

# A FLASH OF FLINT

Paragraph 80 inspires a build in the Kentish countryside

Photography Hufton + Crow







Paragraph 80 strikes again – this time, upon the undulating plains of Dover. For those of you who are yet to come across the planning guidelines of Paragraph 80, think of it as the exception to the rule. It is the regulation that allows for the construction of new homes in the countryside, as long as the design meets the highest of architectural and sustainable standards. And who better to take on the challenge of designing for a plot that not only neighbours the Grade II listed Waller's Court, but is also set within an Area of Outstanding Natural Beauty than Hollaway Studio? Disguised behind a purpose-made flint wall, the architects gained planning permission with a single-storey structure that lies unknowingly in the landscape. Taking from the local vernacular, and in particular the stone tapestry of the nearby church, this flint wall roots the home in its context despite its otherwise contemporary feel. Internally, this flint facade also creates a solid spine for the interior plan – a corridor of which all other living spaces extend out from. Internally, this passageway is lined in a bespoke oak dressing to create a series of hidden storage facilities which mark the first of a number of strategies designed to make the home as practical as possible. “Practicality was a significant factor,” Hollaway confirm. As such, concrete floors were utilised for durability (not to mention easy cleaning), a cork wall aids in sound absorption and a largely open plan creates a space where the family can easily gather as a group. The clients tell *enki*, “the huge communal kitchen, dining and living room is a great social hub to come together and share time with each other.” As well as attaining the highest of architectural standards, sustainability was key in gaining planning permission with Paragraph 80 – thus the design entails an air source heat pump, solar panels, rainwater harvesting and significant air tightness.

“IT IS REALLY HARD TO EXPRESS JUST HOW PEACEFUL AND CALMING THE HOUSE IS UNTIL YOU STEP INSIDE”







OWNER'S BRIEF

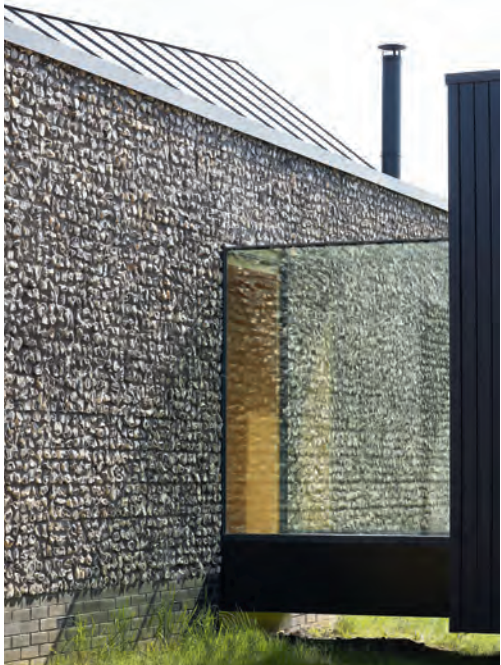
Unable to find a home that served both their functional and aesthetic desires, the client turned to Holloway Studio for a design that was not only sensitive to its surroundings, but also offered a space that encouraged family living. As a new build in an Area of Outstanding Natural Beauty, the plans would have to meet the standards and regulations of Paragraph 8o.



"IT IS EXTREMELY DIFFICULT TO FIND A HOME THAT TICKS ALL YOUR BOXES"



"A KEY CONCEPT IN THE DESIGN WAS A SENSITIVITY TO THE LOCAL VERNACULAR"



"The building gives the impression that it's part of a walled garden within the grounds of Wallet's Court. The facade references the local flint church, and the study space that protrudes from the flint wall echoes the form of a saddle hut, further contextualising the design," say Holloway Studio







### HOME PROFILE

Emerging from a trail of long grasses, a purpose-made flint wall stretches across a rural plot in Dover. A small opening in this stone face denotes the entrance to a property which, when open, reveals sweeping views of the surroundings. Following the lines of the descending zinc roof, the main living spaces sit under its peak, benefiting from vaulted ceilings. Meanwhile intimacy is afforded under the lower parts of the roof where the architects have housed the bedrooms. The master bedroom is particularly impressive with its own dressing room, ensuite and access to a private outdoor tub – bliss! Combating the cold concrete floors, the interior is dressed in warming materials such as oak, cork, rattan and wool.

**PROJECT SIZE**  
245 sq. m

**LOCATION**  
St Margaret's Cliffe,  
Dover, UK



"IT WAS IMPORTANT  
THE ARCHITECTURE  
AND INTERIORS  
WORKED TOGETHER"



ARCHITECT'S QUESTIONS

**Was gaining planning permission a challenge?** The main challenge with the site is that it sits within the setting of a listed building, in an Area of Outstanding Natural Beauty. This required a design of the highest architectural quality to satisfy the criteria of a Paragraph 80 house. We worked closely with the planners to demonstrate that the design is not only of the highest architectural merit, but is also highly sustainable in terms of its carbon use and renewable energy strategy. As a result of our approach, we were able to obtain a delegated decision to approve the scheme.

**What about the roof design?** Upon first glance, the roof looks incredibly complicated as it seemingly curves from its highest point at its apex to an almost entirely flat roof. However, the construction is simpler than it seems. The roof takes the form of a hyperbolic paraboloid, shifting from its peak, a 45-degree pitch, all the way down to 5 degrees at its flattest point. Each section of the roof is actually straight and the changing angles of these sections give the illusion of a curve. The roof is clad in zinc, which is incredibly durable and matches well with the black cladding and flint wall. Over the carport, the flat roof hides the solar panels from view.

**What sustainable elements have you implemented in the design?** The flint wall has a high thermal mass and is a great conductor, therefore this low-tech solution remarkably stabilises the home's internal temperature, reducing energy usage and costs. The property's high thermal mass is further supported by the concrete flooring acting as a heat store. The home is supported by an air source heat pump, solar PV panels, rainwater harvesting and remarkable air tightness. These renewable sources of energy result in an almost self-sustaining home and diminished running costs. The roof has a overhang that reduces direct sunlight and heat gain, enhancing comfort and reducing energy usage in the house.



"THE INTERNAL MATERIALS PULL FROM A REFINED PALETTE"

PROJECT NOTES

**ARCHITECT**  
Hollaway Studio;  
TG Designer  
Homes

**INTERIOR DESIGNER**  
TG Designer  
Homes

**LANDSCAPING**  
Jacky O'Leary  
Landscape Design

**BUILDER & CONTRACTOR**  
TG Designer  
Homes

**CIVIL ENGINEER**  
McNeil Engineering

**STRUCTURAL ENGINEER**  
EPS Design

**DOORS & WINDOWS**  
Rhino Aluminium  
installed by Direct  
Fix

**KITCHEN**  
3Planks Joinery

**BATHROOM**  
Balinea

**FURNITURE**  
Built-in furniture  
bespoke made by  
3Planks Joinery



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Valerio Olgiati, Architect