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**NEW HALL (Formerly the Eaves), PENDLETON ROAD,
WISWELL
ENTRANCE GATES AMENDED DESIGN SUPPORTING
STATEMENT**

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1. SUMMARY

- 1.0 The purpose of this statement is to set out the rationale behind the alteration to the approved entrance gates to New Hall in Wiswell near Clitheroe.
- 1.1 The proposal is for the approved gates to be altered to have alternative decorative capping stones and have stone flanking walls to contain the access equipment and letterbox whilst improving security.
- 1.2 The additional flanking walls are not considered to be inappropriate and are typical for the type of entrance gates that are already approved for the scheme. The changes will add to the visual aesthetic of the entrances and also remove the need for freestanding access controls and letterboxes within the already approved fence.



Figure 1 –Aerial view of the site in relation to the adjacent properties.

2. INTRODUCTION

2.0 The 1.1 ha site lies in the Ribble Valley just outside the Forest of Bowland Area of Outstanding Natural Beauty. Situated on Pendleton Road, Pendle Hill rises steeply to the east and the land falls away gently towards the River Ribble to the west.

2.1 Planning permission was granted in 2012 and then later amended in 2014 for the demolition of the existing house and kennels on site and for the erection of a new dwelling. The application included the creation of two formal entrances with cut stone posts and timber double gates with a boundary treatment of hedges and metal estate fencing.



Figure 2 - Site Location Plan

3. DESIGN RATIONALE

- 3.0 The Ribble Valley around Clitheroe is home to a series of major country houses and the proposal to create a new 'New Hall Wiswell' was conceived as a continuation of this long tradition.
- 3.1 The creation of a new hall or manor house seemed the most appropriate approach to creating a large house of some eight bedrooms. Other approaches were explored with the Local Planning Authority including a farmstead design. This was discarded as these buildings evolve over hundreds of years adapting to climate, context and commercial needs and the creation of an 'instant farmstead' would be incongruous and inappropriate given the lack of historical agricultural use.
- 3.2 The decision to create a traditional country house seemed the most logical and appropriate solution to the context and hierarchy of the local buildings. The creation of a 'great house' harking back to the prodigy houses of the sixteenth and seventeenth centuries is a continuation of the arts and crafts movement in its many architectural guises which uses the simple, stark but elegant forms of the Jacobean house to good effect.
- 3.3 Upon gaining permission for development the existing house and kennels were demolished and construction was started on site. The construction of the main house has progressed and the client has reviewed the design for the access gates in order to create more formal access which is more traditional with the type of house.
- 3.4 The proposed gate posts are to be built as approved out of ashlar cut sandstone to match the cut stone on the main house, these posts are the same dimension as the approved with the addition of a more detailed capping stone with ball to the top; these will also be built of cut ashlar stone. The proposed walls are to follow the line of the turn in to the gates and will add a formality to the entrance in keeping with the type of house; they will maintain existing approved site-lines and allow cars to fully pull off the road before entering the house. It should be noted that due to the lie of the land the gates can open into the site unlike others on the road which will reduce obstruction and minimise risk of collision on the road whilst cars are waiting to turn in.
- 3.5 The proposed flanking walls will be built out of walling stone as used on the main house laid to look like a drystone wall with back pointing for durability and structural stability. The capping will be ashlar cut stone to match the posts and cut stone on the house. Within the walls will be access control for the house with intercom and video control. The post box will be contained within the southern access gates.
- 3.6 The original house had a similar access to the south gates prior to demolition and there are similar examples along the street including the house opposite. Images of these have been included within the appendix.

4. CONCLUSION

4.0 The proposed gate amendments have been considered to be the best solution for the increased security and creation of a formal entrance to the private dwelling.

4.1 The physical nature walling maintains existing site lines and visibility splays and will contain all the access controls and post box for the dwelling.

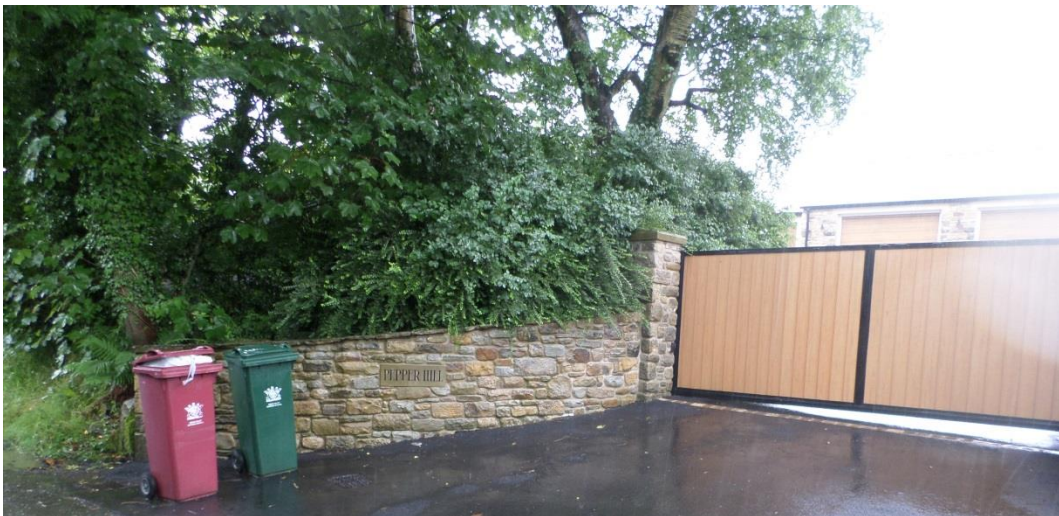
5. APPENDIX I – Existing gates in area



Photograph 1 – Original southern access gates to 'The Eaves'



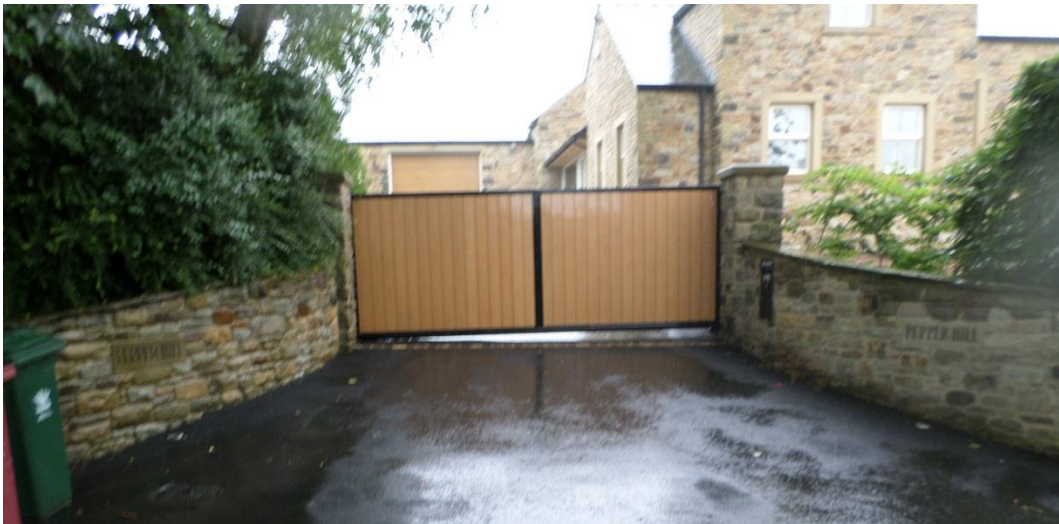
Photograph 2 – walling and entrance gates to Lynwood on Pendleton Road



Photograph 3 – View of entrance gates to house opposite



Photograph 4 – View of entrance gates to house opposite



Photograph 5 – View of entrance gates to house opposite