



Gary Hoerty Associates

6-8 Church Street  
Clitheroe  
Lancashire  
BB7 2DG

320130394P

Tel: 01200 442301  
Fax: 01200 442976  
www.ghaonline.co.uk  
www.ruralproperty4sale.com  
email: info@ghaonline.co.uk

## DESIGN AND ACCESS STATEMENT

**IN RESPECT OF A FULL PLANNING  
APPLICATION FOR THE DEMOLITION OF A  
REDUNDANT PUBLIC HOUSE AND HOTEL  
(INCORPORATING A RESIDENTIAL FLAT) AND  
THE ERECTION OF THREE DETACHED  
DWELLINGS EACH WITH A DETACHED  
GARAGE. (RESUBMISSION OF APPLICATION  
No: 3/2012/0819)**

**AT**

**THE MOORCOCK INN, SLAIDBURN ROAD,  
WADDINGTON, CLITHEROE, BB7 3AA**

**Prepared by: A J Mitchell  
Our Client: Messrs S & A Thornber  
Our Ref: Tho/190/1549/AJM  
Date: April 2013**



Chartered Surveyors ■■■■ Planning & Development ■■■■ Land Agents  
Valuers ■■■■ Property Agency ■■■■ Property Management



**1. Use**

- 1.1 The proposed development is the demolition of The Moorcock Inn and the erection of three detached dwellings, each with a detached garage and private garden areas. The proposed dwellings once built will be available for sale on the open market and will help contribute to fulfilling the shortage in deliverable housing developments within the Borough.
- 1.2 This application follows two recent planning applications at the site: application No: 3/2012/0356 for the proposed conversion and redevelopment of a redundant public house and hotel with conference facilities into three private residential properties, approved on 03 August 2012. The second application referenced is application No: 3/2012/0819 for the proposed demolition of The Moorcock Inn and the erection of three detached dwellings, three detached garages with annexe accommodation over and the creation of garden and landscaped areas, which was refused on 09 November 2012.

**2. Amount**

- 2.1 The amount of the proposed development can be seen on the proposed development plans which form part of the planning application: see plan reference No's: Tho/190/1549/01 – 05. However, we provide a summary of the accommodation to be created by this proposal below.
- 2.2 It is intended that each of the dwellings proposed will be the same in terms of their size, layout and configuration. The accommodation in each dwelling will be provided over three floors, ground, first and a second floor which will be created within the roof space of each property to provide additional accommodation without increasing the overall mass or height of the dwellings. The amount of accommodation within the current proposal has been scaled back from the previous application, by reducing the overall height of the dwellings and removing the basement accommodation.
- 2.3 At ground floor level each dwelling will provide a porch, entrance hall with WC and cloak area, lounge, sitting room, open plan family room to include dining, living and kitchen space, a separate formal dining room and a garden room. The first floor will accommodate four double bedrooms and a family bathroom. Two of the first floor bedrooms will have walk-in wardrobes and en-suite bathrooms. The second floor will provide two double bedrooms and a separate storage room. The bedrooms at second floor will both be served with walk in wardrobes and en-suite bathrooms.
- 2.4 The detached garages at ground floor level will provide space for two cars to be parked side by side and a ground floor WC. At first floor the garages will accommodate annexe accommodation, which will be formed with an open plan living space comprising kitchen, dining and living areas with a double bedroom and en-suite bathroom off this living space. The first floor accommodation will be formed within the roof space to keep the overall height of the garage to a minimum.

- 2.5 The proposed internal floor area of each dwelling put forward by the current proposal is 393.36m<sup>2</sup> with 66.26m<sup>2</sup> of that space created within the roof space. Floor space with less than 1m in usable head height has not been included within these totals. The floor space to be created in each of the garages is 78.22m<sup>2</sup>, with 36.09m<sup>2</sup> of that space created within the roof space.
- 2.6 The design of each dwelling put forward by the previous proposal was unique and each had a floor area marginally different to the others; however the mean internal floor space to be created in one dwelling in the previous proposal was 868.7m<sup>2</sup>. The current proposal therefore presents a reduction on that total, which will lead to the creation of a development that is more sympathetic to the application site and the local area. The amount of development proposed is in keeping with other similar schemes recently approved by the Council.

### **3. Layout**

- 3.1 We consider that the layout put forward in the current proposal will provide an improvement on the layout of the development approved under application reference 3/2012/0356, and to the arrangement of the existing buildings. The layout put forward by this current proposal is similar to that put forward by the previous proposal and we firmly believe that the proposed layout will improve the visual appearance of the application site by removing a large solid mass of buildings that are architecturally incongruous to the built form of the local area and are in a poor and dilapidated condition. The development of three detached properties, spread out across the site, of traditional and accepted design, will soften the visual appearance of the site by removing the solid mass of buildings and will allow for the insertion of landscaping in between each property and parallel to the public highway.
- 3.2 The layout put forward by this proposal is more sympathetic to the application site than the previous proposal as the overall scale of each dwelling has been reduced.
- 3.3 The current proposal will see the proposed dwellings sited further away from the public highway than the existing buildings and those of the approved conversion scheme. The current property suffers from the effects of large heavy goods vehicles associated with the local quarry which cause ground movement and vibrations within the existing buildings and moving the dwellings away from the road will reduce this impact. In addition the siting of the dwellings away from the public highway, will have the added advantage of improving highway safety by improving visibility splays along the public highway.
- 3.4 Each of the properties will have its own private gardens to the front, sides and rear. The layout of the properties will not result in any problems of overlooking or cause any issues as far as privacy and residential amenity are concerned.

#### **4. Scale (ref width!!)**

- 4.1 We consider the scale of the proposed development to be appropriate for the site and its surroundings. The scale of the previous proposal has been reduced and the scale of the current proposal is similar to the scale of the existing buildings, and the scale of the development approved by the conversion scheme. We consider that the current proposal balances the need to create dwellings that are suitable for modern day living, against the need to create properties that are appropriate for the application site and the surrounding areas.
- 4.2 Each dwelling will have an eaves height of 5.6m and a ridge height of 8.5m. The overall ridge height was confirmed as acceptable and appropriate by the AONB officer and Lancashire County Council's senior landscape architect. The detached garage will be constructed with an eaves height of 3.64m and a ridge height of 6.02m. The scale of the garages created by this proposal is similar to those proposed within the approved conversion scheme, which confirms that the scale of the garages is acceptable.
- 4.3 The current proposal will see a reduction in the overall height of the dwellings to be created when compared with the previous proposal, which put forward dwellings created with eaves heights of 6.2m and ridge heights of 10.82m.
- 4.4 The existing group of buildings have an external footprint of 995.3m<sup>2</sup>, whilst the refused proposal had an external footprint of 1,096.39m<sup>2</sup>, and the current proposal has an external footprint of 882.4m<sup>2</sup>. The current proposal will therefore also provide a reduction in the total external footprint on the previous proposal and also the existing building arrangement, leading to a scheme more appropriate to the application site and one which addresses a number of concerns and issues raised against the previous proposal.
- 4.5 The dwellings proposed by this application have been made narrower and deeper than the dwellings proposed in the application that was refused which means that the apparent scale of the development when viewed from the direction from which they are most visible will be significantly reduced.

#### **5. Landscaping**

- 5.1 An outline of the landscape proposals for the site is included with the application together with a visual impact assessment. It is intended that the external boundaries are formed with 1.2m high stone faced walls, and garden boundaries are to be formed with 1.8m high timber close boarded fences.
- 5.2 As can be seen the scheme will also see a significant increase in the amount of garden and landscaped areas with planting and landscaping proposed to be inserted in between each property and along the public highway in a dedicated landscaped strip. In addition to this the amount of surface run off from rain water will be reduced as a consequence of the reduction in the hard surfacing on the site.

5.3 The current proposal will develop the land which presently forms the existing car park, something which the approved conversion scheme does not. This will provide an improvement to the application site and AONB in this regard, by ensuring that the land forming the car park is developed.

**6. Appearance**

6.1 The site is located within the Forest of Bowland AONB and the proposed materials have been carefully chosen in order to protect and conserve the character of the surrounding area. We feel that the proposed materials to be used in the development are typical of those used in other dwellings within the open countryside and AONB and will respect and enhance the character of those areas.

6.2 We also consider that the current proposal will provide an improvement on the design and quality of properties approved in the conversion scheme.

6.3 The AONB officer as already mentioned has indicated his support for this proposal and confirmed that it would improve the visual appearance of the AONB.

6.4 The dwellings will be constructed with walls dressed in natural stone and random coursing, with natural stone quoins to the principal corners. The roof to each of the dwellings will be clad with natural blue slate, at eaves level the external walls will be corbelled with a natural stone corbel. The main gable walls will be built up above the main roof line to form a small parapet detail, which will be capped with stone copings. The windows and doors will be PVCu light oak framed units sat within stone surrounds with all roof windows to be of a proprietary roof light form. The garages will be constructed with similar materials. The garage doors will be metal up and over door types finished with a RAL coating.

**7. Access**

7.1 The existing vehicular access is to be retained which will give access to private drives and garages to the rear and side of the proposed properties.

7.2 The proposed external and internal circulation details will be in line with the requirements of the building regulations and the details of which would need to be subject to approval by a building control body, prior to any works commencing on site.

Signed..........Date.....15/04/13.....

A J Mitchell BSc HONS  
(For and on behalf of Gary Hoerty Associates)