

stanton andrews architects

Design Statement

The White Lodge Pendleton



1 Background Information

1.1 Introduction

This design statement has been prepared to support a planning application for a replacement dwelling in Pendleton.

The existing detached property, The White Lodge, is to the west of Main Street on the northerly route from the village leading towards Sabden. Having been vacant for some time the existing three bedroom property is in a poor state of repair.

This report seeks to demonstrate that the proposal for a replacement dwelling has undergone a formal and thoughtful design process and that the resultant scheme is a response to site context, access, massing, orientation, materiality and architectural detail and that a sustainable approach has been adopted.

The statement also demonstrates that the proposed development has been assessed for compliance with prevailing national and local planning policy.

The application description is as follows:

Demolition of existing detached dwelling and associated outbuildings. Construction of replacement dwelling and detached garage.



Existing aerial view, The White Lodge

1.2 Aim and Context

This statement demonstrates how the design has been informed through a rigorous process of assessment, evaluation and design and includes the following information:

- Use - what and how the space will be used
- Scale - the extent and massing of the proposal
- Layout - how the property is to be arranged on the site and the relationship with its environs
- Appearance - what the external and internal spaces will look like including building materials and architectural details
- Access - how the site is accessed, any changes to parking facility and the accessibility of the dwelling within the context of the site.

This application is for the replacement of the existing dwelling. The site is well screened from the public highway by established trees to the north and east of the site. The surrounding properties vary considerably in design from the stone built 'Vicarage' to the south boundary of The White Lodge, to the mix of render and stone to the three bungalows Low Meadow, Ellisland and Cibola to the South West.

1.3 Design Brief

Stanton Andrews Architects were asked to review the existing property and consider options for a contemporary 4 bedroom family home. The client, their requirements and a detailed brief are outlined in section 3 of this report.

1.4 Stanton Andrews Architects

Charles Stanton and Neil Andrews established their architecture practice in late 2006. With projects across the north-west, Stanton Andrews have established a strong reputation for producing high quality and imaginative designs to suit the needs, desires, aspirations and budget of its clients.

Stanton Andrews' portfolio includes new mixed use developments, one off projects as well as urban regeneration residential schemes.

Consistently projects have demonstrated a focussed and considered appraisal of the existing arrangement, its site, and context resulting in imaginative and elegant designs tailored to the specifics of each commission. This combined with a sensibility for historical context and vernacular identities has created a socially and environmentally responsive architecture.

Their 'hands on' approach to the development of the proposals and design is at the core of much of the details and designs produced.

At the LABC Building Excellence Awards 2014 Stanton Andrews Architects were the winners in the "Best Change of Use of an Existing Building or Conversion" category, and both finalist and highly commended in the "Best Extension or Alteration to an Existing Home" category.

1.5 Planning History

In recent years there have been very few planning applications in the immediate surroundings of 'The White Lodge'. It is our understanding that the property itself has not been improved since its original construction circa 1950.



The Existing Property



1960's Aerial View

2 Context

2.1 Policy

The site is located within Ribble Valley Borough Council, following the adoption of the core strategy, policy relating to replacement dwellings has been simplified and is contained within:

Policy DMH3 - Dwellings in the open countryside and AONB

10.20 Within areas defined as open countryside or AONB on the proposals map, residential development will be limited to:

3. The rebuilding or replacement of existing dwellings subject to the following criteria:

- *The residential use of the property should not have been abandoned.*
- *There being no adverse impact on the landscape in relation to the new dwelling.*
- *The need to extend an existing curtilage.*

There are no specific criteria within the core strategy to define limits to the scale of increase in either area or volume for proposed replacement dwellings.

2.2 Permitted Development

Should the original property at The White Lodge be retained, the current provision for extension under permitted development rights would provide the following accommodation:

- max increase in volume of 106% to an overall volume of 1828m³
- max increase in floor area of 235m² to an overall area of 480m²

These figures are based on the creation of a single storey extension to both the side and rear of the property.

In light of these figures the scale of the proposed replacement dwelling will be kept below 480m² to ensure it remains appropriate to both site and policy.

2.3 Pre-Application Advice

Pre-application advice was sought prior to the submission of this application. A report illustrating the preferred scheme for the replacement dwelling, alongside earlier options from the feasibility study, was submitted to Ribble Valley Borough Council in late April. On Monday 11th May 2015, Ms Rachel Horton, the Council's pre-application officer, attended site to consider the proposal.

The feedback provided is can be summarised as follows:

'I have no objection in principle to the more contemporary design approach as shown on the submitted plans...The proposed dwelling has multiple forms and on this basis consider that the dwelling should be softened more by the use of additional stone in places.'

With regard to the roof over bedroom 3 -

'... Careful consideration should be made of the roof pitch and eaves treatment as it may be viewed as a disjointed feature against the dominant roof slope'

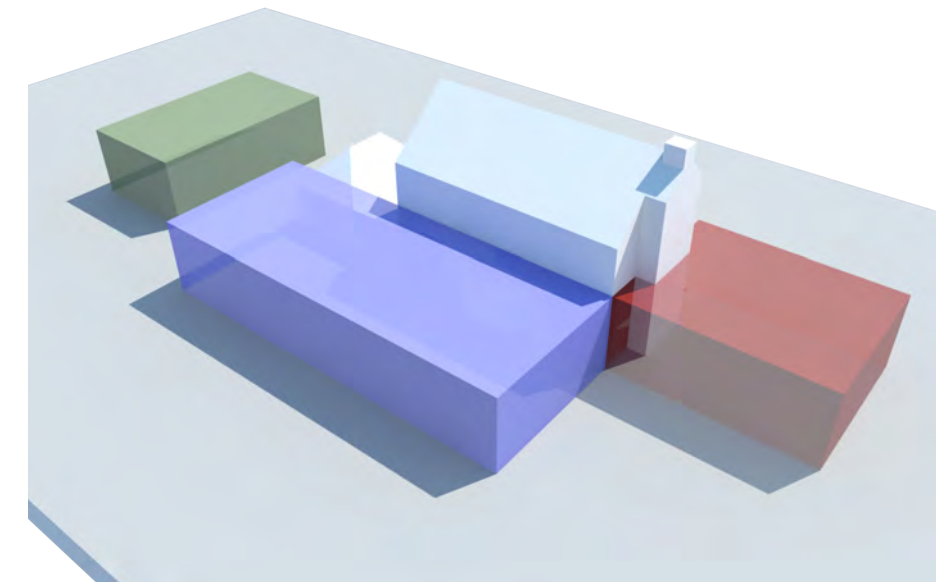
'The siting and scale of the proposed garage as shown on drg.no. 14.69/10 is of strong concern... it is considered that its projection beyond the front building line of the dwelling, orientation, size of footprint which is considered disproportionate to the footprint of the main dwelling is likely to result in a sizeable and prominent addition to the site. The garage should be viewed as a secondary/ ancillary structure.'

'I noted when travelling along Main Street in a northerly direction that land levels rise and that the existing conifers act as natural screening to the boundary of the site. It is considered that their removal will almost certainly result in the building appearing more visually prominent within the landscape along this road which is of concern.'

These key issues arising from the pre-application submission and the subsequent feedback from RVBC are addressed in section 3 of this report.



Early concept model



Permitted Development

red - single storey side extension: half the width of the house, 4m height.
blue - single storey rear extension: full width of house, 8m deep and 4m height.
green - detached garage

3 Design Development

3.1 Client

Mr and Mrs Woods are long standing and well respected members of the local community in Wiswell and Pendleton. Their current property, Barraclough House on Whalley Road illustrates their commitment to maintaining both property and grounds to a high standard, a level of care that has been distinctly absent at The White Lodge for some time.

With a large extended family, most of whom no longer live at Barraclough house, Mr and Mrs Woods purchased The White Lodge with the intention of down-sizing and are keen to improve the site, both for themselves and for the visual amenity of the area.

Mr Woods is a keen car enthusiast and has a collection of classic cars. The collection is currently housed in the large detached garage at Barraclough House, granted permission in 2002 by Ribble Valley Borough Council.

3.2 Brief

Mr and Mrs Woods initially approached Stanton Andrews to consider extensions to The White Lodge, alongside the possibility of a replacement dwelling.

Their intention is to create a family home with 4 bedrooms and a large kitchen / dining area, capable of accommodating their extended family on occasion.

An important aspect of the brief was to create a building with sustainable credentials, with low energy requirements and the ability to generate electricity, hot water or both on site.

Externally the property must have a strong connection to the surrounding grounds / views and a detached garage to relocate Mr Woods' classic car collection.

3.3 Design Process

The current design proposal is the result of a detailed and thorough design process, in which a number of options were explored prior to deciding on, and refining, a preferred scheme. In the early stages of the design process it was established that the existing fabric of The White Lodge would be unviable to redevelop due to it's condition, low levels of insulation and falling short of current building regulation standards.

Settled on the concept of a replacement dwelling, a number of early feasibility options were computer modelled within the context of the site. This provided a detailed understanding of the massing of the proposed schemes and their visual impact on surrounding properties and highway.

Following the selection of a preferred option and receipt of pre-application feedback, refinements and amendments were made to produce the final proposal for the replacement dwelling at The White Lodge.



Proposed Front Elevation - From Main Street

3 Design Development

3.4 Design

Use:

The proposed replacement dwelling will provide a 4 bedroom family home and detached garage. The house has been designed in response to the brief and provides contemporary, usable living accommodation with a strong connection to its setting.

Scale and Massing:

The scale of the replacement dwelling at The White Lodge sits significantly below its possible size given existing permitted developments rights (480sqm), at 400sqm.

The massing of the building has been intentionally split, with the use of the two separate roof planes. This is intended to reduce the visual impact of the property on the site and its surroundings. The overall height of the property remains below the ridge line of the existing, to further mitigate against any possible impact on the visual amenity of the area.

In the context of the 0.3ha site the building remains appropriate in scale with considerable gardens to the east, south and west.

Layout:

The layout of the proposed dwelling exploits the views of the site to the south and west with a central circulation space separating the main living areas from ancillary ground floor accommodation. Provision of a downstairs bedroom suite has been made to 'future proof' the house and ensuring that it is accessible for less able visiting family members.

To the south the ground floor opens up to the garden and a sheltered courtyard created by the external walls of the central circulation space and ground floor bedroom.

On the first floor the separate roof planes create a private bedroom suite for Mr and Mrs Woods linked to the additional bedrooms via a bridge over the entrance hall.

The proposed dwelling responds to the site levels, acting to minimise the impact of the building particularly the approach elevation, on the surrounding landscape and enhancing the views from inside the main living areas.

Appearance:

The existing finish of The White Lodge is white painted render under a slate roof. The name of the property suggests a White House and this is something that Mr and Mrs Woods are keen to retain with the replacement dwelling.

In response to the pre-application feedback additional areas of stone have been incorporated into the design to soften the lines of the contemporary design within its rural setting.

The levels on the site fall approximately 3.5m from east to west, these levels have been used to further reduce the visual impact of the property from the surrounding landscape, particularly from Main Street. Two stone accent panels frame the entrance and these accents are repeated on the rear and side elevations.

The two separate roof planes reduce the visual impact of the mass of the property and create open, vaulted ceilings to the first floor rooms internally. The roof planes also act to focus attention and views to the south west of the site and away from the adjacent property, The Vicarage.

The existing hedge and mature trees to the east boundary of the site have been retained to screen the property from Main Street. For similar reasons and in response to pre-application feedback, the existing trees to the northern boundary of the site have been retained, wherever practicable. The natural screen created by the existing trees on site is enhanced by a number of established trees within the fields and along the verge of the road to the north.

Access and Parking:

The existing access point to the site is to be retained, with the opening widened slightly to improve the viability splays for traffic entering and existing the site.

Parking provision is made for 3 cars, with Mr Woods' classic car collection stored in the detached garage as noted below.



Proposed scheme - view from the south west



Proposed Scheme, view from the north east

3 Design Development

3.5 Garage

The detached garage, its scale and association with the house is key to the success of the scheme for the applicants. Mr Woods has been a keen collector of classic cars for some time having developed a large garage and workshop in the grounds of their current property to house his collection in 2002.

Following pre-application advice from RVBC the siting, scale and size of the detached garage have been highlighted as an area of concern and have been addressed as follows;

Use:

The garage will need to provide storage for 6 classic cars, a working area and a secure area to store all the tools and machinery required for their maintenance.

Scale and Massing:

The size of the garage has been kept to the minimum workable area for its intended use. The impact on the site has been considered and reduced as far as is practical whilst maintaining the usability of the space.

Layout:

The layout of the garage has been arranged to make best use of the levels on site with the storage / parking area to the north west and the workshop to the south east. The access to the garage has been centralised to provide a practical access from the driveway.

Appearance:

Mindful of the comments received in the pre-application advice from RVBC the pitch of the garage roof has been reduced to reduce visual impact on both the site and the surrounding landscape. The garage makes use of the site levels and is dug into the contours, with an external eaves level of only 1.5m at the north east corner. The garage is further screened by the existing trees and shrubbery.

The external appearance of the garage is intended to reflect its usage and as such remains subservient to the main house. Solar panels on the south facing roof will help generate power and hot water for the house.



Mr and Mrs Woods with their restored Jaguar XK 150 FHC



Another of the classic Jaguars partially restored



View of the garage from Main Street, Pendleton

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