

The Edge House

Design and Access Statement

September 2022 **DRAFT**

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.



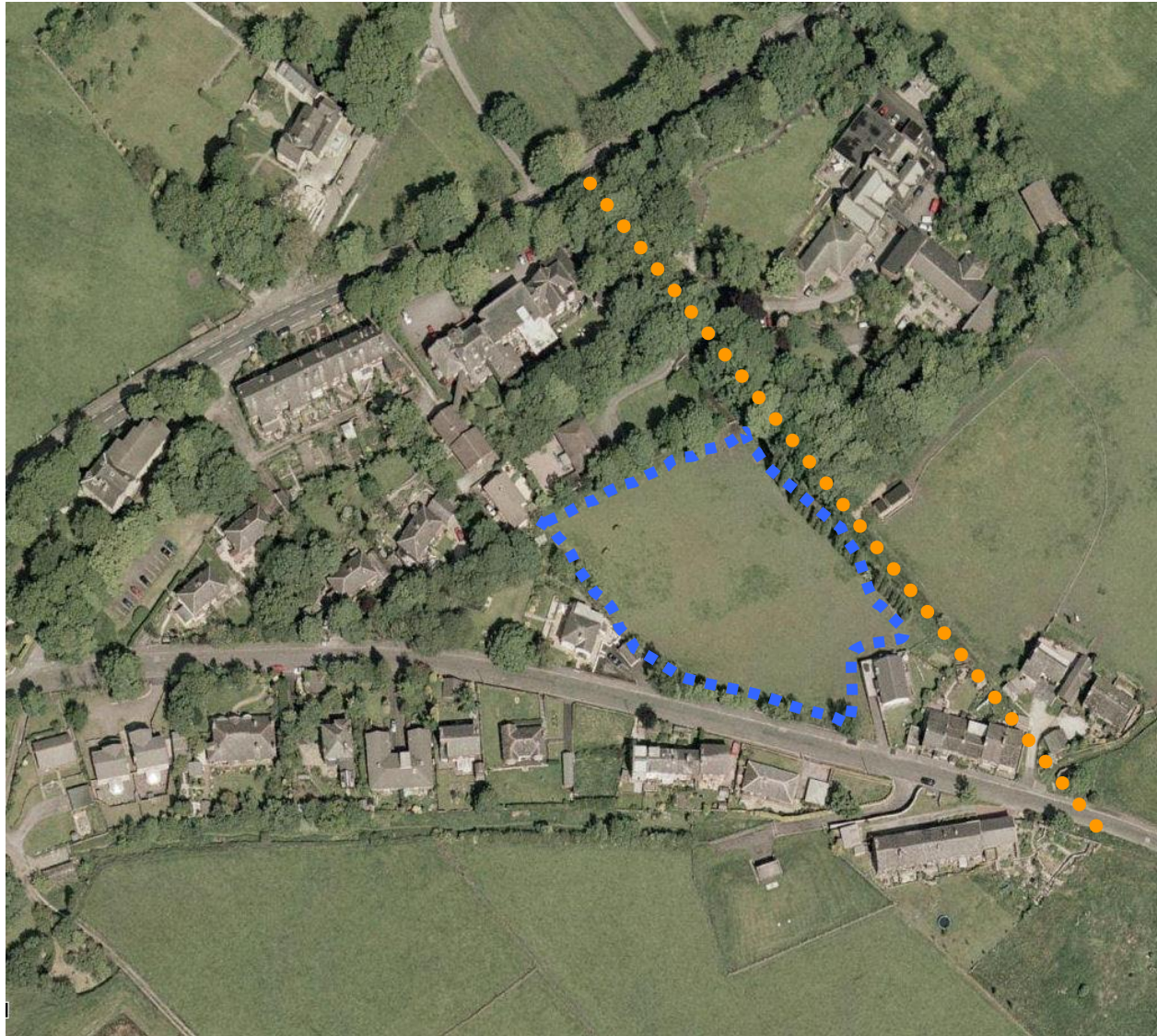
01

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

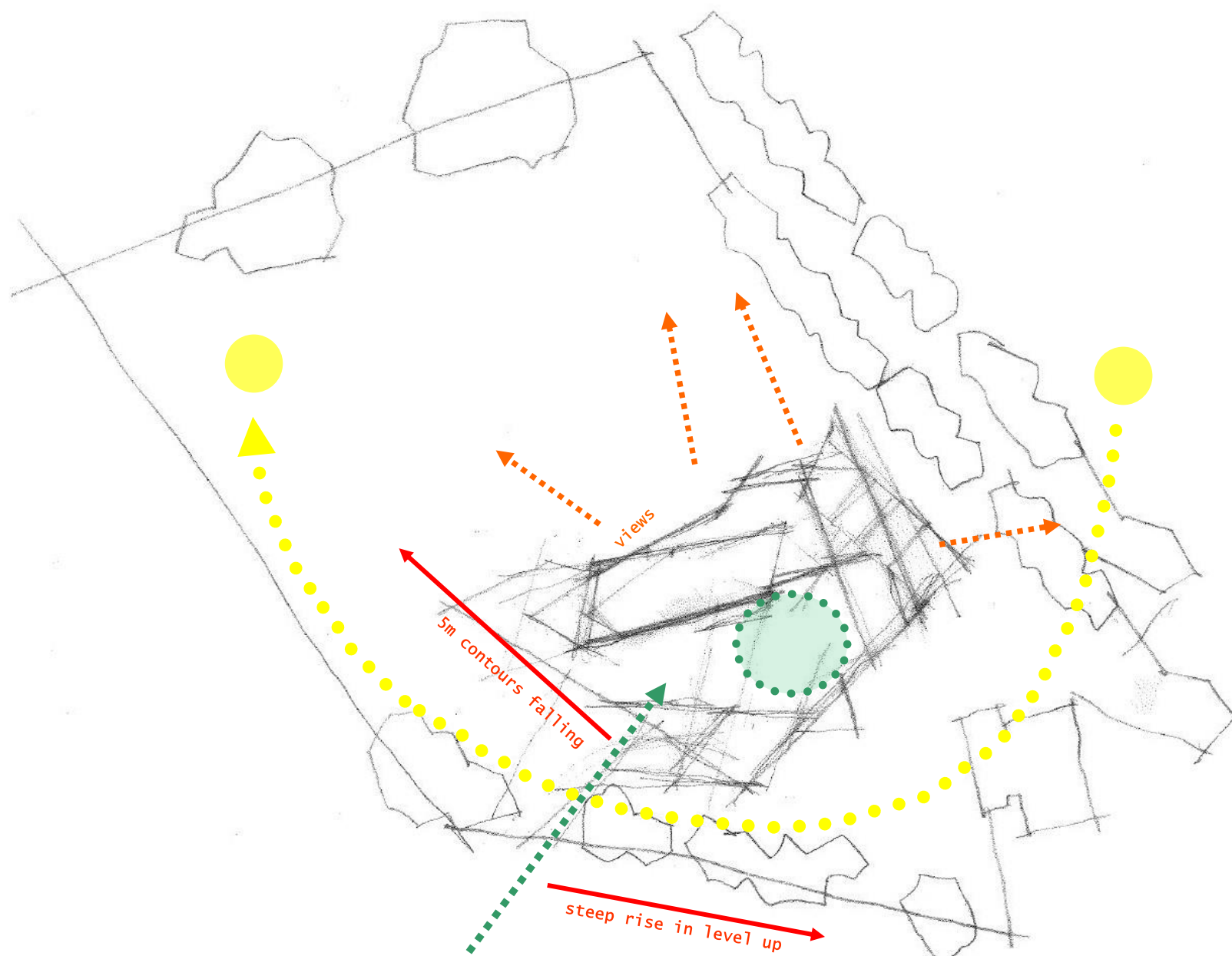


1.09 Environment

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

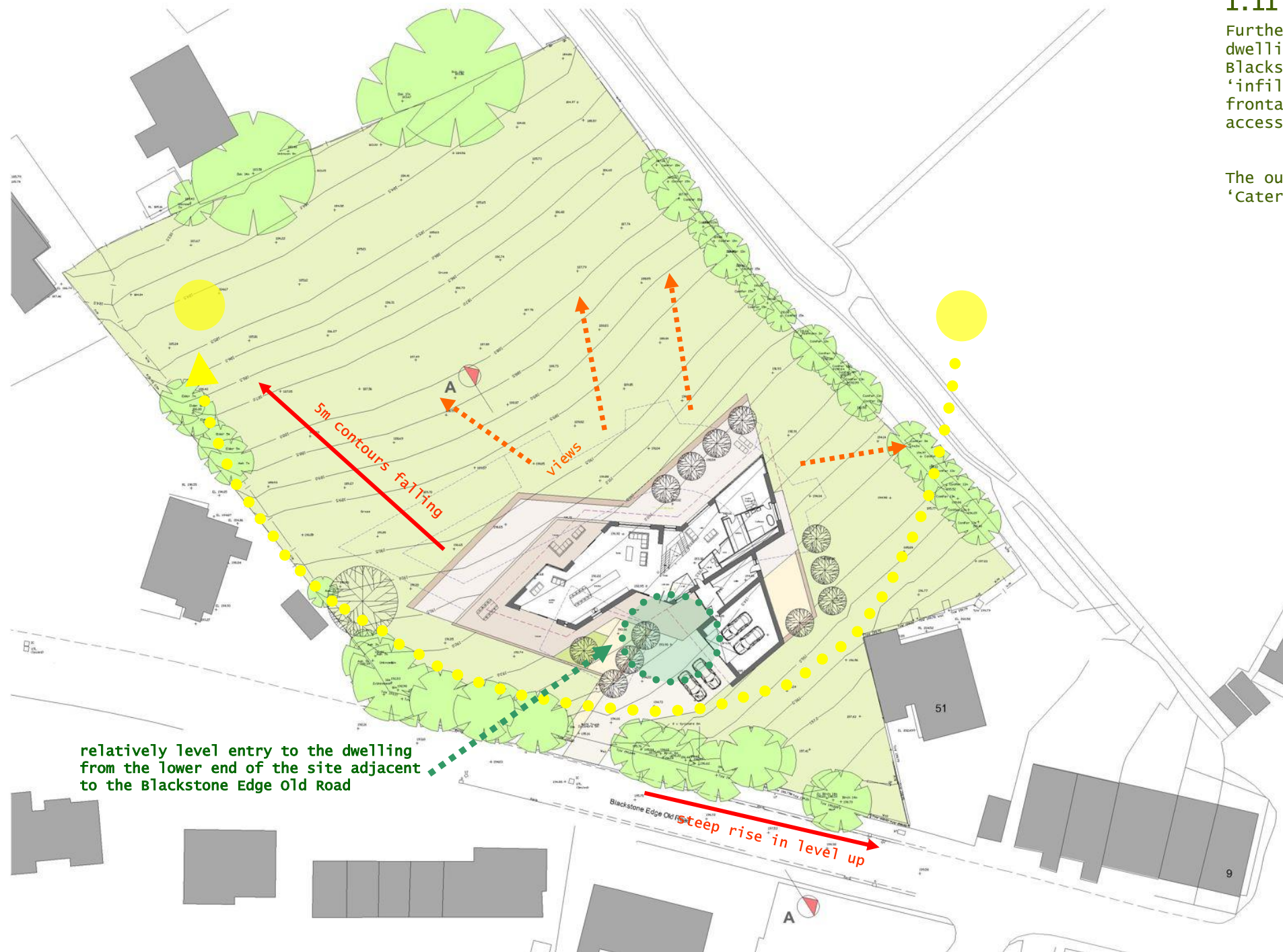


relatively level entry to the dwelling
from the lower end of the site adjacent
to the Blackstone Edge Old Road

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.





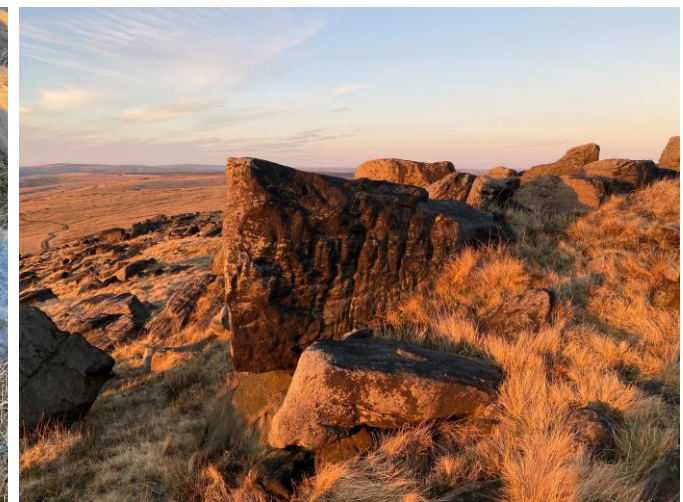
2.03 Design Concept

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.

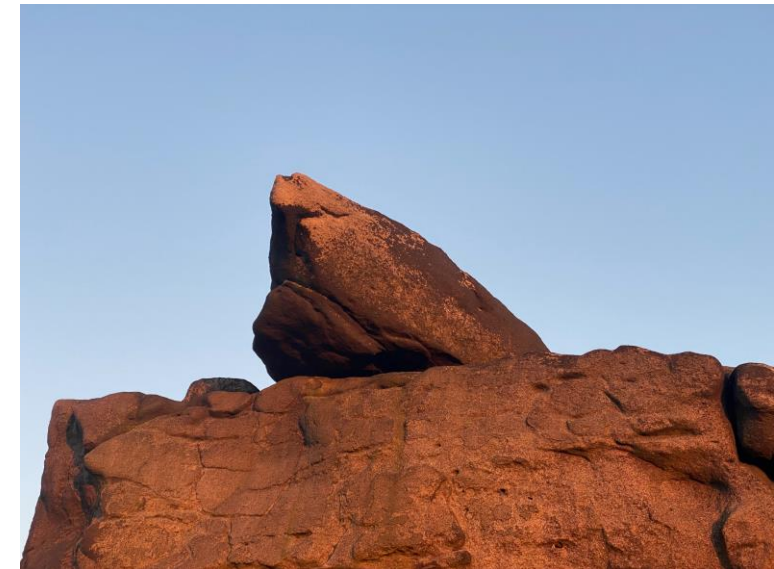
The site slopes in 2no directions in a direct comparison to the development plot.



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.

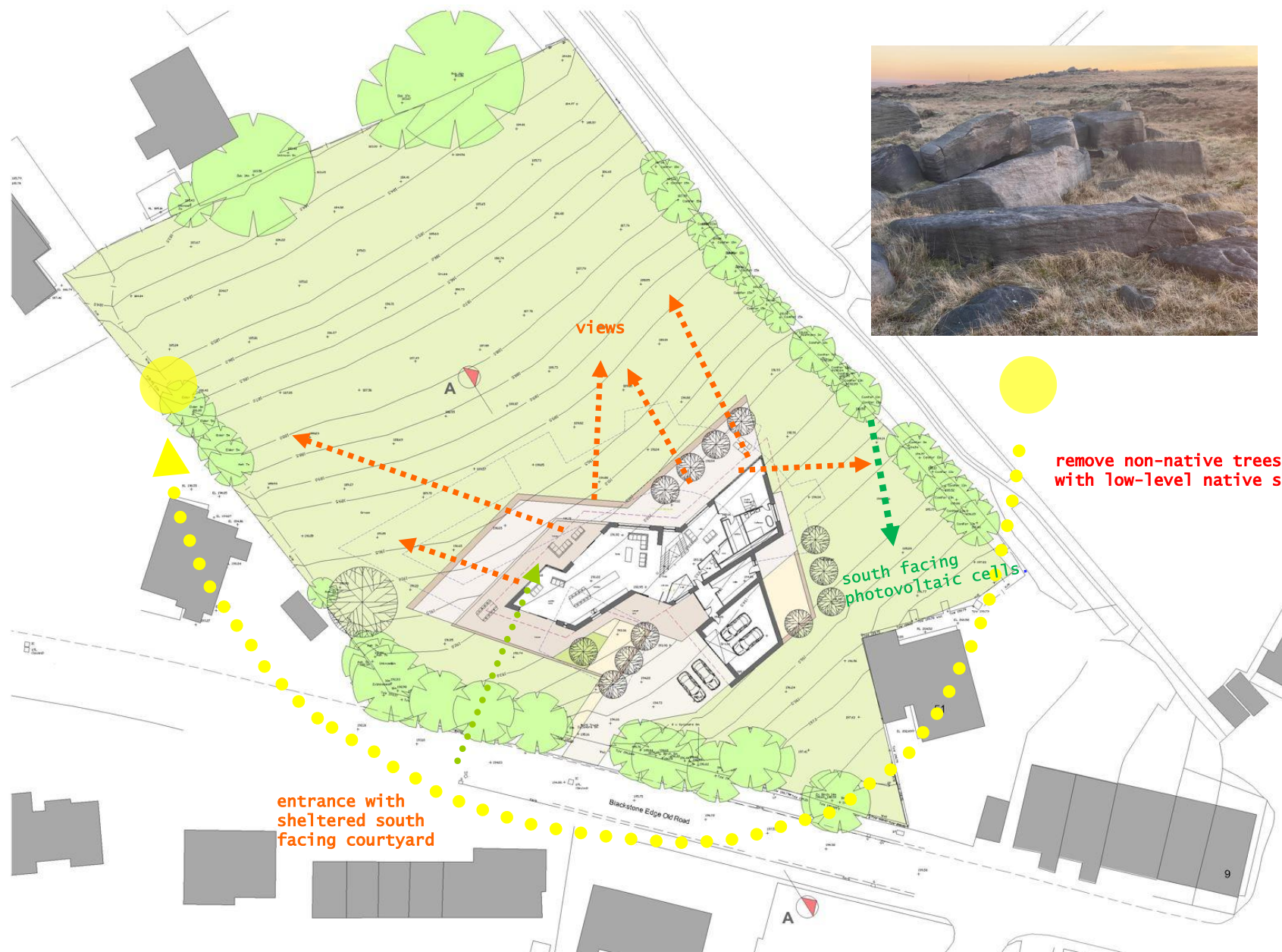
Entry is on the ground floor with a lower level positioned directly below as the land falls away to the North. This echoes somehow the natural character of Blackstone Edge landscape.



03

Design

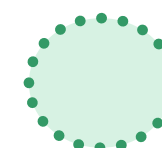




3.01 Site Layout

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 eschewing a robust low-lying character.

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



sheltered courtyard garden



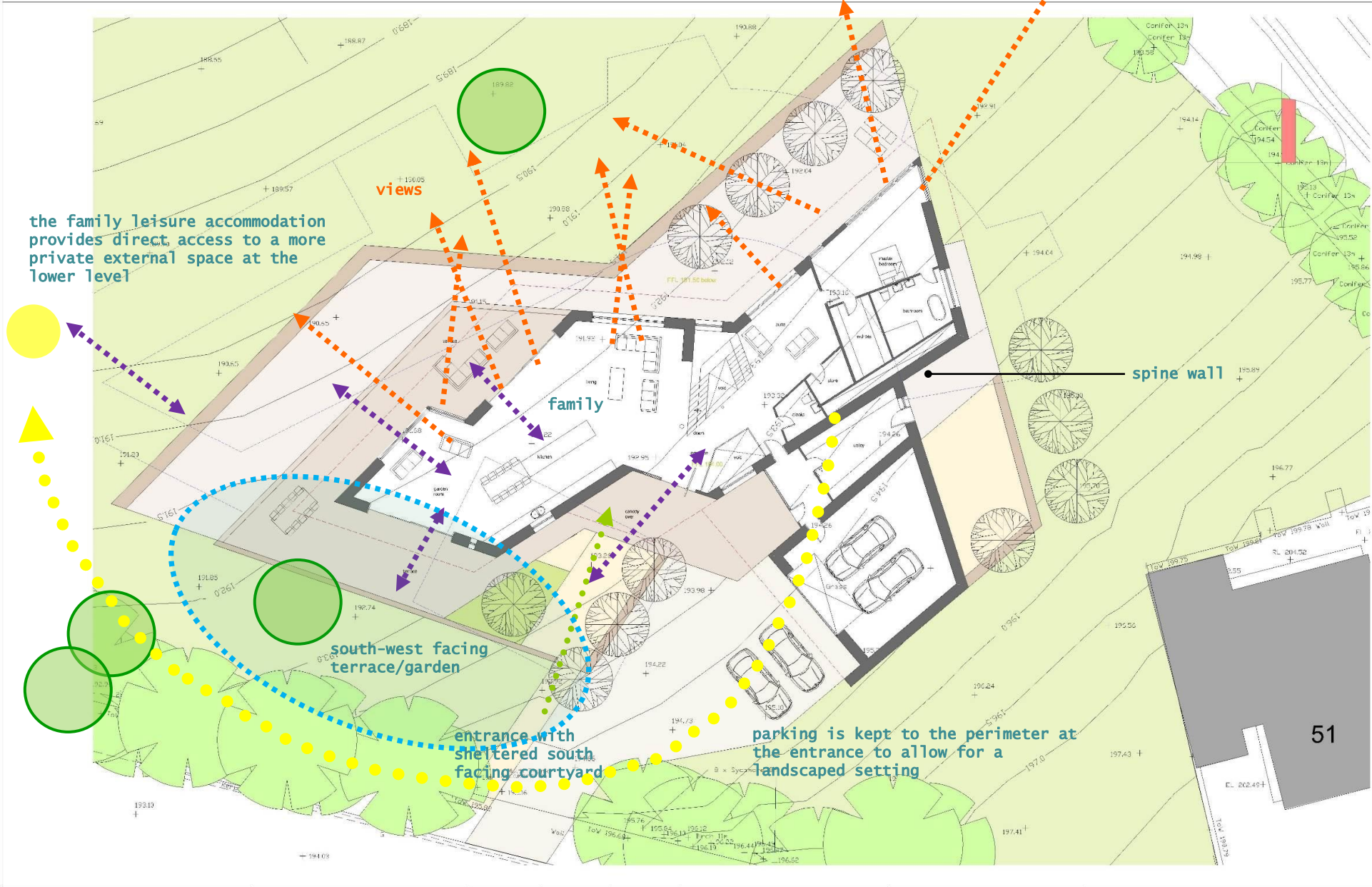
movement: coming in from the entry level and proceeding to the main staircase and the living space balcony, views suddenly appear, and you find yourself elevated within the landscape.

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
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			November 2020	1:250	Revisions: A ₁		

interconnecting internal and external spaces

04

Elevations and Massing





north-west elevation

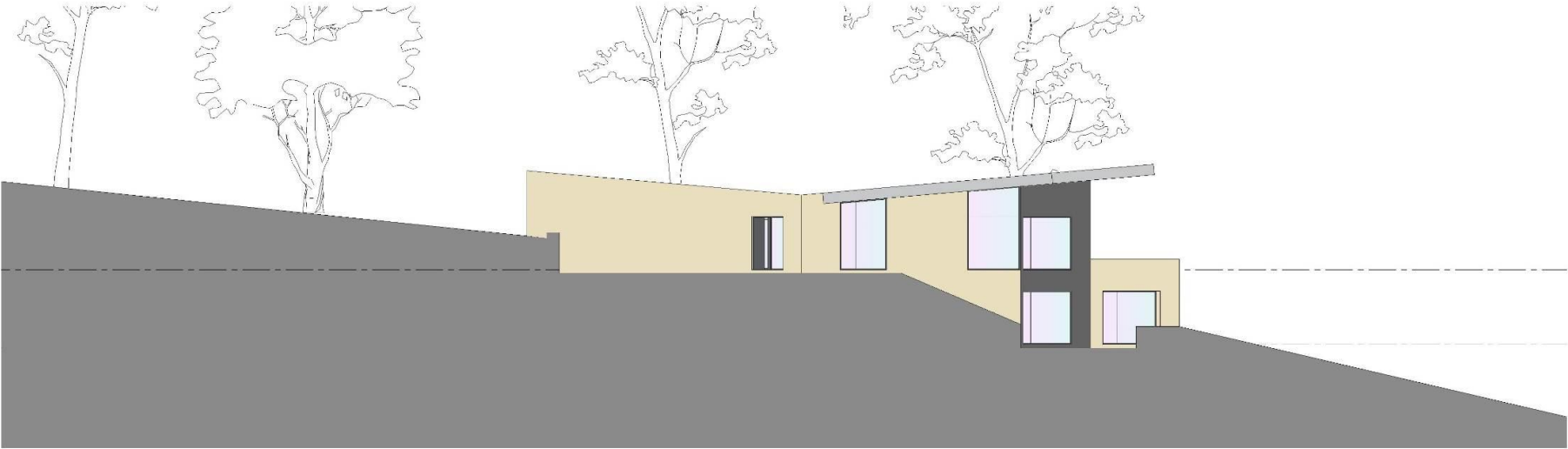


south-west elevation

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)