



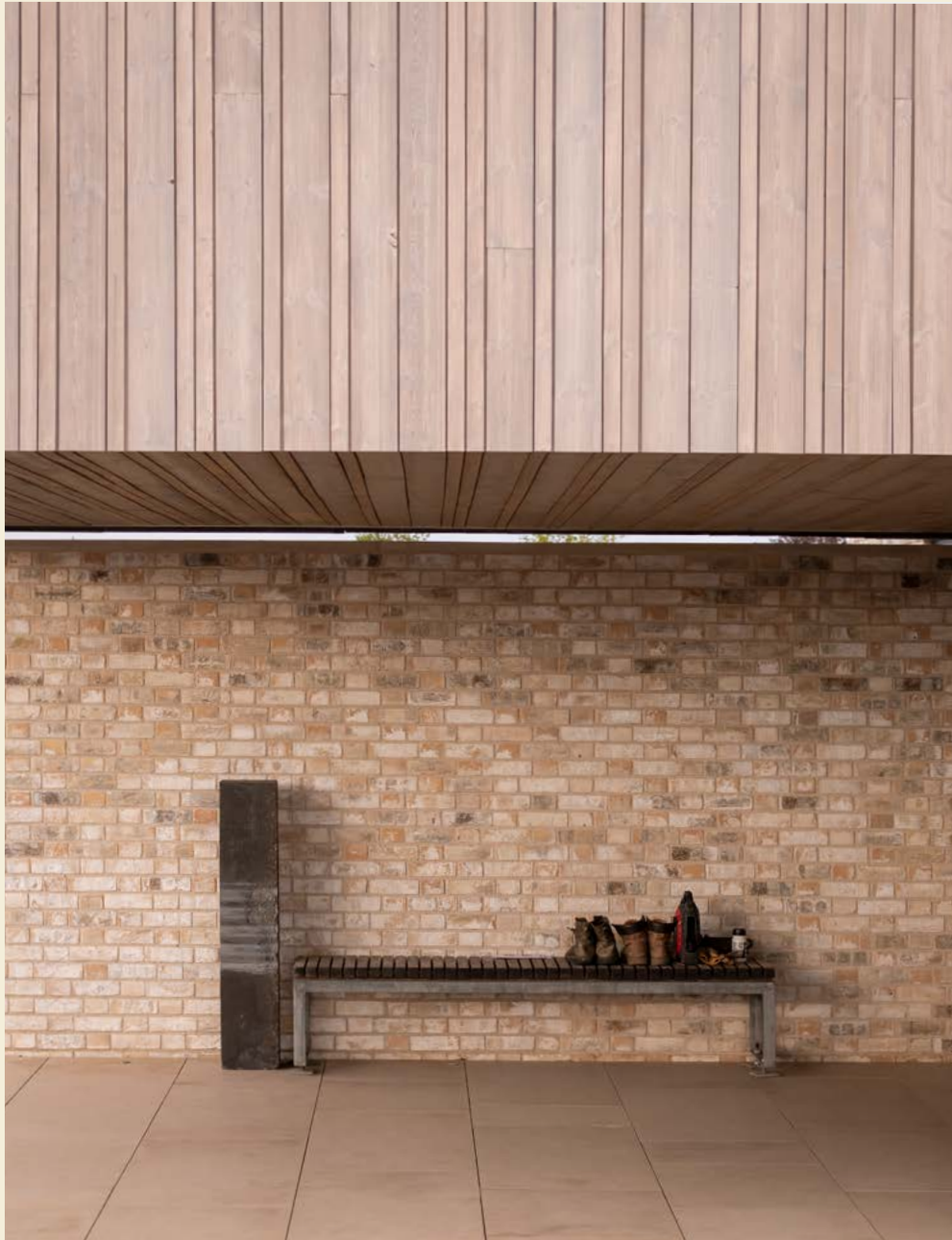
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We Start
With You

Embarking on the process of creating a new home is exciting, but there can also be uncertainty and many questions. Perhaps you have found a plot of land or a property in need of modernisation. Or you are simply exploring possibilities.

Wherever you are on your journey, we will guide you through the project, from early ideas to walking through the front door.

Creating A Home

At the beginning of each new project we spend time with you to establish your priorities and expectations. Our aim is to gather as much information as we can and begin to build an impression of the home that will be the perfect fit for you.

From the practical to the aesthetic, we like to talk about your hopes and vision for the proposal, the type of design and architecture you're drawn to, how you intend to use the space, and what your picture of living there looks like.

Some clients are very clear about what they want, while others look to us for guidance and inspiration. For those who know what they would like, we work closely to develop concepts that ensure your ideas are fully realised. Or, we take on a more resourceful role, presenting concepts and possibilities to spark inspiration.

We might visit previous similar projects together, which not only helps visualise opportunities, but also provides a tangible reference while planning the design. We also discuss the value of future-proofing and creating flexible spaces to ensure the suitability of your home for years to come.

We talk you through design concepts and encourage you to share your thoughts and welcome your feedback from beginning to end. Essentially, you are involved at every stage, and are a key part of the collaborative team and process that will create your new home.

Our Practice

At Spratley & Partners, we are very clear about what we do, and why we do it. We are a resourceful, thoughtful team and we design buildings that sit perfectly into their setting, whether rolling countryside or more urban locations.

We work across a broad range of properties, from new builds to historic refurbishments and reconfigurations and have extensive experience of working in sensitive areas and on listed properties.

As a RIBA Chartered Practice, we follow the RIBA Plan of Work, a framework that sets out the milestones and checkpoints for the key areas of a project, such as procurement and sustainability.

We are a member of the Passivhaus Trust, a leading international design measure, which prioritises reductions in energy use while delivering high standards of comfort and health. This reinforces our central ethos of working sustainably.

With offices in Henley-on-Thames and Bristol, we work predominantly in London, the South East and South West of England.

Over the years, we have won numerous awards. We are an AJ100 ranked practice, were shortlisted for the prestigious Manser Medal, listed in the House & Garden Top 100 Architects and commended in the RIBA South Conservation Awards. Our work has featured in many leading publications, including Tatler, The Times, Dezeen and AJ.

Our goal is to produce transformative design that delights. We believe in resourceful architecture that responds to context and considers the impact on both the people who will experience it and the wider environment.

Our expertise is wide-ranging, thorough, and put to the test every day, as we navigate the architectural complexities of conceiving and building beautiful homes.

As qualified architects, we lead projects through every stage, delighting in the process and valuing the creative, collaborative relationships we build with clients and specialists along the way.

Our Team

We have a particular interest in listed properties, giving them a new life with imaginative, contemporary, technological and material interventions to sustainably and beautifully extend their life and purpose. Equally, we enjoy the rigour of working on sensitive buildings and complicated sites.

We work closely with local authorities skilfully navigating the complexities of planning for challenging sites, including those within the green belt and conservation areas.

Wherever we can, we build homes with a strong connection to the natural environment. We achieve this through biophilic design, reclamation and preservation, sensitive improvements and the use of materials, planting, light, trees and water.

Informed by our expertise in combining texture, materiality and colour to create a distinct atmosphere, we seize the opportunities to improve biodiversity, whether in small pockets or expansive landscapes.

All of this requires an exemplary breadth of knowledge and experience and our wider network of experts includes planning and heritage consultants, landscape and interior designers and energy, acoustic and flood risk consultants.

Together, we are a formidable team, sharing our skills and experience, often achieving the seemingly impossible as we work to realise our clients' dreams.



Knighton Mill

Floating Over Water

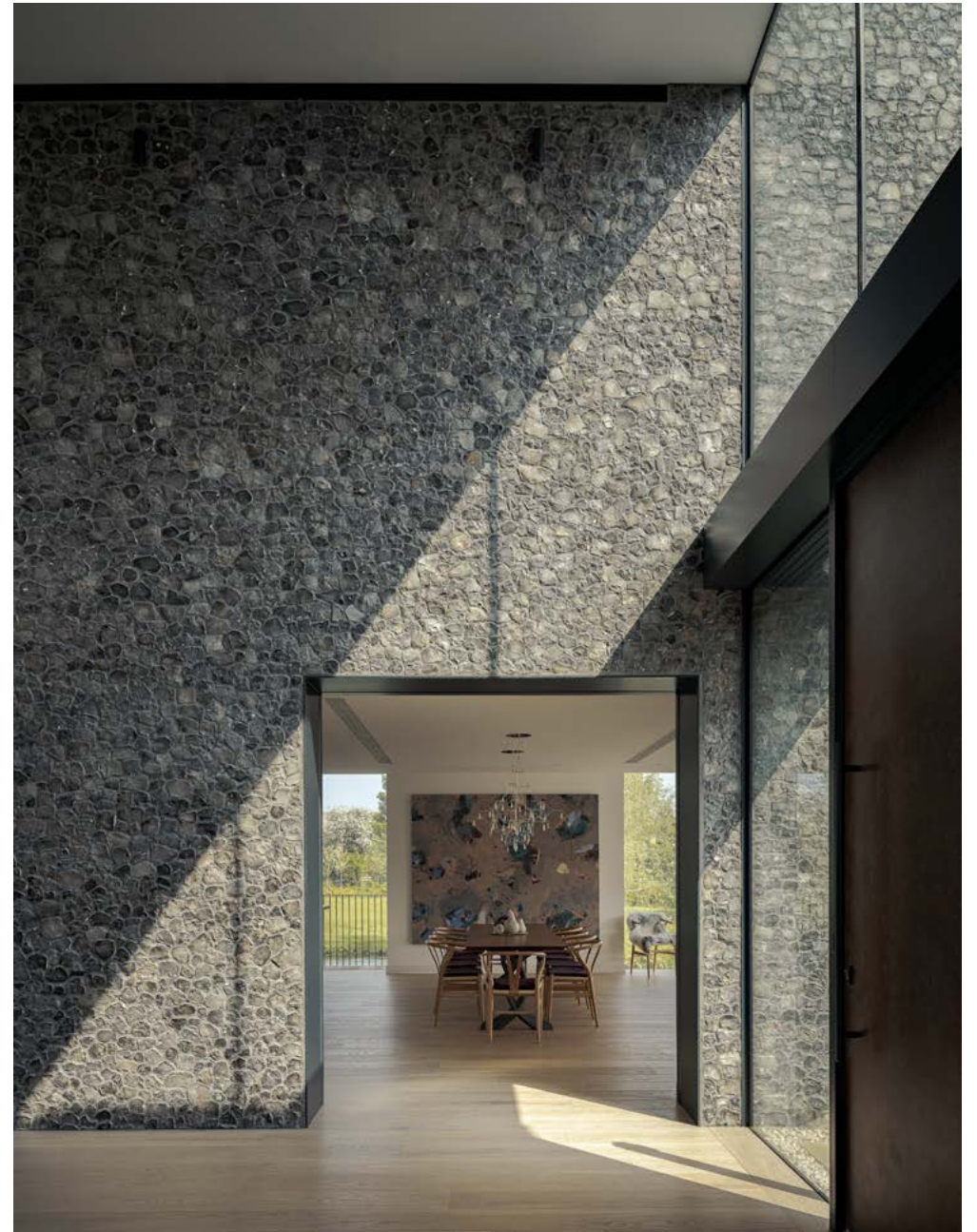
Wiltshire



Knighton Mill

Knighton Mill is located in the Cranborne Chase AONB, a site that included a series of historic waterways and evidence of an ancient mill. Our challenge was to design and build a new home that would sit sensitively into this landscape. So we created a new mill house that referenced the original and balanced this with an impressive contemporary glass wing that looks out to the garden and the countryside beyond.





The project required significant feats of engineering, with water cascading between levels and under the house. The modern glass wing was raised on slender concrete piles to give the appearance of floating over the water. The property is highly insulated and has a minimal carbon footprint.





Blewbury Manor

Small-Scale, Big Change

Oxfordshire



Blewbury Manor

Much of our work is focussed on discreet and innovative change to existing properties, smaller conversions that improve the quality of life for the inhabitants, without disturbing the essential design and fabric of the building.

In the case of Blewbury Manor, a Grade II listed house in Oxfordshire, we transformed the heart of the property, while ensuring viewpoints of the exterior were completely undisturbed.



We created a new light-filled kitchen and dining area in what had been a dark internal courtyard. Against the backdrop of the original brickwork and surrounding structure, we added a bespoke striking glass staircase and sweeping atrium roof. The staircase, made entirely of glass, was the first of its kind in the UK.

Our design also addressed the property's energy requirements with a number of sustainable features. We added solar panels, along with a ground source heat pump, which was not common practice at the time, and slim, light double glazing to both new and existing sash windows. Again, this was not usual in a Grade II listed property.





Rookwood Villa

A True Family Home

Buckinghamshire



Rookwood Villa

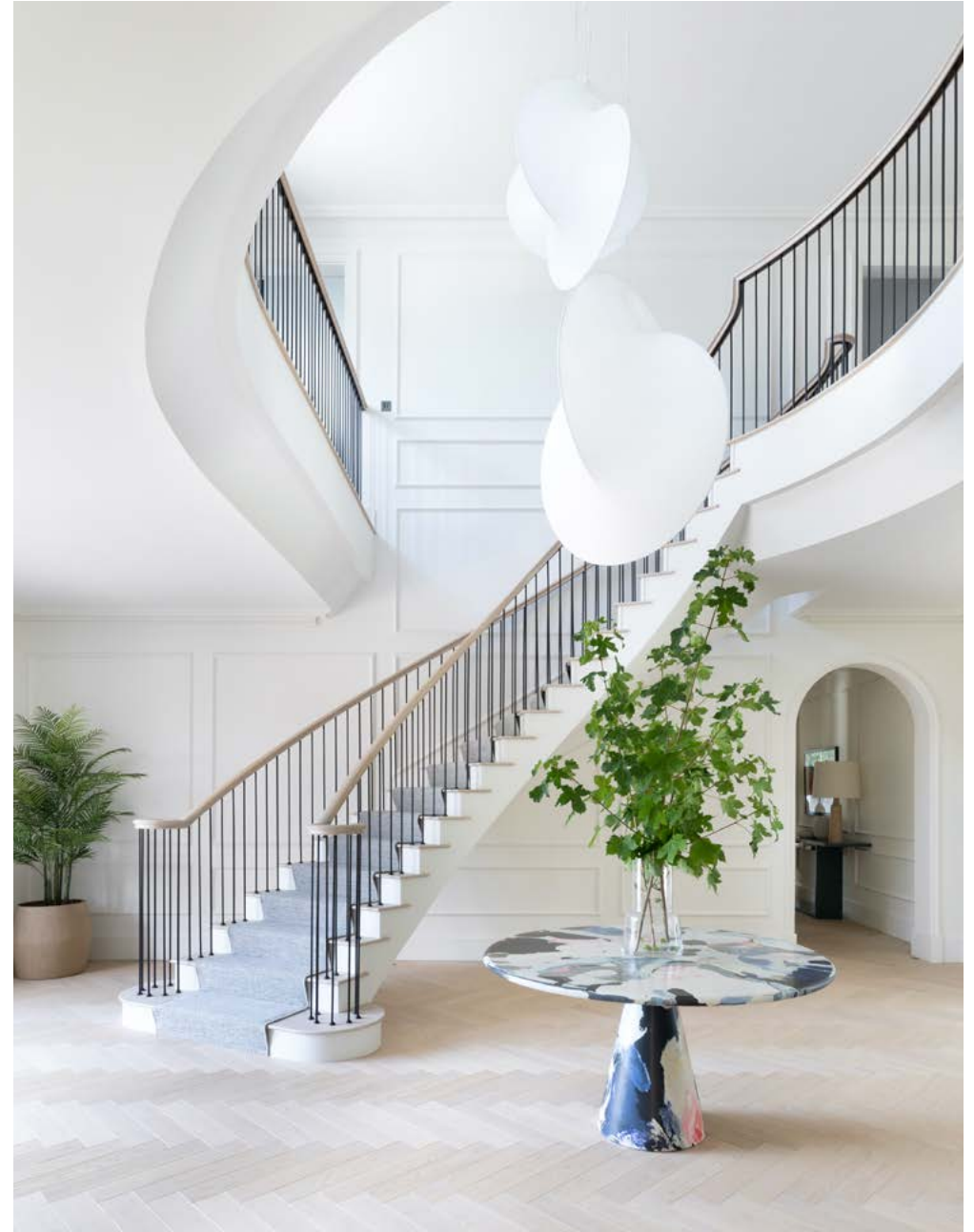
This new build home, replacing an older house, is on a residential street in Beaconsfield. The overall style, particularly the exterior, is that of a traditional Victorian villa, ensuring it sits quietly among the surrounding suburban tranquillity.

Inside, the house has a more contemporary feel, with a striking central staircase and a large sleek kitchen, with floor-to-ceiling glazing, that opens on to the terrace and landscaped garden.



High ceilings, generous sash windows and internal doors help to fill the house with natural light. Simple plastered mouldings, herringbone floors and black painted panelled doors give the house a timeless feel. Easily opened up for entertaining, this is a true family home with a calming aesthetic.









Field House

A Light, Spacious Home

Berkshire



Field House

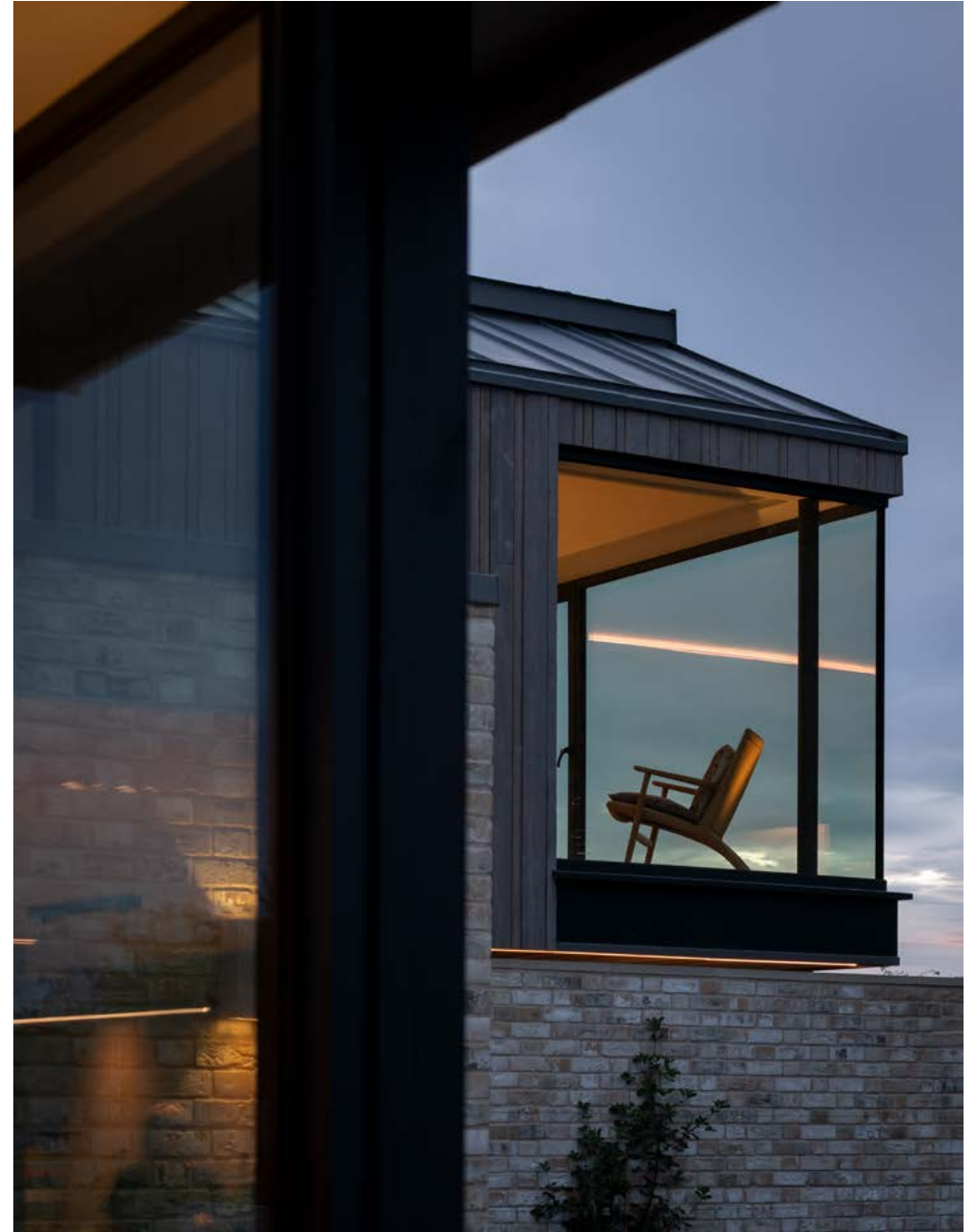
An exercise in creating a light and spacious home on a relatively small footprint, this new build house replaces an existing dwelling in a sensitive green belt location. The design takes full advantage of the surrounding countryside and views, with an elevated cantilevered master bedroom that has floor-to-ceiling glazing and a double height living area.







To create a contemporary but rural aesthetic, we used pre-weathered burnt timber cladding and brick, both of which will age gracefully and allow the house to settle into its surroundings. Doors on the ground floor open on to a paved terrace and a winding path that leads to three distinct garden areas.





Riverside House

A Sense Of Escape

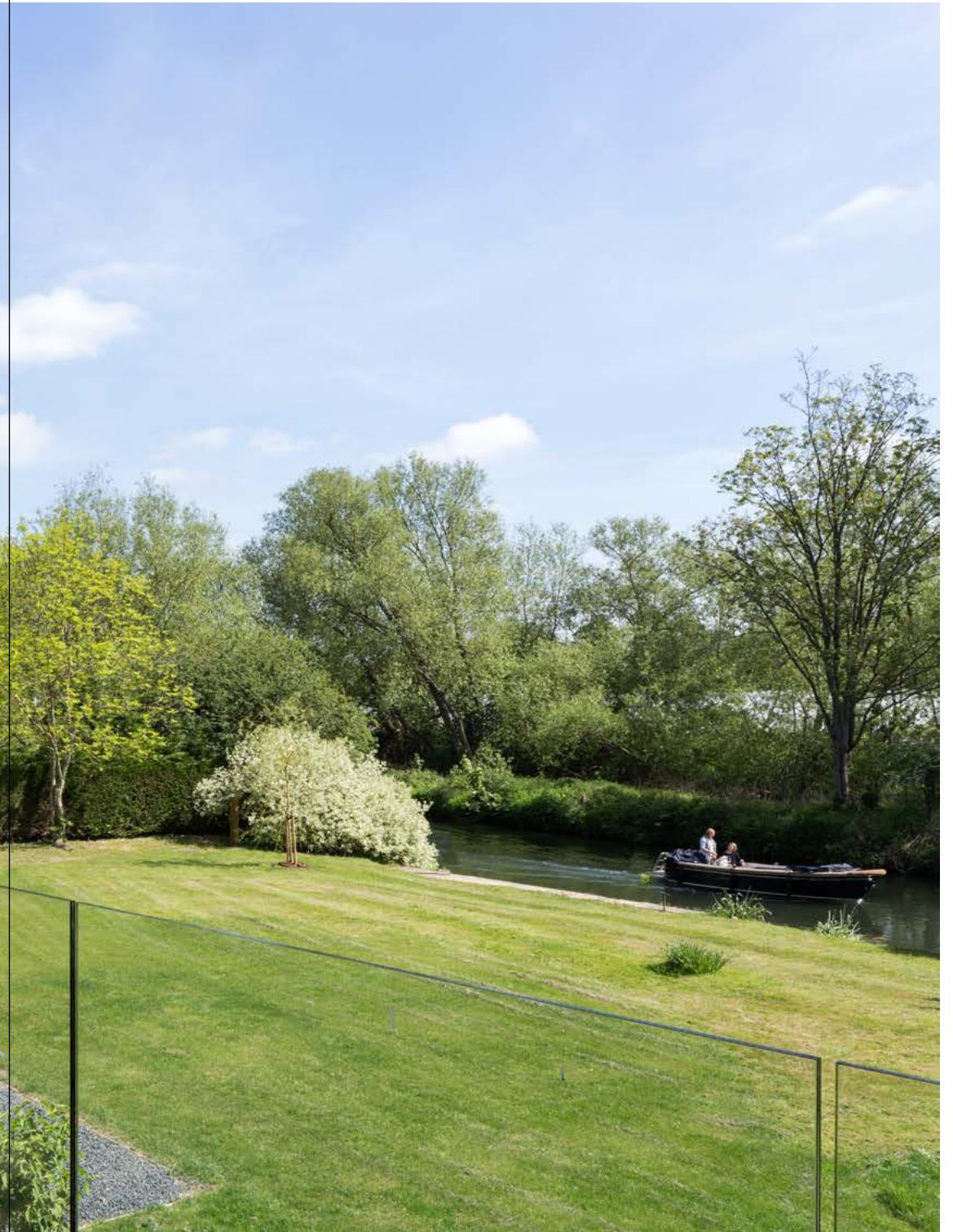
Berkshire

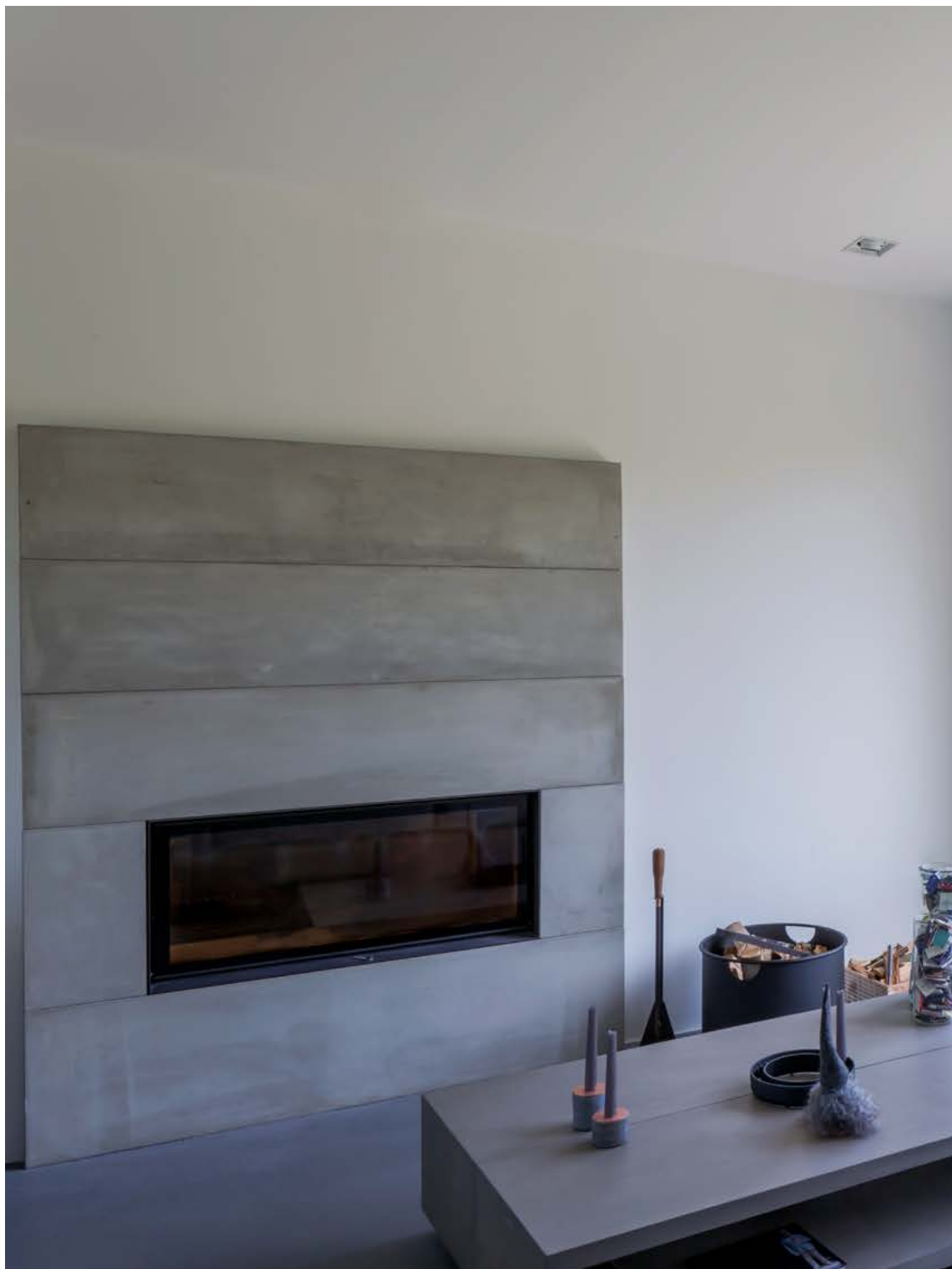


Riverside House

Our clients for Riverside House asked us to create a home that would feel private and offer a sense of escape and freedom for their family. They also wanted it to be low maintenance, energy efficient and to make use of natural materials. The innovative treated timber cladding and the necessity to raise the house on stilts as it was located on a flood plain, gives the property a feel of a treehouse and adventure.

There are fully glazed sliding doors to the open plan living area and large windows look out over the river. A cantilevered deck wraps around part of the house, creating a connection with the landscape beyond.









Byfleet Manor

When Old Meets New

Surrey



Byfleet Manor

Byfleet Manor is a Grade II* listed building dating back to the 17th Century and is set within the West Byfleet Green Belt. The property had been neglected over the years, resulting in significant structural deterioration, and our client wanted to undertake an ambitious refurbishment. This allowed us to remodel the interior layout, which came with significant issues and challenges, but was achieved through sensitive enhancements.

A highly efficient and contemporary pavilion extension, suitable for 21st Century family living, and with views out to the garden and river, was added to one side.

The project involved a high level of coordination across multiple disciplines and resulted in a building full of modernity but strongly rooted in its historic past.









Hill View

A Splash Of Turquoise

Chilterns



Hill View

Hill View is a stylish contemporary home filled with light and colour. Looking out over the undulating Chiltern landscape, the exterior of this building gently mirrors the chalky tones of the surrounding countryside, with a playful splash of turquoise cutting across the hillside.





Replacing a sprawling bungalow, the house celebrates bold colour and linear form to create a spacious open plan design reflecting our clients' requirements and lifestyle.

Strategically placed rooflights highlight key features such as the cantilevered stair and central light well. Floor-to-ceiling glazing maximises light and views and the building has exceptional environmental credentials.

Hill View was shortlisted for the prestigious Manser Medal in 2022.





Sustainable Living



Sustainable homes contribute to better health and wellbeing for occupants. Natural materials and non-toxic finishes minimise exposure to harmful chemicals, creating a healthier living environment.

Using sustainable materials and technologies reduces the carbon footprint of a home and minimises energy consumption, leading to lower emissions and reduced utility bills.

A Crucial Cornerstone

Sustainability is a crucial cornerstone of our work and thinking and, as a result, we design low-maintenance, energy-efficient homes that feature natural materials and the latest environmental technologies.

There are many sustainable features, materials and technologies that will make your day-to-day life easier and we encourage our clients to consider them as this creates a space that is environmentally responsible, more economical, and better for your health and wellbeing.

Through our holistic approach, we treat historic and traditional buildings differently to modern ones, as they require different skills and solutions. When working on older and historic buildings, we introduce sustainable measures with discretion, improving the building's credentials without disturbing its essential fabric and aesthetic. For a new build, we work with our client and partners to deliver an efficient building that performs well.

With our in-house expertise, we actively support clients who wish to achieve top environmental accreditations, such as Passivhaus certification on new properties, EnerPHit certification on retrofit projects and EPS (Energy, Performance and Sustainability) ratings.

The Art of Working on Complex Projects

One of the many joys of being architects is the surprise of the unexpected. The unfolding of a new project and the realisation that this is going to get interesting. And challenging. This is especially pertinent with properties that come with complexities – and they often do.

Respecting and protecting the locale, ensuring appropriate enrichments to wildlife, sympathetic use of materials and much more, always underpin our thinking and planning. Whatever the criteria, whether it be working in a protected landscape such as an AONB, renovating and restoring a listed building or designing for an area close to water, we have the capabilities as well as unbridled enthusiasm for each new challenge.



Heritage Conservation

A Sensitive Balance

Renovating, restoring and breathing new life into existing buildings is a fundamental part of our practice. It's important they aren't seen as time capsules, unchanging since they were built, but instead evolving over time. At the same time we need to maximise opportunities that sustain and enhance the property's significance. Traditional buildings require different skills and solutions and a balance between sensitive intervention and clever design to shape them for the next chapter of their story.

Our work at Crowhurst Place in Surrey, a stunning Grade I listed 15th Century house, involved close collaboration with the local conservation officer and specialist consultants. Between us, we developed a meticulous and innovative plan, particularly for discreetly routing services throughout the building.

Featured as the Dower House in Downton Abbey, Byfleet Manor is a Grade II* listed building set within a Green Belt. The owner was looking for an ambitious refurbishment which required significant planning and engineering. Again, a high volume of services through a centuries-old building, needed clever interventions to make sure they worked seamlessly.

Challenging conventions in architectural and construction theory and implementation is where we like to be, and we remain at the forefront of change. We enjoy working with local conservation officers and national bodies, including Historic England and The National Trust, to negotiate a path through planning, listed building and legal frameworks.





The Truth About Water



A Unique Level Of Expertise

A home that looks out over water is a glorious thing. But, designing for properties near water, whether new builds or refurbishments, requires a whole other level of expertise and experience, because water can be powerful and it moves and floods.

Our design for Riverside House in Berkshire raised the entire building almost two metres above the ground on concrete stilts as the site is a flood plain located right next to the water. This project, which ended with an elevated house that looks beautifully simple, needed a real breadth of expertise and understanding and involved heavy machinery, a lot of mud and mastermind levels of logistics.

Knighton Mill, in the Cranborne Chase AONB, sits alongside and above a series of historic waterways, and the logistics for the groundworks and superstructure of this project required significant feats of engineering and meticulous attention to detail.

With both our own and local experts, we introduced a temporary river diversion while the works were carried out. This was followed by careful and considered rebuilding and reinforcement of the river walls. Again, a steel frame and concrete piles were utilised, to allow the new part of the building to hover above the water.

Understandably, protected landscapes come with a raft of regulation. New levels of ingenuity and diplomacy are often required, to not only see a project through, but to retain the vision.

Protected Landscapes

Respecting The Setting

The South of England, where we mostly work, is home to many protected landscapes, including National Parks and Areas of Outstanding Natural Beauty (AONB), along with many urban pockets that are safeguarded by building restrictions.

We are often required to work in these areas. Beechwood, a modern and sustainable home, was a case in point, as it sits in a woodland setting on the edge of an AONB in Oxfordshire, and required a robust level of thinking to achieve planning permission.

Similarly, Field House in Berkshire and Hill View in Oxfordshire, both new builds replacing older dwellings in sensitive locations, relied on stamina and teamwork, with Field House only allowed through a series of incremental Permitted Development schemes.

In Salcombe, Devon, Waterside has been an extraordinary project, ticking pretty much all the boxes for complexity. It is in an AONB and next to a Site of Special Scientific Interest. It is on multiple levels (both inside and out), the location is steep and remote, and the gardens drop down to the riverfront. The property is also off-grid. Nevertheless, our team enabled a design that integrates new extensions, as well as significantly upgraded heating, water and waste systems. The redesigned gardens now flow beautifully around the house.





Planning Applications

Prowess And Agility

It's tempting to make a start on working up the design for a new project straight away, but we put great emphasis on achieving planning approval before we do so. Not only does this ensure the project is viable, but it's likely to involve caveats and restrictions that will affect the design.

Planning applications often require significant research and robust argument. One such project, Knighton Mill, involved a deep dive back to the origins of the mill in 1384. Specialists assessed the heritage, cartographic and industrial past of the site, and with knowledge that the mill had lost all historical integrity due to extensive 20th Century alterations, we won planning permission to increase the building's footprint, whilst demonstrating the development would not adversely impact the surrounding area. Securing approval for a modern glass wing to the rear of the property was a notable achievement.

A very different project, Field House, achieved approval via incremental planning applications and Permitted Development schemes. This was a new-build replacement dwelling in a sensitive Green Belt location, that started with an application for a small garden outbuilding. We then successfully submitted further applications, mindful that we needed to keep the visual impact of the property to a minimum, even as its volume grew.

Our expertise and agility in navigating the complex world of planning applications ensures we achieve an unusually high level of permissions.

"From the top down, S&P are personable and conscientious. Moreover, they listen to clients' wants but are not afraid to challenge or offer a counter-view when necessary.

They understand what are likely to be significant site constraints when looking at the formulation of schemes and are great problem solvers. Above all else, however, they are excellent designers, and the quality of the work they produce for application submissions is of the very highest standard. I have been very proud to work alongside them for many years on some really lovely schemes.

You would genuinely struggle to find an architectural practice as friendly, knowledgeable and talented as S&P."

Adrian Gould, Planning Consultant

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