RIXON
ARCHITECTS

OVERSLEY.

The Pool House, Oversley Castle, Wixford

Contents

A1. Design Brief and Site Considerations

B1. Location

C1-3. Architecture & Use of Space

D1. Appearance & Finish

E1. Sustainability, Energy, Conservation & Innovation

F1. Safety & Security

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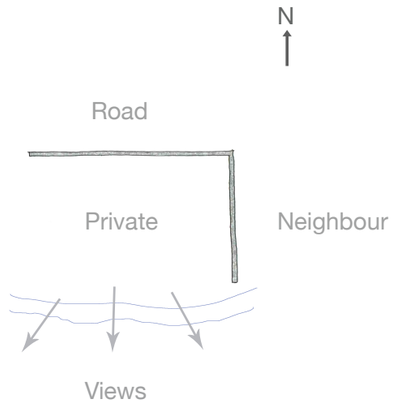
Inspiration



Design Brief and Site Considerations

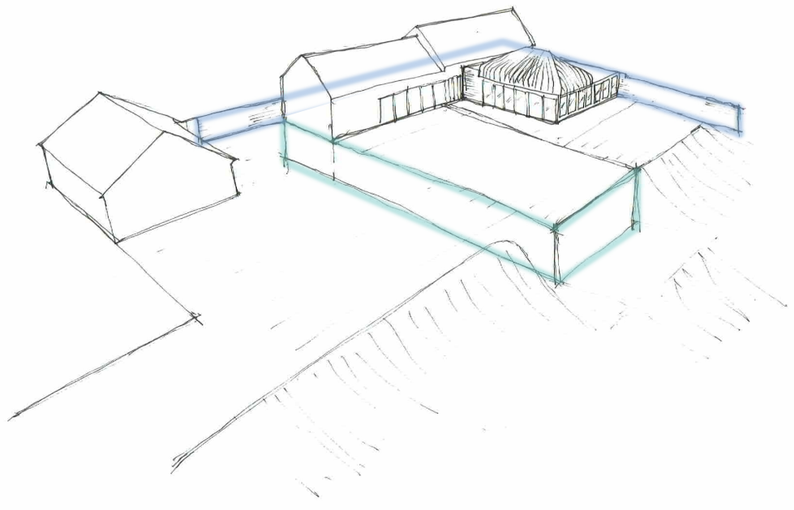
A1.

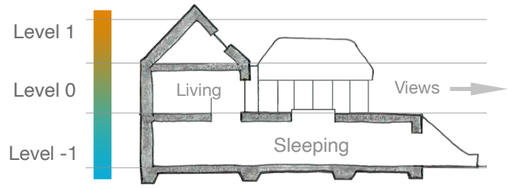
A.
The aim of the project was to build a luxury 5 bedroom house that encompassed the glorious southerly views. Due to the sensitive nature of the site it was important the design blended effortlessly into its surroundings.

The development needed to provide a unique family home for first rate modern contemporary living.

B.
Inspiration for the direction of the design was conceived by a strong perpendicular solid boundary wall around the north and east forming a secure wrap from which the private spaces could be organised.

Approved Arrangement





C.
The approved arrangement of spaces within the development uses the natural slope of the southerly land to maximise views beyond.

Internal spaces are organised to maximise comfort with bedrooms set in the subterranean quarter where its cool, active living areas facing south and resting living areas to the north. First floor attic rooms are reserved for occasional guest usage.

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Location
B1.

A.
The Pool House is part of an exclusive private estate at Oversley Castle. Located close to Stratford upon Avon on the border of Wixford and Alcester, perched 350ft above sea level it offers expansive views over five counties.

The estate also has a rich and fascinating history, once belonging to Henry VIII's chief advisor Thomas Cromwell. As the name suggests, the site was more recently home to the former swimming pool.

B.
The house is set in 1.38 acres of land and is built mainly of traditional London style brick, some Lias stone with a contemporary green oak frame which houses the laminated double glazed units.

The roofs are either red clay tiles or zinc standing seam clad with aluminium and zinc formed gutters.

The shaped roof covering the kitchen is especially attractive being beautifully sculpted.

The overall design effortlessly blends old and new styles with the deceptively large accommodation being laid out over three floors. The arrangement and areas of the rooms can be seen on the accompanying floor plans.

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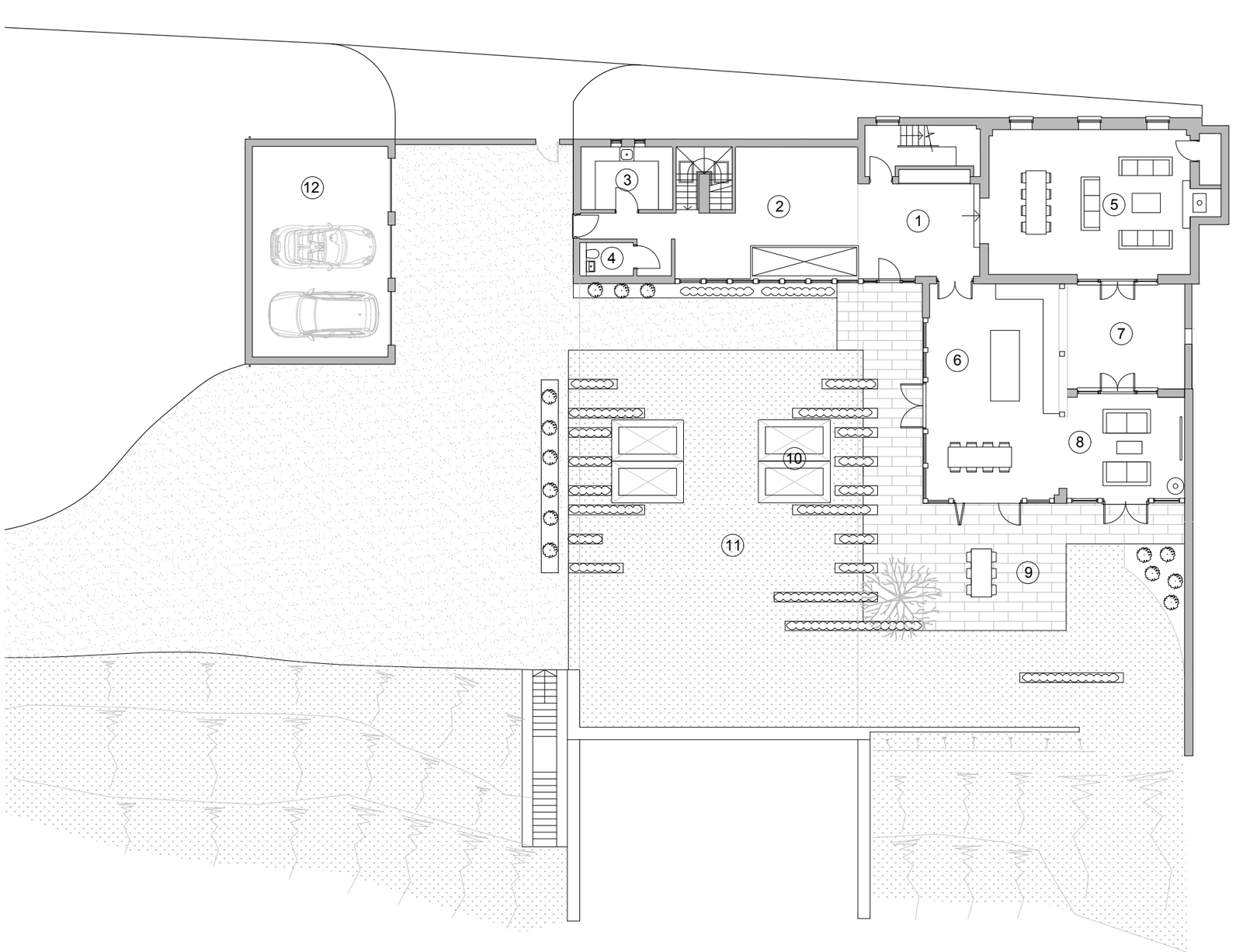

Ground Floor Plan

Key:								
1.	Entrance Hall	19.8 m2	5.	Lounge	51.2 m2	9.	Terrace	80.0 m2
2.	Sitting area	29.2 m2	6.	Kitchen/Dining	49.0 m2	10.	Sky light over	10.5 m2
3.	Utility room	10.2 m2	7.	Courtyard	21.7 m2	11.	Lawn	280.0 m2
4.	W/C	3.2 m2	8.	Snug	22.5 m2	12.	Garage	50.4 m2

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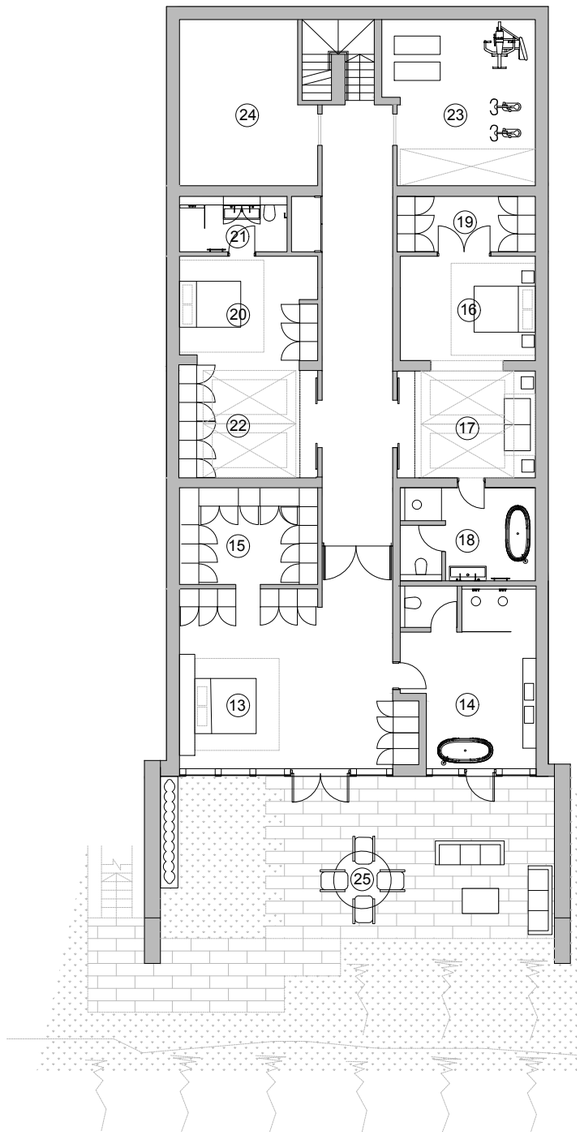
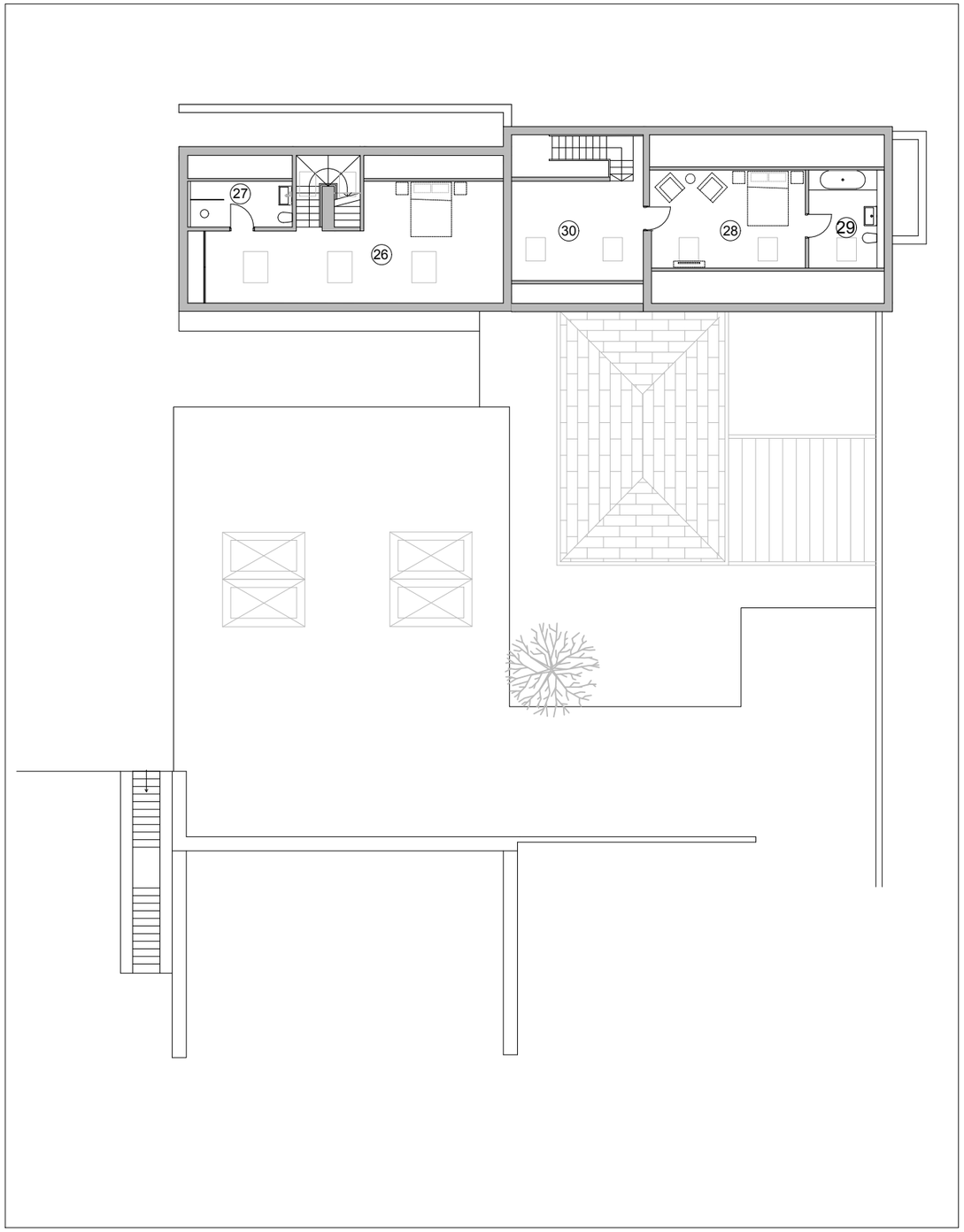
Proposed Ground floor Plan Scale 1:200

The Pool House,Oversley Castle,Wixford

4m 8m 12m 16m 20m



Lower Ground Floor Plan scale 1:200



First Floor Plan scale 1:200

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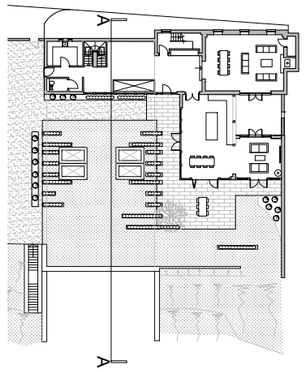
Key:								
	13. Master Bedroom	45.5 m2	19. Walk-in Wardrobe	8.2 m2	25.Terrace	78.3 m2
	14. Master Ensuite	24.3 m2	20. Bedroom 3	32.2 m2	26. Bedroom 4	40.3 m2
	15. Walk- in Wardrobe	14.2 m2	21. Ensuite	6.3 m2	27. Ensuite	6.5 m2
	16. Bedroom 2	15.5 m2	22. Bedroom Lobby	16.4 m2	28. Bedroom 5	20.2 m2
	17. Bedroom Lobby	15.7 m2	23. Gym	25.7 m2	29. Ensuite	10.0 m2
	18. Ensuite	13.4 m2	24. Media Room	22.6 m2	30. Study	17.8 m2

Proposed Lower Ground & First Floor Plans
Scale 1:200

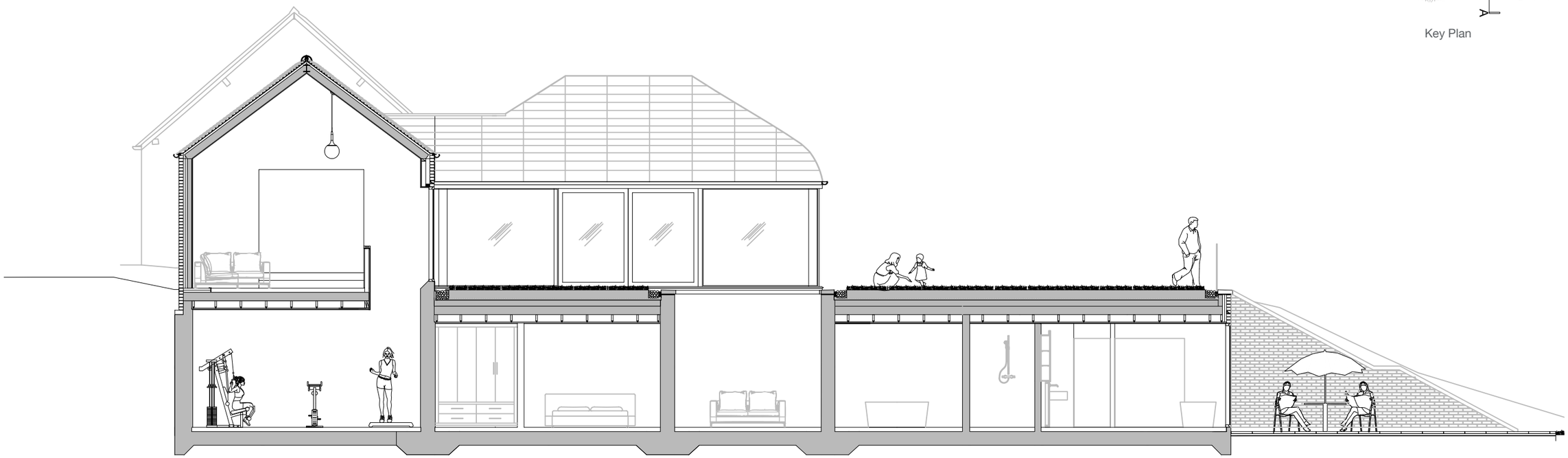
The Pool House,Oversley Castle,Wixford

4m 8m 12m 16m 20m

Architecture and Use of Space
C1.



Key Plan



Section A

Proposed Section Scale 1:100

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2m 4m 6m 8m 10m

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Architecture and Use of Space

C2-3.

Ground Floor Layout

Summary

The ground floor consists of a main reception area, hall/dining room, drawing/living room, kitchen/breakfast room, snug, laundry room and guest cloakroom.

The ground floor layout includes a south facing open plan kitchen, dining and living area, carefully located to make the most of the views and provide a delicate unobstructive relationship with the garden.

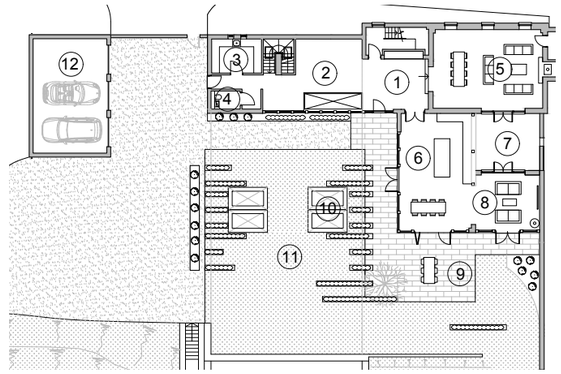
This space seamlessly connects its occupants with the outdoors for the family to enjoy, making the most of the natural light and views of the valley.

Just as important, the house demonstrates fine detailed elements and craftsmanship that provides a complementary juxtaposition of architectural styles and splendour fit for its location.

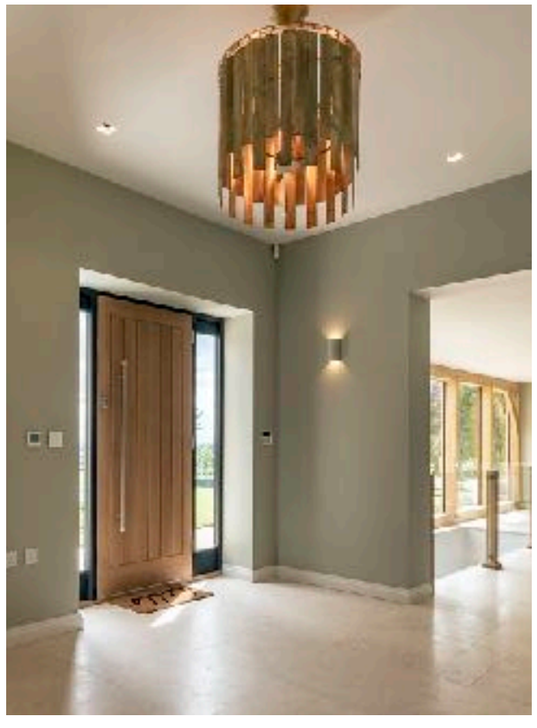
The fully glazed south facing facade, floods the living space with a wash of even light throughout the day.

Each glazing panel is designed with high spec solar control technology along with excellent thermal and air tightness values. Large patio style doors open out onto a carefully designed seated terrace with views over the immediate landscape and valley beyond.

The open plan arrangement of the ground floor features single level access for life long living, a single step level change to the lounge differentiates between active/resting areas.



Key Plan



Architecture and Use of Space
C2-3.

Ground Floor Layout Continued.

Exposed Oak trusses overhead heighten the sense of grandeur, add warmth and help to create a Cotswold style ambience reminiscent of the neighbouring barns on the estate.

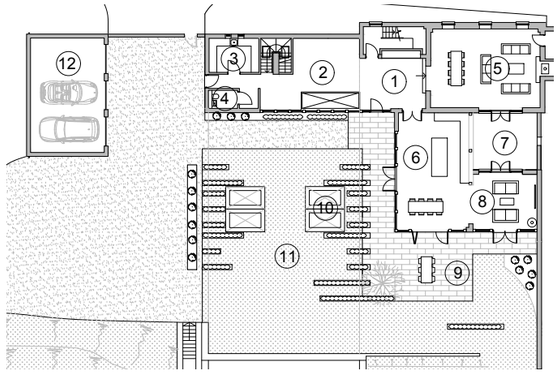
Areas within the open plan arrangement are defined by subtle changes of floor finishes. A mixture of oak and limestone have been used to define the dining area from the kitchen area.

A white vaulted ceiling provides a clean backdrop to visually affirm the arrangement of oak collars and posts in the foreground.

The ceiling also provides a hidden void for mechanical and electrical services alongside a downdraft extractor to simplify the aesthetic and maintain a Cotswold feel.

A brick wall to the snug appears to be a continuation of the external boundary wall giving the occupant a sense of orientation within the building and emphasising the connection with the outdoors.

Neutral and pastel shades of paint and materials palettes opportunity for contemporary bespoke furniture to provide a focal point and balance to each space.



Key Plan

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Architecture and Use of Space

C2-3.

Lower Ground Floor Layout

Summary

This floor consists of a central Hall, cinema, gymnasium, master bedroom with dressing room and ensuite bathroom, guest suite 2 with sitting room, dressing room and ensuite bathroom, guest suite 3 with dressing room and ensuite shower room.

The lower ground floor can be accessed by a staircase from the ground floor reception area. Its sunken profile provides privacy and seclusion for its occupants, away from the lively living spaces above.

This subterranean arrangement combined with carefully considered thermally efficient materials will naturally keep the main sleeping quarters free from unwanted solar gains in peak summer and warm in the winter. This arrangement also lowers the overall height of the building, therefore being more sympathetic to the surrounding area.

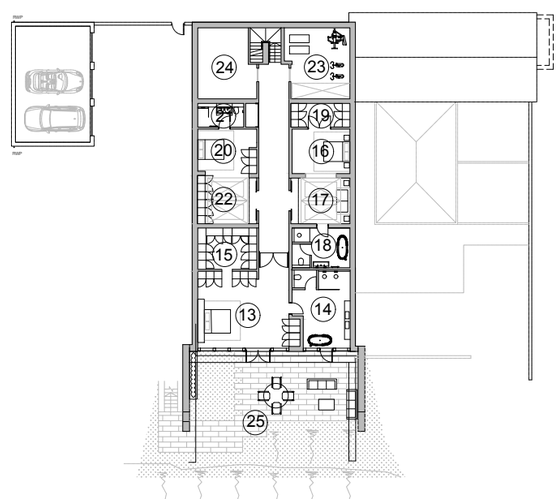
The Lower Floor consists of three bedroom suites, with Media Room and Gym.

First Floor Layout

Summary

The first floor is reserved for occasional guest use and consists of a large landing/study, and two guest ensuite bedrooms.

This level can be access by a hidden staircase from the ground floor reception



Key Plan

Architecture and Use of Space
C2-3.

Strategically positioned external wall lights create a smooth transition between external and internal spaces allowing them to unite by night. To avoid floodlighting the whole site, a spotting lighting design strategy ensures that only necessary areas of the development are lit by night.

The entrance door and pathway to the drive are clearly defined by night.

Warm ambient lights have been chosen to illuminate the stone and brick giving a comforting and relaxing feel.

Light and shadows created by the brick and stone texture gives added interest and intended enjoyment to the viewer.

High level external luminaries project a wash of light against the oak columns giving the structure added grander by night.

LED step lights capture the route from the lower terrace up to the formal garden.

Vibrant ground lights are set in rows of lavender hedging which cleverly brings the shrubs to life at night.

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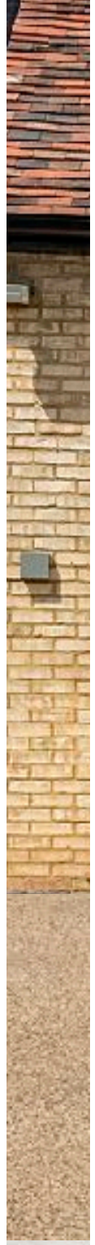

2.

3.

4.

5.

6.

7.

8.

Appearance and Finish

D1.

A palette of contemporary materials were chosen to complement the site and respect the adjacent buildings

1.
Green Oak frame by Oak Wrights

2.
Red Clay tiles

3.
London style yellow buff brick

4.
Core gravel with recycled material

5.
Charred timber cladding

6.
Aluminium guttering and downpipes

7.
Zinc standing seam roof

8.
Black powder coated aluminium framed double glazed windows, doors and skylights.

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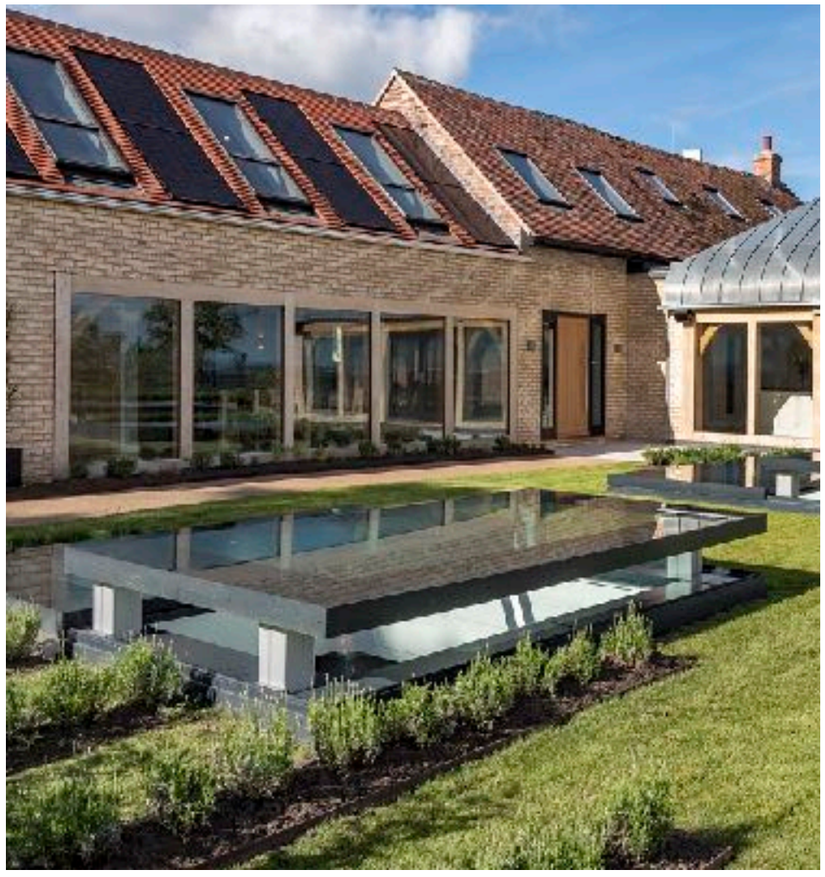

Sustainability, Energy Conservation and Innovation
E1.

The design philosophy has incorporated the use of advanced technologies at the forefront of energy conservation, creating a low carbon house. Such undertakings include:

Reclaimed oak floorboards have been used in the dining and snug areas.

Environmentally friendly intelligent paint by Little Greene to all rooms.

Underfloor heating over two floors via an air source heat pump with individual heat miser thermostatic controls integrated with Control 4 technology.

Mechanical Ventilation Heat Recovery System (MVHR) fully fitted and energy efficient heat recovery system providing ventilation that both supplies and extracts air throughout the property.

Air conditioning throughout the property, with the exception of bedrooms four and five (guest rooms).

Control 4 Smart home automation system with one touch, lighting, temperature and blind controls.

Energy from the photovoltaics in specifically design battery units to store power for use by the house when the photovoltaic are not generating electricity.

Large areas of the garden has been designed to include contemporary planters dedicated for cultivation of crops for domestic consumption.

External lights are installed with PIR sensors to reduce light pollution and energy consumption.

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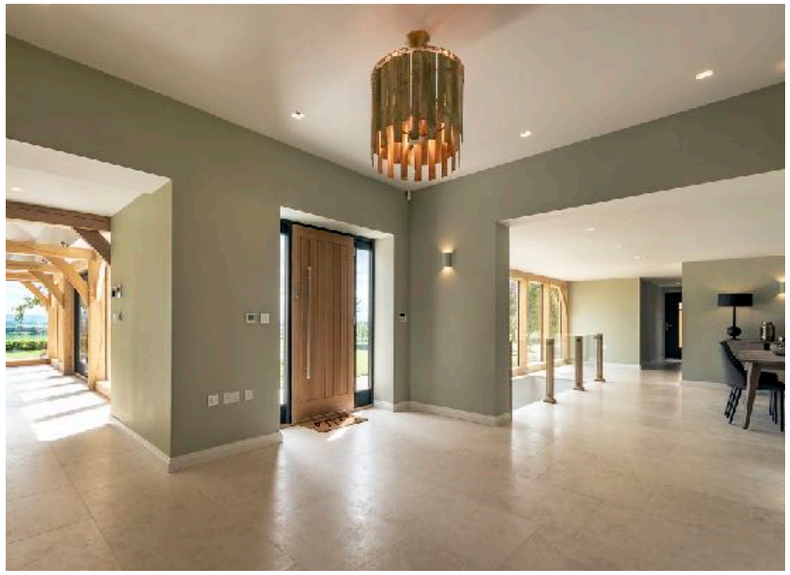

Safety and Security

F1.

Secure electrically operated gates to both the estate and the Pool House ensure the site is accessed by residents.

The House has an expansive secure private drive and a triple garage for residents and guests.

The house is fitted with a monitored burglar alarm and fully operational CCTV cameras.

Discreet fire alarm system has been installed throughout.

Its high level location and panoramic views makes full use of natural surveillance.

Neighbouring properties such as the castle also provides a lookout over the estate.

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