

Design Statement

Waddington Arms
Waddington



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Note: To assist the understanding of drawings scale bars are provided for reference where possible

1 Background Information

1.1 Introduction

This design statement has been prepared to support a planning application for the Waddington Arms PH.

It seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to the site context, access into and within, massing, orientation, materials and architectural detail; and that a sustainable approach has been adopted.

The application description is as follows:

Alterations and extension to the Waddington Arms PH to provide new kitchen, cellar, covered refuse storage and six first floor bedrooms.



1.2 Aim

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

- Use - what buildings and spaces will be used for;
- Scale - the extent of development and size and height of buildings;
- Layout - how the buildings and public and private spaces will be arranged on the site and the relationship with its environs;
- Landscaping - how spaces will be treated to enhance the character of the development;
- Appearance - what the building and spaces will look like including building materials and architectural details;
- Parking and access - how the site is accessed, parking layout and accessibility of the site.

1.3 Applicant

The Waddington Arms has been owned and run by James' Places since 1994. James' Places has an extensive portfolio of historic and listed properties, each of them a working asset, dependent on visitors, guests etc. for their upkeep. This is the most viable way to ensure that costly historic assets receive the maintenance, management and upkeep they require.

1.4 Design Brief

The existing property is a large, three-storey building of stone construction, with single storey extensions to the side and rear. The brief from the client was to provide improved kitchen facilities and additional bedrooms to meet the demand of this popular destination.



Development option - submitted at pre-app stage

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Site Details

2.1 Location

The Waddington Arms PH is located in the centre of Waddington village, on the eastern edge of The Square.

2.2 Site description

The Waddington Arms is a large public house, one of a grouping of buildings that fronts onto The Square in the Waddington Conservation Area.

The existing property is a three storey building, with extensions on both sides fronting the square and extensions to the rear. The palette of materials is characteristic of those surrounding it in the village, with walls of sandstone and render, and roofs of black and grey slate.

To the front of the Waddington Arms there is a paved seating area, and to the rear there is a garden and car park.

2.3 The proposed development

It is intended that the rear of the building will be renovated, with significant improvements being made to the kitchen and 'back of house' areas, with four first floor bedrooms looking out onto the garden, with two first floor bedrooms to the road.



3 Site and Area Analysis

3.1 Context

The site is located on the eastern edge of The Square in the 1974-designated Waddington Conservation Area.

3.2 Local Character

The Waddington Arms is a three-storey building with the principle elevation in sandstone, side and rear extensions in render, similar to the other properties within the Conservation Area.

Waddington village is characterised by the homogeneity of its buildings constructed from local sandstone, with boundary walls in the same material.

Unlike other surrounding areas in the Ribble Valley, Waddington does not benefit from outward views over the surrounding countryside. Instead, its views are focused inwards towards the centre of the village.

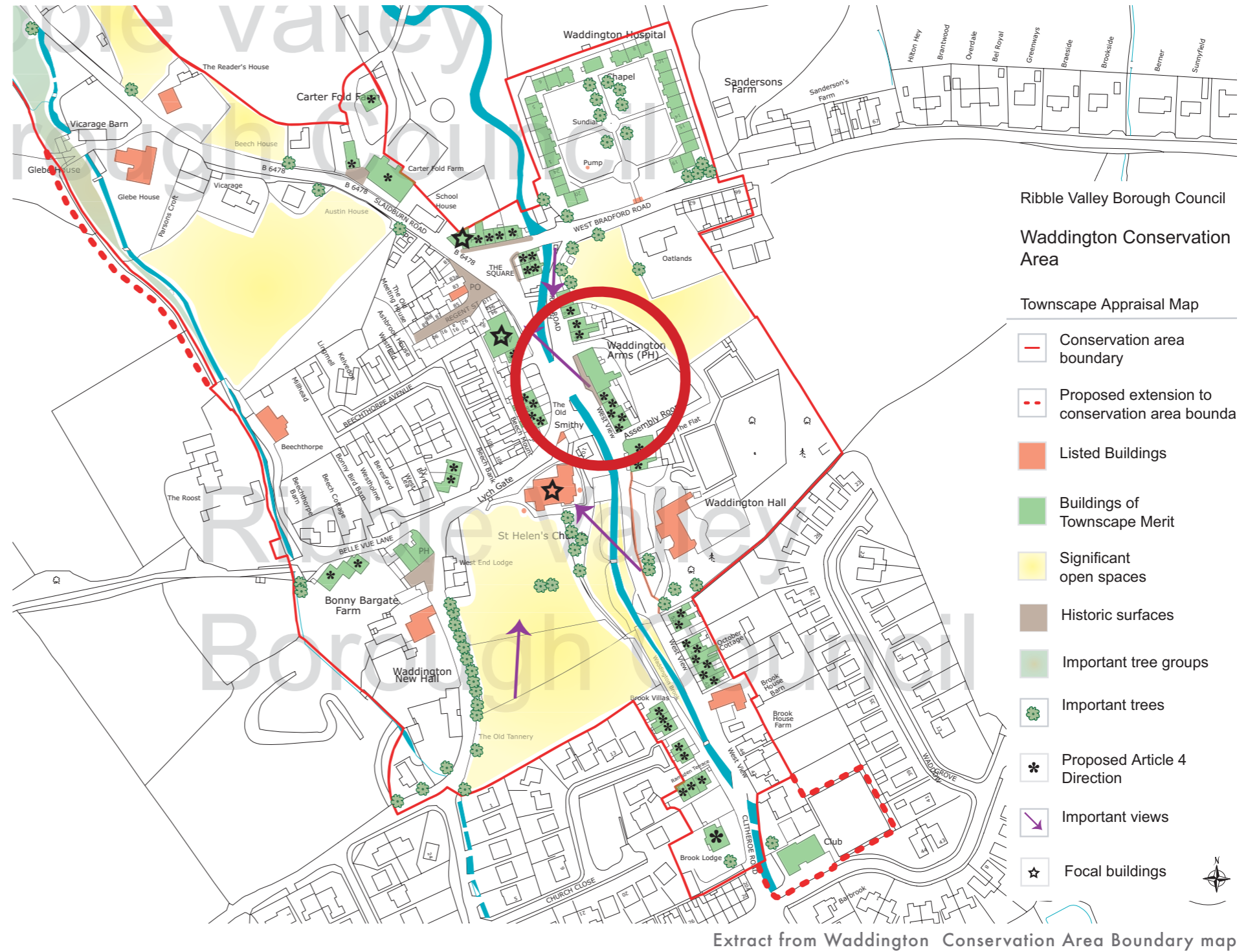
3.3 The present site

The site itself is relatively flat. However, over the wider area of Waddington Village there is a general North to South slope.

To the rear of the Waddington Arms there is a tarmac car park, a terrace and garden area, sloping from east to west. This arrangement has previously resulted in rainwater flowing towards the rear of the building.

3.4 Limitations of the current arrangement

- The roof of the southern dining room is in need of replacement.
- Current kitchen arrangement is in need of refurbishment to comply with current legislation.
- Kitchen struggling to cater for the demand of this popular destination.
- Flat roof terrace to the rear of the building has deteriorated and is under utilised.
- The existing six bedrooms are very often full, due to high demand and lack of availability locally - a factor which led to the adjacent property, 58 West View, submitting an application (3/2014/0201, granted consent) to provide B&B accommodation.



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The Design

5.1 The design process

The current design is as a result of a detailed and thorough design process, whereby options were modelled to gain an understanding of the spatiality of the existing building and its massing, as well as the influence of the proposals on not only the existing building itself, but also on the wider context of the surrounding properties.

The primary intention of the design was to make only minor alterations to the front elevation that faces The Square, to lessen any impact on the Conservation Area.

The main alterations are to the rear of the building, driven by the need to improve and enlarge the kitchen facilities

5.2 The design proposal - front elevation

The front elevation, most visible from the road, is to remain largely unchanged. Following the pre-application advice, the proposed bedrooms above the dining room will not require the roof to be raised, instead maintaining the original ridge height as existing, with the addition of conservation roof lights to this space.

The only alteration to the front elevation will be a new first floor window to one of the existing bedrooms, which is to be located between the existing three-storey part of the building and the single-storey dining room to the south. This window is set back a considerable distance to ensure minimal impact to this front elevation.

5.3 The design proposal - ground floor

The rear of the building is extended to provide a larger kitchen that is more appropriate for the size and popularity of the Waddington Arms, increasing in size from 21m² to 54m². Improved storage facilities are provided for the kitchen and bar.

Access to the rear of the building is improved, with the currently 1:6 ramp into the kitchen replaced by one which is 1:12 - more suitable for the ambulant disabled.

The proposals relocate the bin store to a more suitable, covered location.

5.4 The design proposal - first floor

At first floor level, the building is to extend to the rear of the property above the extended kitchen in place of the existing terraced area. The increase in size provides an additional four bedrooms to the Waddington Arms PH.

The existing bedroom at the road side of the property is to be extended to provide a window. The opening will face the road, looking over the flat roof between the three storey and single storey dining room.

5.5 The design proposal - landscaping

Understanding that the outdoor seating areas are a key feature of the Waddington Arms, the proposed extension is limited to the existing garden walls, allowing the existing landscaping and trees to remain.

A tree survey has been undertaken by Phill Harris of Bowland Tree Consultancy. A copy of his report and tree constraints plan accompanies this application.

5.6 The design proposal - materials

The materiality of the proposal is to be in keeping with the local palette with rendered walls and sandstone window surrounds.

5.7 The design proposal - access

The main access route for pedestrians is to remain via the front of the building from Waddington Village. Vehicular access remains unchanged, with cars entering the site via the road to the north of the building.

5.8 Car parking

There are no proposed changes to the existing car parking arrangement.



Rear Elevation

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