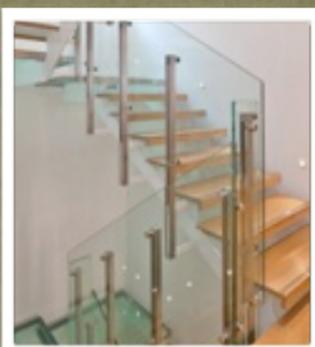


OGLEFORTH HOUSE

new courtyard private house

Ogleforth York YO1 7JG



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New Build Residential - private client

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A chance conversation nearly 12 years ago alerted us to a rare site within 75m of the Minster, hidden deep within York's historic core. Tucked behind the precious Dutch House on Ogleforth was a shabby back plot used as parking.

Originally a coach house, workshops and stable yards had occupied the land attached to the frontage building on Goodramgate, a fine late Georgian premises. A complex legal trust had left the property languishing with 6 charitable foundations, our client, with ourselves formulated a development proposal to create his own house, an infill masonette to recreate the street frontage & a makeover of the corner buildings. Converting the roof space of the Goodramgate building to form a spectacular open plan one bedroom apartment with rooftop Minster views. In all 3 new dwellings.

The project was envisaged from the outset to be a recreation of the tight city spaces redolent of the area, a high quality of architecture that had to have humility within its setting & respectful of the scores of listed buildings but strong and subtle enough to contribute to the next millennia.

Deep archaeology on the site which early exploration with the City revealed to be the Roman Barracks, lead to a careful site dig & analysis, designs for narrow bore piles to penetrate with minimum disturbance through 60' of deposit layers, topped with a flat slim slab of reinforced concrete forming a table to build from. This was new and cutting edge engineering for the City & prevents the new build from rising to high above ground level with new ground floor structure, avoiding the whole build from intruding 'too high' in the sensitive roofscape.

A 4 year period of design & detail Planning Applications, working closely with the Planners & archaeologists, forged a willing team, overcoming the constraints of a new building in the centre of one of Europe's premier historic locations.

The design for the two bed house to the frontage and a 4 bed house to the newly created courtyard provided a rare & tranquil living space, only footsteps from the hustle of Goodramgate.

Parking for 4 cars tucked under the new build in garaging & the stone paved courtyard, helped by a hidden turn-table buried in the yorkstone cobbles, a drive-thro archway from the road frontage & even the stone flagged pavement crossing were recreated with a design steer from the examples down Ogleforth. A secret iroko boarded gate is the only clue to a new, modern living space within to the pedestrians standing stock still in the street - do they count the bricks on the Dutch House?

Our own design mantra through the project was 'light, space & crisp yet subtle design'. The traditional brick and masonry structure belies the plethora of modern build and sustainable features. Super insulated cavity walls post filled with insulating beads, double insulated roofing, triple insulated floors for sound and energy. Scandinavian 32mm argon filled glass, which came to site finished in an aluminum skinned softwood frame, modern UFH heating super efficient boilers controlled by touch pad units in each space. Everything had to be pre planned, every last delivery on a truck or trailer that could access the narrow streets, actual weights of deliveries known, to allow them to be hoisted or man handled into place - 5 men on two of the window units! Allaste and debris had to leave the site on a small trailer, there is no room to manouver a skip lorry.

The result is a light spacious airy house, set in a peaceful courtyard. The spine of the house is a spectacular steel, glass & oak stair that rises 4 stories pulling light into the site that is mostly surrounded by 12' high walls? A welcoming entrance leads into a dining & kitchen area, the largest fire & heat proof glass screens and doors that can be manufactured were sourced locally in Yorkshire - they nearly came from Austria but we fought where we could to get the best materials and supplies locally to reduce the embodied carbon footprint. Natural materials and sustainable finishes abound, the ambience is uncluttered & homely - often unusual in a overtly modern setting.

On the 1st floor a true surprise of the large living space flooded with light, married with bedroom and bathroom spaces, the second floor provides a master suite, whilst the top floor is another surprise - chunky Iroko structural timbers frame in a medieval homage, roof & wall glazing giving a 180 deg view of the roof tops of York for a studio office/bedroom.

Sense of place, peace and construction quality is rarely surpassed, the local builder Andrew Wiseman brought his years of experience to the design and construction putting his own hand to on site carpentry for the structural window bays and their finely crafted iroko detailed leaded roofs.

Every last detail, junction & material was pondered and agreed between the now occupant/client Stuart Lawton, the contractor and ourselves - a process that stepped back in time to the medieval master builders of York, a process that has produced a contemporary 21st century house we feel proud of & worthy of its setting.