

# PROSPECT HOUSE - GRINDLETON

Design and Access Statement

Planning Documentation

June 2018

IWA  
architects

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## PROSPECT HOUSE -GRINDLETON

### Design and Access Statement

This Design and Access Statement has been produced in support of the Full Planning and demolition in a Conservation Area application at Prospect House, Grindleton in the Ribble Valley.

# 1.0 INTRODUCTION

## 1.1 EXISTING CONTEXT

### Wider Context

The Ribble valley is situated in the North East of the County of Lancashire, northern England, and with an area of 585km<sup>2</sup> it is the largest district within the County. Due to its large area, but small population, the Ribble Valley has an average population density of less than one person (0.9) per hectare.

The area is named after the river Ribble, a river of Yorkshire and Lancashire, which winds through the valley in its final stages before heading out to the Irish sea. Much of the valley lies within the Forest of Bowland, making it popular with tourists and walkers who enjoy the natural unspoilt beauty year-round.

### Local Context

The village and civil parish of Grindleton sits within the Forest of Bowland in the east of the Ribble Valley. Its elevated position, located on a terrace above the River Ribble, means it can be seen from the river and neighbouring villages.

At its historic centre is a compact village of farmers and hand-loom weavers. It has two public houses, a Wesleyan chapel and the street-scape is largely made up of vernacular houses.

Special historical interest in the village extends to the survival of the medieval (possibly Saxon) street plan, with tenement plots that run at right angles to the main street, and are linked by side alleys to a back road.

Grindleton has an important place in non-conformist history as the village that gave birth to the Grindletonian sect in around 1610, this was a Puritan sect that arose in the village and remained active in the North of England until the 1660s.

### Site Context

Prospect House is located on Sawley Road in Grindleton. Sawley Road is perpendicular to the historic core of the village, which runs up Main Street, so Prospect House is very much peripheral to that part of the settlement.

Prospect House dates from the early 19th century, and was built as a substantial, three storey, double-fronted and double-depth dwelling with a simple rectangular plan. It is built from local sandstone with slate roof, with a plain exterior, typical of the district. The windows and doorways have monolithic, flat-faced stone surrounds.

The house faces approximately south over the garden, and originally its front doorway was central, set between a pair of windows, and the house name obviously refers to the far-ranging views from it, across the Ribble Valley towards Pendle Hill. A single storey lean-to stands against the west gable, likely to be a 19th century addition.

The house's traditional appearance was largely modified in the second half of the 20th century. An extension was built in 1953 to the east end in a distinctly modernist style typical of the period. The music room which dominates has a glass-fronted gable under a large overhanging and asymmetric, felted roof. The entrance hall which links it to the house has a glazed garden frontage, a flat roof and the elevation to the street provides an entrance. The north side of the extension is very much plainer than the garden front.

A partly exposed stone wall and tall, robust tapering stone chimney marks the division between the domestic and service areas of the garages and boiler room to the east, the latter being plainer, under a flat roof, and with openings in the side away from the house.

Google Earth image of Prospect House, Grindleton, with boundary highlighted in red.

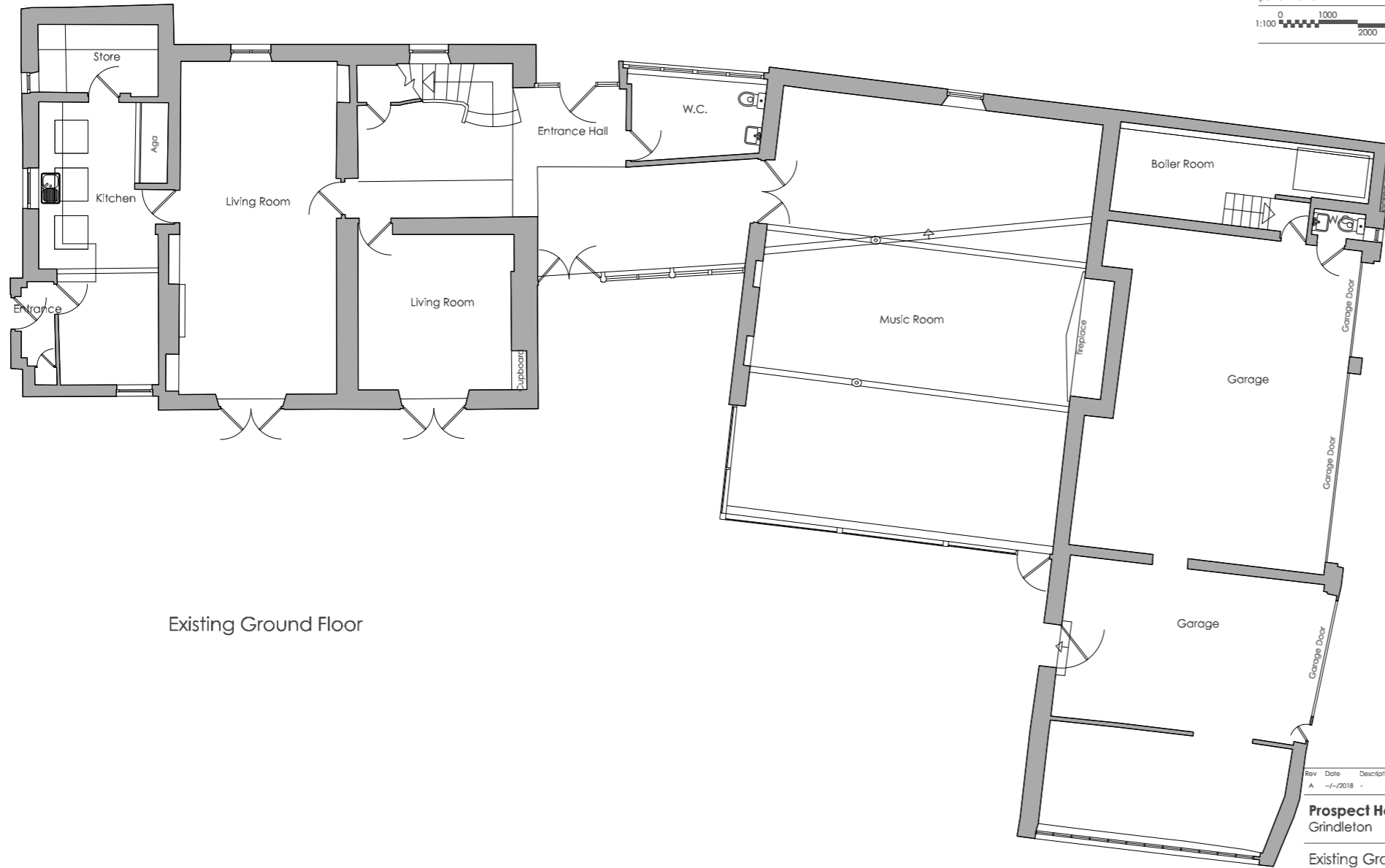
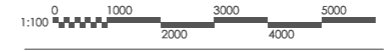


# 1.0 INTRODUCTION

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Existing Ground Floor

Rev	Date	Description
A	--/--/2018	-

**Prospect House**  
Grindleton

Existing Ground Floor

Drwg. No.: **2449.E.03** Rev.: **A**

Date: **May 2018** Scale: **1:100@A3**

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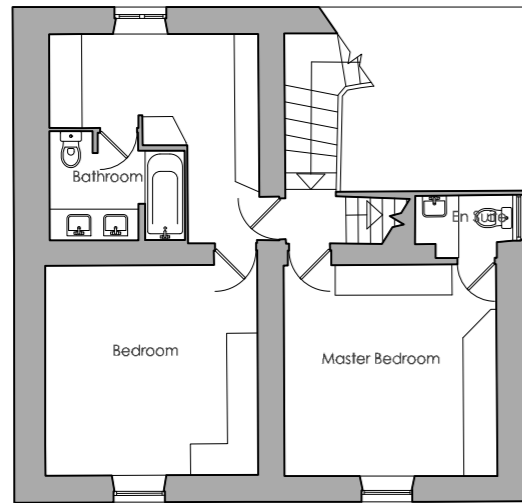
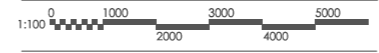
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# 1.0 INTRODUCTION

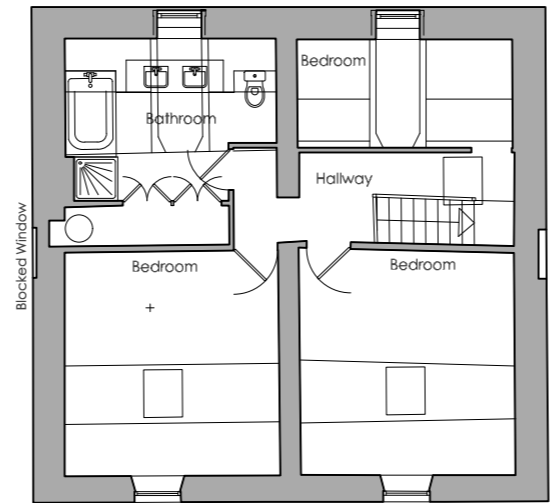
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Existing First Floor



Existing Second Floor

Rev	Date	Description
A	-/-/2018	-

**Prospect House**  
Grindleton

Existing First & Second Floor

Drwg. No.: **2449.E.04** Rev.: **A**

Date: **May 2018** Scale: **1:100@A3**



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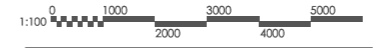
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Rev	Date	Description
A	11/2018	

**Prospect House**  
Grindleton

Existing Elevations

Drwg. No.: **2449.E.05** Rev.: **A**

Date: **May 2018** Scale: **1:100@A3**

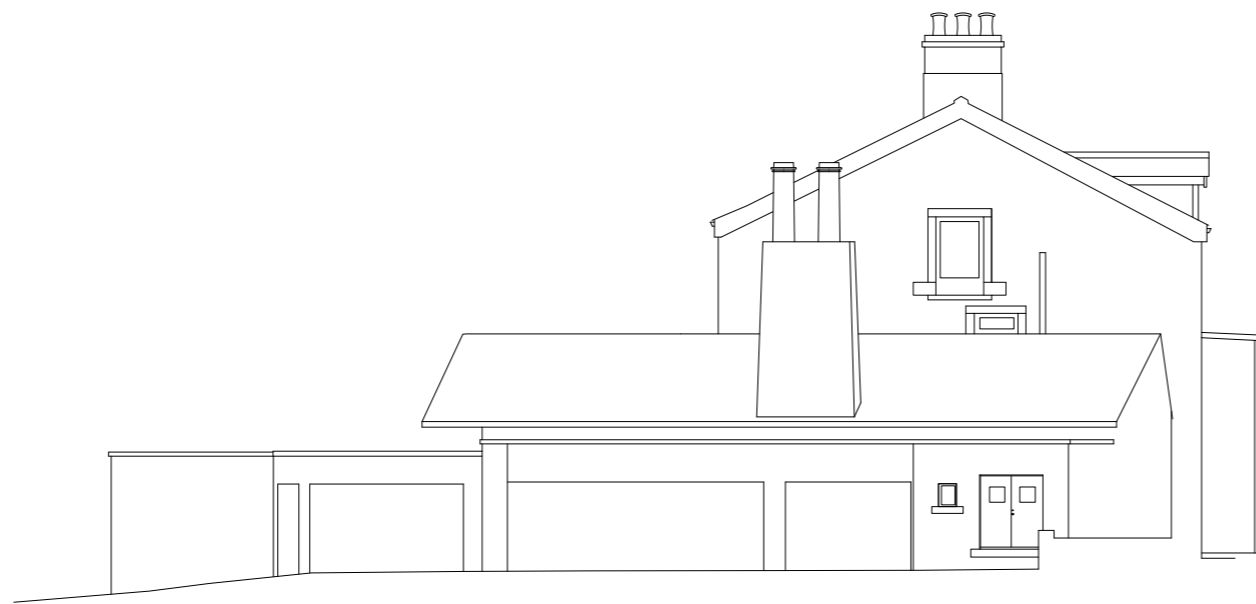
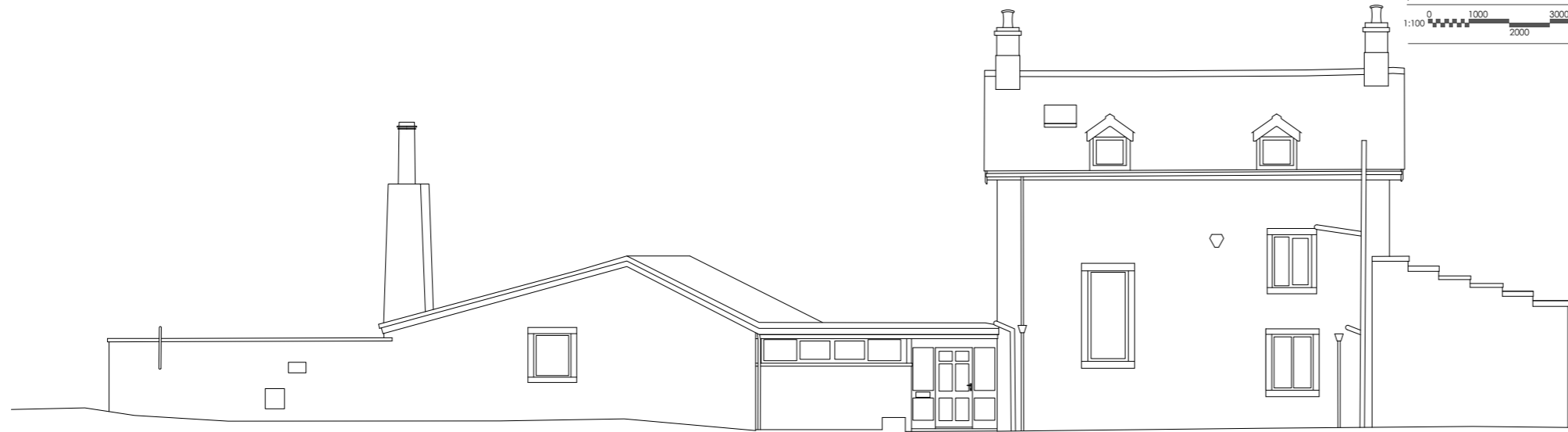
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Rev.	Date	Description
A	11/2018	-

**Prospect House**  
Grindleton

Existing Elevations

Drwg. No.: **2449.E.06** Rev.: **A**

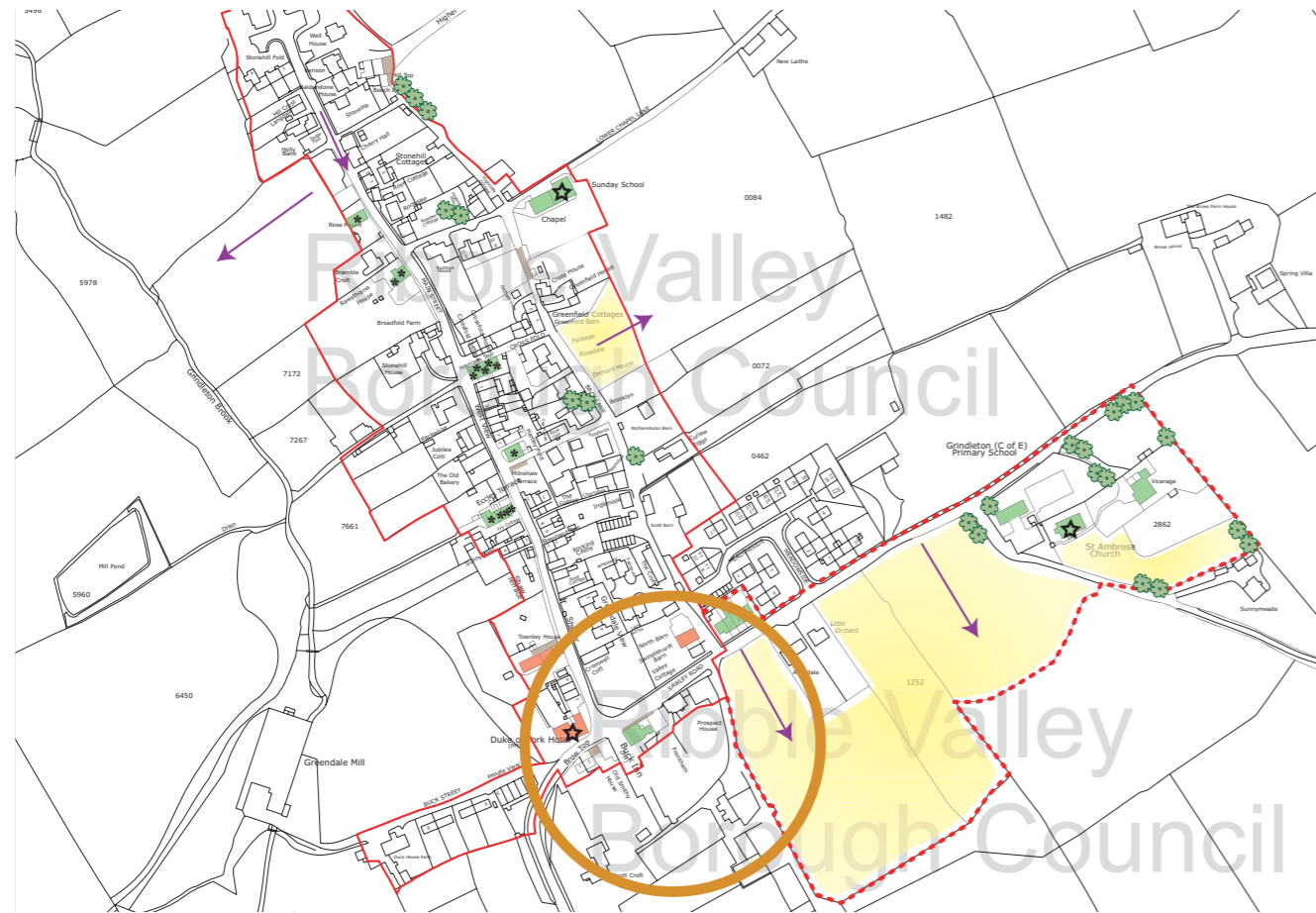
Date: **May 2018** Scale: **1:100@A3**

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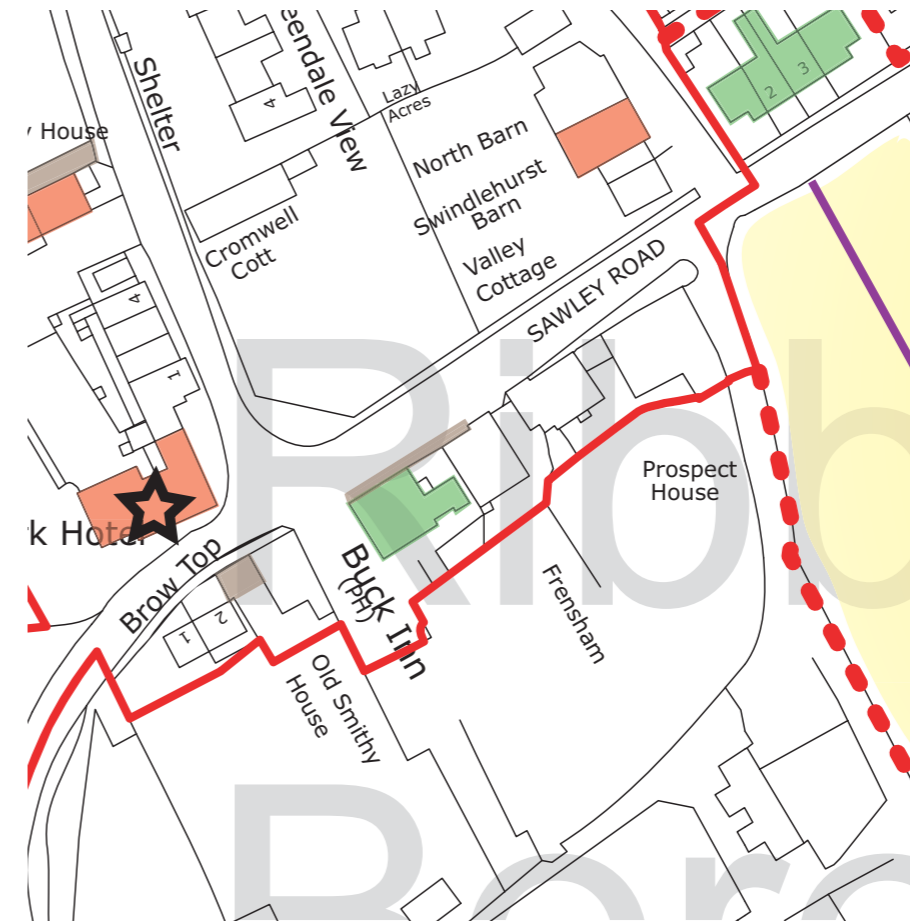
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# 1.0 INTRODUCTION

## 1.3 GRINDLETON CONSERVATION AREA



Grindleton Conservation Area map from Ribble Valley Borough Council.



Closer view of the Conservation Area boundary and its relation to Prospect House and garden.

# 1.0 INTRODUCTION

## 1.4 EXISTING PHOTOGRAPHS



External view of Prospect House from across the street. Shared access past garages (left) to farm, music room, hallway and original house (right).



View from garden of original early 19th century building (left) and later Tom Mellor extension with overhang and glass gable with views over Pendle Hill.



External garden view of hallway connecting original house and music room.



View from garden showing connection of hallway and original house as well as blocked up window to side elevation



Neighbouring house with partially shared drive



Neighbouring house with shared courtyard access

# 1.0 INTRODUCTION

## 1.4 EXISTING PHOTOGRAPHS



Rear external view of walled courtyard from garden and large window into lean to extension



Existing lean-to extension roof, rooflights and blocked up window to side elevation.



Existing side access, via shared courtyard.



Courtyard access and parapet wall along side lean-to



Internal view of large window overlooking pendle hill



Internal view of lean to extension, under-drawn flat ceiling and 3 ceiling lights

# 1.0 INTRODUCTION

## 1.4 EXISTING PHOTOGRAPHS



Side elevation of garages



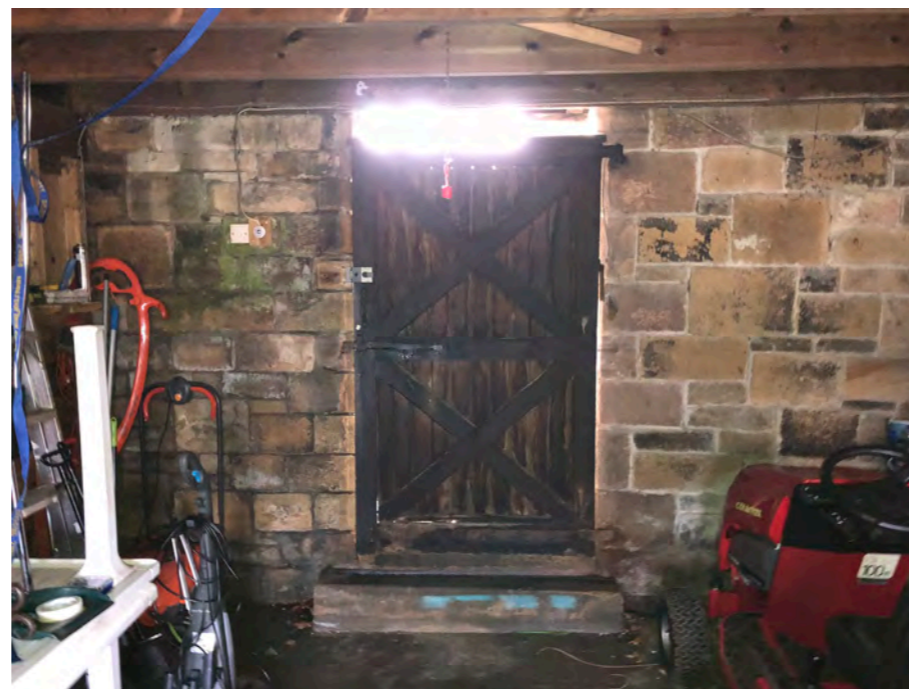
Internal view of rear section of garage



External view of rear part of garage



Internal view of garage



Internal view of access



Access to garage from garden

# 1.0 INTRODUCTION

## 1.4 EXISTING PHOTOGRAPHS



Roadside elevation, including more modern additions of dormers and hallway link to music room.



Road side elevation including parapet wall to lean to extension - made because of water ingress, entrance to courtyard



Front access directly from road with no protection



External view of dormers



Internal view of roof light



Internal view of dormers



# 2.0 SCHEME

## 2.1 PROPOSED DRAWINGS



PROPOSED FIRST FLOOR PLAN

Views of the house from the front on Sawley Road are actually the historical rear, and the introduction of the dormers devalues this elevation and makes a negative contribution to the village and conservation area. The proposed design seeks to remove these additions from the original house.

The felt covering to the roof of the music room and garages is strikingly incongruous as a non-traditional material within the conservation area, the proposed scheme will utilise materials which are more sympathetic and in keeping with the local surroundings and village context.

Rev	Date	Description
A	-/-/2018	-

**Prospect House**  
Grindleton

First Floor Proposed Plan

Drwg. No.: 2449.P.02 Rev.: A

Date: June 2018 Scale: 1:100@A3



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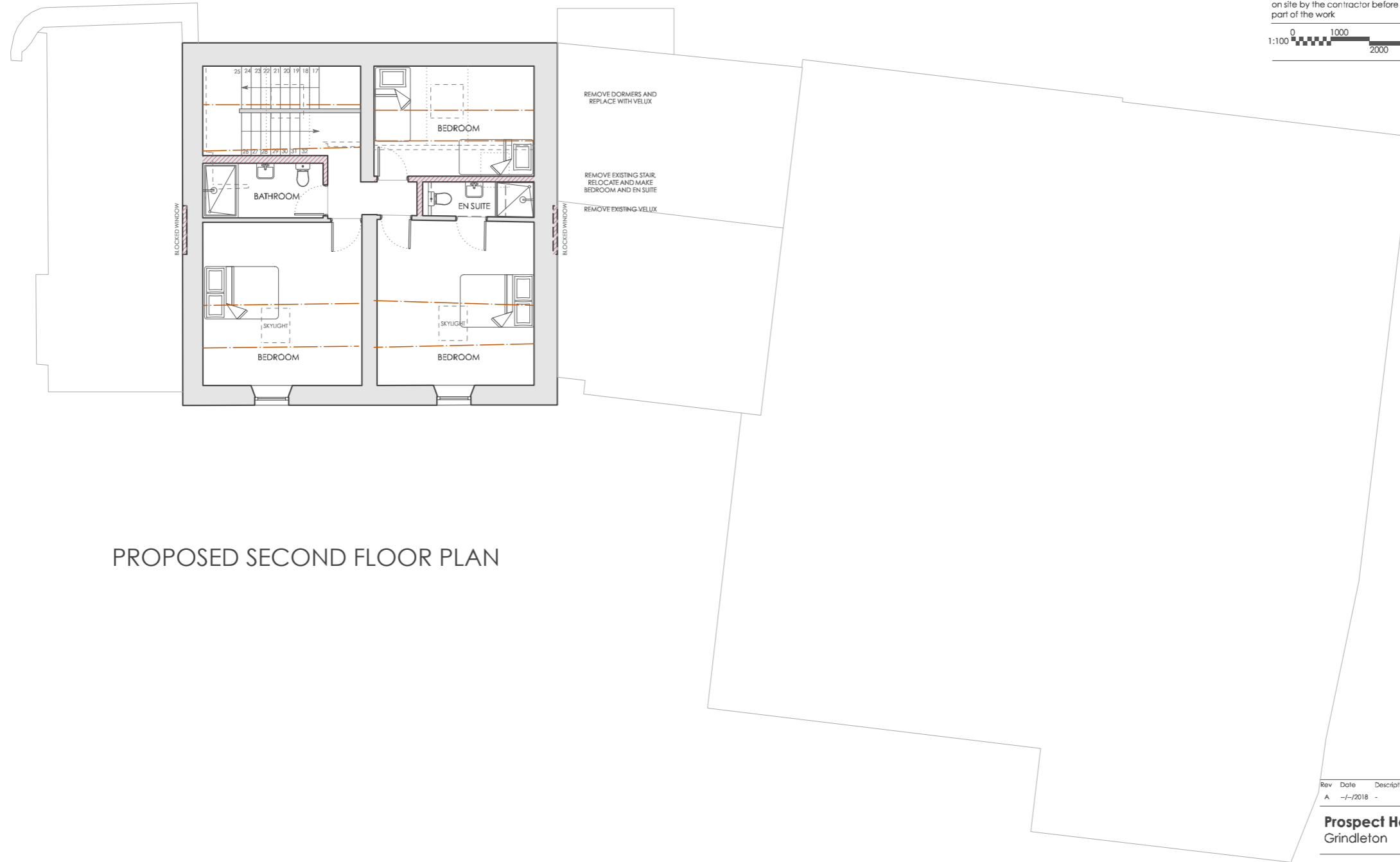
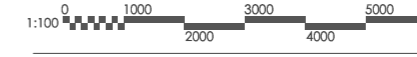
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# 2.0 SCHEME

## 2.1 PROPOSED DRAWINGS

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PROPOSED SECOND FLOOR PLAN

Rev	Date	Description
A	-/-/2018	-

**Prospect House**  
Grindleton

Second Floor Proposed Plan

Drwg. No.: **2449.P.03** Rev.: **A**

Date: **June 2018** Scale: **1:100@A3**



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# 2.0 SCHEME

## 2.1 PROPOSED DRAWINGS

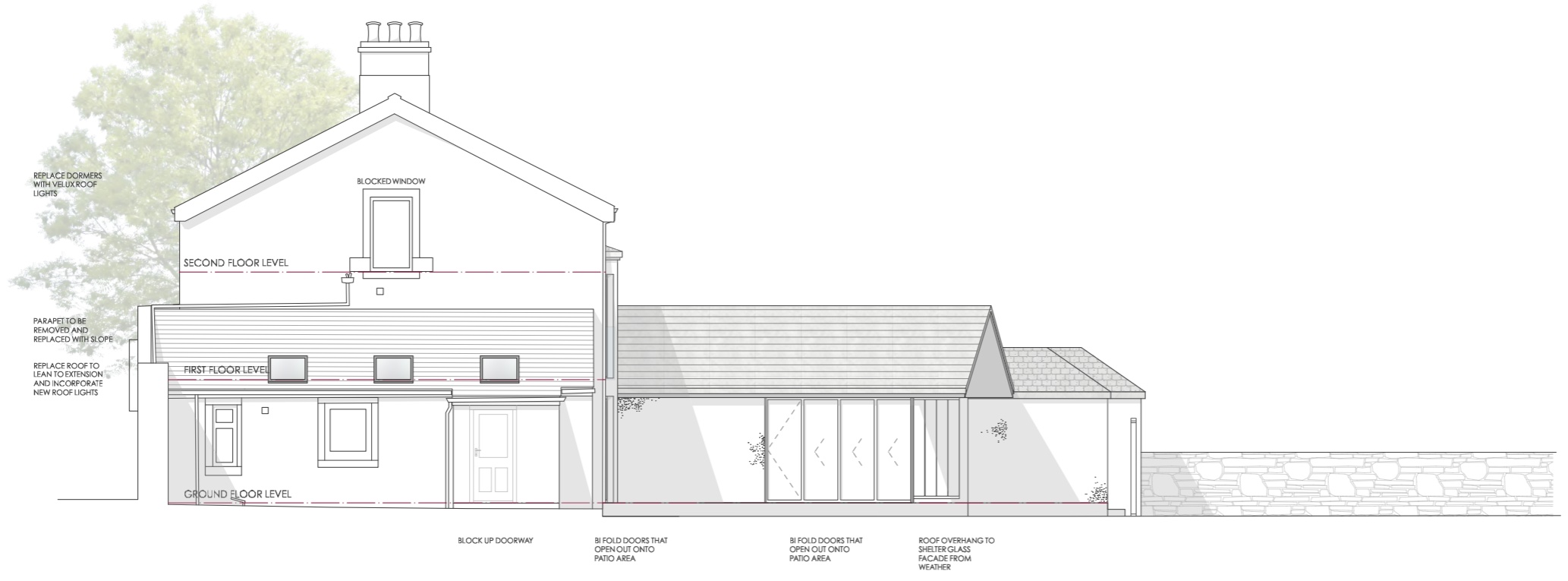
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RE-ROOF LEAN TO EXTENSION AND REMOVE STEPPED ROADSIDE PARAPET WALL  
 REPLACE WINDOW WITH FULLY GLAZED DOOR  
 REPLACE ALL EXISTING WINDOWS AND DOORS  
 NEW WINDOWS - BEDROOM TO HAVE OPENABLE AREA OF MIN. 0.33 M<sup>2</sup> TO PROVIDE FIRE ESCAPE ROUTE  
 LARGE SLIDING DOORS FOR ACCESS ONTO PATIO  
 WINDOW TO UTILITY OVERLOOKING GARDEN  
 ACCESS TO GARDEN STORE AT LOWER GARDEN LEVEL

**REAR : SOUTH ELEVATION**



REPLACE DORMERS WITH VELUX ROOF LIGHTS  
 PARAPET TO BE REMOVED AND REPLACED WITH SLOPE  
 REPLACE ROOF TO LEAN TO EXTENSION AND INCORPORATE NEW ROOF LIGHTS  
 BLOCKED WINDOW  
 BLOCK UP DOORWAY  
 BI FOLD DOORS THAT OPEN OUT ONTO PATIO AREA  
 BI FOLD DOORS THAT OPEN OUT ONTO PATIO AREA  
 ROOF OVERHANG TO SHELTER GLASS FACADE FROM WEATHER

**WEST ELEVATION**

**PROPOSED ELEVATIONS**

Rev	Date	Description
A	--/--/2018	-

**Prospect House**  
Grindleton

Proposed Elevations

Drwg. No.: **2449.P.04** Rev.: **A**

Date: **June 2018** Scale: **1:100@A3**



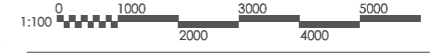
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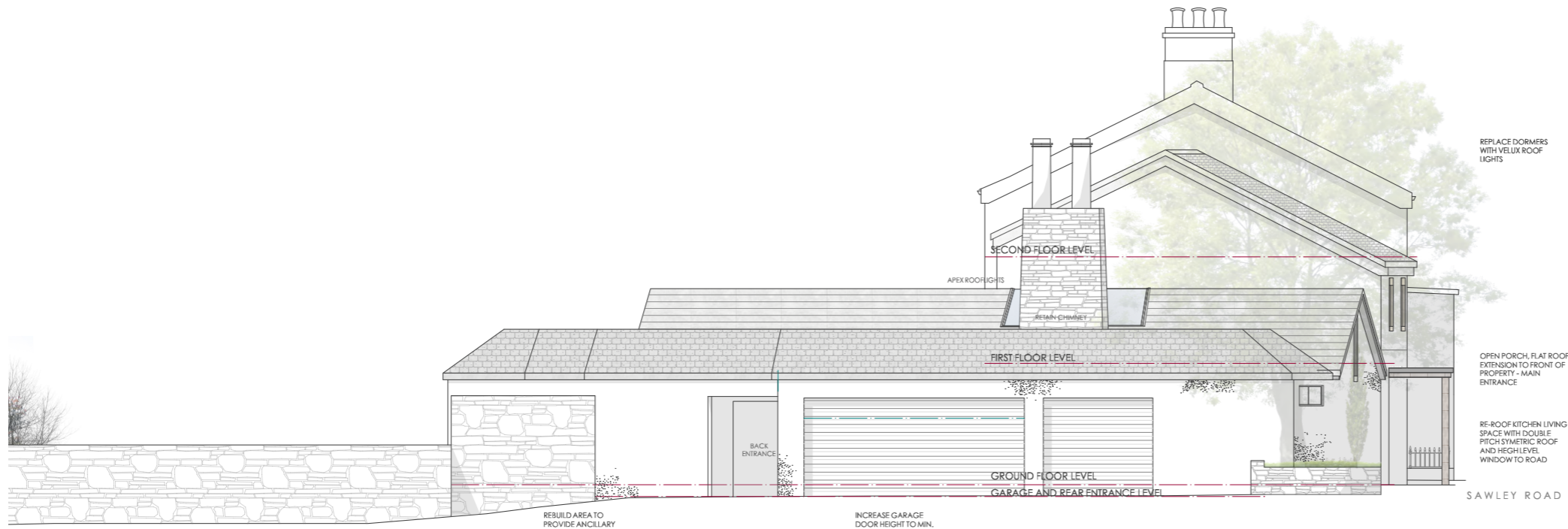
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FRONT : NORTH ELEVATION



EAST ELEVATION

Rev	Date	Description
A	--/2018	-

**Prospect House**  
Grindleton

Proposed Elevations

Drwg. No.: **2449.P.05** Rev.: **A**

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### PROPOSED ELEVATIONS

## 3.0 DESIGN AND ACCESS

### 3.1 USE

The existing use of this building remains unchanged.

The proposed demolitions and subsequent rebuilding of parts of the dwelling within the Conservation Area will enhance the overall characteristics of the Conservation Area.

The proposals to the elevation and boundary does not prejudice the street scene but serves to enhance the area.

The continued use of the building provides a positive contribution to the stability of the Conservation Area and enhances the character and longevity of not only the building but the further village centre.

### 3.2 LAYOUT AND SCALE

This application seeks approval for the removal of dilapidated and modern interventions on this building over the past years and is highlighted within this document and identified on the drawings.

The low-key nature of the proposals and considered design means that no identifiable harm to the significance of the conservation area would result.

The alterations are in scale to the existing extensions and do not dominate the existing house any more than the existing on the street elevation. Visually the scale remains the same as seen from the street and conservation area.

The proposal has a positive effect on the original house by introducing elevations which are proportionate to the existing elevations.

### 3.3 APPEARANCE

The proposal respects the existing architectural style of the original building and seeks to strip back the modern interventions of the 50's in exchange for more suitable materials and proportionate elevational modifications.

In the original 1842 building, all existing stone detailing and existing openings will be retained. New windows will be set back into their stone reveals to match existing and therefore the exterior of the original building remains largely unchanged by the works.

The alterations proposed enhance the appearance of the 1842 dwelling by removing incongruous elements and materials of the 1953 extension.

The footprint of the dwelling will increase to provide a more suitable modern living space for a dwelling of this status.

The high quality of design, we believe, has a positive impact to the Conservation Area.

### 3.4 ACCESS

The three access points into Prospect House remain in similar locations with slight amendments. The proposed alterations seek to improve the safety and accessibility for the users.