

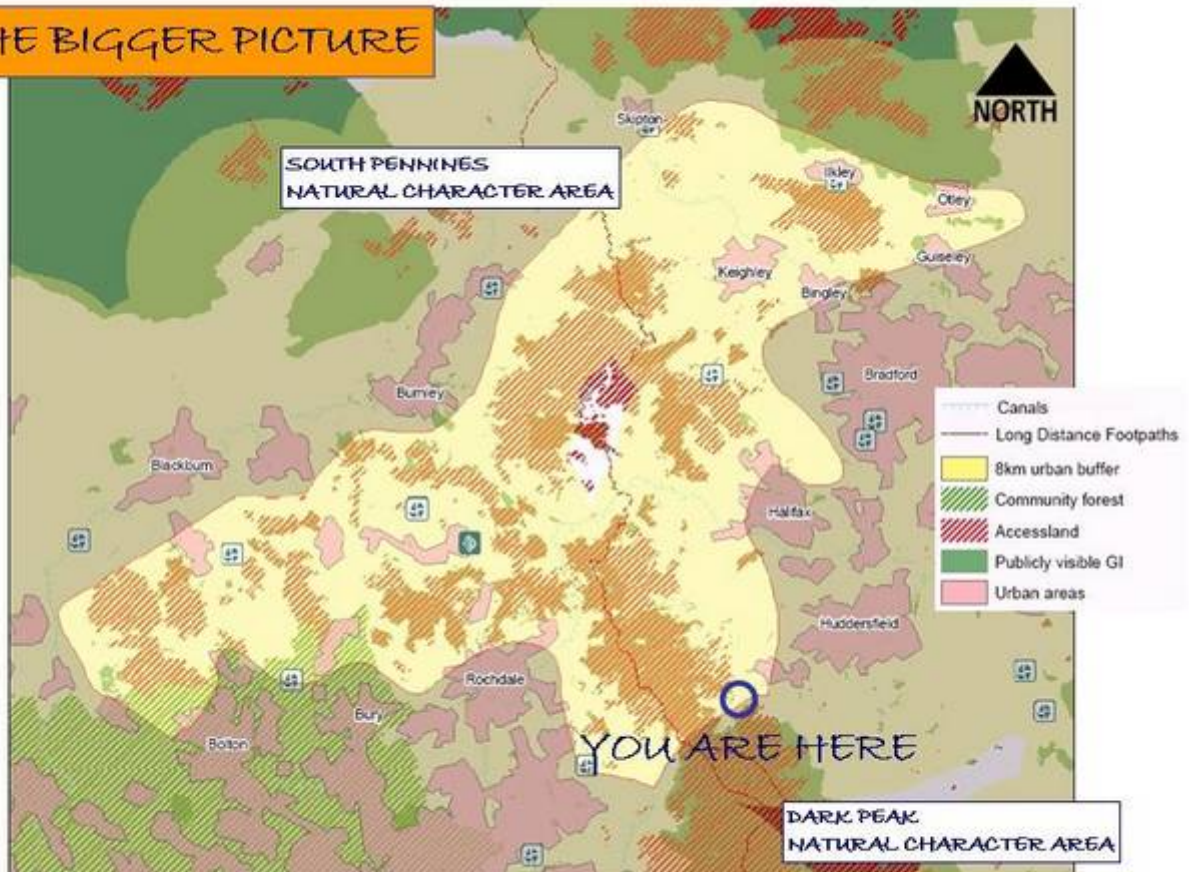
# CO-HOUSING IN THE COLNE VALLEY



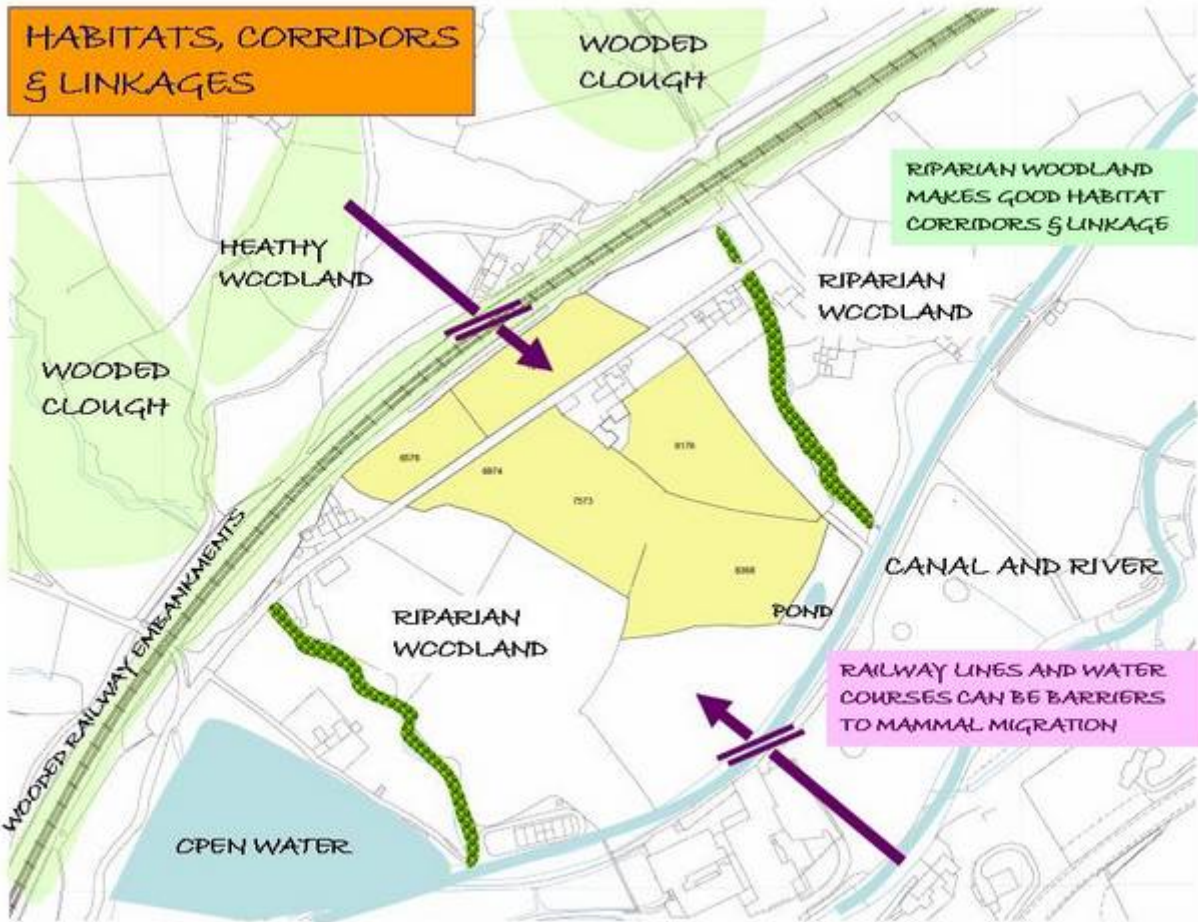
CONCEPT PLAN & DESIGN DEVELOPMENT  
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## THE BIGGER PICTURE







## SOUTH PENNINES CONTEXT

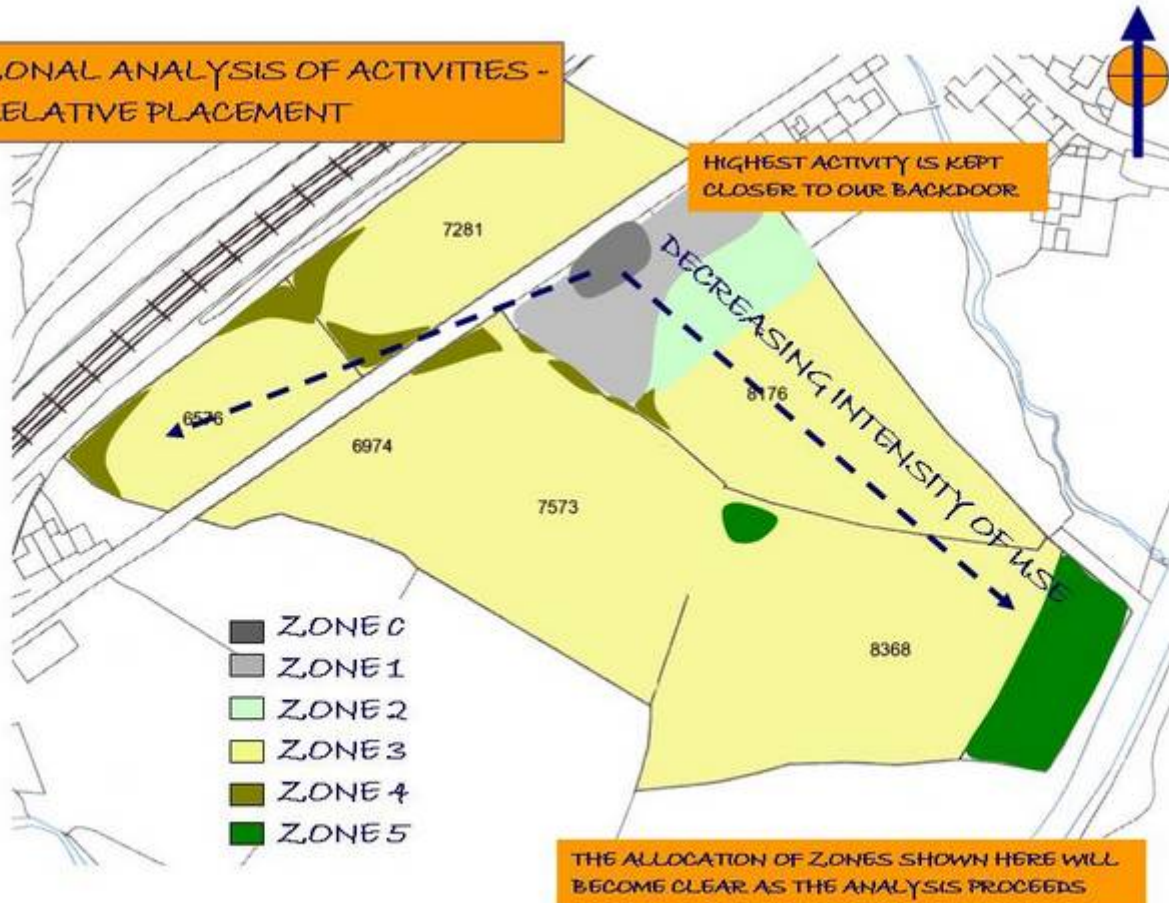
THE BLANKET BOGS OF THE SOUTH PENNINE MOORLANDS ARE DOMINATED BY COTTON-GRASS AND HEATHER, WITH OTHER DWARF SHRUBS SUCH AS CROWBERRY AND BILBERRY. THE LOWER SLOPES ARE DOMINATED BY HEATHER MOORLAND WITH LARGE AREAS OF ACID GRASSLAND. THE UNDERLYING ROCK IS MILLSTONE GRIT WHICH OUTCROPS AS CRAGS, LEDGES AND ESCARPMENTS.

THE COLNE VALLEY BOTTOM IS LIKELY TO BE ALLUVIAL SILT OVER CLAY. FARM FIELDS ARE IMPROVED GRASSLAND (EG LIMING AND ITALIAN RYE GRASS)



WOODLAND - predominantly BIRCH & HOLLY locally with some young, planted beech

ZONAL ANALYSIS OF ACTIVITIES -  
RELATIVE PLACEMENT

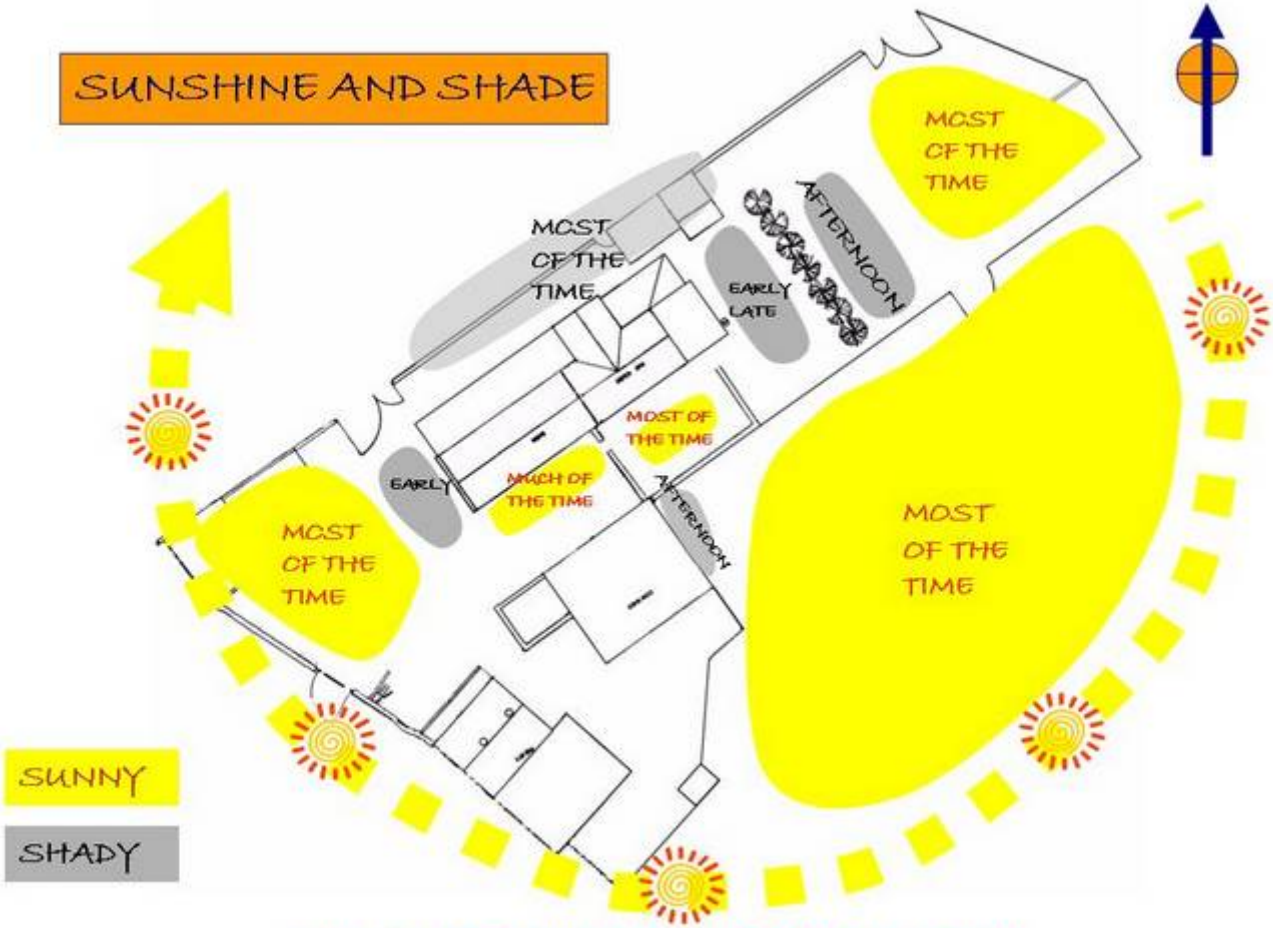


THE ZONE  
CLOSEST TO HOME



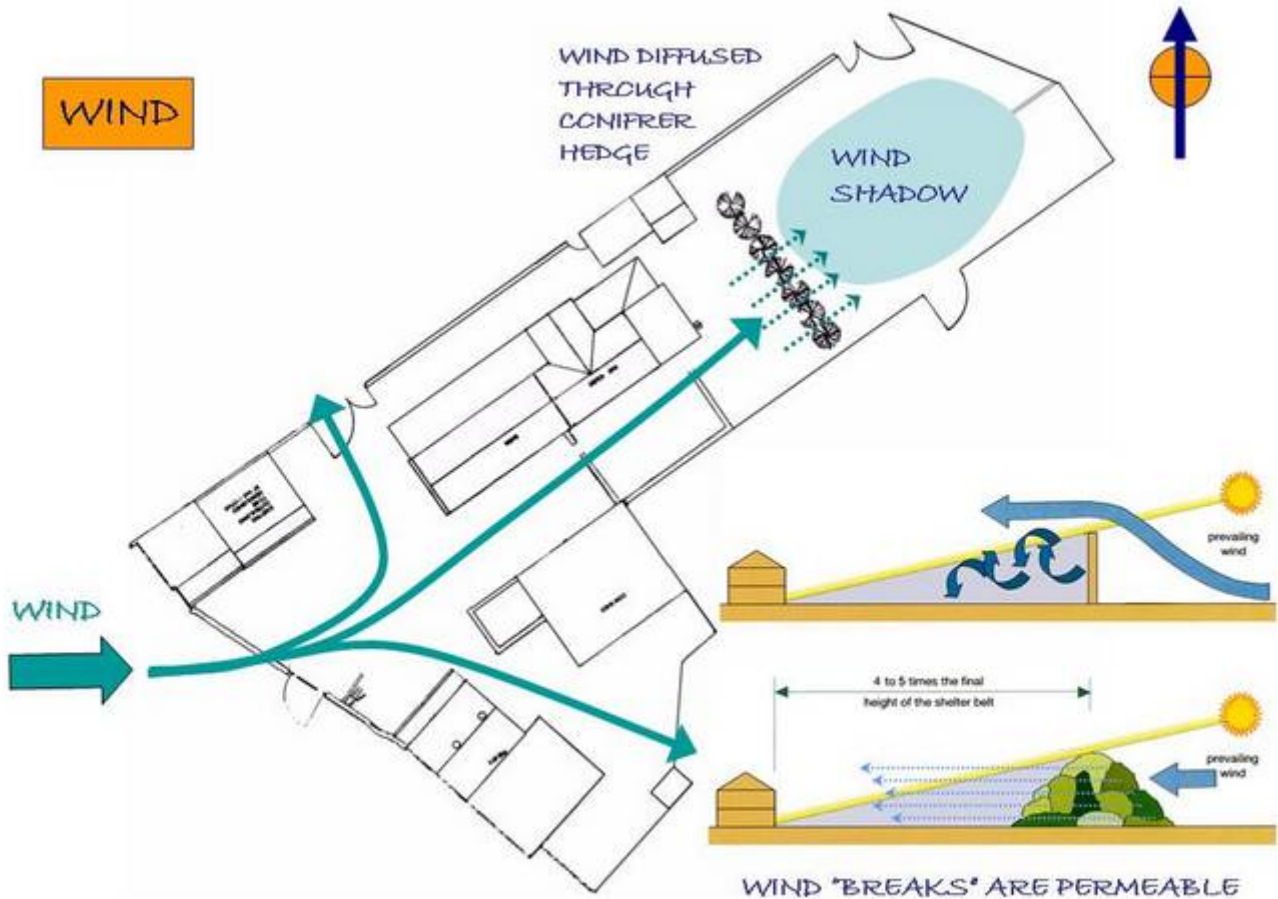


# SUNSHINE AND SHADE



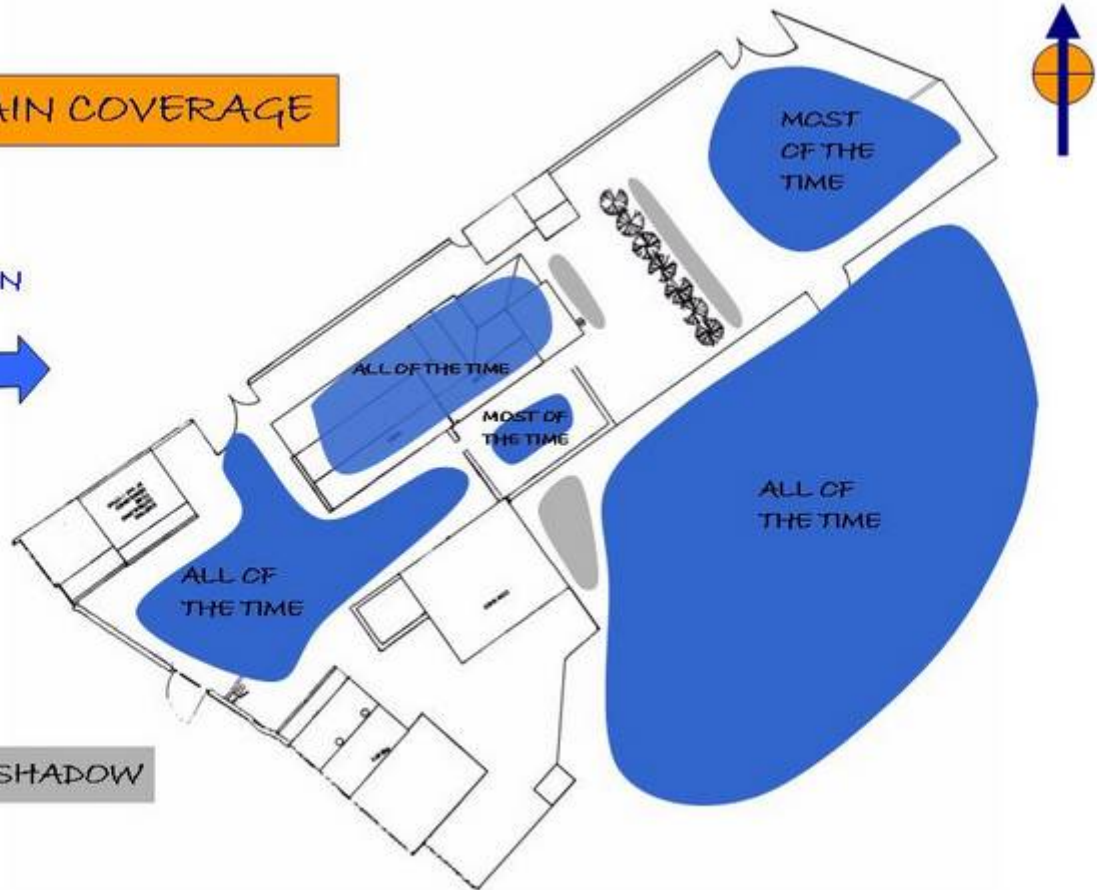
SUN IS AT IT'S HIGHEST MID-DAY TO THE SOUTH

# WIND



### RAIN COVERAGE

RAIN



RAIN SHADOW

### HARD AND SOFT AREAS

REMOVAL OF  
OUTBUILDING  
REVEALS MORE  
HARDSTANDING



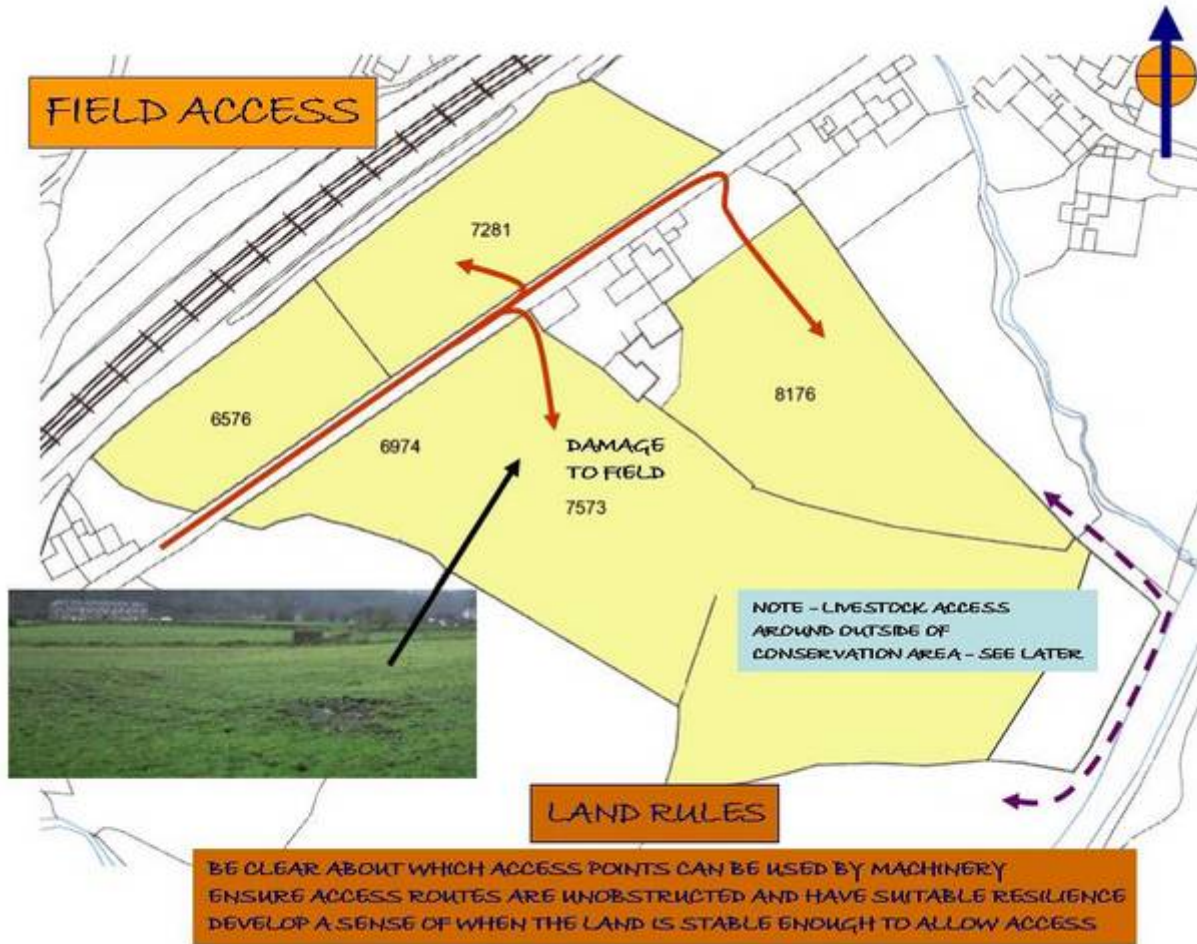
HARD AREAS

SOFT AREAS

LEAST EFFORT FOR MAXIMUM EFFECT

- \*GIVE PURPOSE TO AS MUCH OF THE HARDSTANDING AS POSSIBLE
- \*BREAKING IT UP IS HARD WORK AND CREATES A NEED FOR RE-USE OR DISPOSAL





## SITE RESOURCES

### SPACE TO DEVELOP

FOR EXPANSION OF SITE-SUPPORT  
INFRASTRUCTURE, HABITATS etc

#### CARDBOARD, HAYLAGE & CARPET

- USE CARPET FOR "COVERING" COMPOST BIN
- MULCH CLEARANCE OF SURFACE VEGETATION

#### STONE

USE TO CREATE "GARDEN"  
STRUCTURES AND BOUNDARIES

#### WOOD

NEEDS EASY-TO-USE STORAGE &  
DRYING AREAS CLOSEBY TO FURNACE

#### WATER

- CAPTURE & STORE OR CHANNEL
- IRRIGATION & TO CREATE WETLAND HABITAT

#### SOIL + COMPOSTED WASTES

- BUILD TURF STACKS TO MAKE GOOD SOIL
- COMPOST KITCHEN/GARDEN WASTES
- MIX HOME-MADE GROWING MEDIA

#### SEMI-NATURAL HABITAT

OVER THE WALL, AND UP AND DOWN  
THE HILL

#### LOCAL FARMERS

- KNOWLEDGE & EXPERIENCE
- FARM MACHINERY
- BULKY ORGANIC MATTER

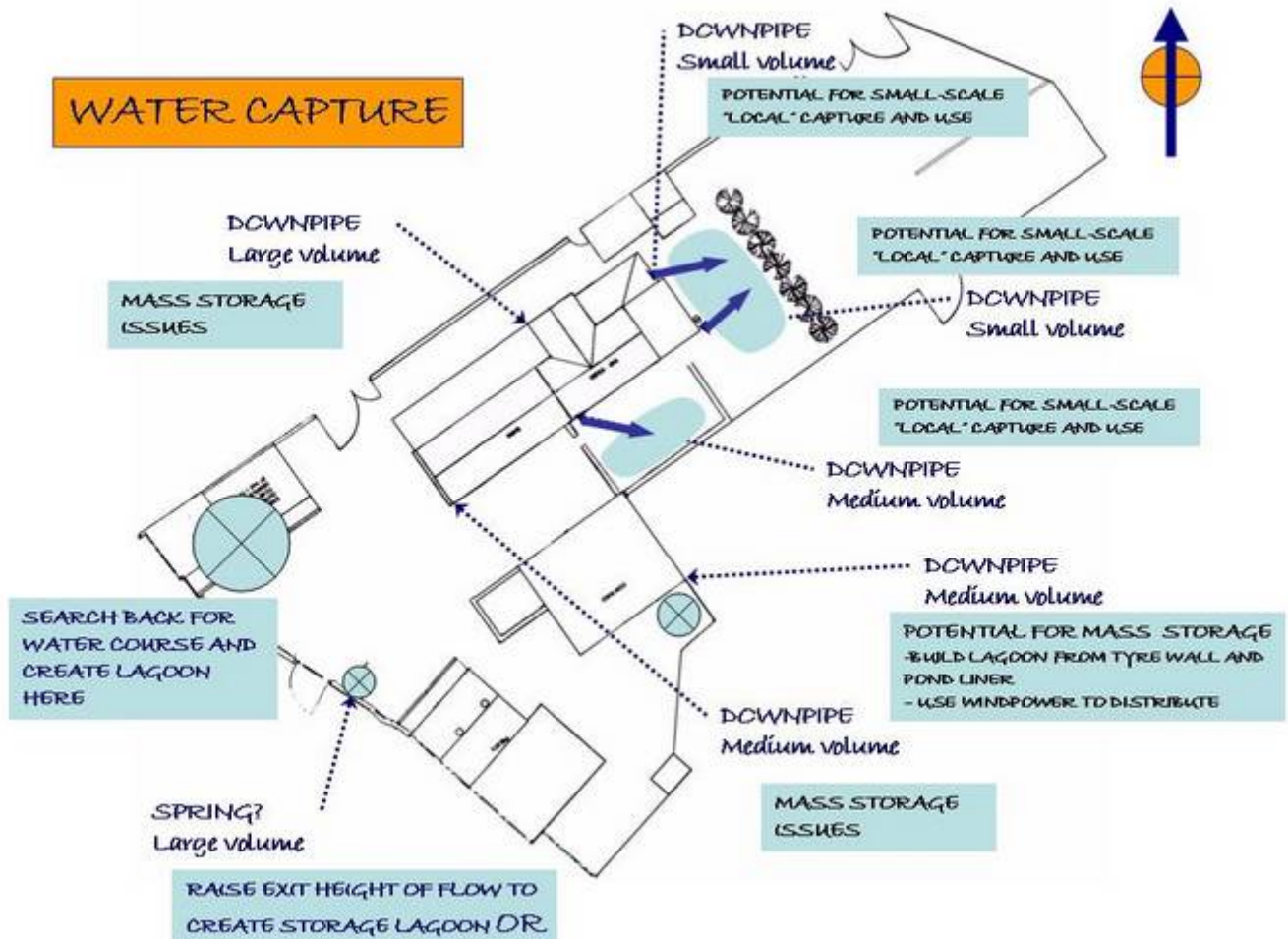
#### COMMITTED PEOPLE WITH OFF-SITE INCOME

#### BUSINESS SPACE (LOWER GROUND FLOOR, BARN)

USE FOR TEACHING COURSES, OFFICE SPACE, (RETAIL?)



## WATER CAPTURE





# BARN BALCONY

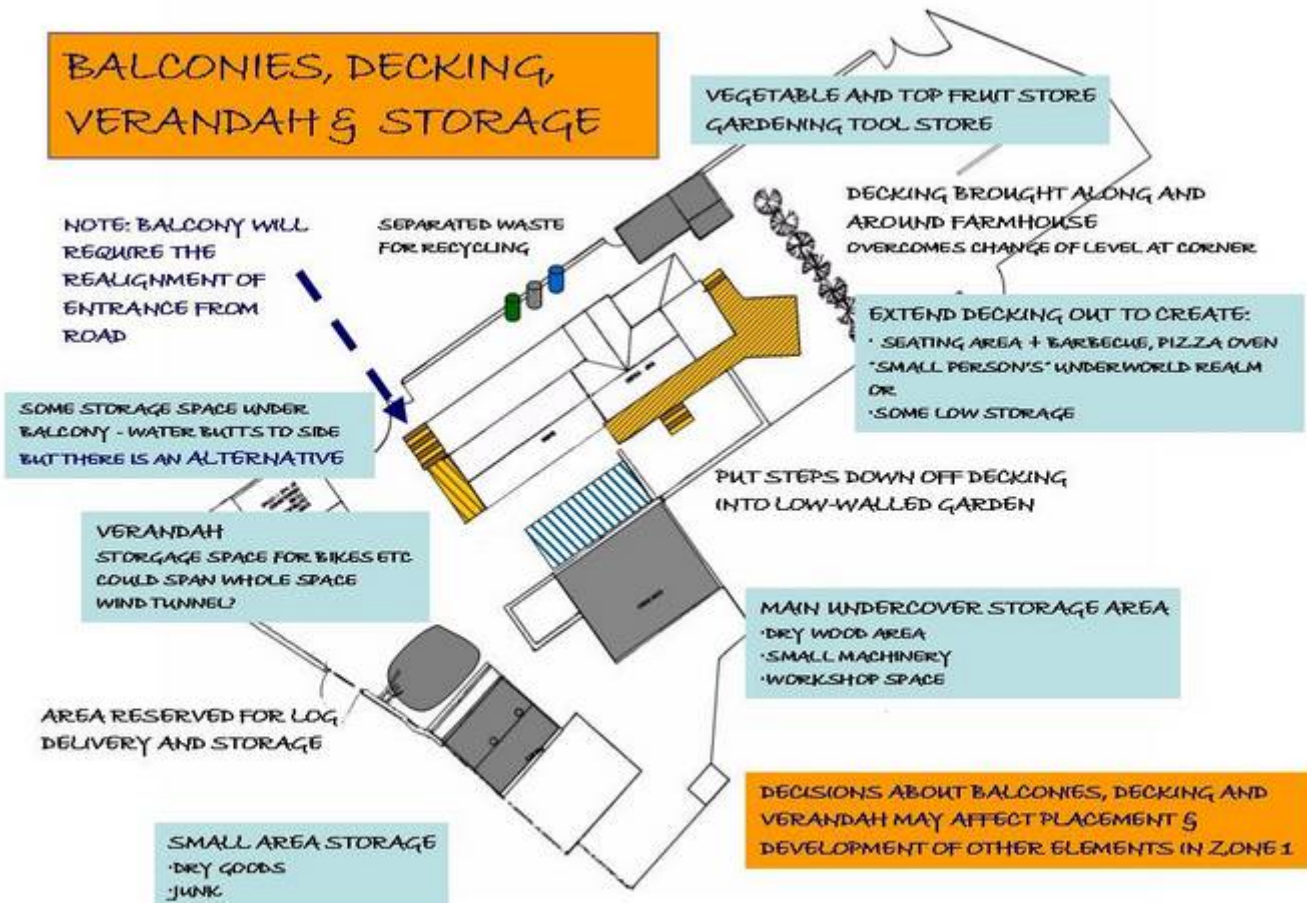


HANDRAILS ARE ADDED AS APPROPRIATE

NOTE - LARGE CHANGE OF HEIGHT FROM BALCONY TO FARM HOUSE

LEAST SUCCESSFUL - LOWER GROUND FLOOR ROOMS MAY LOOSE LIGHT FROM BALCONY - CONSIDER VERANDAH

# BALCONIES, DECKING, VERANDAH & STORAGE





## PARKING AND PLAY AREAS



### CHALLENGING AREA

HAS TO FULFILL A NUMBER OF FUNCTIONS

1. CAR PARKING
2. "POT & TROUGH" GARDEN FOR HERBS
3. DELIVERY VEHICLES FOR LOGS
4. OUTDOOR ACTIVITY - LOG SPLITTING
5. WATER FEATURE (SAFETY?)
6. RECYCLING AND SALVAGE

DEMOLITION OF OUTBUILDING  
A HAZARD TO EARLY  
DEVELOPMENT - NEEDS  
MORE EXPLORATION  
& MODELLING

CONSIDER MOVING  
OPENING TO ROAD

REMOVE OUTBUILDINGS

WET WEATHER PLAY AREA  
DELINEATE WITH LOW STONE AND TYRE  
WALLS, STONE BOLLARDS AND  
PLANTERS ETC

TEENAGE HANGOUT AWAY FROM BARN AND HOUSE!  
INTERIM USES AS GREENHOUSE, WORKSHOP, STORAGE

CAR PARKING  
VISITOR/CLIENT PARKING  
BOWLE/CYCLE TRACK

MULTIPLE PURPOSE HARDSTANDING  
BEGIN TO CLEAR GRASS AND DEBRIS FROM SHINGLE  
SURFACE - MAINTAIN BY FLAME WEEDING

HEDGE LENGTH AND HEIGHT  
CUT DOWN TO EDGE OF HARDSTANDING  
REDUCE HEIGHT OF REMAINDER BY HALF  
OPENS DECKING TO SUN, BUT RETAINS VISUAL SCREEN

LOW RETAINING WALL  
REBUILD EASTERN END, BUILD WESTERN END

DECKING STEPS  
OPENS UP EASY ACCESS TO "SOFT AREAS"

"SOFT" PLAY AREA AND CAMP SITE  
THE FIELDS OFFER SPACE FOR THE MORE ENERGETIC  
"WIDE GAMES"

RELOCATE GREENHOUSE NEARER TO HOUSE  
FOR OVERWINTERING AND PROPAGATION

## WIND BREAKS



THIS CORNER  
AREA MAY NEED  
NEGOTIATION  
WITH ADJACENT  
FARMHOUSE

WIND



7281

AREA NEEDING  
WIND BREAKING

8176

6576

6974

7573

PLANT "FIELD CORNER" WOODLAND

- USE LOCAL NATIVE SPECIES
- CHOOSE SPECIES THAT PRODUCE "FRUIT & NUT" FOR BIRDS & MAMMALS AND WILDFOOD FOR PEOPLE



# GROWING SPACES

## BEHIND THE FENCE



## BUILD IN PEST CONTROL

# GROWING AREAS

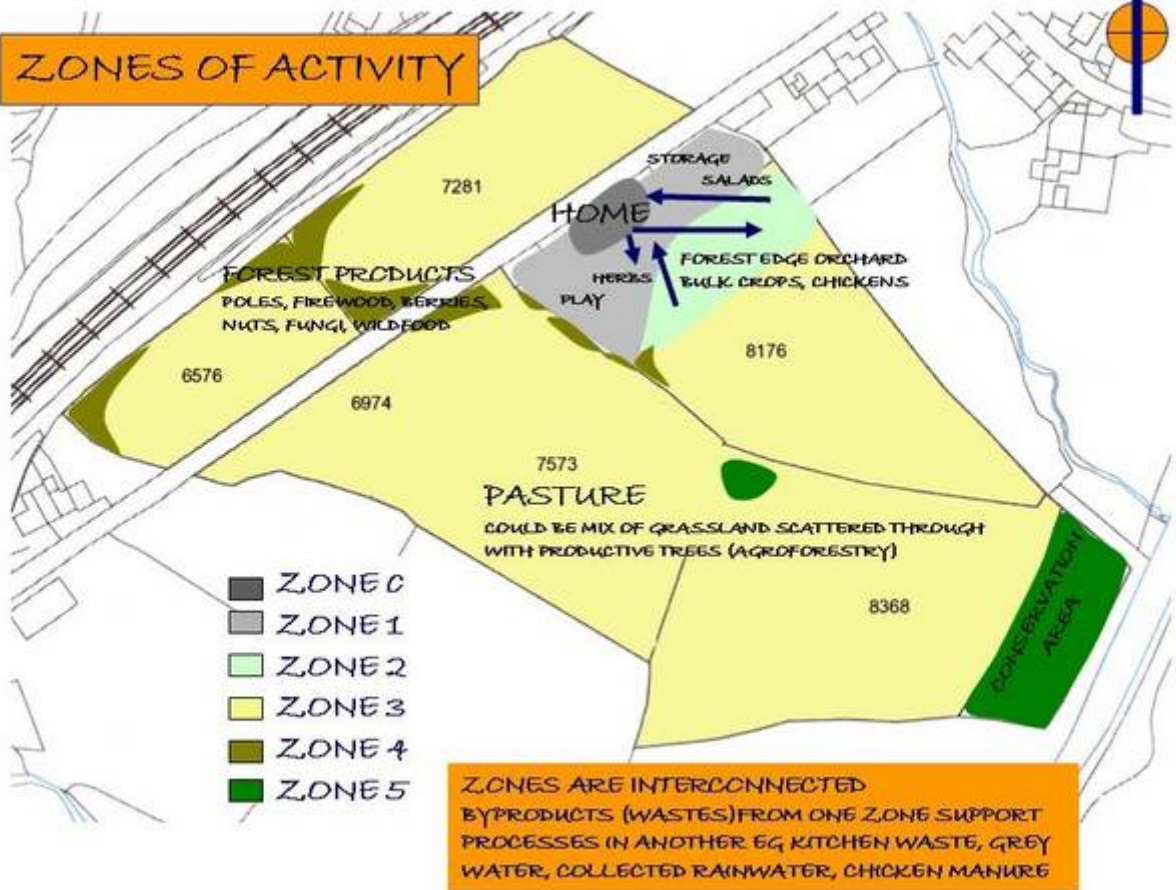




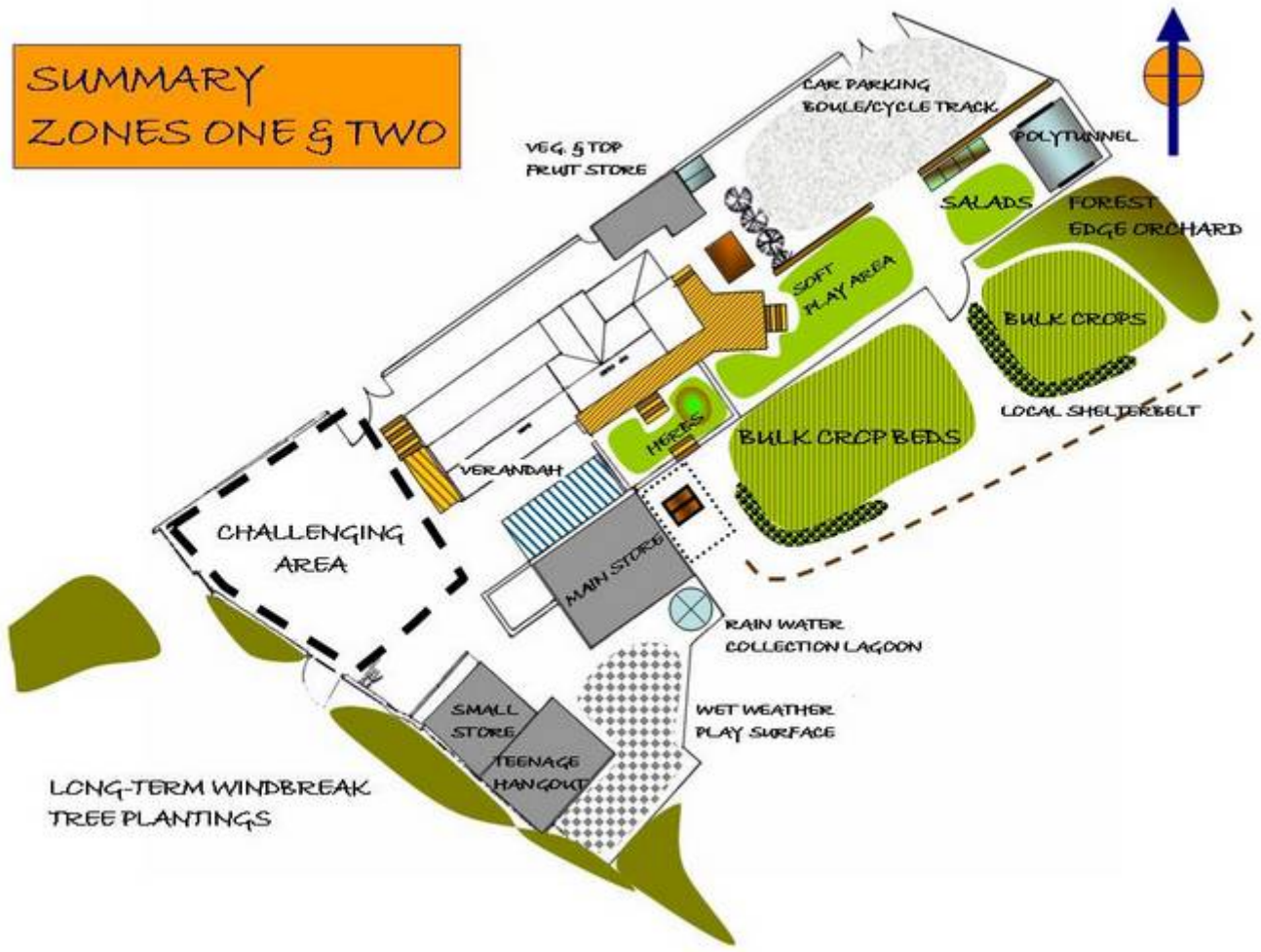
# CONSERVATION AREAS - ZONE 5



# ZONES OF ACTIVITY



# SUMMARY ZONES ONE & TWO



## ACTIONS

- DEVELOP LAND RULES
- WEED CAR PARK AREA
- BUILD WATER COLLECTION LAGOON NEXT TO SHED
- USE TYRES AND POND LINER
- INVENTORY & RATIONALISE SALVAGE
- REPAIR WALLS
- START MULCHING NOW!
- GROW CROPS THIS YEAR AND CLEAR GROUND VEGETATION AT SAME TIME
- CUT DOWN CONIFERS
- REDUCE HEIGHT OF REST BY HALF
- RAISE/BUY VEG. TRANSPLANTS
- PLANT UP MULCH BEDS
- CREATE CUTTINGS BED
- MAKE HARDWOOD CUTTINGS OF BLACKCURRANT, LOCAL WILLOW
- BUILD COMPOST BINS
- COTTAGE GARDEN PLANTS
- MID-SUMMER SOWING OF PERENNIALS IN MODULES FOR PLANTING NEXT YEAR
- ERECT CHICKEN COMPOUND
- MAKE PERENNIALS PROPAGATION BED
- TAKE OFF TURF IN SALAD AREA
- PUT IN STOCK PLANTS FOR DIVISION NEXT SPRING
- MAKE TURF STACK FOR POTTING SOIL
- DESIGN CONSERVATION AND SHELTERBELT AREAS
- CHOOSE PLANTS, SHRUBS, TREES FOR PLANTING EARLY NEXT YEAR
- MOVE GREENHOUSE
- REPAIR FENCING AROUND CONSERVATION AREA
- (RE)BUILD LOW WALLS
- SEPARATE CAR PARK & SOFT AREA

## DECISIONS

- BALCONY - DECKING
- CHALLENGING AREA

- MULCH-CLEAR POLYTUNNEL AREA WITH CARPET
- USE OF FIELDS
- OWNER-SANCTIONED?
- PLANNING AUTHORITY OK? WITHIN SINGLE PAYMENT, ELS?
- FENCING-OFF SHELTERBELT, FOREST EDGE AND BULK CROP AREAS OK?