



South Lodge

South Lodge is a modern, sustainable & meticulously crafted, bespoke family home located in Lytham St Annes, Lancashire.

The front entrance boasts a 4m high x 1.5 wide single glass pivot door and 10m wide Sky Frame electric sliding opening doors to the rear, whilst a state of the art home automation system controls all lighting, audio visual, CCTV and security.

The property includes; a 25m swimming pool, 5m tall ceilings, 1,100 sq/m internal floor space and is 100% self sufficient, utilising 141 No. solar panels @ 330 watts each, 3 No. triple power batteries @ 18 kW/hr each providing

54 kW/hr storage - all producing 34,435 kW/year to power all lighting, electrical items & charge the owners 2 electric cars.

In addition, 2 No. 10 HP split unit air to water heat pumps are powered by the aforementioned solar PV to provide 20 kW of heating at 50 °C which heats water to the property including the swimming pool.

In addition, the home utilises a combination of passive and active cooling to provide a comfortable living environment all year round.



From the outset the greatest challenge was working with the orientation of the existing 0.9 acre site. There are 5 No. Boundaries all on different angles, so we orientated the dwelling to take advantage of these angles to create a variety of vistas to enhance user experiences - whether the occupant is viewing from inside or outside of the property.

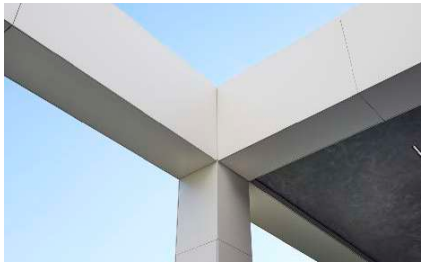
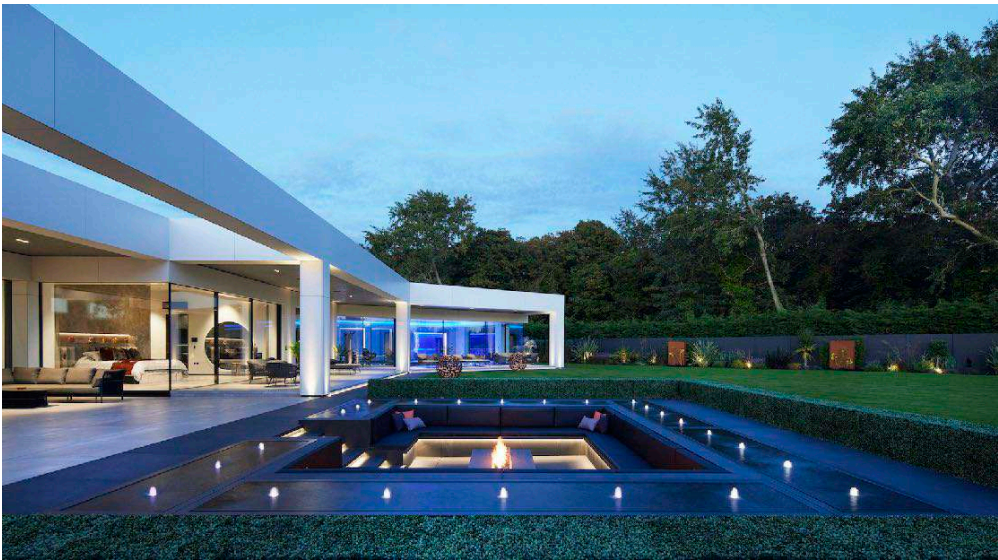
For instance, the front living room is situated adjacent to the foot of the leisure suite, so the occupants have a view from the living room, directly along the full length of the pool towards a strategically placed vista over 30m away.

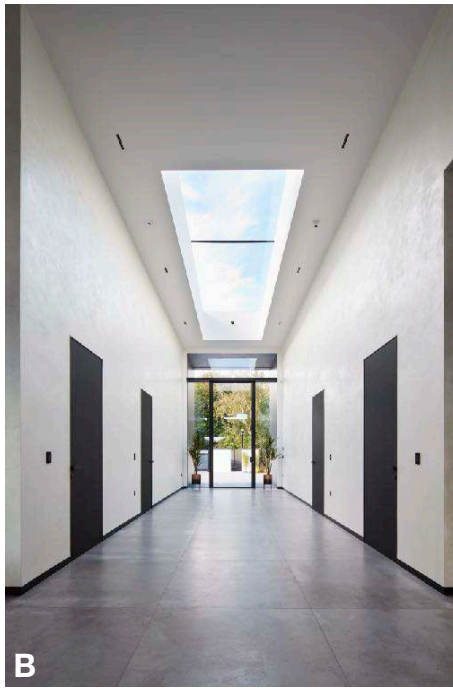
In addition, thorough consideration was given to each salient area of the home and the views and environments surrounding these areas - thus to provide maximum enhanced user experiences and 'feel good' impressions each time the occupants utilised these areas.

As a consequence, this holistic approach provides enhanced user experiences that far outlast the 'moment' and leave an everlasting positive impression.

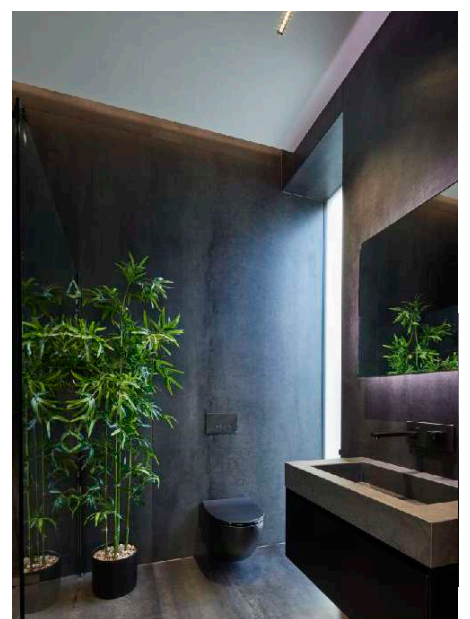
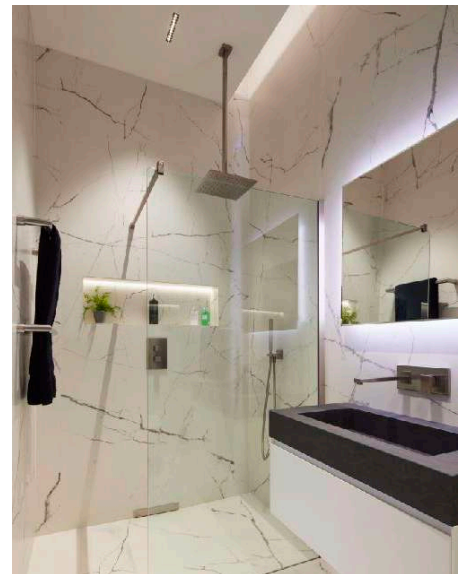
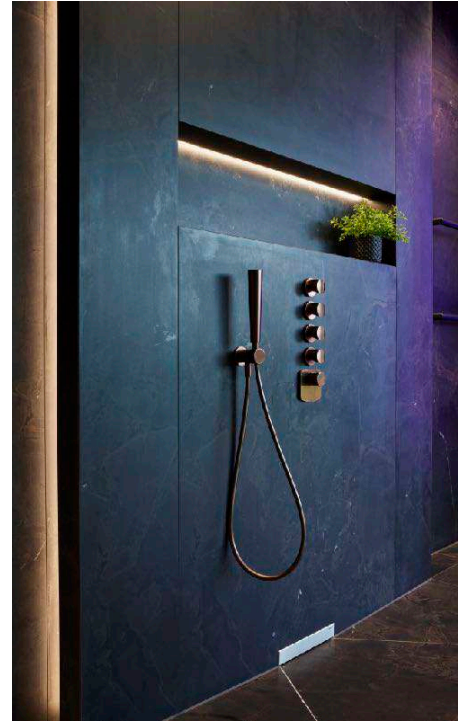
"Ben's firm stance from the outset was to get the basics right. He wanted to create a family home for us with a perfectly flowing layout that made good use of the orientation of the site and this results in us actually feeling reluctant to leave."

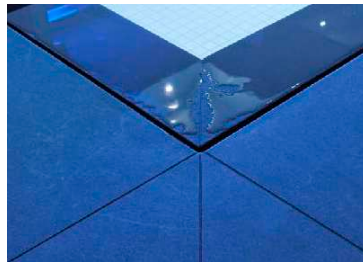
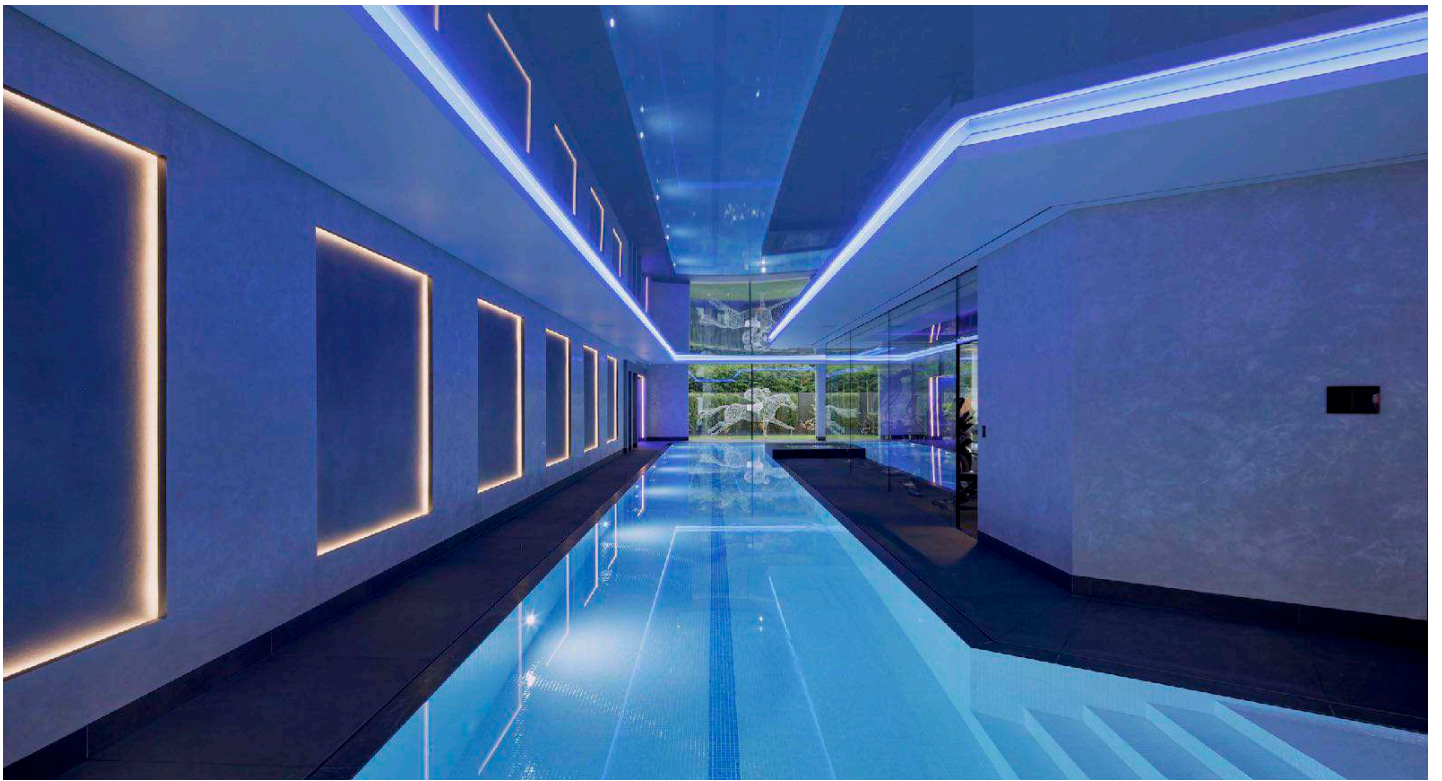
"Given the way the house has been constructed with the large rooms and a variety of carefully selected views, we feel that even without all the high end finishes - Venetian plaster, large format tiles etc - the home would be just as as impressive. The high specification of finish just merely further enhances the architects beautiful design of our new home" Client/Owner





- A** Dining + Bar Area - Valcucine Logica Celata bar centrally located to the rear of the dining table with symmetrical coffered ceiling and I Guzzini lighting placed equidistantly
- B** Main Entrance Hallway - 5m tall ceiling x 3.6m wide. Exactly 3 No. full 1.2m tile widths for perfect symmetry
- C** Living Room - Orientation of the dwelling facilitates a perfect vista at the far end of the swimming pool as viewed from a seated position within the living room
- D** Broken Plan Main Living Area - Strategically located furniture & stepped ceiling details make efficient use of this large space whilst including a comfortable homely feel and promoting various vistas viewed from various different locations
- E** Structural Glazing - 3m tall frameless corner glazing & large electric sliding Sky Frame doors allow panoramic views of the garden and outdoor terrace area
- F** Full Height Vertical Mirrored Partition - Separates the two front guest bedrooms, placed within the 10mm glazing joint intersection. Adds interest & functionality to the room whilst not compromising the symmetry of the front facade





The continuation of clean lines and symmetry is apparent upon entering the leisure suite and BJA completed daily visits to ensure all areas were set out correctly and in accordance with the working drawings.

The 25 m swimming pool at 1.2m deep runs the length of the adjacent boundary with level deck drainage and 2 No. Swimming lanes. The 27m long main wall is divided into symmetrical wall coffers all spaced equidistantly and backlit with white LED's. The walls are finished in a lightly textured Venetian polished plaster with water repelling properties for use in wet environments. The suspended ceiling includes a satin white PVC stretched fabric at lower level and a high gloss PVC fabric coffer ceiling. This material is perfect for humid environments and the continuous air flow in the room gently undulates the fabric giving a fascinating feeling of ripples on open water.

Moreover, level Deck Drainage serves the perimeter of the pool and discharges into a balance tank which stores water displaced by swimmers bodies, thus ensuring a constant depth in the pool regardless of how many people are in the pool. Great care and attention to detail was applied to the setting out of the tiling in the pool room as can be seen with these mitred corners.

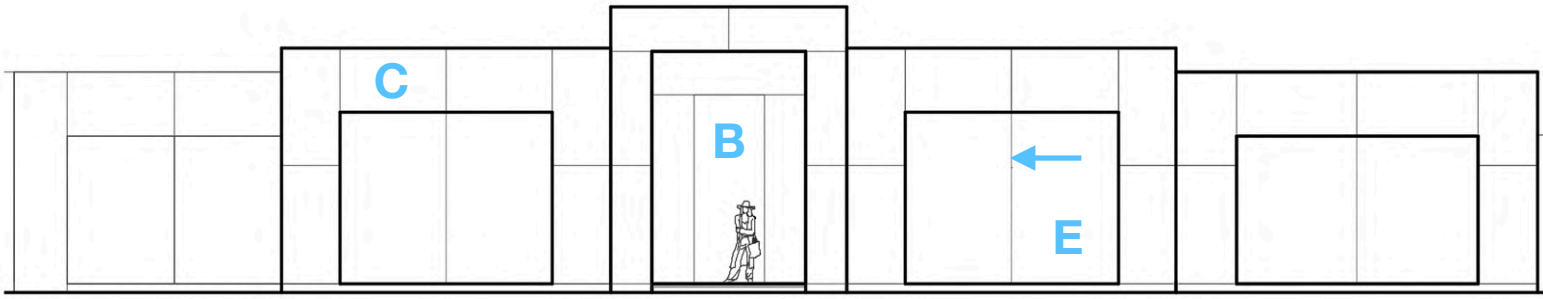
"As competitive swimmers, it was essential we included a 25m pool in the design of our home. The way Ben has designed the room with the symmetry, creative lighting and contrasting materials really adds a feeling of luxury to our home"





E

A



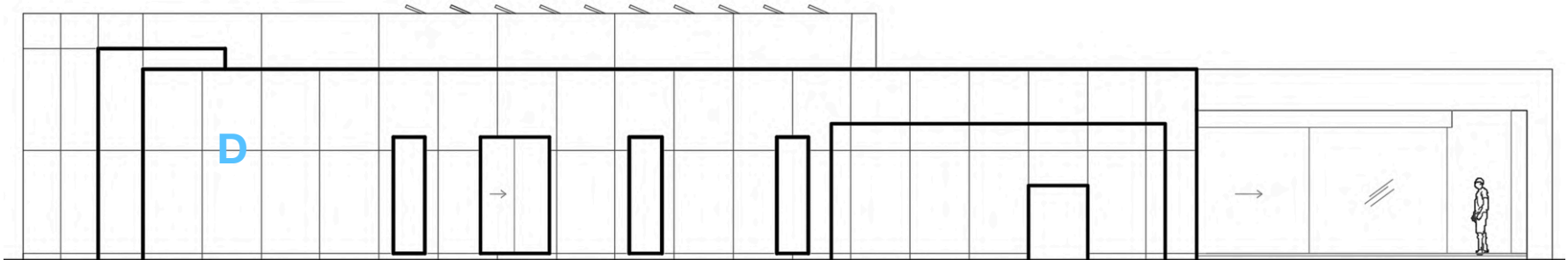
Front



Side



Rear



A

The Dominant front entrance provides contrast and visual hierarchy from subordinate, symmetrical, flanking facades.

B

4m tall x 1.5m wide Sky Frame glass pivot door and glazed surround, set 2m back within 5m tall entrance porch.

C

Cosentino Dekton - decorative & symmetrical facade with concealed fixings, 8mm shadow gaps and no visible coping to create a minimalist, aesthetically clean edge detail. See Coping Drawing

C

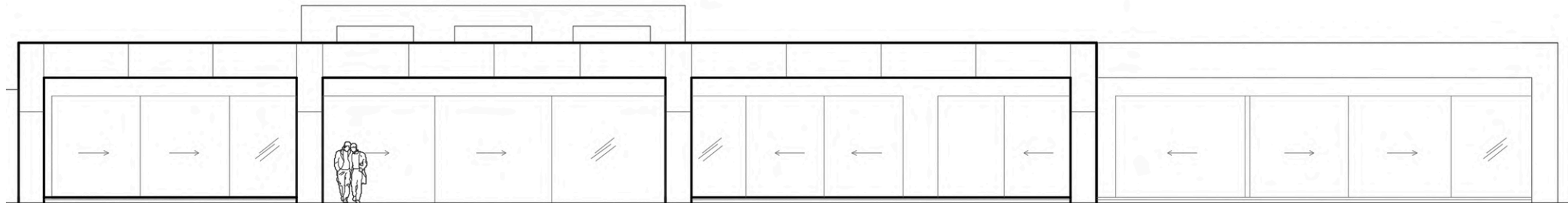
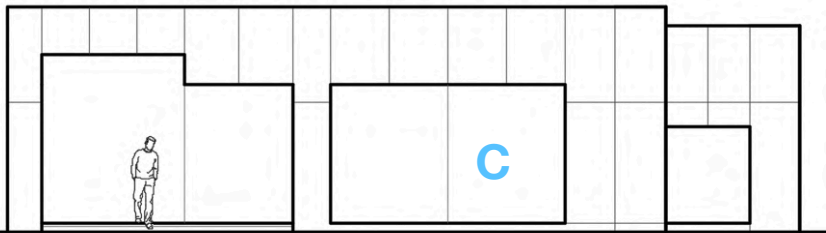
Structural glazing with black concealed frames & 10mm black silicone joint's lining through with vertical cladding joint above

D

Horizontal cladding joint strategically placed to provide a level band around all elevations, facilitating continuity against alternative heights at aperture heads

E

Full height vertical mirrored wall partition separating guest bedrooms, placed within 10mm glazing joint intersection, thus not compromising the symmetry of the front facade



Plot
3700 sq/m > 0.9 acre

Dwelling
12,605 sq/ft > 1,100 sq/m
4 No. En Suite Bedrooms
4 No. Wc/Shower Rooms

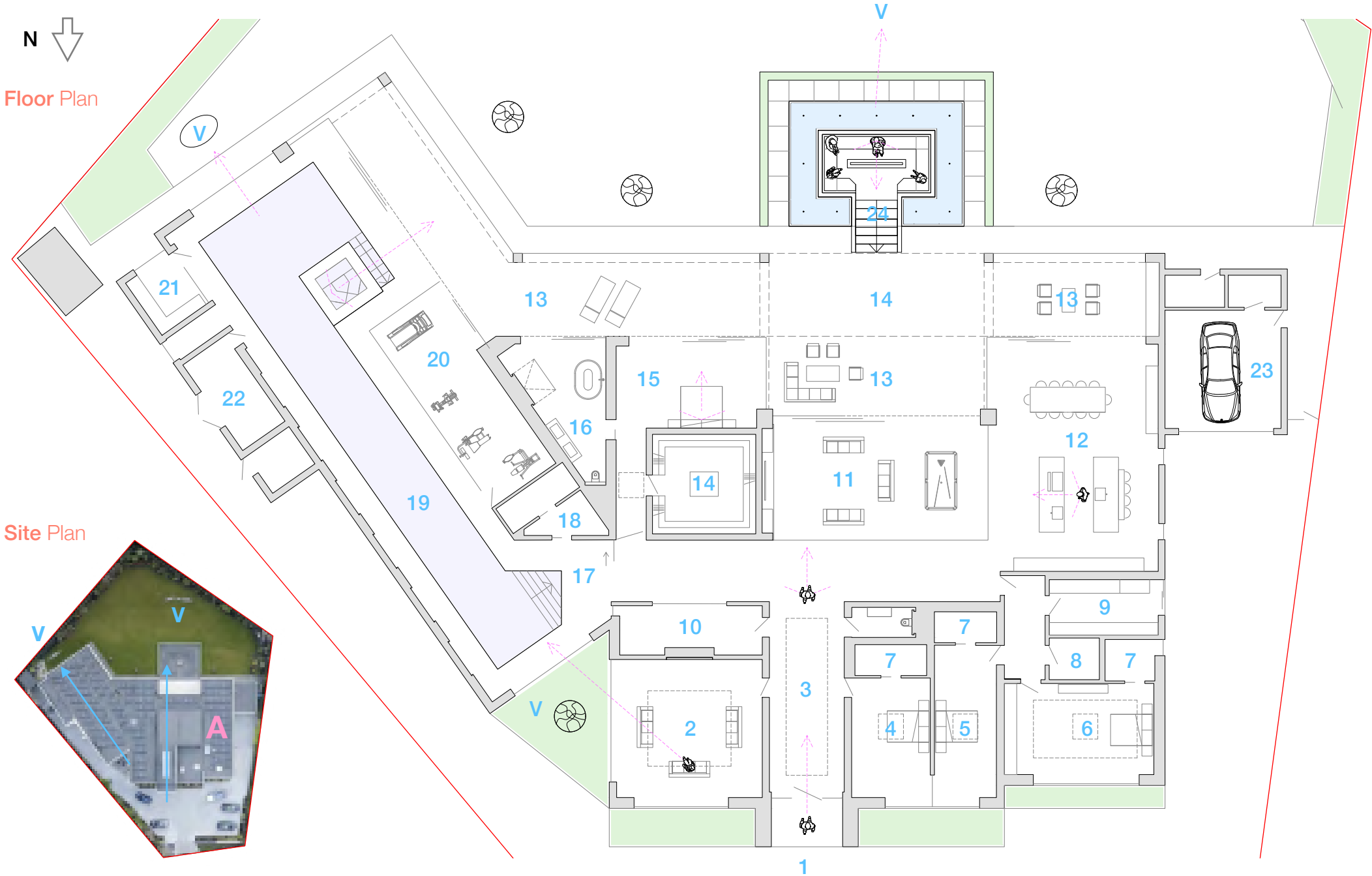
First Impressions Last

When designing the property, in particular the front entrance, we wanted to create a unique first impression and experience for the occupants. The backbone of this is the scale of the entrance hallway and the view through the house and outside towards the vista at the rear of the garden almost 40 metres away.

It's due to the combination of scale, symmetry, creative lighting and a simple palette of complementary materials that makes South Lodge feel completely unique and the provides a positive and uplifting sense of wellbeing for the occupants.



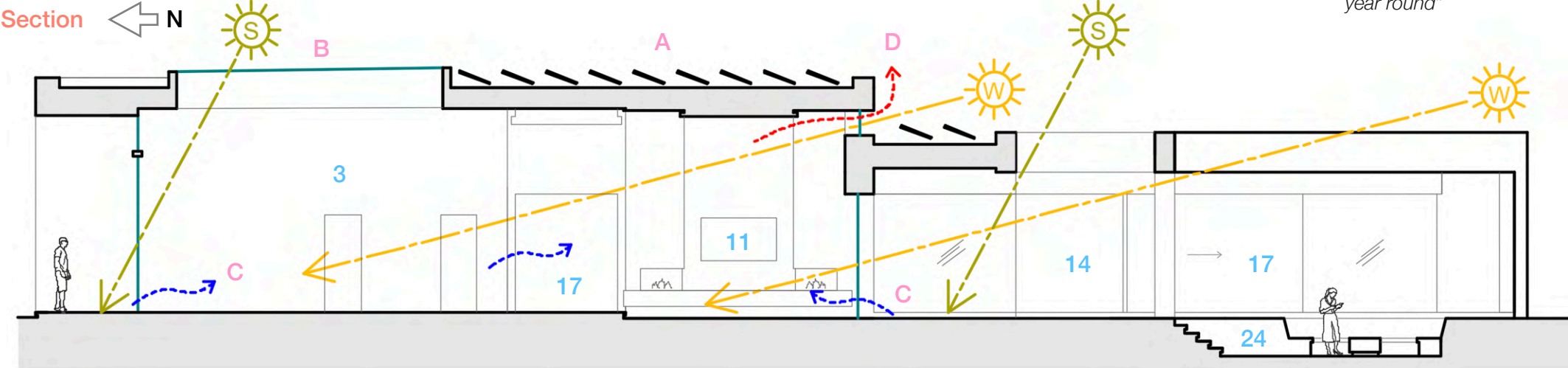
The 12,605 Sq/ft flat roof facilitates the perfect platform for the South facing solar panels



Legend

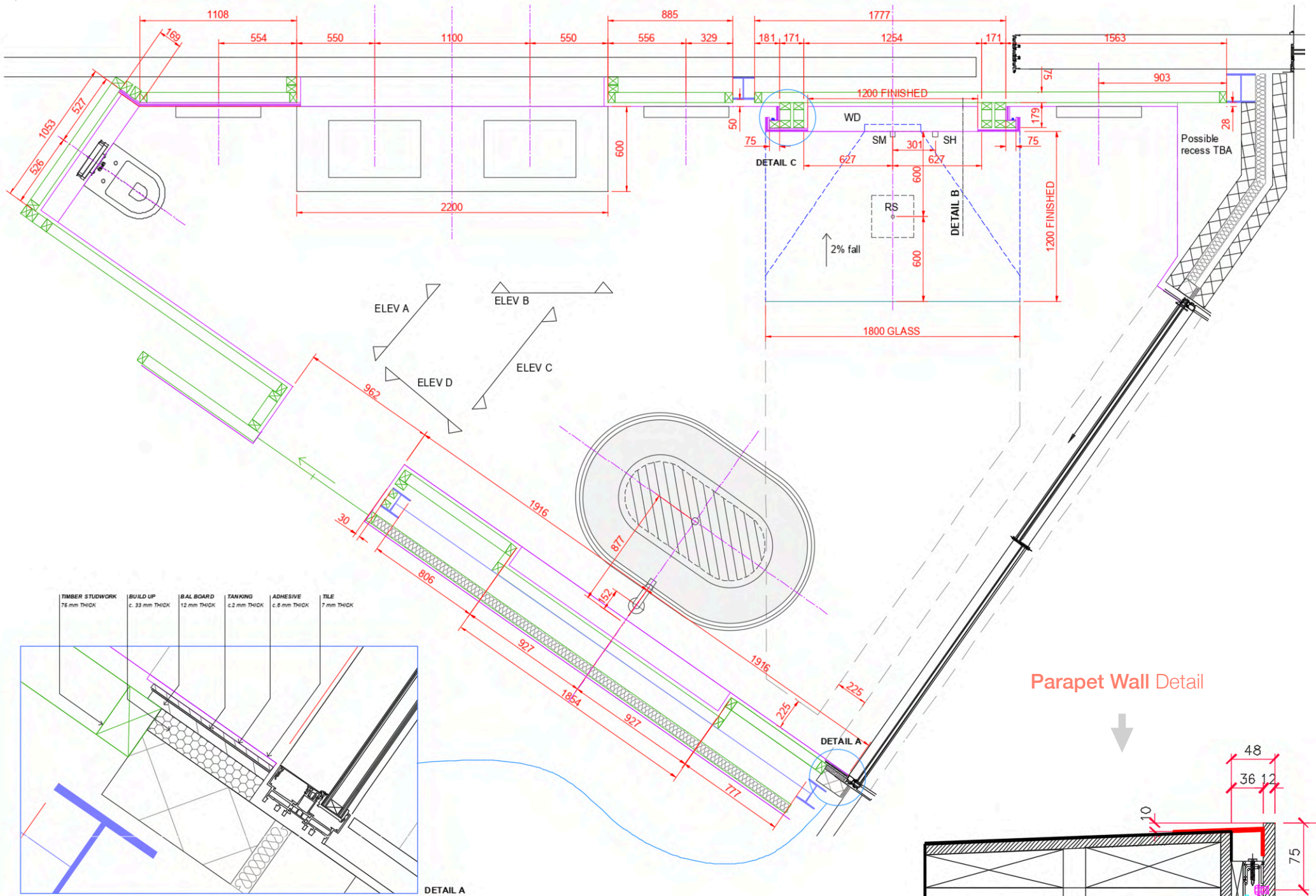
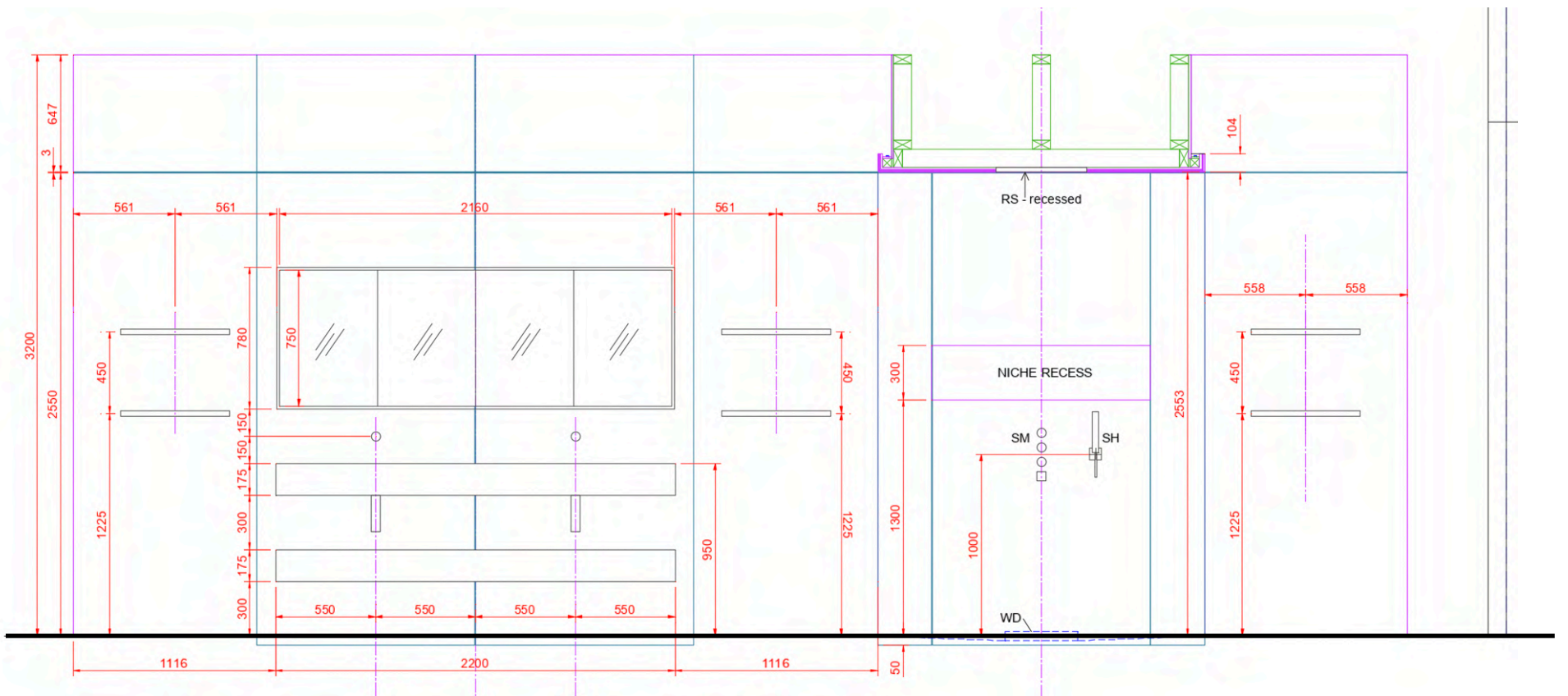
V	Vista	7	En Suites	14	Open Canopy	21	Steam Room	A	Solar PV
1	Primary Entrance	8	Server	15	Master Bedroom	22	Plant Room	B	Sky Light
2	Living Room	9	Utility	16	Master En Suite	23	Garage	C	Fresh Air In
3	Main Hallway	10	Office	17	Leisure Suite	24	Fire Pit	D	Stale Air Out
4	Bedroom 2	11	Open Lounge	18	Changing	S	Summer Sun		
5	Bedroom 3	12	Kitchen / Dining	19	Pool	W	Winter Sun		
6	Bedroom 7	13	Outdoor Dining	20	Gymnasium				

"the home utilises a combination of passive and active cooling in addition to solar shading to provide a comfortable living environment all year round"

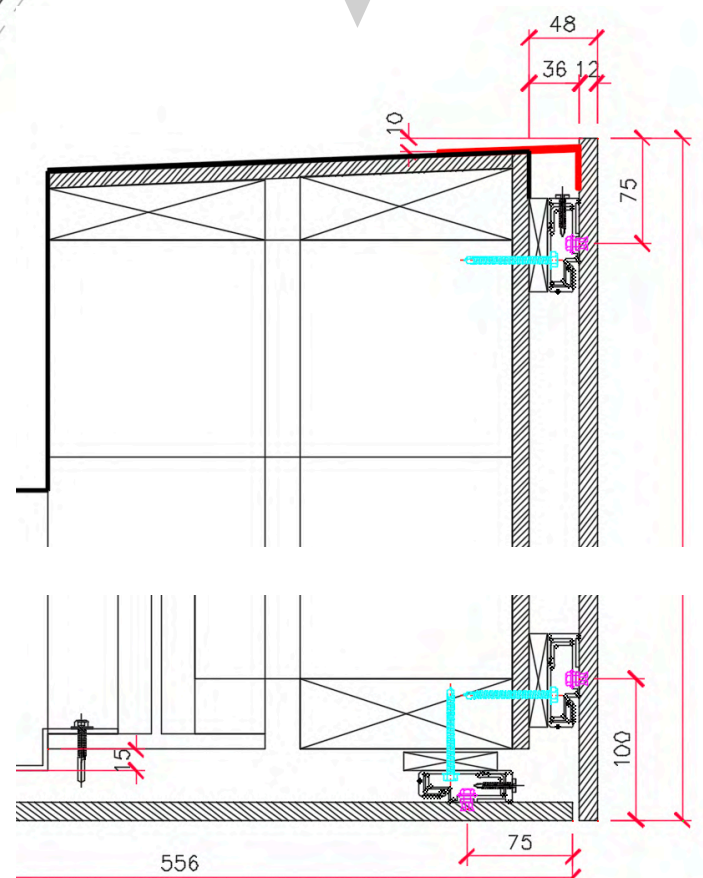


Master
En Suite
Elevation

Master
En Suite
Plan



Parapet Wall Detail



Exacting Standards

We knew from the outset that in order to successfully execute this design & build and achieve our vision of creating a unique family home with strong emphasis on symmetry and alignment, we would initially have to issue a full set of millimetre accurate working drawings for each separate room in the house and these would need to be easily understood by the specialist trades.

Given the scale of the property and number of rooms, this was by no means an easy task. So in order to progress efficiently, we knew we should keep the process as simple as possible. We personally measured each space once the shell was erected, then we drew each room - one at a time.

When the studding was erected, we would inspect the works to ensure the workmanship was mm perfect. In some cases, we moved studs by as little as 3mm to achieve perfection as we knew the slightest miss alignment would have a knock on effect with the finished walls and this could compromise the equidistant 3mm tile grout lines.

Having taken 3 years to fully design and build South Lodge - in collaboration with the client and specialist trades - we can honestly say, achieving absolute symmetry is very difficult but **not** impossible.

“With enough passion and determination and a collaboration with competent trades, the results will speak for themselves. The devil really is in the detail”