

RAVENSWICK HALL
KIRKBYMOORSIDE, NORTH YORKSHIRE

DESIGN & ACCESS STATEMENT



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PROJECT TEAM



Architects
 ADAM Architecture
www.adamarchitecture.com



Landscape Architects
 Robinson Landscape Design
www.robinsonlandscapedesign.co.uk



Town Planners and Development Consultants
 Peacock and Smith
www.peacockandsmith.co.uk



Project Management
 Baker Mallett
www.bakermallett.com



Ecology
 John Drewett Ecology
www.johndrewett.com



Eastwood & Partners
www.eastwoodandpartners.com



Historic Site Appraisal
 Lindsay Cowle, Conservation Consultant
 Holgate Villa, 38 Acomb Rd, Holgate, York YO24 4EW



Highways and Transportation
 Bryan G Hall
www.bryanghall.co.uk



Land and Building Survey
 First Point Surveys
www.firstpointsurveys.co.uk



Drainage Strategy
 Egorum Limited
 Elm Nook House, Pool Road, Pool in Wharfedale, Otley,
 West Yorkshire LS21 1EG. T:01133457678



INTRODUCTION AND SITE ADDRESS

This document supports a detailed planning application for a replacement country house and ancillary leisure and accommodation buildings, located at Ravenswick Hall, Young Bank Lane, Kirkbymoorside, North Yorkshire YO62 7LR. The site ownership is around 76 hectares, comprising arable land, pasture, parkland and woodland.

We understand that this application results from pre-purchase discussions between Ryedale District Council officers, and our client, regarding his intention to demolish and rebuild. Please refer to the supporting Planning Statement for more detail of the planning history, pre-purchase planning discussions about the principle of replacement, and pre-application discussions, all of which are forerunners of this application.

The proposed development comprises;

- New main dwelling
- Leisure wing
- 4 ancillary staff dwellings
- Gate lodge
- Garaging
- Bat barns
- Tennis court and outdoor swimming pool
- Garden pavilions
- East Barn/Folly (to be the subject of a separate, concurrent application)

The application proposes the replacement of the existing Ravenswick Hall together with the adjacent lodge, the majority of the associated outbuildings and former agricultural buildings. The principle of a replacement dwelling has also been viewed in the context of the National Planning Policy Framework (NPPF) paragraph 55. Both the planning authority and the NPPF Policy require a design of exceptional quality.

BACKGROUND

The Ravenswick Hall site has been in residential use since around the middle of the 18th Century, with significant remodelling and extension at the beginning of the 20th Century. Following a change of ownership in 2006, various developments have taken place including the provision of staff and guest accommodation from the conversion of former stable blocks on the north and south side of Young Bank Lane. It also included a permitted extension to cover the swimming pool and create a gymnasium, orangery and leisure facility, in addition to further extensions and alterations to the house itself.

These works ceased in 2009 at a point when the house had been stripped back to its shell, and continuing, systematic vandalism has led to significant deterioration. The current owner acquired the house in 2013.



Promap showing site location

Site shown in red





- 1. South Site**
Including: Main Building, Cottage and Ancillary Buildings
- 2. North Site**
Including: Agricultural Buildings and Glass Houses within the Walled Garden
- 3. East Site**
Including: East Barn
(To be the subject of a separate, concurrent application)

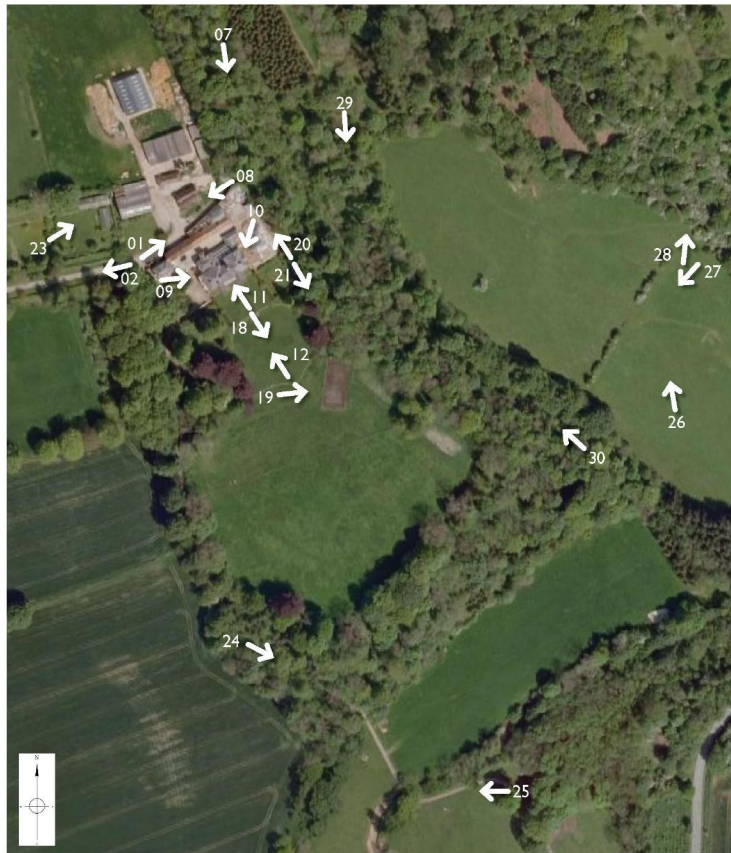
RAVENSWICK HALL
DESIGN & ACCESS STATEMENT

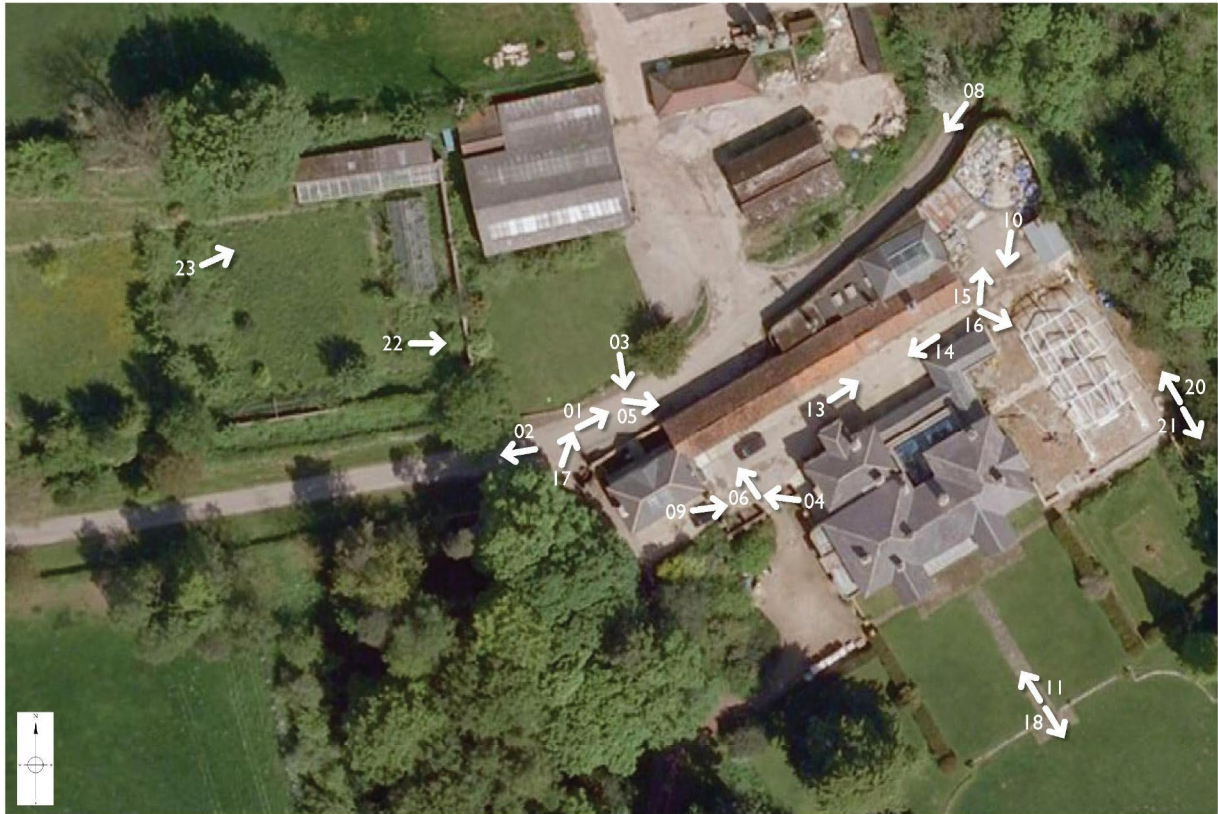
DAS-01
Site Location Map



DEMOLITION PLAN - SITES 1 & 2







THE EXISTING ESTATE



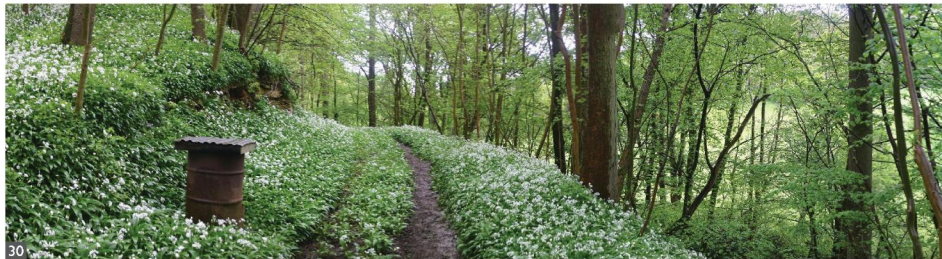
THE EXISTING ESTATE





THE EXISTING ESTATE





THE NEW PROPOSAL



THE DETAILED DESIGN OF THE PROPOSAL

The Policy behind the Proposal

This document supports a detailed planning application for a replacement dwelling and ancillary buildings at Ravenswick Hall. The development crosses two strands of planning policy as is set out in the accompanying planning statement, but in summary covers the replacement of a dwelling in the countryside, in this case of a larger size than the existing, and the guidance in paragraph 55 of the National Planning Policy Framework (NPPF), which permits isolated new dwellings in the countryside where certain criteria are satisfied.

NPPF Paragraph 55 is a policy allowing the planning authority flexibility to permit isolated houses in the countryside as 'exceptions' provided that they meet very particular and 'special' circumstances, such that there is no doubt as to "The exceptional quality or innovative nature of the design of the dwelling. Such a design should;

- be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
- reflect the highest standards of architecture;
- significantly enhance its immediate setting; and
- be sensitive to the defining characteristics of the local area."

The design approach of Ravenswick Hall has been guided by these criteria.

The Existing House and Site

Ravenswick House is derelict and beyond reasonable recovery. It does, nonetheless, sit in a long-established but run down area of garden and parkland appropriate to its status as a country house. The immediate garden area of about 3.8 ha sits on a gentle southward slope and is almost wholly contained by areas of woodland. Beyond this area is a road entrance to the north beyond a range of barns, a steep valley to the south and east, and well established woodland to the west. There is an associated walled garden to the north side of the road, also run down, together with a range of largely disused agricultural buildings.



View of the existing house looking north west

The New House

The new house sits in the existing garden area but is located further to the south to allow for a more appropriate entrance court. The new house is larger than the existing house but remains located well within the established garden area. An existing barn, identified as being of importance as a bat roost, has been retained and will be re-faced and matched with a security lodge to form part of a gateway to the new walled forecourt.

The forecourt is set on a gentle fall from the gateway to the front of the house, and the ground floor is level through to the entrance to the southern garden elevation. The fall in the ground gives a ground floor elevated on the south side by 4.40 metres.

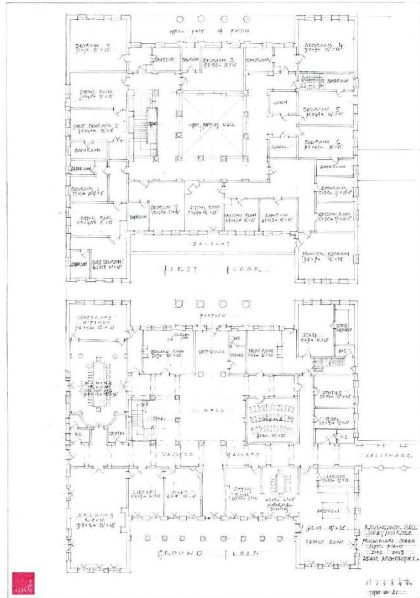


Proposed site plan

VIEW OF THE NORTH ENTRANCE



The plan of the house is approximately square, set around a central, covered courtyard hall. It is of a modern classical design that has a form and details that provide a link to Duncombe Park, which was originally in the same ownership as Ravenswick House, thus providing the new house with an historic link with its past. The massing and classical features are of a baroque character, being both classically literate and with a bold and liberal interpretation of the vocabulary. The house is faced in local natural sandstone (available stones from the nearest suppliers, 'Witton Fell' and 'Scotch Buff').



Design Sketch

The north or entrance elevation has a Roman Doric portico with a pair of Venetian windows to each side and projecting wings. On the inside corner of the wings are canted bays with service entrances.

To the south side, the house sits on a raised terrace looking over the contained garden, with feature pavilions on the south edge. On the west side the house faces a set of contained terraced gardens slopes down towards the south west. At the end of the terrace gardens is a 'Tor' or 'Parnassus' mound with a viewing temple on the crown. On the east side of the house there is a walled service area and private entrance, and a small kitchen courtyard, all sitting on the edge of a steep wooded decline.

The south elevation is well-glazed to take full advantage of the orientation, with a colonnade and a balcony over. There is a central decorated segmental pediment to give some central emphasis on the long elevation.

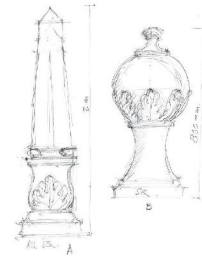
The west elevation opens out onto a small terrace that overlooks a more natural landscape. There are two two-storey bays with segmental pediments that act as bay windows in the drawing room and dining room behind.

There is a leisure building to the south-east side of the house at the lower level. This is a single-storey large-span building in the manner of a large orangery and has a surrounding colonnade. This building is linked to the house and to the kitchen courtyard with its own courtyard and external stair contained in a small pavilion.

Matching the colonnade of the leisure building on the west side of the south garden is a free-standing colonnade that masks the south-west descending terraces. Just behind the south end of the free-standing colonnade, on top of the 'Parnassus' mound is a small Doric temple. At the south end of the south garden, two rusticated pavilions below the tree line frame the view beyond.

To north, beyond the access road, are three new staff cottages on the site of the disused agricultural buildings, together with a larger dwelling (to replace the existing Lodge which will be demolished) for the Estate Manager. These are arranged in the space symmetrically to include a new bat barn (see ecology statement for details). These cottages are designed in the Yorkshire vernacular with coarse sandstone and pantile roof. To the west side of the group of cottages is the entrance to the walled garden. The garden wall and entrance will be restored and a tennis court and swimming pool located in the garden, with two stone leisure pavilions in a baroque manner, as the main house.

In the valley field to the east, a partly ruined barn is converted into a small gothic folly to act as an 'eye catcher' and a destination.



Finial Design Sketches

VIEW FROM THE TEMPLE

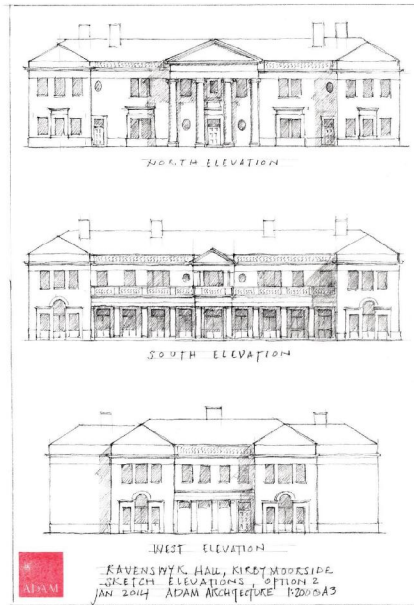


SKETCH DESIGN ALTERNATIVES

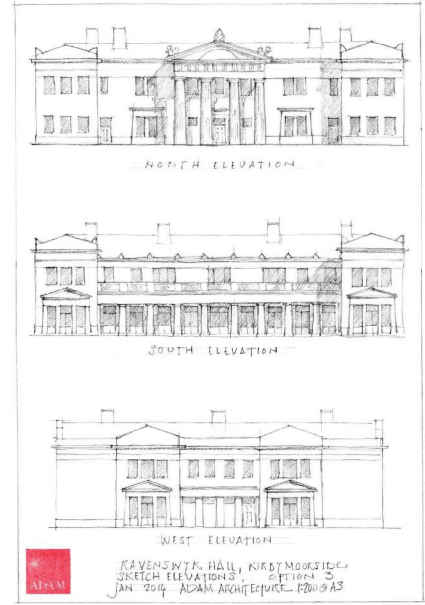
VARIOUS DESIGN APPROACHES WERE EXPLORED AS PART OF THE DESIGN PROCESS, EXAMPLES OF WHICH ARE SHOWN BELOW:



Sketch Elevation - Option 1



Sketch Elevation - Option 2



Sketch Elevation - Option 3

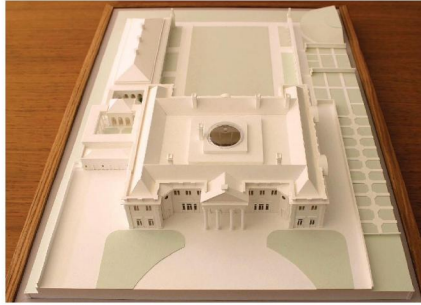
VIEW FROM THE WEST



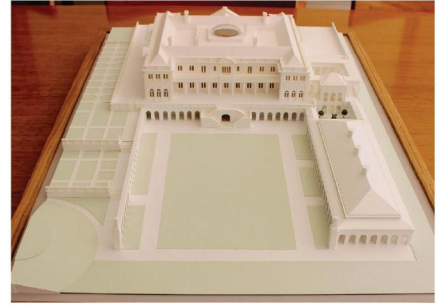
MODEL PHOTOGRAPHS



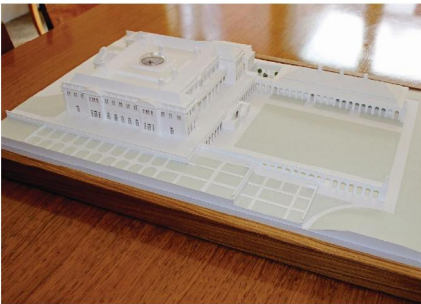
View from North East



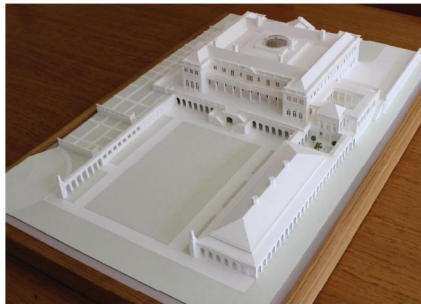
View from North



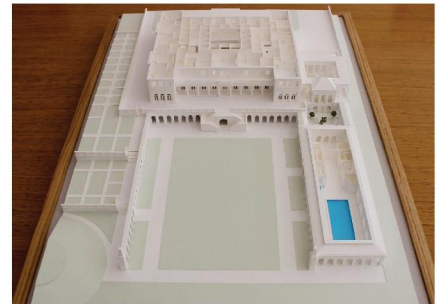
View from South



View from West



View from South East



View from South with roofs removed

LANDSCAPE PROPOSAL



GENERAL DESCRIPTION OF THE LANDSCAPE, BY ROBINSON LANDSCAPE DESIGN

The landscape around Ravenswick Hall is a product of the site's evolution from agricultural farmhouse, with holding, called Young Bank up to the time of the 1856 Ordnance Survey Map, to Ravenswick House with estate, gardens and parkland by the time of the 1893 OS Map. The Historical Site Appraisal by Lindsay Cowle suggests that a house may first have been built in 1740; and all the OS series maps show a remarkable continuity of the local pattern of woodland over the last one hundred and sixty years.

As described earlier, the landscape of the application area falls into three distinct parts: South Site; North Site; and East Site (see the figure on page 3 entitled Site Location Plan).

The South Site

The principal area is the South Site which contains the existing house, a cottage and ancillary buildings (see photograph Views 01, 03, 04, 05, 09, 10, 13, 14, 15 and 16). These buildings stand immediately south of Young Bank Lane at the northern end of a large area of open space contained by woodland on its eastern, southern and western edges (see photograph View 12). The form of the open grassland is a series of small rectangles that step down to a much larger scaled open area called in an indenture dated 1895 The Park (see photograph View 18). The smaller open spaces contain the remnants of a series of grass lawns with walks, specimen trees, steps and ha-ha walls that constituted the garden to the house up to 2006 when it was sold for remodelling and extending (see photograph Views 09, 10 and 11). That work was never completed and the house has since been stripped back to its shell and severely vandalised (see photograph Views 09, 11, 13 and 14). The larger space that was The Park contains a tennis court with fence and the grassland is now overgrown (see photograph View 19).

Surrounding all is an approximate quadrilateral of mixed woodland including alder, ash, beech, birch, cherry, elm, holly, larch, lime, oak, scots pine, sweet chestnut and sycamore (see photograph Views 18, 19, 20, 21 and 24). This is the subject of a separate arboricultural report. This woodland forms a distinctive setting for the house, partly because the edges of the woodland match the commencement of a sudden gradient down from the elevated land around the house to the valley of the River Dove below (see photograph Views 20 and 21; and the figure on page 22).

The change in levels along the centre line of the existing house is from approximately 82.5m AOD by Young Bank Lane to 69m AOD by the southern edge of The Park. The further drop down into the valley of the River Dove from the southern edge of The Park is approximately a further 10m. This is another important characteristic of the landscape setting to the Hall. Although there are a series of stepped changes from the ornamental gardens to The Park, there is no direct access from The Park to the valley of the River Dove. Access is by a track located to the western side of the existing house which runs in a descending curve through the woodland down to the valley (see photograph Views 24 and 25).



The landscape setting

The North Site

The North Site comprises a Walled Garden, Cottage and numerous farm barns and sheds with an extensive area of hard standing (see the photograph View 17). This area is separated from the South Site by the curving line of Young Bank Lane (see the photograph View 01 and 08).

The buildings are utilitarian but their relationship, over the years, to a house on the south side of the lane is a valuable design opportunity (see the photograph Views 01, 05 and 17). These buildings sit with mature trees to the east and open fields to north and west.

The Walled Garden is now unkempt and vandalised. Its proximity to the house is also a valuable design opportunity (see photograph Views 22 and 23). It sits adjacent to a number of mature trees.

The access to Ravenswick is from the west along Young Bank Lane (see the photograph View 02).

The East Site

The East Site is a ruin of the East Barn that sits on the west facing slope of a section of the valley of the River Dove that lies immediately east of the location for the new house (see the photograph Views 26, 27 and 28).

Landscape Character

The site is on the southern edge of the North York Moors and Cleveland Hills National Character Area 25, close to the Vale of Pickering National Character Area 26. Since the boundaries between NCAs are not intended to be definite, the site falls within a transition from one character areas to the other.

The landscape character of the site is one of a farmland estate focused on a large house of Victorian character, with a strong pattern of woodland that is generally located on the steeper slopes to the valley of the River Dove. The woodland and topography defines a series of open grasslands that were used as part of the garden, as parkland and for pastoral farming.

It is significant that both the North York Moors and Cleveland Hills NCA, and the Vale of Pickering NCA, have an established history of country houses with parkland such as Duncombe Park. The NCA profiles recognise that these contribute to a strong sense of place in the localities where they exist.

Visibility of the Hall

The pattern of topography, and especially the woodland cover around the estate, restricts views of the existing house to a small section of Young Bank Lane as one approaches the cluster of farm buildings that stand north of the lane. This makes the location for a new house extremely discrete.



Topographical survey

Design Vision

The proposal is to build a house in the full English country house tradition. The inspiration for the house is Duncombe Park, for Ravenswick was once a part of the wider estate of the Duncombe's. Duncombe Park is a baroque style house with Palladian elements.

Since the house is to draw upon the past, it is only right that the landscape treatment do so. Naturally the design should be of the English Landscape School, but the striking difference in height lends the site more to the manner of Humphry Repton than Capability Brown, in that the character of the site suggests the house be surrounded by an immediate garden that shall lead to a picturesque park.

The components of the landscape shall include:

- The approaching lane;
- The arrival – being the space that the lane comes to where the visitor turns into the grounds of the house;
- The grounds – being the sequence of spaces for the owner and visitor to arrive, park and enter the house; and the sequence of spaces for the running of the house;
- The south terrace – being the southern curtilage to the house;
- The garden – being the ornamental and useable garden space for the house; with walks, displays, garden rooms and useable safe space for the family;
- The parkland – being the lower parts of the landscape containing the river and other water features;
- The drive – being a route for vehicle, horse or walker to circumbulate through the parkland;
- The woodland – being the tree pattern that gives shape to the various compartments of the landscape and an attraction in itself.

Humphry Repton designed in the English Landscape style that was made famous by Capability Brown, but, unlike Brown, he understood the value of more intimate flower garden spaces around the house. Very often this was made on a terrace, fenced or balustraded which served the function of a ha-ha. The site wants a Repton approach rather than a Brown one. Thus the upper ground by the new house will have a garden setting and the lower ground will be the place for the parkland in the English Landscape style. The Vision is set out on page 24.

The key to this is the placing of the house. In his Red Book (a job specific red backed folio in which he presented his designs to clients) for a house called Garnons in Herefordshire, Repton made this observation about the location for the house, which fits Ravenswick so well:



Initial landscape concept

"A situation where the house will always be an object at a great distance to all the Country, illumined by the south sun, and where only one front can ever be seen, being embosomed in wood and sheltered by hill above it, should have such an extent of front as may make the buildings not appear less considerable than they are."

The garden arrangement around the house can be a series of gardens. Traditionally, it would be Italianate in character: formal; axial; small to middling in scale; with flowers, gravel walks, shrubs in lawns and displays in large pots and containers. It would have a flowing, coherent quality:

"Congruity of style, uniformity of character, and harmony of parts with the whole, are different ways of expressing unity, without which no composition can be perfect."

Theory and Practice of Landscape Gardening by Repton.

Currently, the location of the existing house and the garden and open area known as The Park is completely contained by a framework of mature woodland that almost defines a large outdoor room. The trees form a near distance horizon, with only occasional views through to the wider landscape beyond. This is completely alien to the purpose and form of the English Landscape School: view cones must be cut through this barrier wood to allow vistas out and glimpses in return of the new house in its landscape setting.

We have an opportunity to create a designed arrival space and entrance to the grounds on the land between the lane and the house. More than that, we can create a sudden revealed view of the house and immediate gardens that will be a *coup de theatre* after an approach down Young Bank Lane.

The garden around the house, being elevated and on a promontory that projects beyond the main slope, deserves a belvedere: it deserves several.

Design Proposals

The approach to Ravenswick Hall will be down Young Bank Lane. This is a straight road with wide grass verges and is a classic example of a country lane with trees growing on either side of the route but in an informal manner typical of the best of the English countryside. Since it is the approach to the Hall we propose an understated treatment of introducing an avenue of large, hall shaped yew trees to build the anticipation of arrival. The avenue shall begin shortly after the lane's junction with Swineherd Lane and continue until the lane reached the south eastern corner of the Walled Garden.

At this point the lane arrives at a Gateway Court that separates the four staff cottages from the Hall and gardens. The first view of the Hall in its new setting will be between the two Lodges that stand either side of the main entrance: the Hall will be visible through the metal rail fence and gate.

Passing through the gates one comes to the Entrance Court. This is a rectangular space with a drive formed as a large ellipse with an asymmetrical



Landscape masterplan



smaller ellipses. The central ellipse contains a raised circular pool and a low shrub parterre in the Baroque style. The outer green space has the edge of the larger ellipses defined by a pattern of Japanese Holly cones and Italian Cypress trees; the rectangular edge is defined on the eastern and western edges by a line of Pleached Lime trees and a Hornbeam hedge. This strong pattern of planting is intended to frame and foreground the key view of the Northern facade of the Hall. This view is illustrated on page 14. It will also screen the service access in ground level views.

The service access from the Gateway Court is positioned immediately north of the easternmost Lodge. This has access to garages and a large parking and service yard that serves the kitchen/laundry and services parts of the Hall.

The Hall has a large terrace around its western side with access to and from the ground floor dining room, drawing room and vaulted corridor. A terrace along the Hall's southern side gives ground level access via a portico terrace from the drawing room, library, study, lobby, sitting room and informal dining room. These two terraces are to be flagged in York stone.

Immediately below the South Terrace and accessed by a series of steps is the South Lawn. This is a rectangle of fine grass defined by stone flagged paths and herbaceous planting beds, with the entire space contained by the Leisure Building to the east and a wall to the west. The Courtyard by the Leisure Building is to have a view cone cut through the woodland that lies to the east of the building to create a framed view of the East Barn folly.

Immediately below the West Terrace is a series of formal gardens: The Upper Terrace Garden and the Lower Terrace Garden. These break into a series of garden rooms of varying sizes and forms, defined by yew and Japanese Holly hedges, each with different colour themes. The layout is arranged around a cruciform that has a roundel with circular pool at its intersection; the northern end of the cruciform is an exit to the Wild Garden; the southern end gives access down to a path that connects to the east with the South Lawn, and leads to the west up a conical earth mound via a spiral path. This cone is the Tor and it will sit with its summit aligned with the long axis of the cruciform path. The summit of the Tor is celebrated with a Temple and the interior is to be a Grotto illuminated by light from the Temple.

South of the Tor and the South Lawn is the Parkland. This is to retain its large scale, open quality, but it is to be terraced to create two rectangular, Stepped Pools connected by a rill. This water feature is located along the central axis of the Hall. The lower of two terraces will have two Belvederes at its southern end. These will stand at the edge of the steep fall down to the Dove Valley below. A view cone will be cut into the woods to allow views from the Belvederes into the valley below. The Parkland will be planted with a loosening grid of specimen trees that run in an arc from the Wild Garden, around the Tor and across the central Stepped Pool.

The Wild Garden will be a naturalised area of native bulbs and herbaceous plants that will run along the north western edge of the Terrace Gardens and



Tor Spray and Clip Example



Walled Garden
Landscape Architects: 2009 Laurent Prunier, Garden of Château Plémer, Brest



Parterre
Falls Hill, Lew, Wiltshire



Rain Bonded Example



Wild Garden
Buckingham Palace Country Park



Rill
Marstonbury House, Somerset



Wild Path with Edging Example



Terrace Gardens
Stirlingham Court, Farnham, Kent



Great Lawn
Worcester College, Oxford



Yorkstone Flags Example



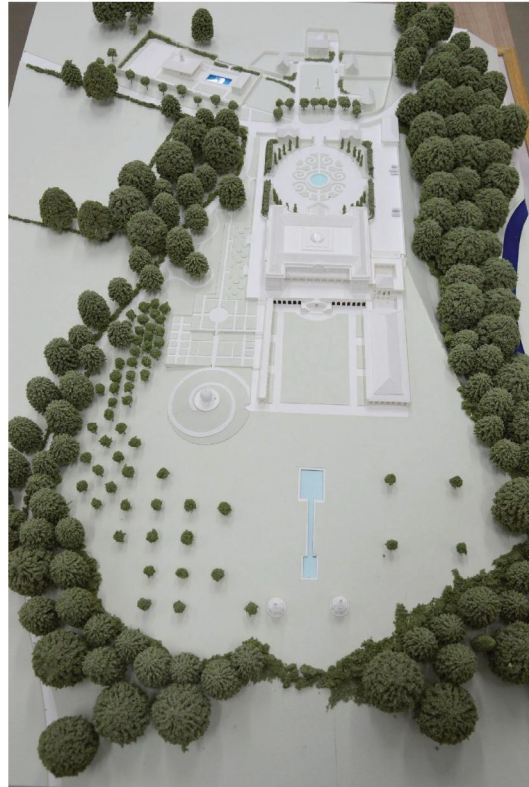
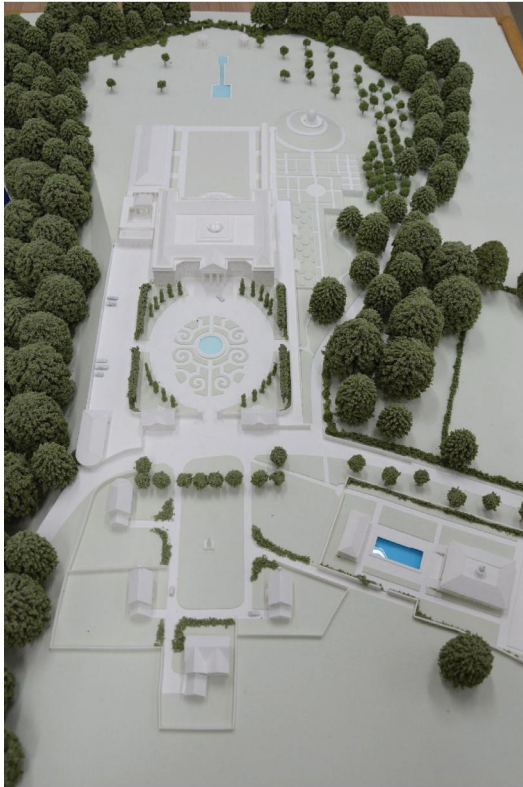
Tor
Garden of Crown Eccleston, Dumfrieshire



Mixed Herbaceous Borders
Arky Hall Gardens, Northwich

Precedent images: Landscape

MODEL PHOTOGRAPHS



THE RESPONSE TO THE REQUIREMENTS OF NPPF PARAGRAPH 55

In order to satisfy the NPPF policy requirement for an ‘outstanding’ dwelling, it is necessary to demonstrate how the proposals for the replacement Ravenswick Hall achieve ‘exceptional quality of design’. To address this, a recognised method of assessment is Vitruvius’ treatise, ‘De Architectura’ which sets out his three principles for fine architecture: Firmitas (strength), Utilitas (function) and Venustas (beauty), attributes still commonly used in determining architectural quality.

It is necessary to satisfy all three of the Vitruvian principles if a piece of architecture is to be considered truly exceptional, i.e. a building that is functional and well detailed but not beautiful is not a good piece of architecture, in the same way that a beautiful piece of architecture whose function has been compromised to achieve that beauty is similarly flawed. Exceptional design is therefore judged as being a balance between all three principles such that merit can be found in all of them.

‘Firmitas’

This principle is concerned with durability, the construction, structural stability and materials of the building. The building must find the careful balance between an elegant structural solution that will also endure and stand the test of time. For this reason the materials to be used, and their inherent detailing, should not only be simple to repair but get better with age. Many new buildings look at their best when first completed but as weathering, maintenance and everyday use take their toll they can often look tired and aged.

The new Ravenswick Hall will have a dressed natural locally typical stone outer skin, with natural stone carvings, capitals and dressings. This is a significant commitment to support the intricate design of such elements by using the best material for this design in this context, both at completion and in the longer term, when the natural patina of weathering has mellowed the exterior. The inner skin is to be thick lightweight concrete blocks which are an integral element of the building’s thermal efficiency, exceeding current regulations. The natural slate roof will provide a traditional, high quality roof covering, typical of such significant houses.

‘Utilitas’

This principle is concerned with utility, the distribution of spatial accommodation, usability and function.

Often after they are finished, buildings are used in a different way than originally envisaged, or have been designed from the outside in, with interior spaces manipulated to suit. Ravenswick Hall has been designed in the traditional way with form and function closely related to use of accommodation and the relationship of the building to its orientation.

The building has developed along an east-west axis with all principal rooms facing south to maximise light and warmth, with reduced fenestration to the northern elevation to reduce energy loss. This classical, traditional English country house will have significant internal spaces in the central hall and gallery, which are all key features of this design.



NORTH ELEVATION



‘Venustus’

This principle is concerned with beauty, the delight that the building brings to its users and to those that view it. The aim is that the architecture should transcend its time, and uplift those who experience it, harmonising the site, with a consistent use of long established, traditional but still-relevant architectural language. A clear proportioning system should be used that orders the spaces in plan, section and elevation.

Key to this is an understanding of architectural detail that is appropriate at different scales, with finer details and decoration seen at close view and more substantial details still evident from a distance. This combination of detail at varying scale, modelled in the same vocabulary is a particular characteristic of classical architecture. All facades have been rigorously designed using the appropriate classical proportions. The evolution of the design approach is described in detail elsewhere in this document.

Conclusion

In summary, the NPPF Paragraph 55 tests are satisfied as follows;

a) Be truly outstanding or innovative, helping to raise standards of design more generally in rural areas

This proposal has been designed to grasp the rare opportunity presented by this site to create an exemplar, contemporary, classically literate 21st Century country house in a unique setting. The combination of the quality of materials, literacy of the design and the considered detailing of this building and landscape, in its setting, allows this overall proposal to be considered ‘truly outstanding’ in its context. Quality of design has been evaluated using the Vitruvian tests of strength, utility and beauty. The UK’s legacy of significant country houses result from situations where similar opportunities have been grasped in the past, and the construction and presence of such a house will inevitably help to raise and encourage high standards of design and craftsmanship more generally in this, and other, rural areas.

b) Reflect the highest standards in architecture.

This proposal is for a design of high calibre which will be constructed using high quality construction materials, requiring significant traditional craftsmanship. The proposal has been commissioned by a philanthropic client who has engaged an architect who is internationally accredited and recognised expert architect in this field. The combination of all these factors in the design and construction of the finished building will mean that this design can achieve the highest standards of architecture.

c) Significantly enhance its immediate setting.

The setting of this proposal is an opportunity to create a house of quality and distinction in a unique landscape setting. The existing building, and outbuildings comprises an architecturally undistinguished series of structures, with the house itself in a poor state. The new proposal will create a fine classical building set within a carefully designed landscape, nestled into its woodland setting.

The new buildings will therefore significantly enhance its immediate setting.



SOUTH ELEVATION

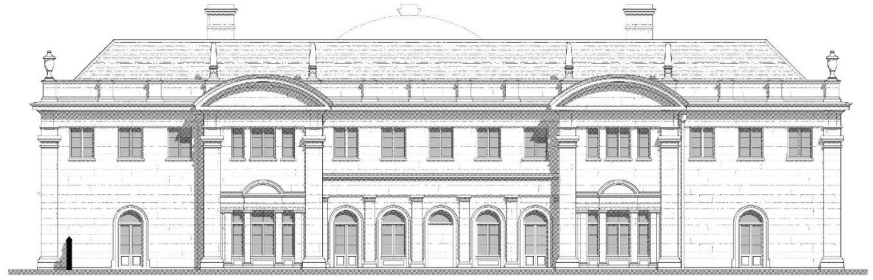


d) Be sensitive to the defining characteristics of the area.

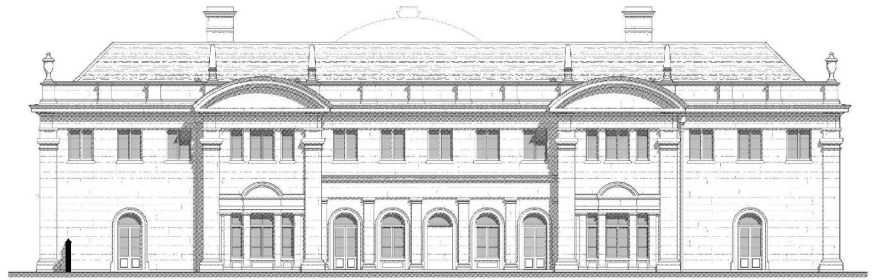
This is a proposal for a house in a rolling, landscape setting, visually disconnected from nearby property and of a different genre. The house will be built in natural sandstone similar to that used at nearby Duncombe Park. This design seeks to recognise, be sensitive to, and embrace the defining characteristics of the more significant and special traditional houses in this area, with its quality of design, the quality of materials used, and the highly skilled traditional craftsmanship.



Duncombe Park



WEST ELEVATION



EAST ELEVATION

ACCESS

The project has various buildings and their access arrangements are described below.

The site is in the countryside so car access has always been necessary and will continue to serve the new property. The site also has a significant general slope which has necessitated the use of terracing and steps in parts.

The Main House is accessed from a large entrance courtyard with drop off at the main entrance portico and front entrance door. Level access is possible throughout the ground floor, with staircase and lift access to the first floor. The entrance court provides vehicle access to the service yard and service building to the east of the main building.

The **Bat Barn** and **Gate House** will have level access.

The **Estate Cottages** are 2 storey with vehicular access to their frontages. They will have graded pedestrian access to the principal front entrance porch and level access throughout the ground floor.

The **Leisure Building** is set to the south east of the main house and accessed through an upper courtyard, with stepped arrangements down to the level of the lawn main section of the building.

There is also a Pool House, Garden Store, Temple, Garage, Grotto, East Folly and two Belvederes

SUSTAINABILITY AND THIS DEVELOPMENT

This development will incorporate sustainability measures, including renewable energy generation, that are feasible and viable.

- Passive energy saving measures will be adopted, predominantly including high levels of external fabric insulation that are in excess of Building Regulations requirements.
- Mechanical and electrical systems will be designed to be closely controlled in various zoned areas to suit occupancy patterns, enabling systems to respond flexibly where differing comfort standards are required for different activity levels.
- The south elevation is designed to have more glazing in order to maximise passive solar gain, whereas there is a less generous area of glazing on the North elevation to reduce heat loss.
- The use of natural stone and traditional, heavy construction will contribute to the thermal mass of the structures, evening out seasonal temperature fluctuations within the buildings and increasing efficiency.
- Air tightness is a key tool in reducing heat loss so the fabric detailing and construction will aim to significantly improve on Building Regulations requirements.
- The central double height atrium will allow the opportunity for natural passive stack general ventilation.

- A large, glazed cupola over the central portion of the main house will allow generous levels of natural light into the heart of the building, reducing the need for electric lighting on both floors of the double height atrium. A substantial proportion of the new lighting installation would be through LED fittings.
- The development would be ideally suited to the adoption of ground source heating, utilising the south facing lawn as a collector zone for this renewable energy.
- The recessed roof well around the cupola will allow a suitable area for the installation of solar thermal or photovoltaic panels which would be out of view, other than from above.
- Grey water storage and recycling will reduce water consumption.
- Rainwater harvesting will reduce water consumption by collecting rainwater for irrigation and other domestic uses.
- Consideration would be given to the degree of benefit that might be obtained through a whole house ventilation system, with heat recovery.

SUMMARY AND CONCLUSION

This proposal represents a rare opportunity to realise a significant new country house, commissioned by a philanthropic client and designed by a recognised expert in the field of traditional, classical architecture. The applicant's land holding is extensive, as shown earlier, and the existing buildings are of little or no architectural merit and do not warrant retention in the light of this proposal to provide an exemplar, architecturally outstanding new house and associated ancillary buildings.

We respectfully request the planning authority to embrace this opportunity and to grant permission for this proposal.

COMMUNITY INVOLVEMENT

As described in the Statement of Community Engagement, in order to engage with the local community and other parties, a public consultation exercise was undertaken in Kirkbymoorside in July 2015. Following advance publicity, including the delivery of flyers to all addresses in Kirkbymoorside and nearby villages, this took the form of an 8hr interactive exhibition of drawings, perspectives and 2 models of the development, which was attended by 286 people. Design team members manned the exhibition throughout, to explain the scheme and respond to questions.

The results of this public consultation were extremely positive, and are set out in more detail in the Planning Statement and Statement of Community Involvement, both supporting documents accompanying the application.



GAZETTE & HERALD

Plans for new country house on the site of a derelict hall unveiled

Kirkbymoorsideblog
reflecting life in our north yorkshire town in all its diversity

Ravenswick Hall – reborn
July 24, 2015

You are invited to a public exhibition of plans to create a new country house at Ravenswick Hall.

The exhibition will be on Monday 27th July from 12 noon to 8pm at the Moorside Room, 9 Church Street, Kirkbymoorside, YO62 6AY.

The architects look forward to seeing you there, where you will be able to meet members of the design team and find out more about the proposals.

RAVENSWICK HALL, KIRKBYMOORSIDE

You are invited to a public exhibition of plans to create a new country house at Ravenswick Hall.

The exhibition will be on Monday 27th July from 12 noon to 8pm at the Moorside Room, 9 Church Street, Kirkbymoorside, YO62 6AY.

We look forward to seeing you there, where you will be able to meet members of the design team and find out more about the proposals.



SELECTED APPLICATION DRAWINGS





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 All dimensions must be checked by the contractor before commencing work on site.
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 Ground Floor Slabs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground conditions is essential before work commencing.
 Reassessment is essential when the general conditions are exposed, and redesign may be necessary in the light of soil conditions found. The responsibility for checking the soil and relevant conditions rests with the contractor.



Buildings within the drawing are:

- Main Building - Ground Floor Plan 1/800(2)
- 01 Main Building - First Floor Plan 1/800(2)
- 02 Main Building - Second Floor Plan 1/800(2)
- 03 Main Building - West & East Facades 1/800(2)
- 04 Main Building - West Facade 1/800(2)
- 05 Main Building - East Facade 1/800(2)
- 06 Main Building - Terrace 1/800(2)

Library Building:

- 07 Library Building - Ground Floor Plan 1/800(2)
- 08 Library Building - First Floor Plan 1/800(2)
- 09 Library Building - Second Floor Plan 1/800(2)
- 10 Library Building - East Facade 1/800(2)
- 11 Library Building - West Facade 1/800(2)

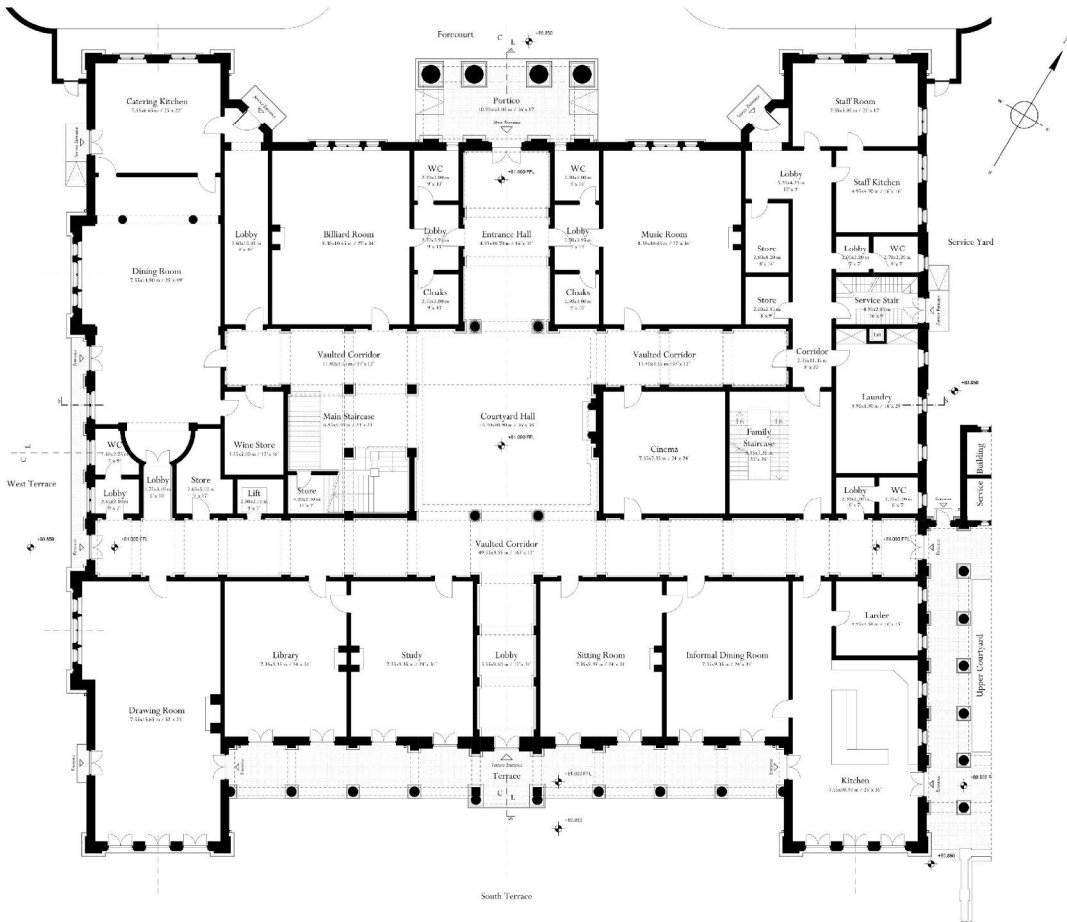
Service Building, Pavilions, Gates and Entry Courtyards:

- 12 Service Building - Ground Floor Plan 1/800(2)
- 13 Service Building - First Floor Plan 1/800(2)
- 14 Service Building - Second Floor Plan 1/800(2)
- 15 Service Building - East Facade 1/800(2)
- 16 Service Building - West Facade 1/800(2)
- 17 Service Building - Terrace 1/800(2)
- 18 Service Building - Pavilions & Gates 1/800(2)
- 19 Service Building - Pavilions & Gates 1/800(2)
- 20 Service Building - Pavilions & Gates 1/800(2)
- 21 Service Building - Pavilions & Gates 1/800(2)
- 22 Service Building - Pavilions & Gates 1/800(2)
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- 80 Service Building - Pavilions & Gates 1/800(2)

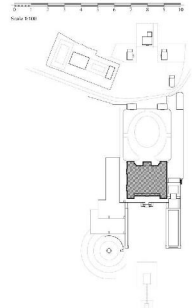
PLANNING DRAWINGS

Site: Old Hyde House
 Location: Knebworth, Herts
 Title: Site Plan
 Scale: 1:800 @ A1
 Date: 2015 September
 Drawing No: 5766/01
 Drawn by: RJ

ADAM ARCHITECTURE
 OLD HYDE HOUSE, 75 HYDE STREET
 WINCHESTER, HAMPSHIRE, SO23 7JW
 TELEPHONE: 01962 843843 FACSIMILE: 01962 843863
 www.adamarchitecture.com contact@adamarchitecture.com
 LONDON OFFICE: 4 QUEEN SQUARE, WC1R 3AT
 TELEPHONE: 020 7841 6548 FACSIMILE: 020 7841 6550
 0949 1800 TELEPHONE: 1-800-368-5838



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Key Plan

PLANNING DRAWINGS

Rev: Date Description

PROJECT Rivenwick Hall
Kirkcubbin

TITLE: Main Building Ground Floor Plan

SCALE: 1:100 @A1

DATE: 2015 September

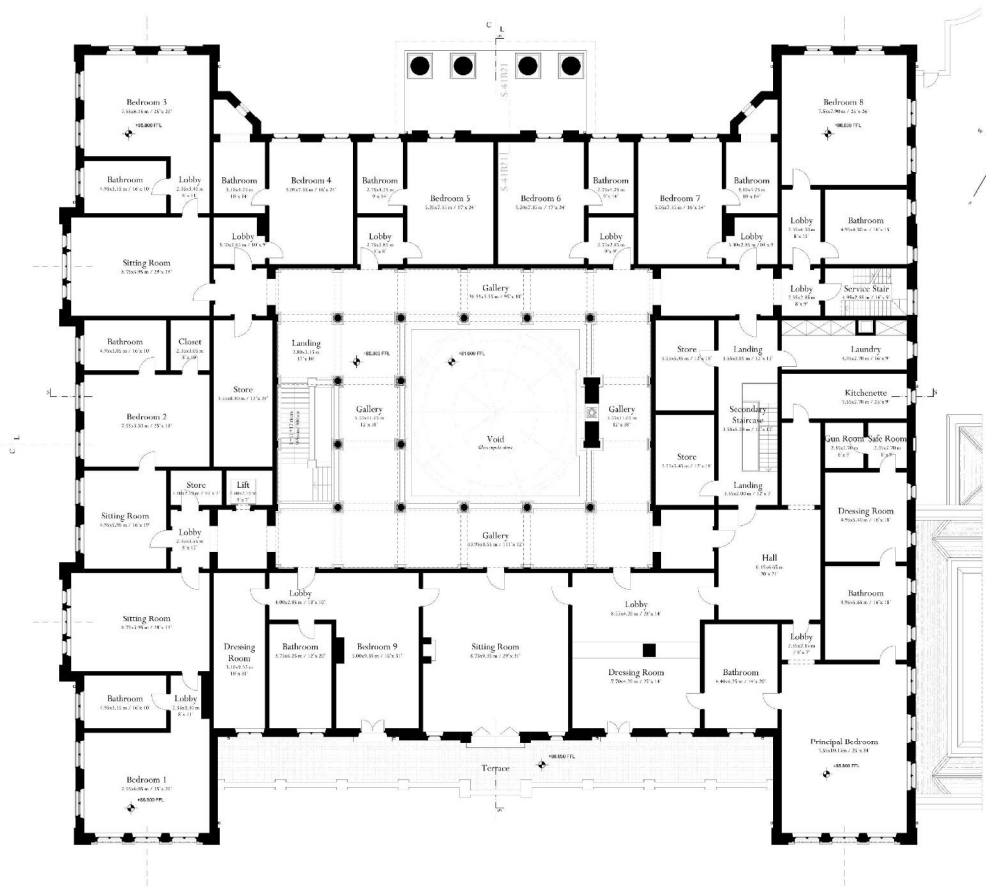
DRAWING No: 5766-02

DRAWN BY: JJ

ADAM ARCHITECTURE

OLD HYDE HOUSE, 75 HYDE STREET
 WINDHISTON, HAMPSHIRE, SO23 7BQ
 TELEPHONE: 01962 34343 FACSIMILE: 01962 343303
 www.adamarchitects.com contact@adamarchitecture.com

LONDON OFFICE: 4 QUEEN SQUARE, WC1N 3AT
 TELEPHONE: 020 741 8400 FACSIMILE: 01962 343303
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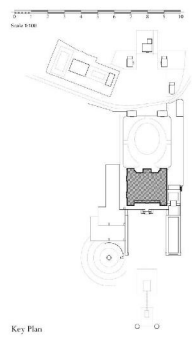
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Key Plan

PLANNING DRAWINGS

Rev: Date Description

PROJECT Rivenwick Hall
Kirkbymoorside

TITLE: Main Building - First Floor Plan

SCALE: 1:100 @A1

DATE: 2015 September

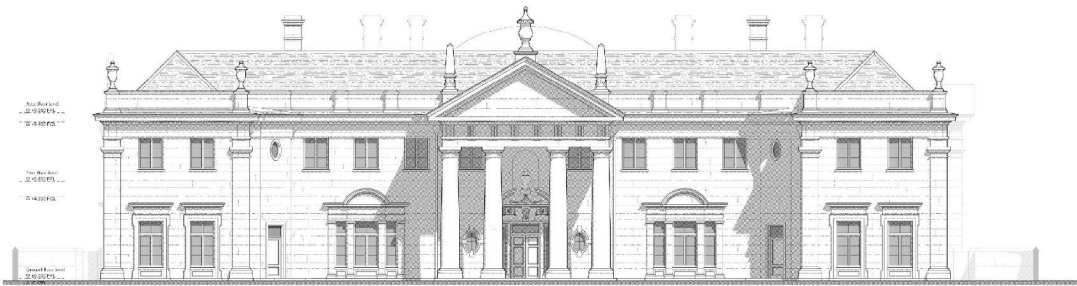
DRAWING No: 5766-03

DRAWN BY: JJ

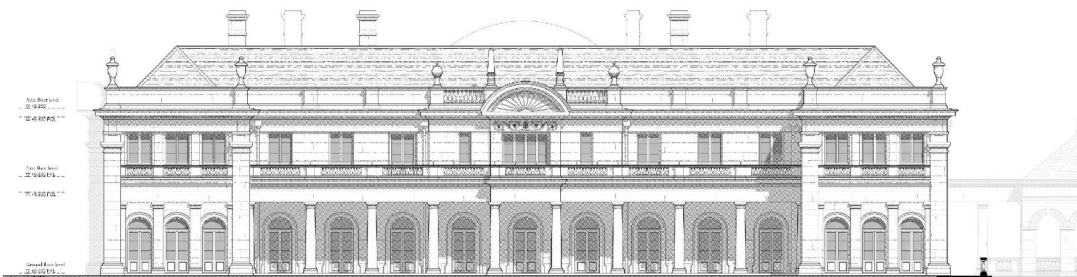
ADAM ARCHITECTURE

OLD HYDE HOUSE, 75 HYDE STREET
WINDINGFUR, HAMPSHIRE, SO23 7BW
TELEPHONE: 01982 543443 FACSIMILE: 01982 843303
www.adamarchitecture.com contact@adamarchitecture.com

LONDON OFFICE: A QUEEN'S SQUARE, W. 1S 1AT
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NORTH ELEVATION

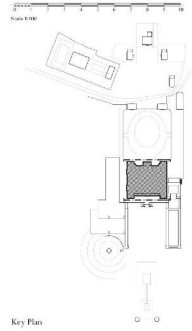


SOUTH ELEVATION

MATERIALS

MAIN BUILDING & LARSHALL WING	
Walls, chimneys, windows, dressings, sashes	Natural sandstone (except where stated)
Parade roof	Natural stone tiles with lead roll edge and hips
Class rooms (Main Building)	Portland cement concrete and thermal insulated plaster
Low profile roof	Lead sheet
Roofing	Portland stone
Rooflight (Classroom Building)	Thermal insulated, self-clearing glazing, aluminium framework
Roofing goods	Portland cement
Railings and cast	Portland cement
External walls	Brick with natural sandstone dressings
Boundary walls generally	Brick with natural sandstone dressings

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PLANNING DRAWINGS

Rev: Date Description Issue

PROJECT Ravenswick Hall
Kirkcubbin

TITLE: Main Building - North & South Elevations

SCALE: 1:100 @A1

DATE: 2015 September

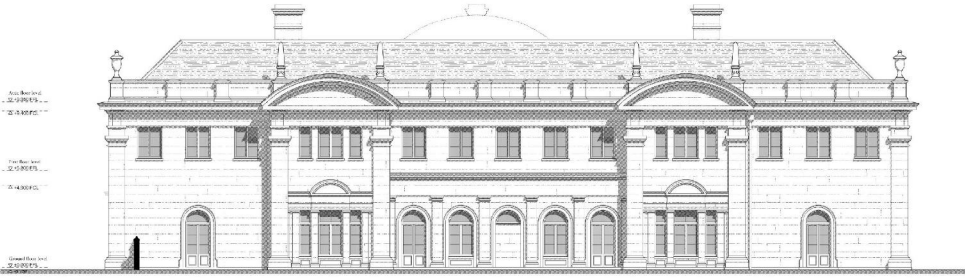
DRAWING No: 5766-05

DRAWN BY: JJ

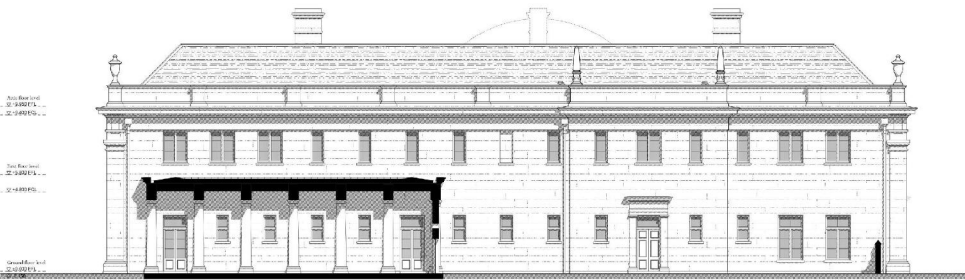
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OLD HYDE HOUSE, 75 HYDE STREET
 WINDING STAIR, HAMPSHIRE, SO17 7BH
 TELEPHONE: 01962 843483 FACSIMILE: 01962 843383
 www.adamarchitecture.com contact@adamarchitecture.com

LONDON OFFICE: 8 QUEEN SQUARE, W.C1N 3AT
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WEST ELEVATION

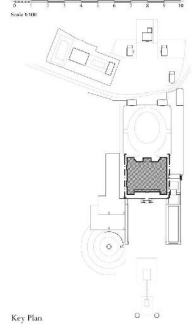


EAST ELEVATION

MATERIALS

MAIN BUILDING & LARSHALL WING	Natural sandstone (except where shown)
Walls, chimneys, windows, dressings, sashwork	Natural stone with fair red edges and lips
Plinth course	Portland cement concrete and thermal insulation glazing
Class openings (Main Building)	Lead doors
Low pitched roofs	Portland stone
Roofs	Thermal insulation, self-cleaning glazing, aluminium sashwork
Rooflight (Glass Building)	Portland cement
Roofing goods	Portland cement
Railings and iron	Brick with natural sandstone dressings
Cracking walls	Brick with natural sandstone dressings
Boundary walls generally	

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PLANNING DRAWINGS

Rev: Date Description Issue

PROJECT Ravenswick Hall
Kirkcubynoiside

TITLE: Main Building West & East Elevations

SCALE: 1:100 @A1

DATE: 2015 September

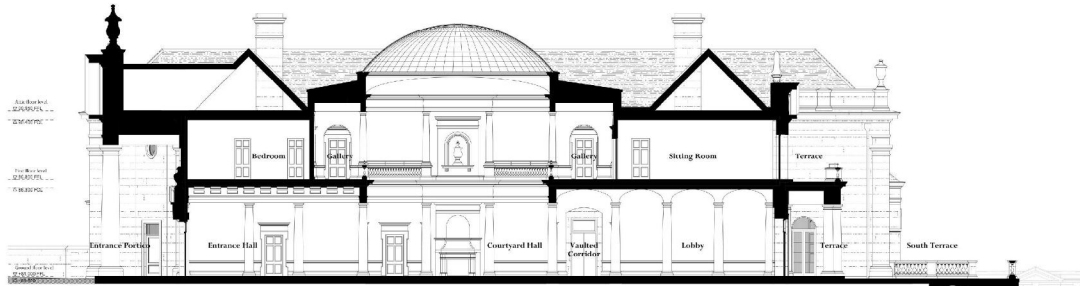
DRAWING No: 5766-06

DRAWN BY: JJ

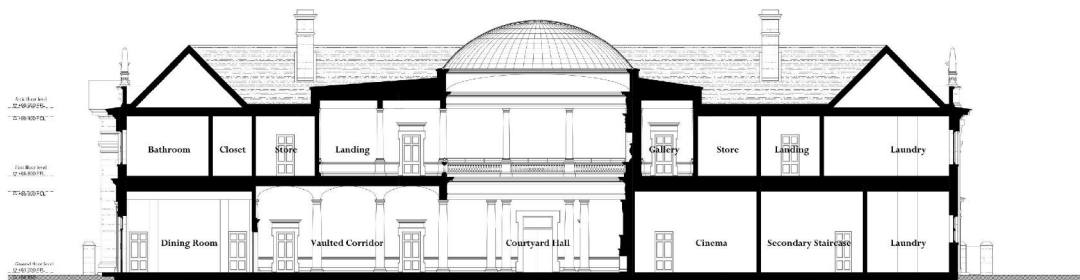
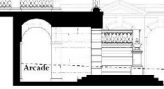
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OLD HYDE HOUSE, 75 HYDE STREET
 WINDING STAIR, HAMPSHIRE, SO3 7 7RH
 TELEPHONE: 01962 543443 FACSIMILE: 01962 543383
 www.adamarchitecture.com contact@adamarchitecture.com

LONDON OFFICE: 4 QUEEN SQUARE, W 1S 4AT
 TELEPHONE: 020 741 8400 FACSIMILE: 020 741 81300
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Main Building - Long Section

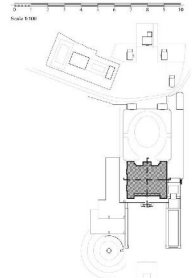


Main Building - Cross Section

MATERIALS

MAIN BUILDING & LARSHALL WING	
Walls, chimneys, windows, doorways, subsoil	Natural sandstone (except where shown)
Pitched roof	Natural slate tiles with lead roll edge and hips
Classical orders (Main Building)	Portland stone (except where shown) dressed, ashlar
Lead	Lead sheet
Low pitched roofs	Portland stone
Rooflight (Glass Building)	Thermal insulated, self-cleaning glazing, aluminium framework
Roofing goods	Portland cement
Railings and iron	Portland cement
External walls	Brick with natural sandstone dressings
Boundary walls generally	Brick with natural sandstone dressings

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Key Plan

PLANNING DRAWINGS

Rev: Date Description

PROJECT: Ravenswick Hall
 Kirklymnoorside

TITLE: Main Building Sections

SCALE: 1:100 @A1

DATE: 2015 September

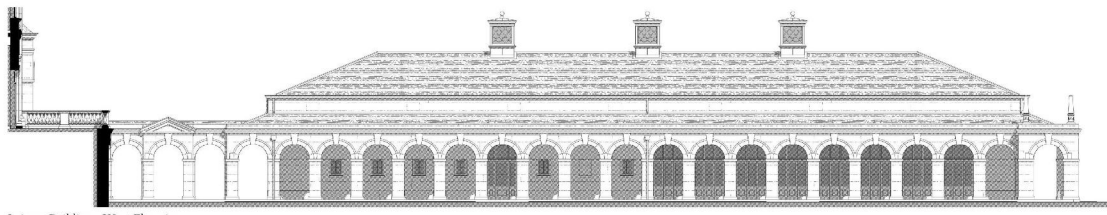
DRAWING No: 5766-08

DRAWN BY: BJ

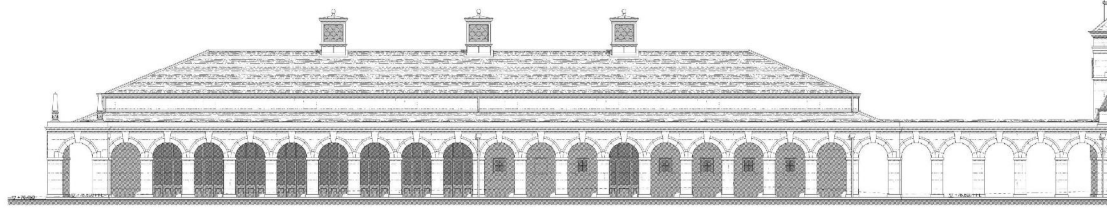
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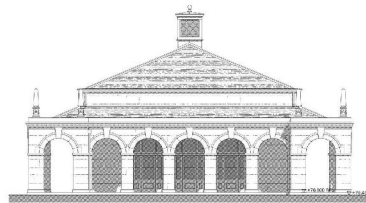
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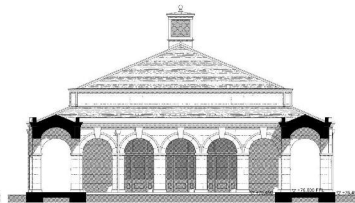
Leisure Building - West Elevation



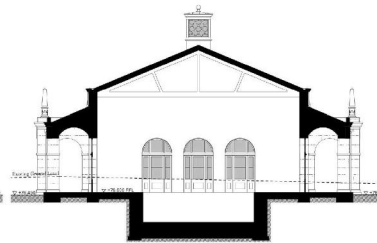
Leisure Building - East Elevation



Leisure Building - South Elevation



Leisure Building - North Elevation

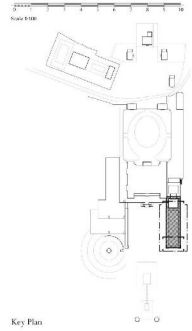


Leisure Building - Cross Section

MATERIALS

MAIN BUILDING & LARRELL WING	
Walls, chimneys, windows, drainage, gutters	Natural sandstone (except where stated)
Pitched roof	Natural stone tiles with lead roll edge and hips
Class openings (Main Building)	Period metal structure and thermal insulated glazing
Low pitched roofs	Lead sheet
Downpipes	Period metal
Rooflight (Leisure Building)	Thermal insulated, self-cleaning glazing, aluminium structure
Roofing goods	Period metal
Railings and rails	Period metal
Brickwork walls	Brick with natural sandstone dressings
Boundary walls generally	Brick with natural sandstone dressings

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Key Plan

PLANNING DRAWINGS

Rev: Date Description Issue

PROJECT Ravenswick Hall
Kirkbymoorside

TITLE: Leisure Building - Elevations & Sections

SCALE: 1:100 @A1

DATE: 2015 September

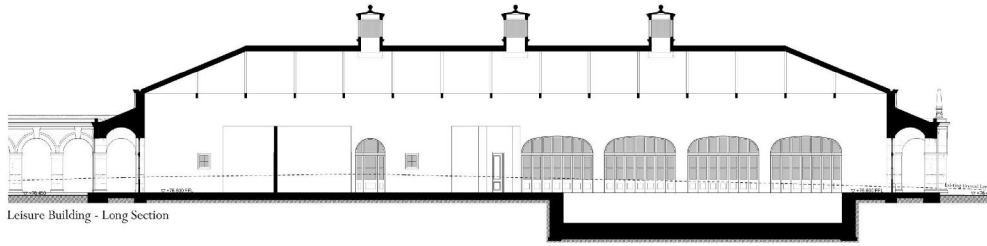
DRAWING No: 5766/13

DRAWN BY: BJ

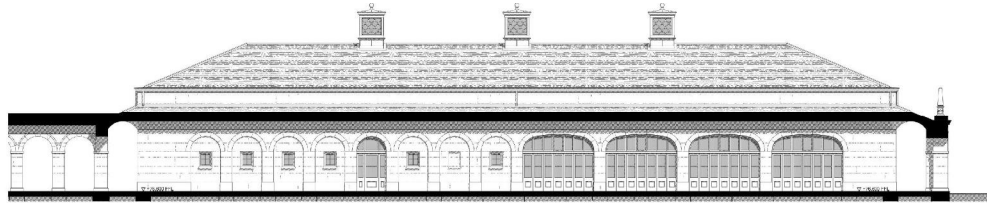
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 TELEPHONE: 01962 843483 FACSIMILE: 01962 843383
 www.adamarchitecture.com contact@adamarchitecture.com

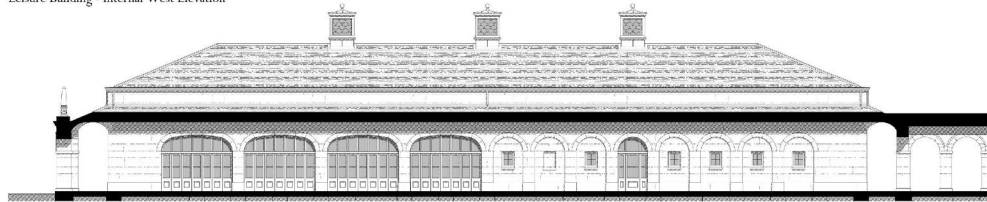
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Leisure Building - Long Section



Leisure Building - Internal West Elevation



Leisure Building - Internal East Elevation

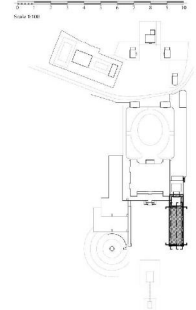


Leisure Building - Internal North Elevation

Leisure Building - Internal South Elevation

MATERIALS	
MAIN BUILDINGS & LISHILL WING	
Walls, chimneys, windows, drainage, gutters	Natural sandstone (except where stated)
Pitched roof	Natural stone tiles with lead roll edge and hips
Clare apse (Main Building)	Periodical stone and stone finished glazing
Lower pitched roof	Lead sheet
Drives	Periodic stone
Roadlight (Leisure Building)	Thermal insulated, self-cleaning glazing, aluminium surround
Roofing goods	Periodic metal
Railings and rail	Periodic metal
Boundary walls	Brick with natural sandstone dressings
Boundary walls generally	Brick with natural sandstone dressings

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Key Plan

PLANNING DRAWINGS

Rev: Date Description Issue

PROJECT Ravenswick Hall
Kirkcubynoiside

TITLE: Leisure Building - Sections & Elevations 2

SCALE: 1:100 @A1

DATE: 2015 September

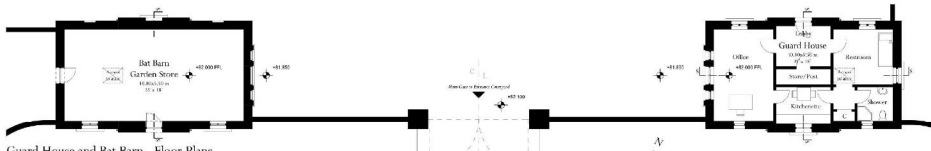
DRAWING No: 5766/12

DRAWN BY: JJ

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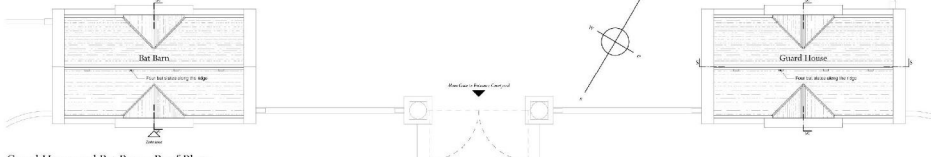


Guard House and Bat Barn - Floor Plans



Bat Barn - Cross Section

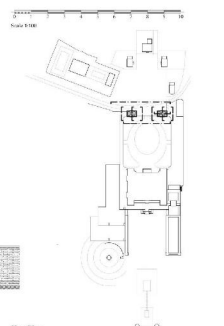
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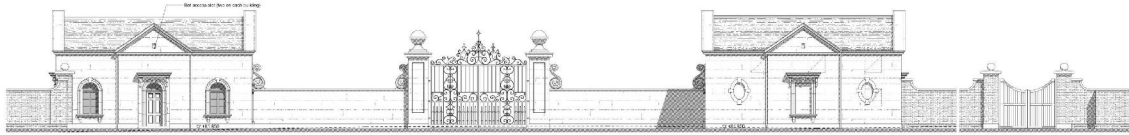
Guard House and Bat Barn - Roof Plans



Bat Barn - East Elevation



Key Plan

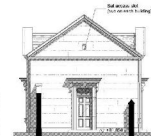


Guard House / Main Gate / Bat Barn - North Elevation

West Gate - Elevation



Bat Barn / Main Gate / Guard House - South Elevation



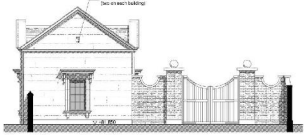
Bat Barn - West Elevation

PLANNING DRAWINGS

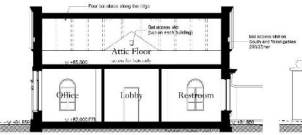
Rev: Date Description Issue
 PROJECT Ravenswick Hall Kirkcubynotside
 TITLE: Gate Houses
 SCALE: 1:100 @A1
 DATE: 2015 September
 DRAWING No: 5766/15
 DRAWN BY: BJ



Guard House - West Elevation



Guard House - East Elevation



Guard House - Long Section

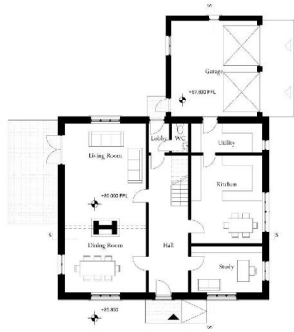


Guard House - Cross Section

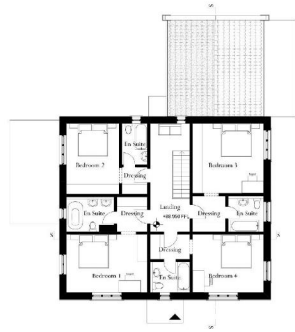
MATERIALS

COLORS	EXISTING BAT BARN & GUARD HOUSE
Walls, chimneys, ornaments, drainage	Natural sandstone
Paved areas	Natural sandstone with level set on edge and top
Doors	Painted timber
Windows	Painted timber
Roofing	Painted timber
Boundary walls generally	Brick with natural sandstone drainage
Main gate (not including boundary walls)	Natural sandstone
Main gate	Painted cast iron
Service gates	Painted cast iron

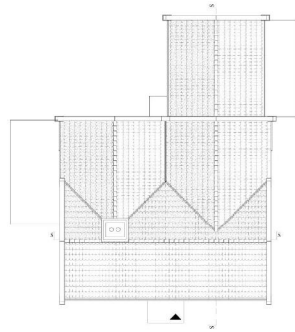
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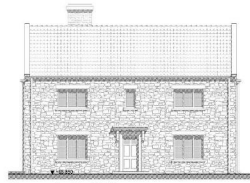
Cottage A - Ground Floor Plan



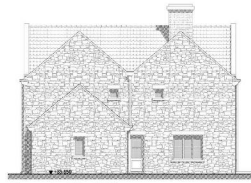
Cottage A - First Floor Plan



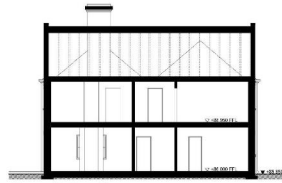
Cottage A - Roof Plan



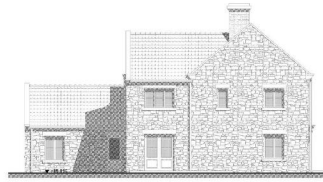
Cottage A - South Elevation



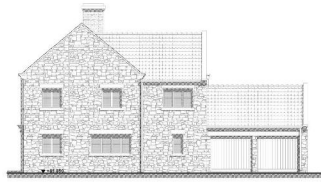
Cottage A - North Elevation



Cottage A - Long Section



Cottage A - West Elevation



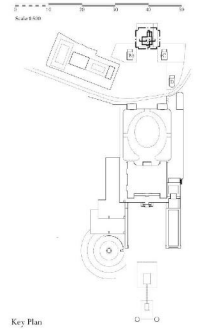
Cottage A - East Elevation



Cottage A - Cross Section

MATERIALS	
CEILING	
Walls and ceilings	Common masonry walls and brick chimneys
Window cills, sills and lintels	Normal sandstone
Parquet and Ceilings (A, B, C)	Parquet
Parquet (Ceiling D)	Normal floor with hand rail edges and steps
Paints for porch, exterior	Paints/linoleum
Roofing tiles	Painted metal

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PLANNING DRAWINGS

Rev: Date Description

PROJECT: Ravenswick Hall
 Kirkbymoorside

TITLE: Cottage A - Large

SCALE: 1:100 @A1

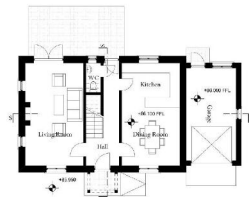
DATE: 2015 September

DRAWING No: 2766/17

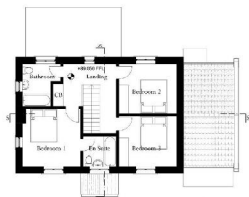
DRAWN BY: RJ

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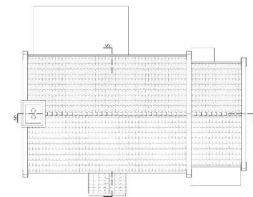
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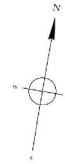
Cottage B - Ground Floor Plan



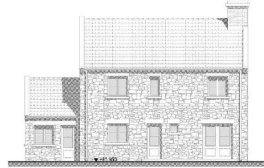
Cottage B - First Floor Plan



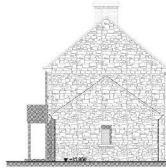
Cottage B - Roof Plan



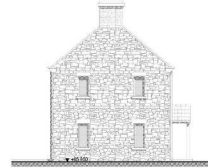
Cottage B - East Elevation



Cottage B - West Elevation



Cottage B - North Elevation



Cottage B - South Elevation



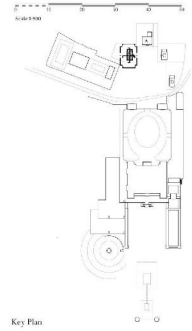
Cottage B - Long Section



Cottage B - Cross Section

MATERIALS	
COTTAGES	
Walls and chimneys	Course construction with ash bank chimneys
Windows (ills, bands and dressings)	Natural sandstone
Parade of Cottages (A, B&C)	Parade
Parade roof (Cottages D)	Natural clay with lead roll ridges and hips
Roofs and porch canopies	Patina roof tiles
Roofing gables	Patina roof tiles

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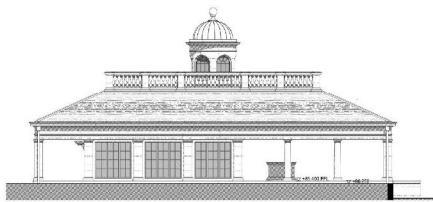
Key Plan

PLANNING DRAWINGS

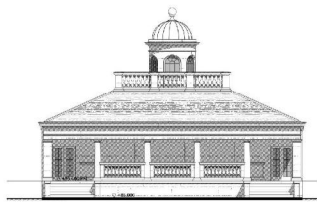
Rev: Date Description Issue

PROJECT: Ravenswick Hall
 Kirkbymoorside
 TITLE: Cottage B - Small
 SCALE: 1:100 @A1
 DATE: 2015 September
 DRAWING No: 5766/18
 DRAWN BY: JJ

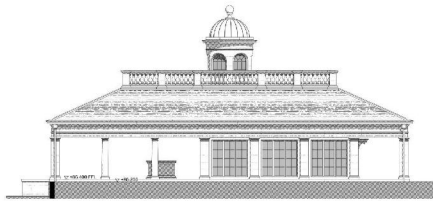
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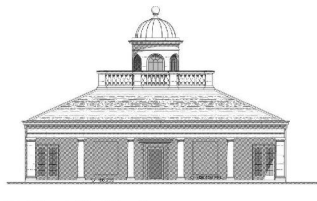
Pool House - South Elevation



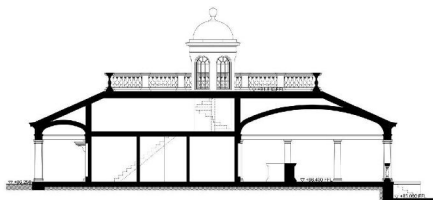
Pool House - East Elevation



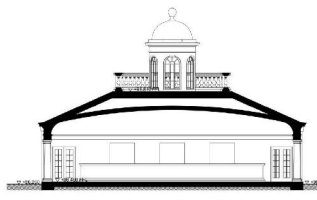
Pool House - North Elevation



Pool House - West Elevation

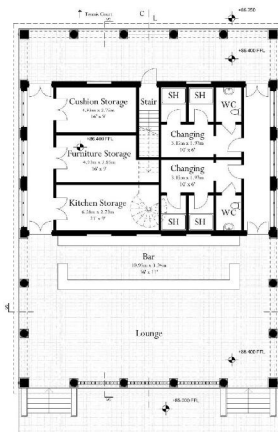
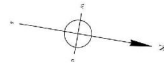


Pool House - Long Section

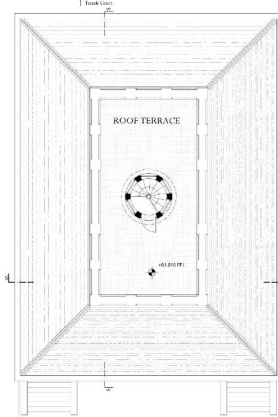


Pool House - Cross Section

MATERIALS	
POOL HOUSE & GARDEN STONE	Natural sandstone
Walls, entrance, chimney, balustrade	Natural sandstone with lead roof ridge and top
Roofed porch	Copper
Columns	Painted metal
Ratonaire posts	Painted metal
Ratonaire walls	Natural sandstone

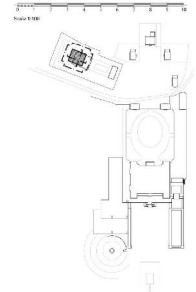


Pool House - Floor Plan



Pool House - Roof Plan

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Key Plan

PLANNING DRAWINGS

Rev: Date Description Issue

PROJECT Ravenswick Hall
 Kirkbymoorside

TITLE: Pool House

SCALE: 1:100 @A1

DATE: 2015 September

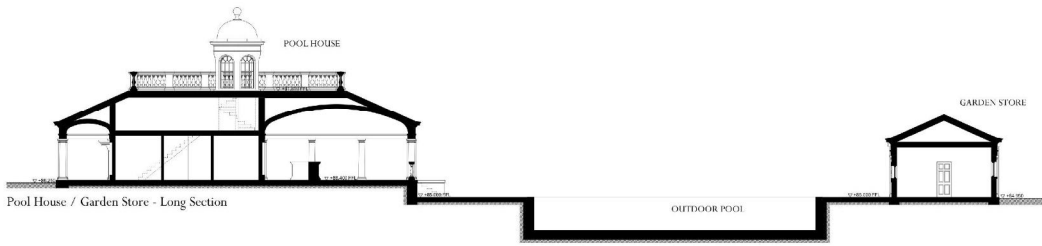
DRAWING No: 57666/21

DRAWN BY: BJ



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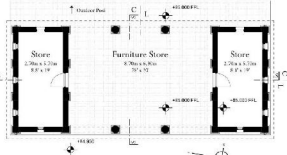
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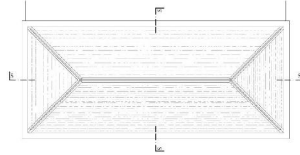
Pool House / Garden Store - Long Section

OUTDOOR POOL

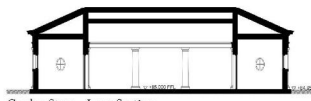
GARDEN STORE



Garden Store - Floor Plan



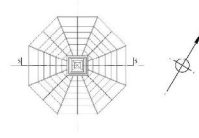
Garden Store - Roof Plan



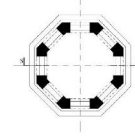
Garden Store - Long Section



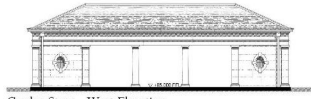
Garden Store - Sectional Elevation



Belvedere - Roof Plan



Belvedere - Floor Plan



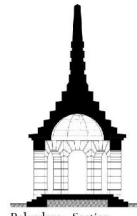
Garden Store - West Elevation



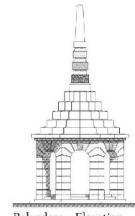
Garden Store - East Elevation



Garden Store - South and North Elevation



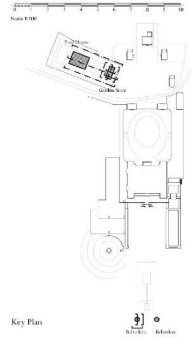
Belvedere - Section



Belvedere - Elevation

MATERIALS	
POOL HOUSE & GARDEN STORES	
Walls, masonry, cladding, fixtures	Natural sandstone
Flatbed roof	Natural stone tiles with lead on ridges and hips
Chimney	Copper
Joinery	Pine of similar
Rainwater goods	Traditional
Retaining walls	Natural sandstone
BELVEDERE	
Walls	Quarried natural sandstone
Ornamentic castings	Natural sandstone
Roof	Copper
Final pavilion	Quarried sandstone from south on the top to be fully finished at the bottom

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Key Plan

PLANNING DRAWINGS

Rev: Date Description

PROJECT Ravenswick Hall
Kirkcubynoiside

TITLE: Belvedere & Garden Store

SCALE: 1:100 @A1

DATE: 2015 September

DRAWING No: 5766/12

DRAWN BY: BJ

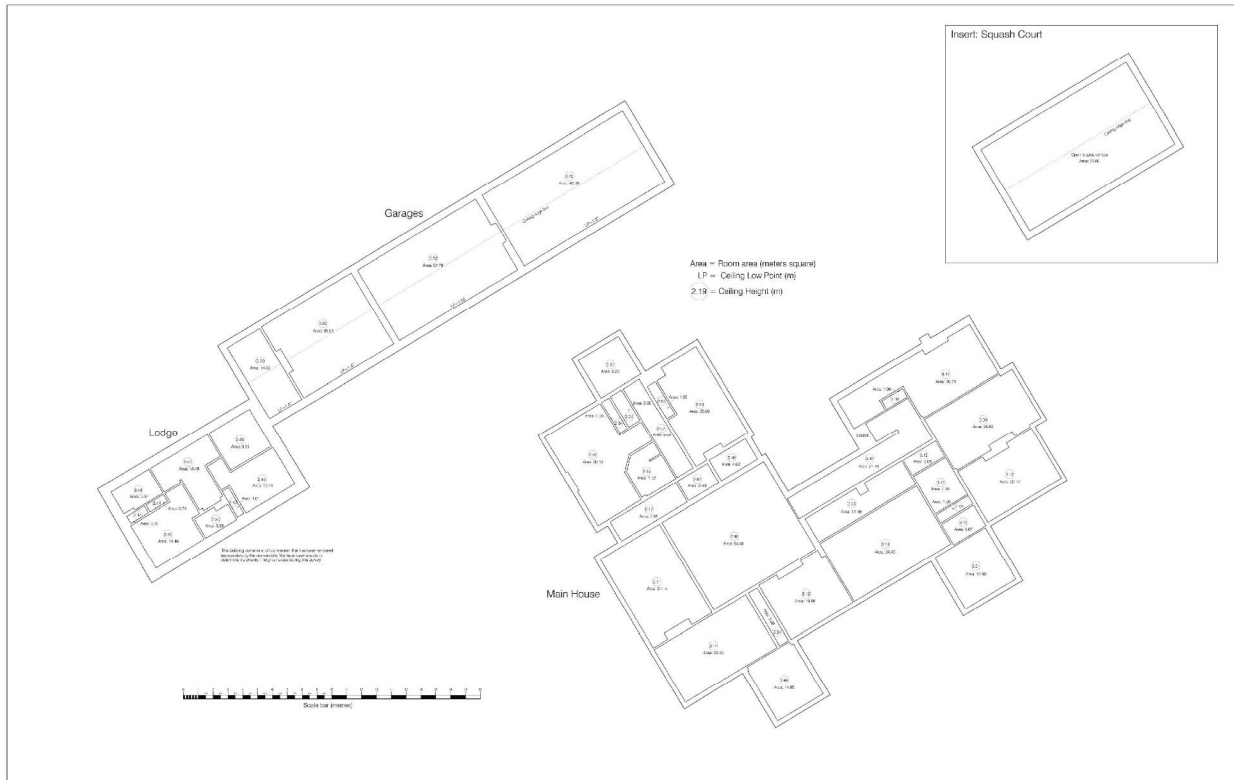
ADAM ARCHITECTURE

OLD HYDE HOUSE, 75 HYDE STREET
 WINDING STAIR, HAMPSHIRE, SO3 7 7RH
 TELEPHONE: 01962 843483 FACSIMILE: 01962 843383
 www.adamarchitecture.com contact@adamarchitecture.com

LONDON OFFICE: 4 QUEEN SQUARE, W 1 3 1 AT
 TELEPHONE: 020 741 9400 FACSIMILE: 01962 843383
 ADAM ARCHITECTURE IS A PRACTICE OF ROBERT ADAM ARCHITECTS LIMITED

AMOUNT & SCALE

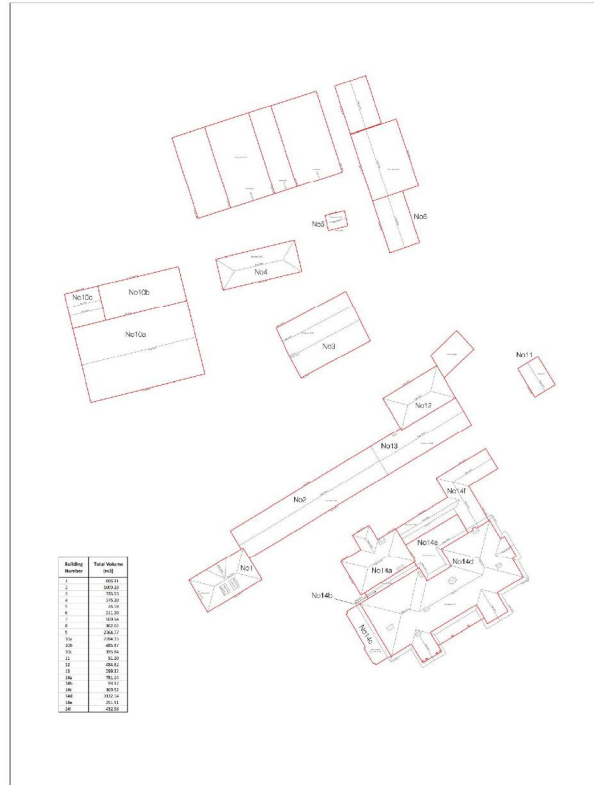
AMOUNT AND SCALE - EXISTING BUILDINGS



FIRST POINT SURVEYS LAND, ENGINEERING & BUILDING SURVEYS <small>© 2014 FIRST POINT SURVEYS. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF FIRST POINT SURVEYS. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.</small>	Rev	Approved	Drawn	Checked	Project	Surveyed by Matthew Harrison	Notes		
						Ravenswick Hall Kirkbymoorside, YO62 7LR Type: First Floor Internal Areas	Date: August 2013 Scale: 1:200 CAD Filename: S498_Building Floor Areas	Datum: Ordnance Datum, Newlyn GCS: OSGB36 Drawing No.: 5498_12	Proj: MH Date: 02/06/13 Rev: -



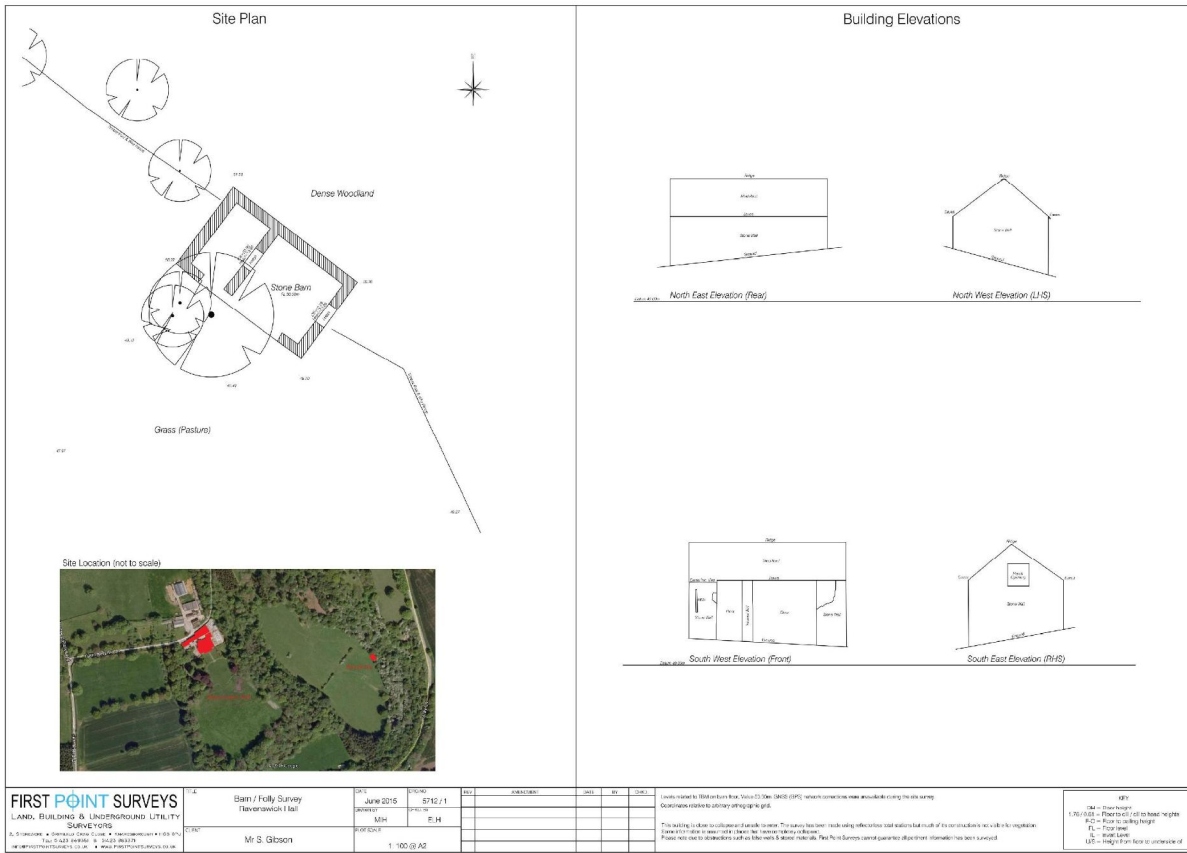
AMOUNT AND SCALE - EXISTING BUILDINGS



FIRST POINT SURVEYS	Ravenswick Hall	Volume & Access	ADAM
1000	1000	1000	1000

FIRST POINT SURVEYS	Ravenswick Hall	Volume & Access	ADAM
1000	1000	1000	1000

AMOUNT AND SCALE - EXISTING BUILDINGS



AMOUNT AND SCALE - PROPOSED BUILDINGS

Gross External Area Schedule (in sqm)

Building	GFA		Floor	GFA	
	Areas (m2)			Open Sided Covered Areas (m2)	
Main Building					
Ground Floor	2063		154		
First Floor	2060		0		
Total Floor Area	4123		154		
Courtyards					
Service Building	93		0		
Upper Courtyard	0		158		
Lower Courtyard	0		91		
Total Floor Area	93		249		
South Arcade					
Garden Colonnade			181		
Leisure Building	603		337		
Guard House	78		0		
Bat Barn	78		0		
Garage	181		0		
Cottage 1					
Ground Floor	175		0		
First Floor	140		0		
Total Floor Area	315		0		
Cottage 2					
Ground Floor	91		0		
First Floor	71		0		
Total Floor Area	162		0		
Cottage 3					
Ground Floor	91		0		
First Floor	71		0		
Total Floor Area	162		0		
Cottage 4					
Ground Floor	98		0		
First Floor	78		0		
Total Floor Area	176		0		
Pool House					
Ground Floor	143		187		
Roof Plan	6		0		
Total Floor Area	150		187		
Garden Store					
	42		56		
Temple					
	0		18		
Grotto					
	70		0		
Belvedere 1					
	0		22		
Belvedere 2					
	0		22		
East Folly*					
Ground Floor	35		0		
First Floor	14		0		
Total Floor Area	49		0		
Subtotal Floor Area	6282		1991		

* Information on the East Folly is shown here for completeness but the proposed works to the East Folly will be part of a separate, concurrent planning application.

Schedule of Building Footprints (in sqm)

Building	Footprint - Floor Areas (m2)
Main Building	2215
Courtyards*	393
South Arcade	134
Garden Colonnade	181
Leisure Building	931
Guard House	78
Bat Barn	78
Garage	181
Cottage 1	175
Cottage 2	91
Cottage 3	91
Cottage 4	98
Pool House	331
Garden Store	98
Temple	18
Grotto**	-
Belvedere 1	22
Belvedere 2* *	22
East Folly***	35
Subtotal Floor Area	5172

* Figure includes Service Building, Stair Pavilion, Upper and Lower Courtyards

** Underground only

*** Information on the East Folly is shown here for completeness but the proposed works to the East Folly will be part of a separate, concurrent planning application.



DESIGN PRECEDENTS



DESIGN PRECEDENTS



Belton House, Lincolnshire



Duncombe Park, North Yorkshire



Duncombe Park, North Yorkshire



Duncombe Park Ionic Rotunda, North Yorkshire

DESIGN PRECEDENTS



Harewood House, West Yorkshire



Castle Howard, West Yorkshire



Hanbury Hall, Worcestershire



Castle Howard, West Yorkshire



DESIGN PRECEDENTS



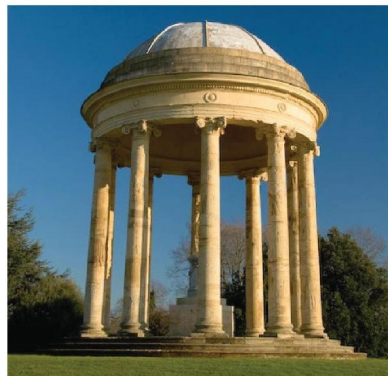
Castle Coole, County Fermanagh



Kings Weston, Bristol



Russborough, Wicklow

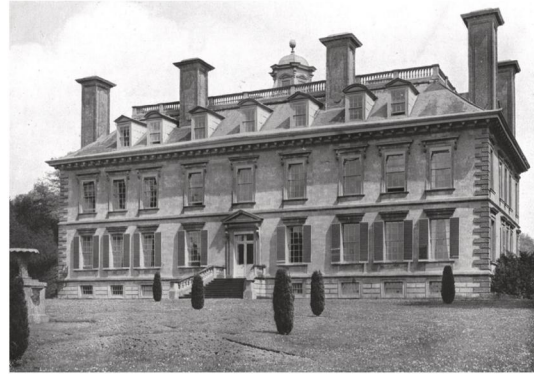


Stowe Rotunda, Buckinghamshire

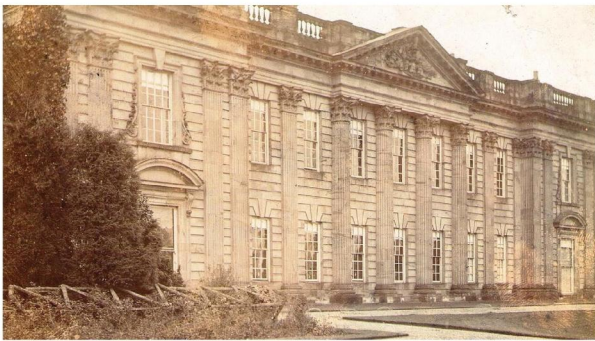
DESIGN PRECEDENTS



Halswell Park, Somerset



Coleshill, Warwickshire



Sutton Scarsdale, Derbyshire - circa 1900



Sutton Scarsdale, Derbyshire



EXAMPLES OF ADAM ARCHITECTURE PROJECTS
AND PREVIOUS PPS7/NPPF55 SUCCESSES



EXAMPLES OF PREVIOUS ADAM ARCHITECTURE PPS7/NPPF55 SUCCESSES



GROUNDBREAKING COUNTRY HOUSE, HAMPSHIRE

A new country house built on virgin Hampshire farmland. The project was the first planning permission won under a government policy known as 'Gummer's Law, PPG7', that only permitted the construction of new country houses proven to be of 'the highest quality' and 'truly outstanding' in design. 15,000 square feet of accommodation includes 10 bedrooms, a series of state rooms, a family wing and a farm office. The house was planned with different elevational treatments to reflect the different internal uses of parts of the building. The main section of the house containing the principal formal rooms is constructed in Bath stone, utilising large windows and fine classical detailing influenced by the work of Alexander 'Greek' Thomson and Karl Friedrich Schinkel. Elevations are based on interlocked and stylised giant Doric and paired Corinthian pilasters, with a balustraded parapet and secondary Doric order on the ground floor. Internally, the group of formal rooms are on a square plan, linked to a tower with a shallow copper dome that contains the farm office and master bedroom above. The adjoining family wing is on a separate square plan, with an open courtyard adjacent to the staterooms. An entrance is located on the corner, that facing into a service court. The wing has reduced ceiling heights and is faced in a cream coloured brick to create a contrast in textures and status. Its elevations are based on a giant order with paired shallow pilasters, reduced in scale and detail from the giant order on the formal wing a new, 50-acre landscape was also created to accompany the house.



NEW SUSTAINABLE COUNTRY HOUSE, HAMPSHIRE

The highly sustainable new house that received planning permission after appeal under the new National Planning Policy Framework, paragraph 55, will quite literally be constructed from its site, genuinely 'rooting' the dwelling in its setting. It will be constructed using many innovative and sustainable materials and construction techniques. The house will be appropriately sized, discreet and to an appropriate scale for the site. The main walls will be stabilised rammed earth construction, a modern derivative of cob construction from material sourced on site, and the roofs formed of rubber roof tiles from recycled tyres and grass roofing, both renewable resources with ecological and thermal insulation benefits, as well as rooting the building in its site. Earth-filled recycled tyres would be used for the foundation. The heating and cooling would be provided by renewable energy: ground source heat pumps and solar water heaters.



EXAMPLES OF PREVIOUS ADAM ARCHITECTURE PPS7/NPPF55 SUCCESSES



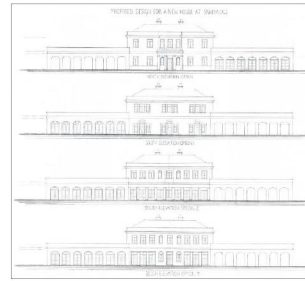
SUSTAINABLE COUNTRY HOUSE, CHESHIRE

A new country house in the English Palladian tradition, combining classical principles with sustainable design. The house is simply articulated, its main elevations divided into three pavilions with a strong central section. An inventive version of the Corinthian order is used, the capitals suggesting a basket with acanthus leaves topped by a square tile, based on its legendary origins described by the ancient Roman architect, Vitruvius. The innovative secondary and minor orders use partly hidden columns derived from precedents by Sir Edwin Lutyens. The house is exemplary in terms of sustainable technology and innovation. The layout, structure, and orientation directly contribute to the buildings' exceptional credentials, particularly in conjunction with active elements such as heat recovery and ground heat pumps. Created in close collaboration with the environmental engineers Atelier 10, the house clearly demonstrates that sustainable design is entirely compatible with the tenets of classical architecture. Planning permission was obtained under the old country house policy, Planning Policy Statement 7 (PPS7).



NEW HOUSE IN WARWICKSHIRE

This new house has recently received approval under NPPF55 from Rugby Borough Council. It is set within a redundant railway embankment in open countryside, and includes a polo arena and menage.



PROFILE OF PROFESSOR ROBERT ADAM



Robert Adam's progressive classical designs and on-going academic work has established his reputation as a major contributor to the classical tradition. He works with clients on a diverse range of projects including major private houses, extensions to historic buildings and public and commercial buildings. He also has 20 years' experience in masterplanning and speculative housing and has pioneered contextual urban design and objective coding. He is now a visiting professor of Urban Design at Strathclyde University.

Robert was born in 1948 and trained at the University of Westminster, going on to win a Rome Scholarship in 1973. He has practised in the city of Winchester since 1977 and co-founded Winchester Design in 1986, which became Robert Adam Architects in 2000 and as ADAM Architecture in 2010. Robert's work is widely published, broadcast and exhibited and he has undertaken successful lecture tours of the UK, USA, Russia, China, Iran and Brazil. He has written numerous historical, critical and theoretical papers and published a book on classical design, a children's book on architecture and a book on globalisation and modern architecture.

Robert is a Fellow of the Royal Society of Arts, an Honorary Fellow of The Royal Incorporation of Architects in Scotland and an Elected Brother of the Art Workers' Guild. He is an Academician at the Academy of Urbanism, a Senior Fellow of the Prince's Foundation for Building and on the panel of the Commission for Architecture and the Built Environment (CABE) at the Design Council, London. Robert is an active committee member of the International Network for Traditional Building, Architecture & Urbanism (INTBAU) which he founded in 2000. Previously, Robert has been an elected councillor of the RIBA (1999 and 2000), a Member of the RIBA Planning & Urban Design Group (1995-2012), a Trustee of the RIBA Trust (2003-2006) and Honorary Secretary of the RIBA (2001-2003).

EXAMPLES OF PREVIOUS WORK BY ADAM ARCHITECTURE



New Country House, Hampshire



New Palladian Villa, Hampshire



New Country House, Hampshire



New Palladian Villa, Sussex



EXAMPLES OF PREVIOUS WORK BY ADAM ARCHITECTURE



Replacement Country House, Surrey



New Country House, Warrington



New Palladian Country House, Surrey



New Country House, Wiltshire