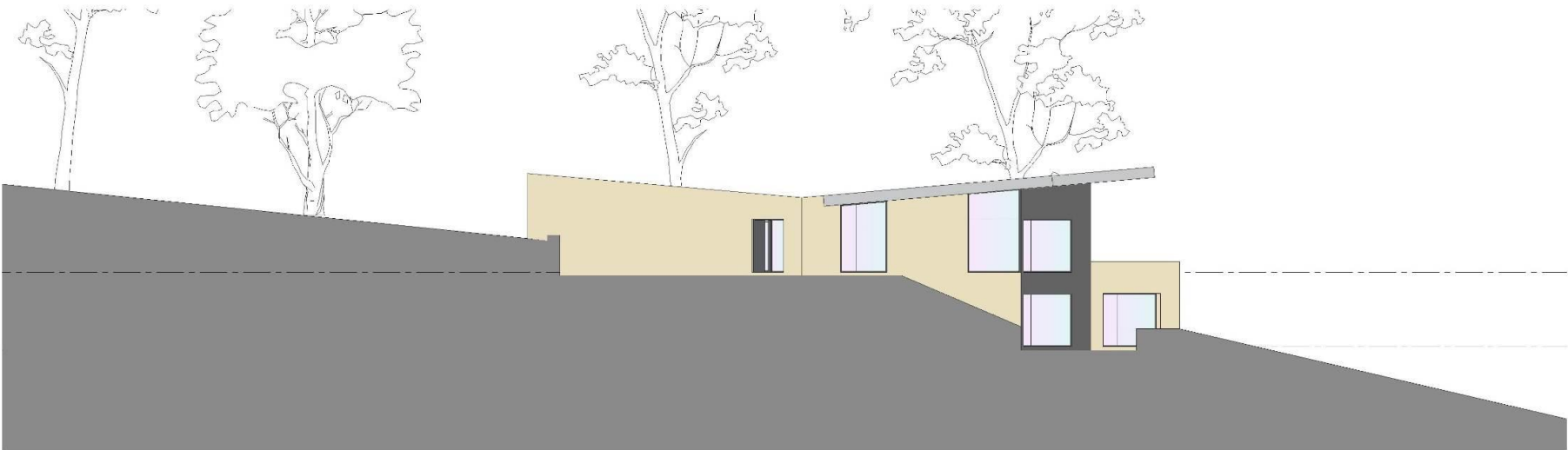


south-west elevation

Martin Muldowney The Edge House Blackstone Edge Old Road Littleborough Rochdale	Elevations as Proposed Sheet 02	contract no 3588	drawing no 06	revision planning	Blue Pit Mill Queensway Castleton Rochdale OL11 2PG +44 (0)1706 631347 info@cjpartnership.com www.cjpartnership.com	CJPARTNERSHIP ENVIRONMENTAL ARCHITECTS 
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south-east elevation



north-east elevation

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05

Materials and Sustainability



5.01 Materials

The palette of materials selected reflect the setting and the overall concept of a 'jagged outcrop' emerging from the hillside. The building is designed to fit cohesively within the immediate and wider landscape.



charred timber cladding



Sedum roof with metal fascia (zinc)



natural Pennine stone



5.02 Materials

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





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

5.03 sustainability

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



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



06

Addendum





option A



option B



option C

6.01 Development of the Design

Further to discussion with the Planning Officer (Majid Mir) and the client on-site, it was a consensus that there was a way forward for the scheme with further development of the design with The assistance of the Urban Design Officer (Azhar Kapadi).

Further meetings took place, and it was suggested by Majid and Azhar that we should start with creating a few 3D model options to show how the proposals would fit into the landscape in a way that made the most of the existing topography, be informed by a simple easier to construct vernacular, create useable connected outdoor spaces, and simplify the concept.

We developed 3 options with the preference being a development of option C





option A



option B



option C

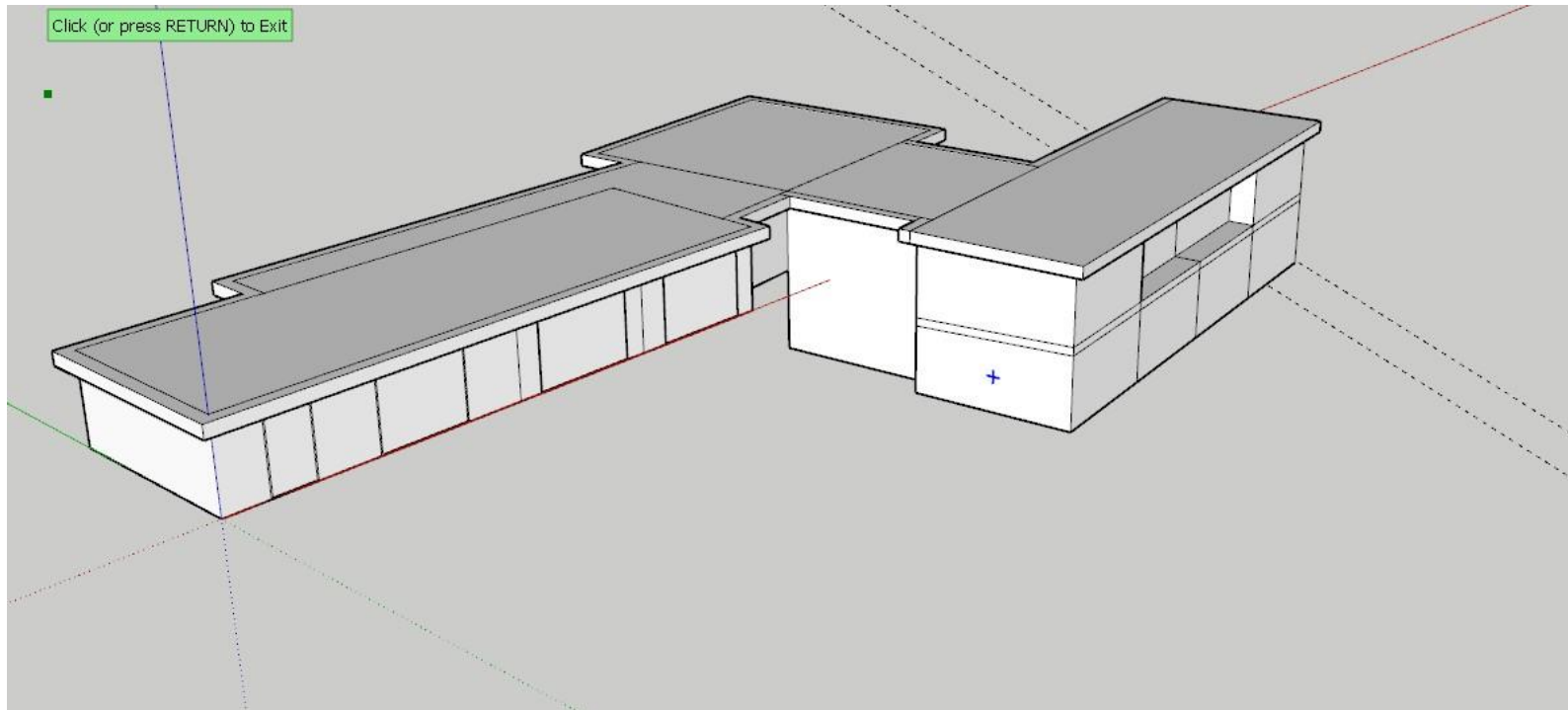
6.02 Development of the Design

It was a consensus that option C (bottom left image) respond best to the site context, and offered the best provision of useable external space, whilst still retaining the ‘edge’ concept.

Further refinement of the forms, linkages, roof-scape and details would develop from this.

Other points of discussion included the requirement for an integrated well designed landscape scheme to incorporate native species, and a considered attention to the detailed design and materials.





an initial white model was developed from the emerging plans

6.03 Development of the Design

The plan developed from the 3D modelling to include the client's requirements for the following accommodation:

- Spacious open living/kitchen/dining area on the entry level which made the most of the open views to the north and east.
- All main bedrooms at the entry level taking in the open views to the rear. This also takes into consideration health issues which require a single level access moving forward.
- A large family gathering space at the lower-level with level access to an external terrace. Space for a future lift option should also included.
- Space for a guest suite at the lower level.
- A defined entrance courtyard (sheltered).





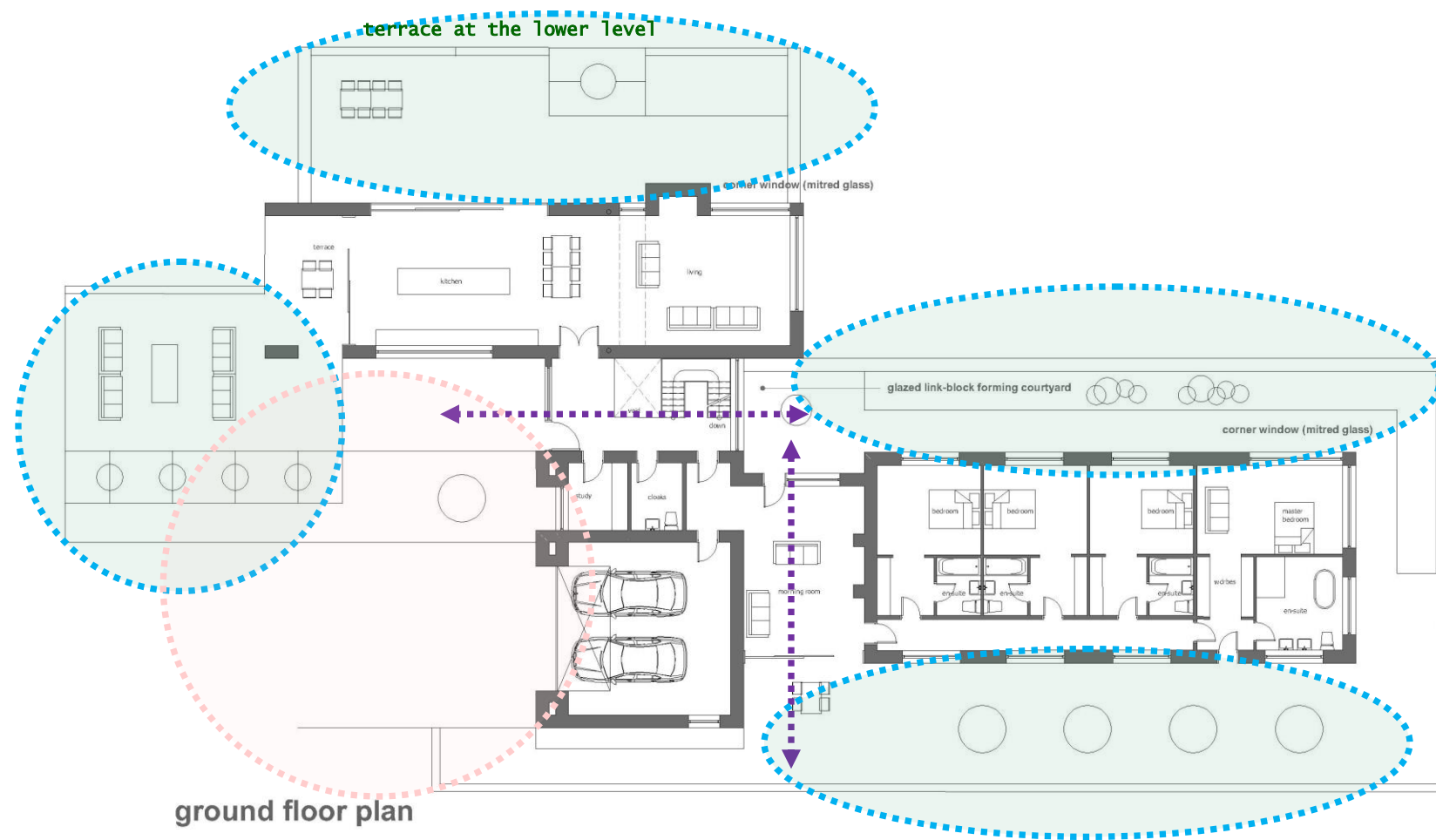
6.04 Development of the Design

The layout opposite developed from the initial modelling exercise and clients brief, responding to the sloping topography and the orientation of the site in terms of views and sun-path.

Taking this into consideration, we have a sheltered landscaped entrance court, a morning/day room, an all-day terrace associated with the main living space, and an afternoon/evening terrace at the lower level.

The master bedroom will have morning and evening sun (sunrise/sunset).

The main entrance is fully glazed allowing permeable views of the landscape beyond, and visually separates the living area from the garage/bedroom blocks and creates a small landscaped courtyard to the rear of the morning room.

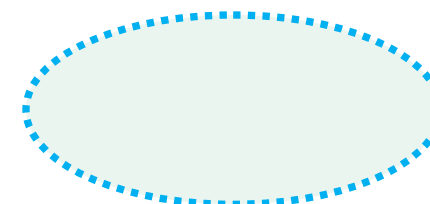


6.05 Development of the Design

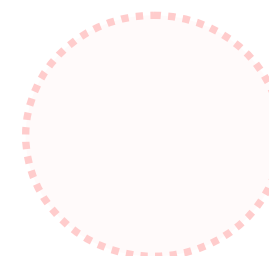
The detailed plan opposite shows how the brief developed to interact with the external spaces.



permeable views afforded by glazed link blocks

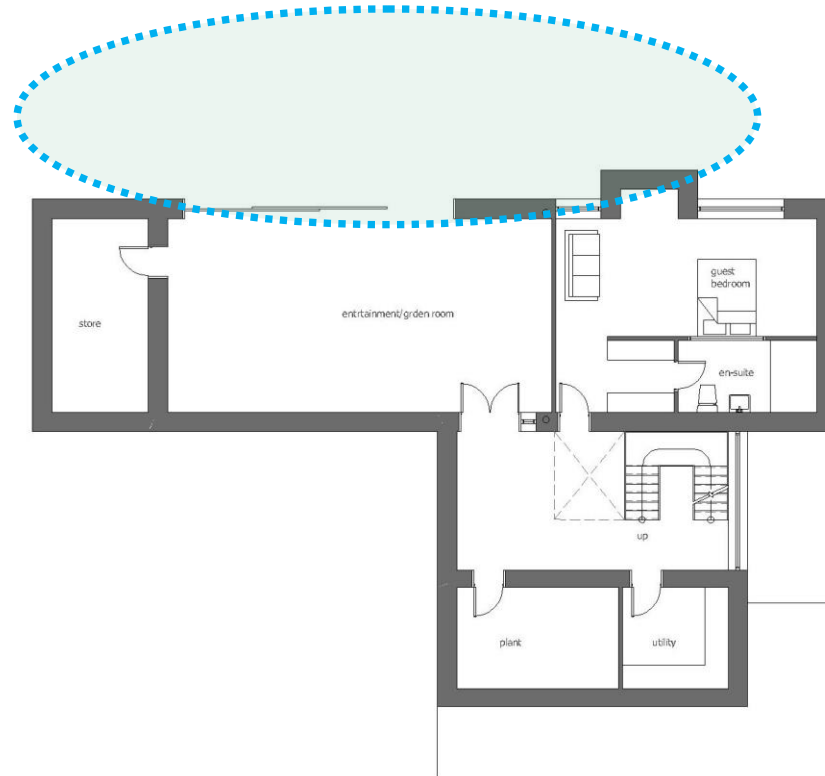


outdoor spaces interact with living accommodation



sheltered entrance courtyard

terrace at the lower level



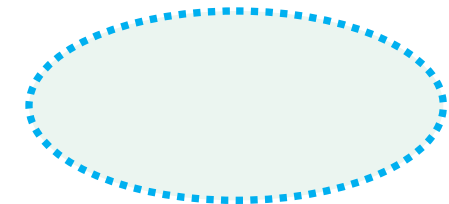
lower level floor plan

6.06 Development of the Design

A lower ground floor is formed provided within the natural fall of the site to the north, and allows access to a lower-level terrace from the entertainment/garden room and guest suite.



permeable views afforded by glazed link blocks



outdoor spaces interact with living accommodation



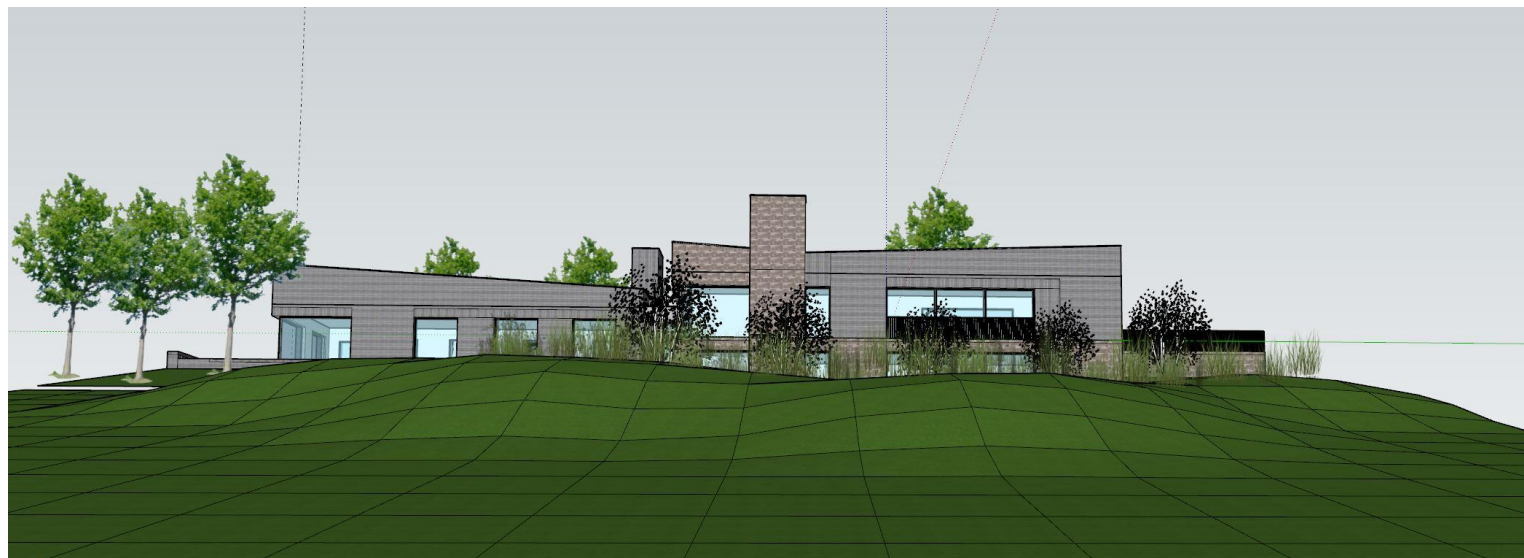
view of the dwelling from lower down the site shows how it is designed to nestle within the landscape



6.07 Development of the Design

Working with the RMBC planning team we looked to model the external spaces to create a form which responded to the natural landscape, echoing the gentle undulating profile of the Pennine hills on the horizon and the linear expression of the dry-stone walls.

The bold forms of the Blackstone Edge Escarpment also influenced the design and Materiality.



view of the dwelling from lower down the site shows how it is designed to nestle within the landscape



6.08 Development of the Design

The three main forms of the building interact to create intimate external spaces close to the building facilitating a natural, flowing, and elegant setting.





6.09 Landscape

A native species landscape enhancement scheme by PGLA is designed to create a natural setting and increase the bio-diversity.



The layout has been designed by integrating the sites existing features giving structure to the site providing enhanced landscape and visual mitigation. Consideration to the Local Landscape Character, the sites opportunities and constraints and relationship with wider green infrastructure and ecological networks have also influenced the layout. The aim has been to put the environment and people first as part of the landscape design process while finding the balance between space and the building and respecting the sites topography, landscape and ecological character and context of the site.



Mixed native hedgerows to contain garden area and provide a level of screening and extend wildlife corridors.

Grassland areas to be overseeded with a suitable wildflower and meadow mix, mown paths can be introduced through the grasslands.

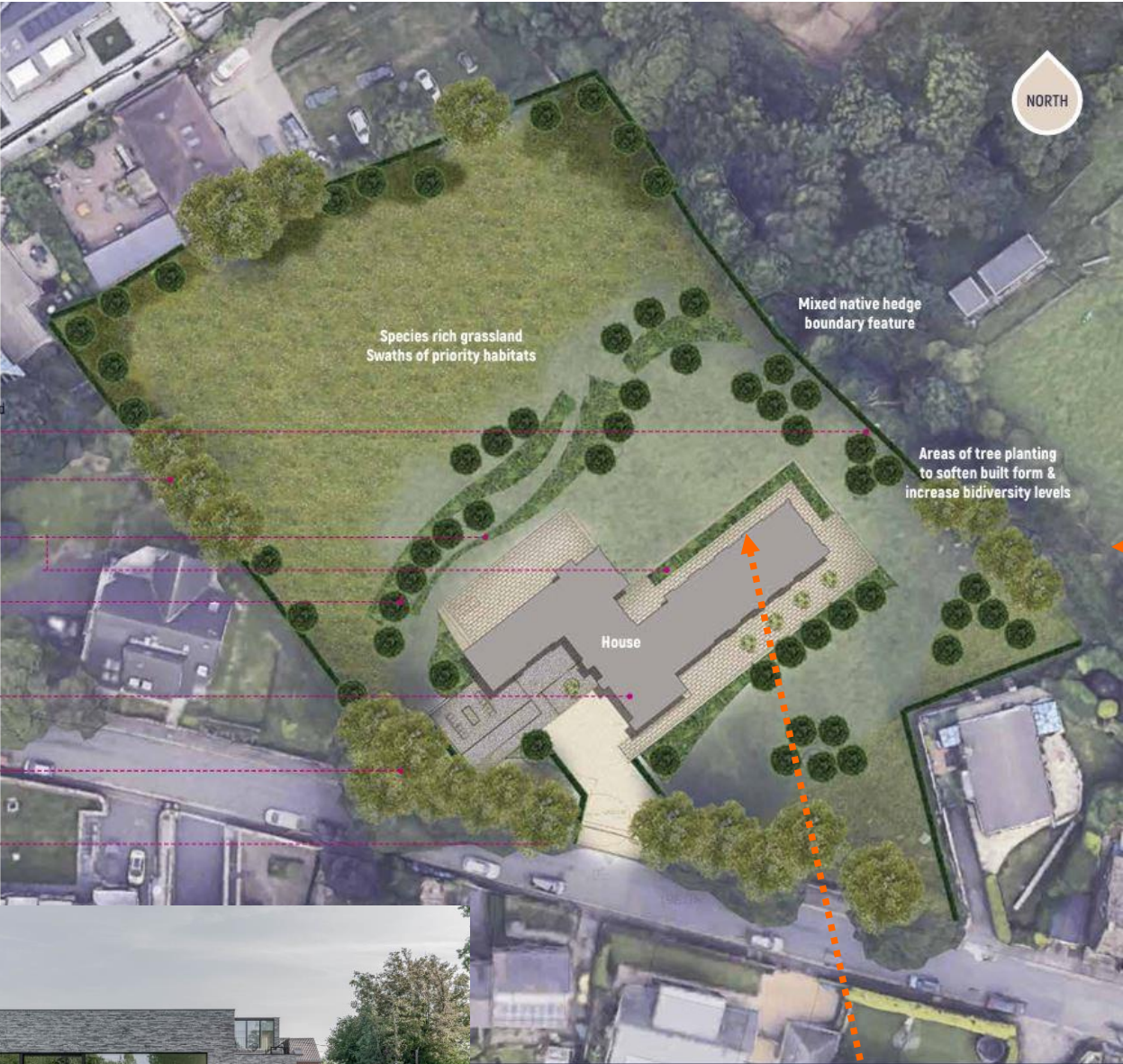
Shrub planting around the development will be both native and ornamental with grasses and pollinators to further enhance biodiversity levels.

Native tree planting to screen and soften the built form and introduce new habitats to Site and provide enhancements for biodiversity.

High quality development that works with the existing landscape features complementing the topography, retained vegetation and the existing settlement and landscape character.

Existing vegetation to be retained along the boundaries and enhanced with areas of scrub which will enhance existing wildlife corridors and introduce new habitats.

Boundary Wall and tree lined interface with Blackstone Edge Old Road to be retained with the exception of the driveway access point, where a poor quality tree will be removed to facilitate the new resin bound driveway



6.10 Landscape

The grassland around the building is retained and enhanced to create a wildflower meadow.

The planting of native species hedgerows and trees will soften the built form and encourage wildlife.

Setting the building down a level from the road will also create a more integrated natural setting viewed from Blackstone Edge Old Road, whilst also retaining wider open views of the landscape above the house as the road rises to the east.



arrow indicates retention of open views

open views retained over the building



Planting

Existing vegetation will be retained and maintained and enhanced through infilling where appropriate. This will allow for the introduction of new native trees and suitable under-story vegetation. The species aim to retain and enhance any Local Biodiversity Action Plan priority habitats.

Suggested new species to create more diversity and a healthy understorey include:

- Corylus avellana
- Carpinus betulus
- Crataegus monogyn
- Quercus robur
- Alnus glutinosa
- Aesculus hippocastanum
- Salix sp.
- Sorbus aucuparia

Areas of scrub to be introduced for wildlife habitats along with introducing log piles and brash bundles. These will offer valuable refuge habitats or wildlife.

Native and ornamental shrub planting to be introduced, mainly around the proposed house, which will include grasses and pollinators.

Small groups of native woodland to enhance biodiversity levels and re-enforce landscape character

Large areas of grassland will be retained as existing but overseeded with a suitable wildflower grass mix to improve the landscape condition.

All species and habitats to follow the ecologists recommendations.



6.11 Landscape

Native species planting suggestions as proposed by PGLA landscape architects shown Opposite.



6.12 Materials

The area is characterised by an eclectic mix of architectural styles, including traditional terraced cottages, 20th century suburban detached homes, and contemporary modern houses with render and zinc cladding.





4. Simple metal balustrades



3.



2.



6.13 Materials

Responding to the elongated monolithic form, the materials have been selected to provide a contemporary edge, whilst providing texture in the close-up detail.

1. The long format brick picks up on the traditional built forms locally whilst reflecting the modernity of the more recent rendered buildings in tone.
2. The black charred timber cladding to the central 'pivot' block provides a contrast to the brickwork and an element of natural texture to the entrance, which is in close proximity to the mature trees along Blackstone Edge Old Road.
3. Flat lock zinc fascia's to the link structures combined with the slim frame aluminium glazed panels to provide a crisp delineation between the 3 main accommodation blocks.



1.





4. simple metal balustrades



3.



2.

6.14 Materials

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3. Flat lock zinc fascia's to the link structures combined with the slim frame aluminium glazed panels to provide a crisp delineation between the 3 main accommodation blocks.



1.





deep reveals to super-insulated walls



sedum roof with high level of insulation in the build up

6.15 sustainability

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



Durisol woodcrete blocks (made from recycled wood)



solar panel array above the garage-screened from view by parapet





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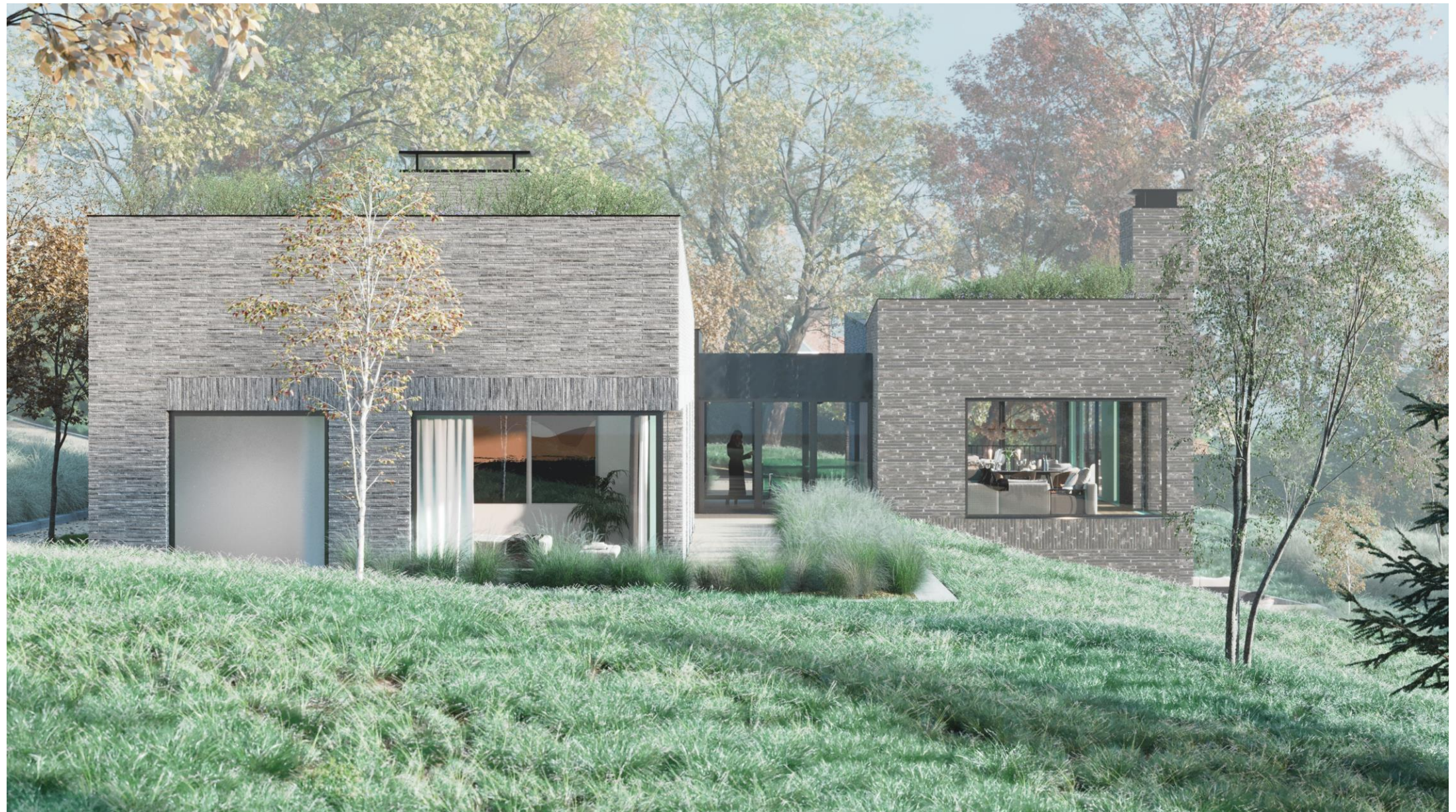




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