



PROPOSED REPLACEMENT PIGGERIES AT WINDY ARBOUR DESIGN AND ACCESS STATEMENT

BY
SUNDERLAND PEACOCK ARCHITECTS

INTRODUCTION

This Design and Access Statement relates to the proposed replacement piggeries at Windy Arbour located to the North West of Chipping.

It is in support of an application to replace the existing piggeries building which is a blot on the landscape as a derelict building.

The history of the piggeries includes a previous approved planning application ref. 3/2003/0314 for 4no. holiday cottages in 2003.

The proposal seeks to enhance the view of the isolated site through good design and use of native materials which is further supported by a Landscape and Visual Impact Assessment statement as well as local demand for holiday lets.



EXISTING

As the following site analysis demonstrates, the existing piggeries is a derelict building associated with the Farm house located to the north. The condition is very poor and worsening with every year.

The large single storey building is constructed of materials not local to the area including red brick and cement roof sheets.

As the Google Maps image and photographs demonstrate, the building is a large hardstanding area surrounded by countryside and is visually a negative view from the surrounding area.



PROPOSED REPLACEMENT PIGGERIES AT WINDY ARBOUR REDEVELOPMENT PROPOSAL

EXISTING SITE ANALYSIS

VIEW NORTH WEST
TOWARDS PARLICK HILL

EXISTING MAIN PIGGERY
BUILDING IN POOR DISREPAIR

VIEW NORTH EAST TOWARDS
CHIPPING

REFURBISHED WINDY
ARBOUR DWELLING



EXISTING STONE WALL A PREDOMINANT
FEATURE OF THE SITE

PROPOSED REPLACEMENT PIGGERIES AT WINDY ARBOUR
REDEVELOPMENT PROPOSAL

EXISTING SITE ANALYSIS

REFURBISHED WINDY
ARBOUR DWELLING

EXISTING MAIN PIGGERY BUILDING
IN UNSAFE CONDITION

OTHER PIGGERY BUILDING IN POOR
DISREPAIR AND TO BE DEMOLISHED

VIEW NORTH WEST
TOWARDS PARLICK HILL



SLOPPING SITE TOWARDS
NORTH WEST

PROPOSED REPLACEMENT PIGGERIES AT WINDY ARBOUR
REDEVELOPMENT PROPOSAL

INTERNAL VIEW ILLUSTRATING
POOR CONDITION AND
UNSAFE NATURE OF EXISTING
STRUCTURE



EXISTING SHED TO THE NORTH
TO BE DEMOLISHED



PROPOSED REPLACEMENT PIGGERIES AT WINDY ARBOUR
REDEVELOPMENT PROPOSAL

PROPOSAL

Due to the poor and unsafe condition of the existing piggery buildings, the close proximity to the Windy Arbour dwelling, un-local existing materials and the large scale of the building footprint it is proposed to demolish the existing building(s) and provide three holiday let units to the North West of the site within the existing footprint.

The use of materials as well as the prominent location of the site have been instrumental elements in developing the proposed design scheme.

The main design inspiration has come from a local feature and characteristic of countryside; the random stone wall. Used to divide the countryside into land ownerships, secure live stocks and provide shelters the stone wall is a versatile, robust and local feature.

The use of natural stone 'outer' walls seek to blend into and echo the feature stone walls present in the surrounding area. The timber cladding to the 'internal' outer walls reflects a softer internal aesthetic between the boundary of the existing stone wall to the rear where the site is entered from the new access track. This is also where cars will be parked and will not be visible due to the enclosed nature of the proposed area. The green roofs and large areas of landscaping echo the rural surrounding environment designed to further integrate the proposal into the local landscape.

The holiday lets use is supported by a local a demand for units. A particular use is for cyclists which extra storage has been allowed for on the proposals with numerous cycle ways in the area.



RANDOM STONE WALL



RANDOM STONE WALL SHEEP PEN



USE OF GREEN ROOF AND VERTICAL TIMBER CLADDING IN RURAL SETTING

EXAMPLE OF STONE WALL AND THE CONTINUATION OF THE MATERIAL INTO THE BUILDING ASSISTING TO MERGE THE MAN MADE FEATURES TO THE LANDSCAPE



USE OF LOW LEVEL STONE WALL WITH OPENINGS AND CONTRAST WITH VEGETATION



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PROPOSAL PHOTOMONTAGE



PROPOSED PHOTOMONTAGE ILLUSTRATING THE PROPOSAL AND EXISTING DWELLING

Below is a breakdown of footprints to illustrate how the proposal relates to the existing and how it will be significantly reduced.

Existing Footprint of the main piggeries building to be demolished	681m ²
Existing Footprint of the other buildings to be demolished	96m ²
Proposed Building Footprint	251m ²
Proposed area of existing footprint to be returned to landscaping	188m ²

The proposed photomontage illustrates how the scheme is designed to be integrated into the existing landscape through natural materials and design.

PROPOSAL LAYOUT AND CONCLUSION

The proposal involves the introduction of three single storey holiday let units. The units are designed to be self-sufficient with two bedrooms and open planning living spaces. Private external spaces are located within the external stone walls with a 'picture frame' window view of the surrounding area whilst reducing any visual external impact of domestic spaces.

As the proposed elevations demonstrate by illustrating the red dashed outline of the existing building, the visual massing compared to the existing is significantly reduced. The reduced massing and visual aspect on the site is positive for the design and rejuvenation of the site.

The units will be robust but of a quality build to reflect the unique nature of the location and build as well as utilising renewable sources of energy for heating and lighting.

Sufficient parking and cycling storage has been provided for each unit with access being via the existing track past the Windy Arbour dwelling.

Additional landscaping is proposed to the front of the units further to the additional area converted back from the footprint to further integrate the scheme into the landscape.

In conclusion the scheme has been sensitively designed to enhance the visual aspect of the site and surrounding environment. The introduction of local materials and design principles seeks to provide a positive aesthetic and supply of quality holiday lets for the local area. This report is further supported by a robust planning statement and visual impact assessment.

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