

Prospect House, Grindleton

Design & Access Statement

Planning Documentation

October 2018

IWA
architects

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This Design and Access Statement has been produced in support of the Full Planning and Demolition in a Conservation Area application for Prospect House, Sawley Road, Grindleton.

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 585km² 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

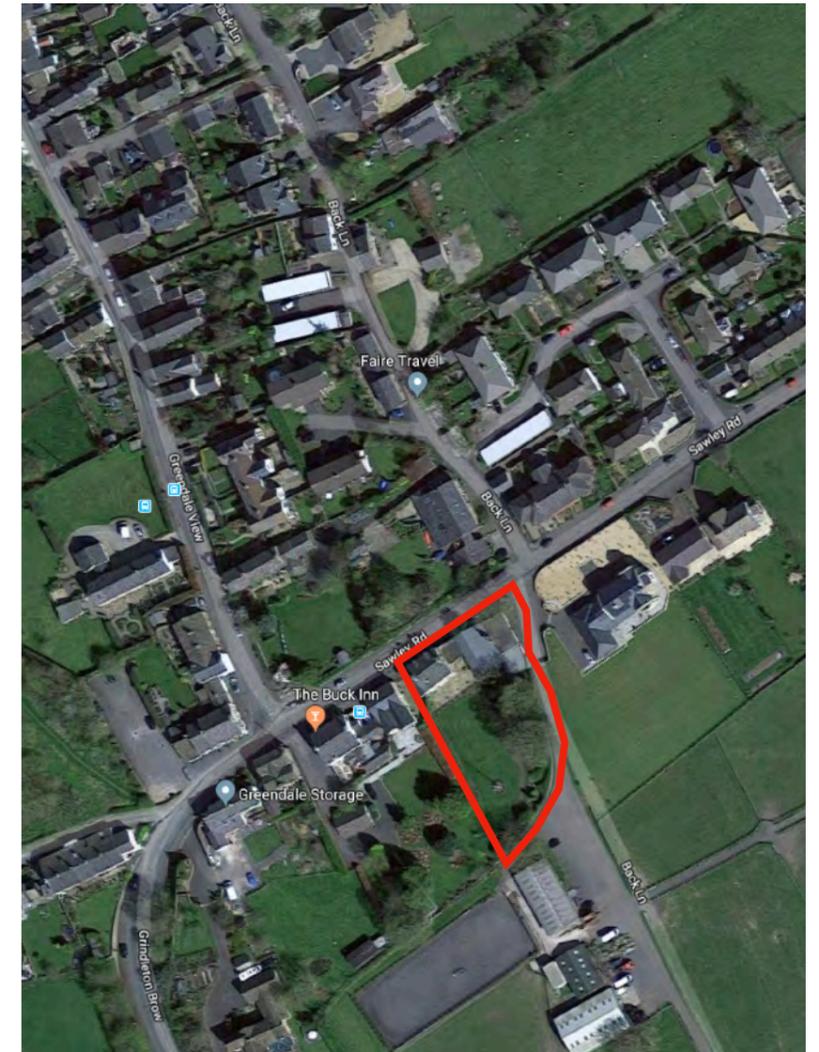
Prospect House is located on Sawley Road in Grindleton. Sawley Road is perpendicular to the historic core of the village, which runs up Main Street, so Prospect House is very much peripheral to that part of the settlement.

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.



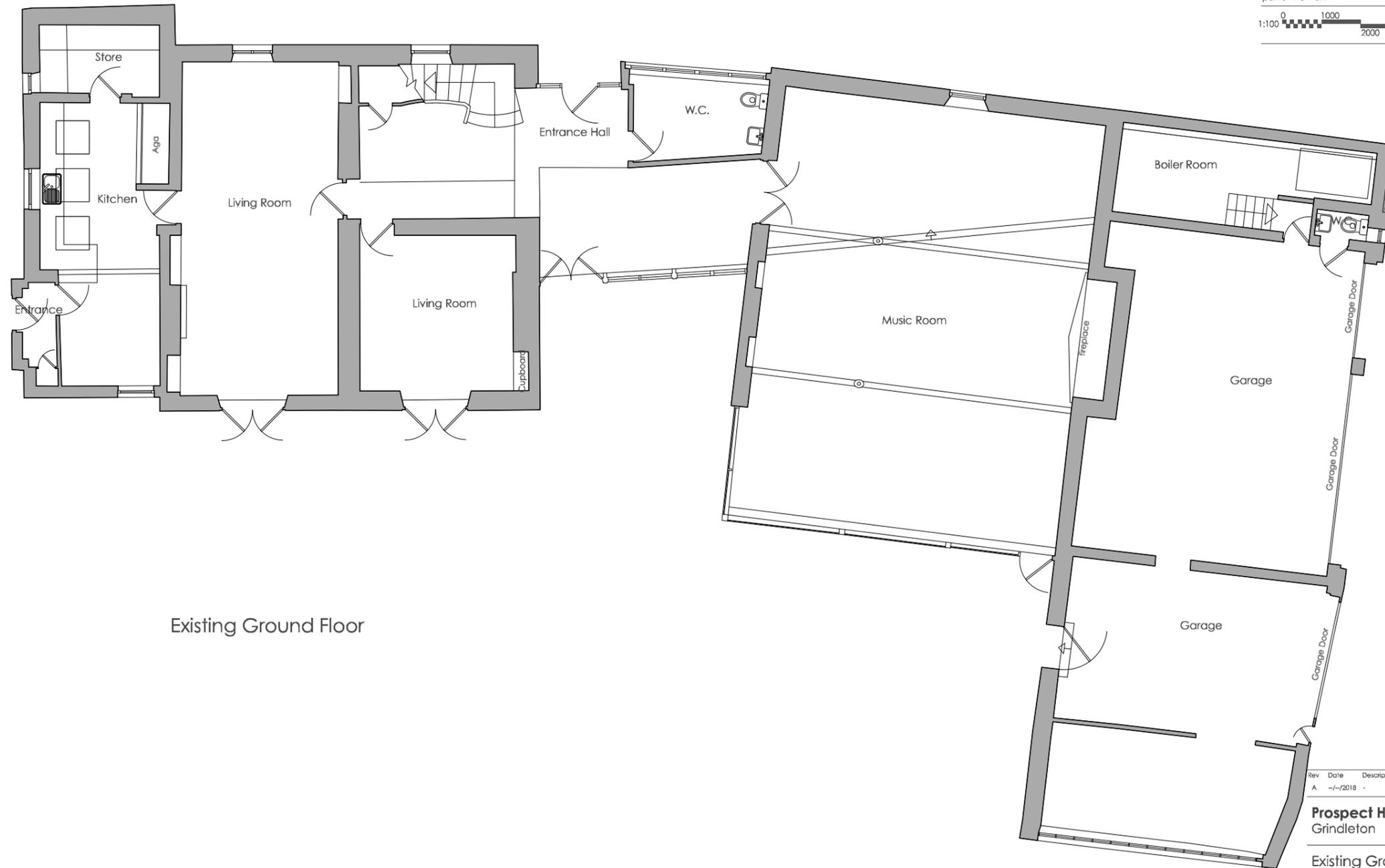
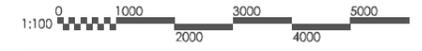
Google Earth image of Prospect House, Grindleton, with boundary highlighted in red.

1.0 INTRODUCTION

1.2 EXISTING DRAWINGS

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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: June 2018 Scale: 1:100@A3



Bank House, First Floor Offices, King Street, Clitheroe, BB7 2EL

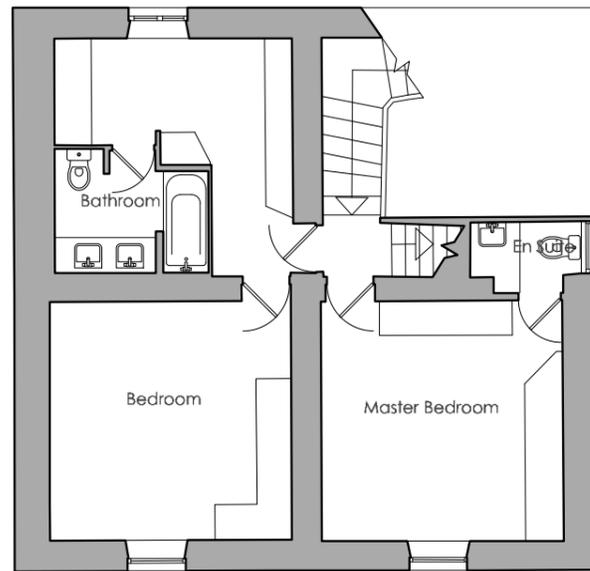
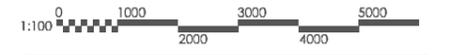
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1.0 INTRODUCTION

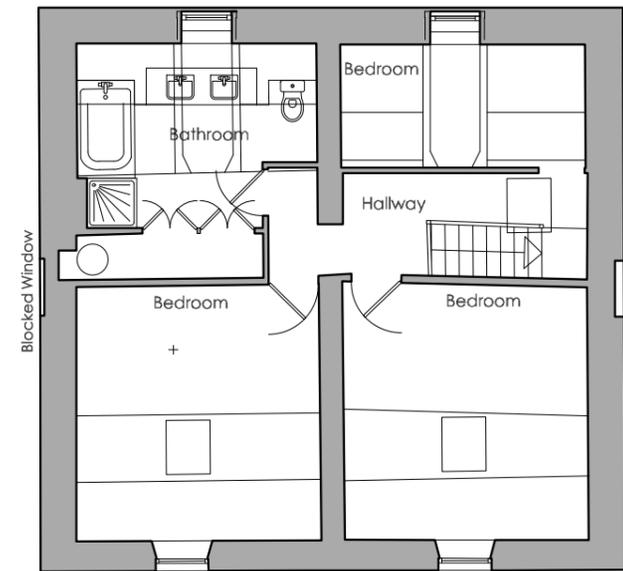
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Existing First Floor



Existing Second Floor

Rev	Date	Description
A	-/-/2018	-

Prospect House
Grindleton

Existing First & Second Floor

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

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



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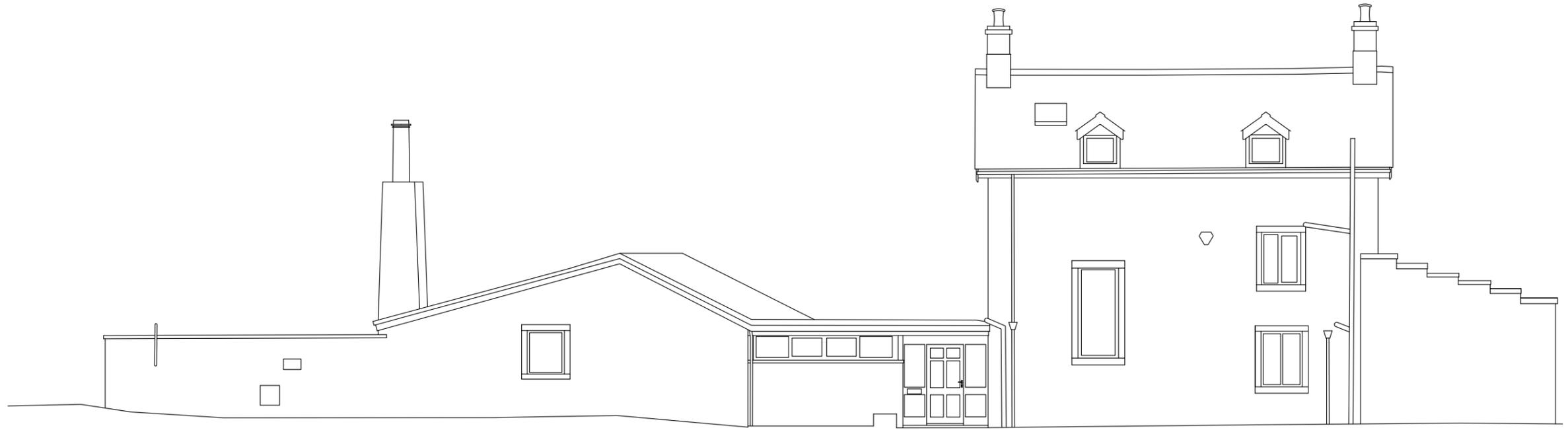
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1.0 INTRODUCTION

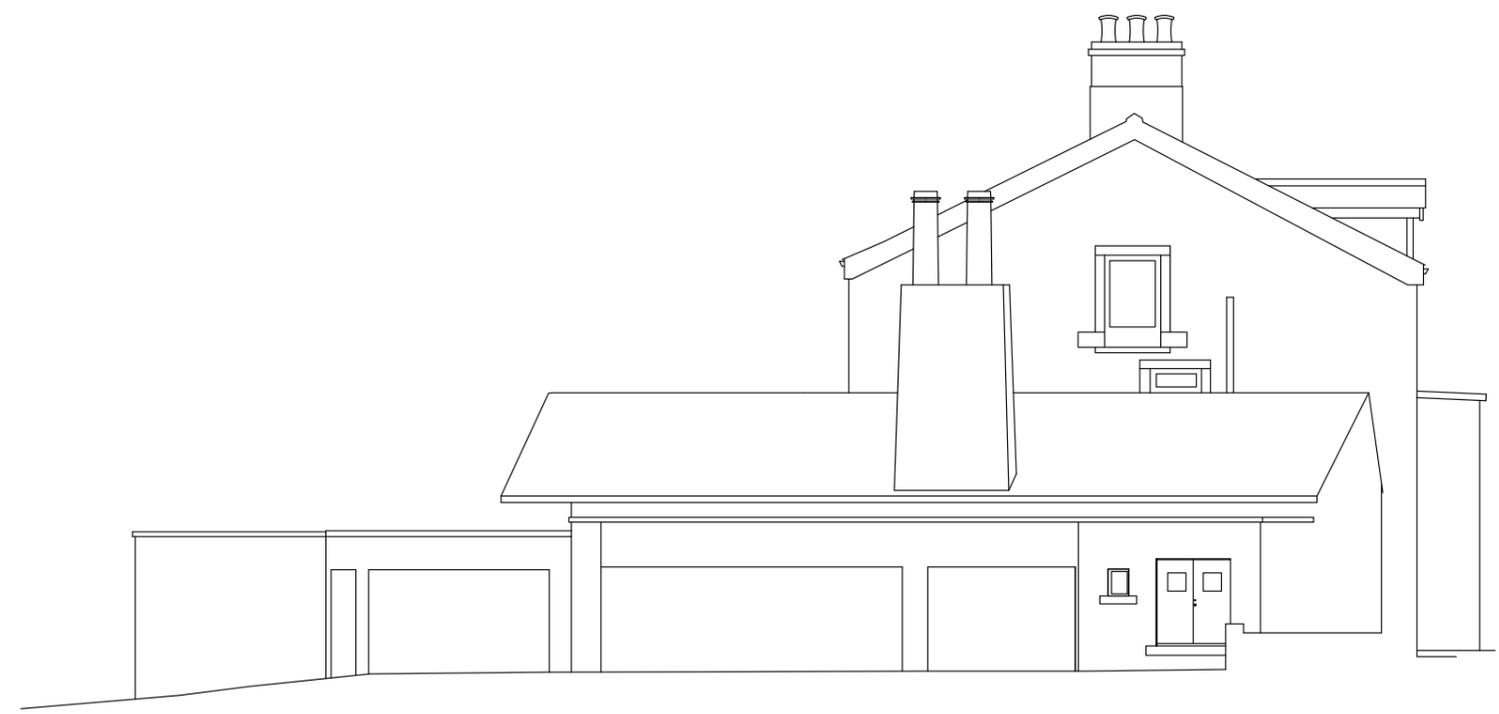
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FRONT : NORTH ELEVATION



EAST ELEVATION

Rev	Date	Description
A	--/2018	-

Prospect House Grindleton

Existing Elevations

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

Date: June 2018 Scale: 1:100@A3



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REAR : SOUTH ELEVATION



WEST ELEVATION

Rev	Date	Description
A	-/-/2018	-

Prospect House
Grindleton

Existing Elevations

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

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

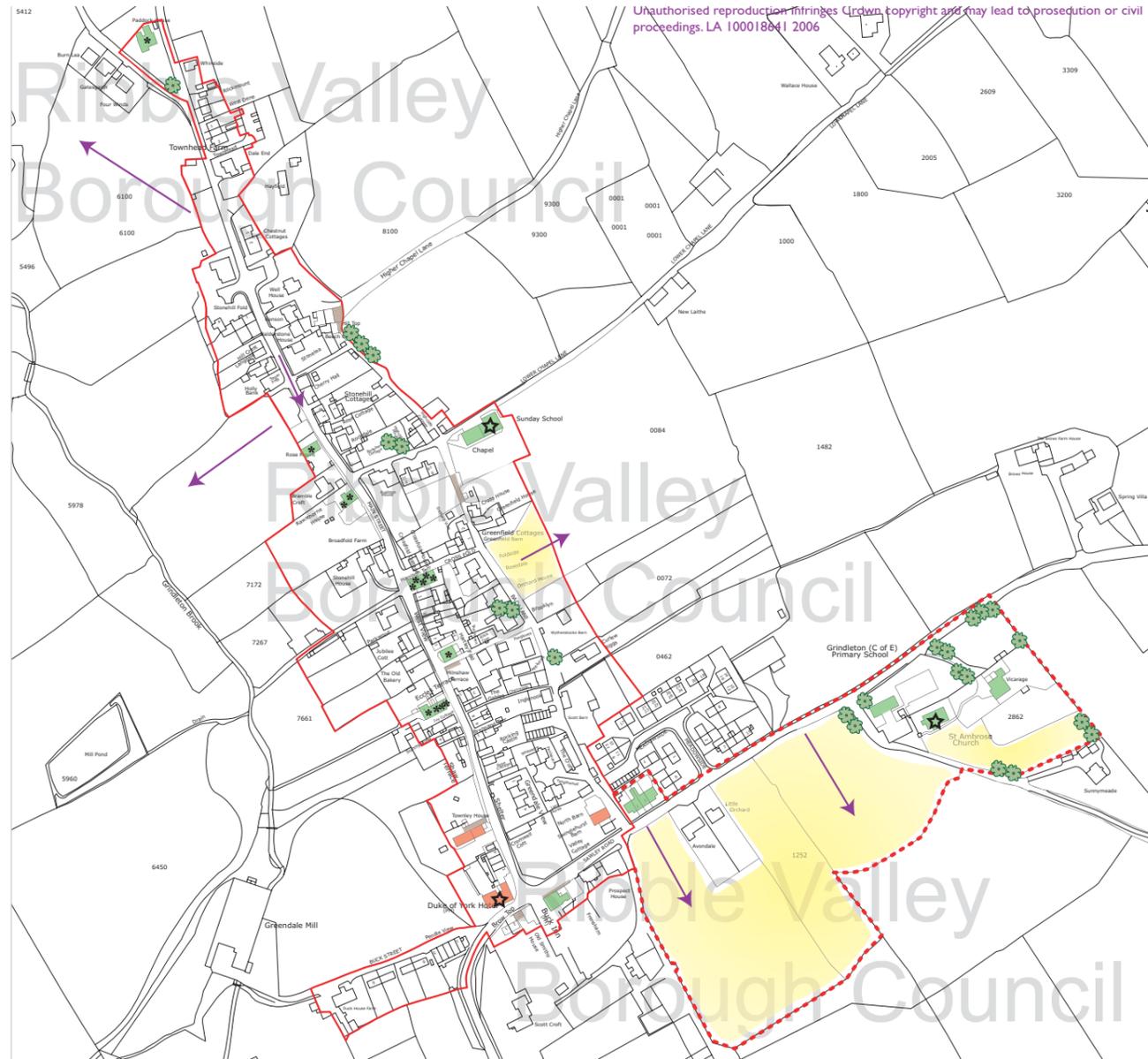


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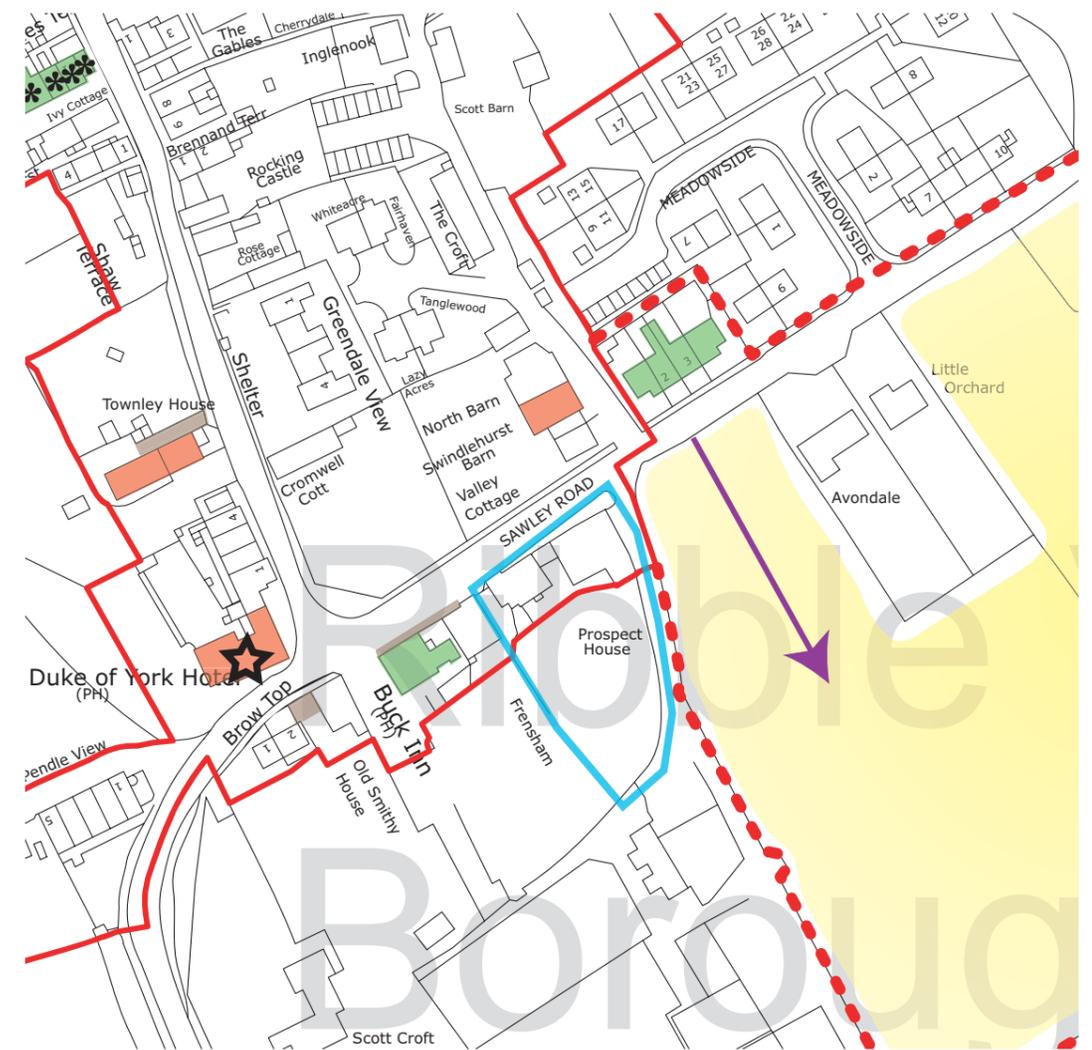
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1.0 INTRODUCTION

1.3 GRINDLETON CONSERVATION AREA



The Grindleton Conservation Area map from Ribble Valley Council



Closer view of how Prospect House, outlined in blue, sits on the edge of the Conservation Area

1.0 INTRODUCTION

1.4 PHOTOGRAPHS



View of Prospect house from the road. Showing dormers, parapet and shared access



Prospect house from road. Viewing later extensions and entrance open to main road



Lean to extension with parapet and external door



Extent of more recent extensions and flat garage roof with chimney rising from asymmetric music room roof

1.0 INTRODUCTION

1.4 PHOTOGRAPHS



View of dwelling from garden



View from garden showing main house and all additions



Hallway connecting extension between main house and music room



External view of garages and chimney.

1.0 INTRODUCTION

1.4 PHOTOGRAPHS



Rear view of courtyard, blacked window and windows overlooking Pendle Hill.



Outbuilding part of garage to be rebuilt



Neighbouring house and shared access



New build neighbouring house with hipped roof garage and shared drive access

2.0 DESIGN

2.1 DESIGN PROCESS

Brief

The brief presented to IWA for Prospect House was to unify the dwelling into a coherent home, both internally and externally.

The house is situated on a prominent site in the village of Grindleton, with unobstructed views over the Ribble Valley towards Pendle Hill, and therefore demanded a considered response.

The design intention was to improve an unattractive frontage, that has been much altered, and retain the traditional appearance and dominance within the central village setting of the original 1842 house. The ambition on the garden side, was to maintain the essence of the existing 1953 modernist extension, keeping the large expanses of glazing and orientating family living spaces southward, whilst also updating and improving the performance.

Planning History

The development of the design has included regular visits and review from the client, and the revised proposal has been further reviewed at two meetings with Planning officers from Ribble Valley Borough Council.

Following the advice received after the first planning application, with two pre-application meetings with John MacHolc, the design has changed and evolved through our response to the issues raised.

Using the original scheme as a starting point this final design has been through a number of iterations and refinements, which also addressed the agreed preference for a more contemporary link scheme. Elevational studies used in the design process were essential to ensure the building fits into the streetscape (and wider village context) appropriately and informed the decisions on materiality and detailing.

Design Ambition

This proposal seeks full planning permission for the part demolition of existing materials and extensions, with alternations both internally and externally at Prospect House.

It pursues more appropriate spaces that will help unify the building. The rebuilding of sections of the dwelling, particularly the 1953 link building, will bring the road-side elevation in line with the 1842 house, combined with a more unified material finish to walls and the roofs will compliment the main building and local surroundings.

The garden elevation will retain the existing modernist feel of the 1953 work, remaining largely glazed to frame the southward views.

The minor alterations to the music room will also keep the essence of the modernist designs, whilst a new symmetric slate roof will provide a more sustainable future and be better aesthetically suited to the conservation area setting than the present felt coverings. The garage alterations similarly retain the essence of their design whilst removing the felt roof and providing the dwelling with a more functional entrance and useful ancillary space.

Views of the house from the front on Sawley Road are actually the historical rear, and the introduction of the dormers devalues this elevation making 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 defective. There are several areas of water ingress. These are also 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.

Planning Permission Refused

15.08.2018 PP-07053571

Refusal of the full planning permission and demolition in a conservation area, to extend and re-build parts of dwelling to be a more suitable family home.

Meeting with Adrian Dowd and John MacHolc

05.09.2018 10:30am

Advisory meeting regarding suggested design options to address the since first planning application.

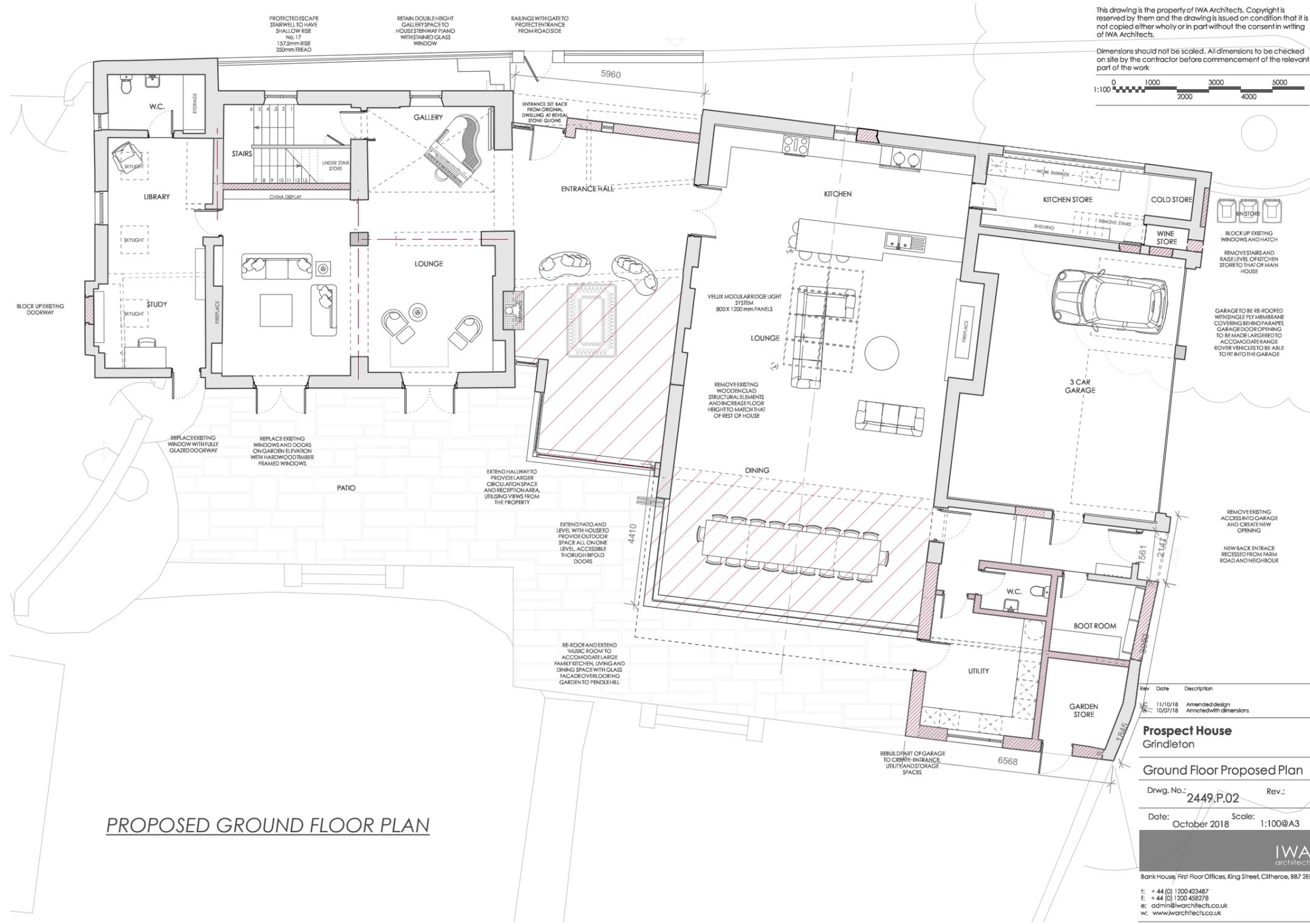
Meeting with John MacHolc

27.09.2018 11:00am

Follow up meeting to discuss further changes and evolution in design in response to planning officers thoughts.

Revised design proposals were sent to the planning Dept on 15th October 2018. No further comments have been received.

2.0 DESIGN
2.2 PROPOSED DRAWINGS



PROPOSED GROUND FLOOR PLAN

2.0 DESIGN
2.2 PROPOSED DRAWINGS



PROPOSED FIRST FLOOR PLAN

Rev	Date	Description
C	11/10/18	Amended design
A	10/07/18	Annoted with dimensions

Prospect House
Grindleton

First Floor Proposed Plan

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

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



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PROPOSED SECOND FLOOR PLAN

Rev	Date	Description
A	10/07/18	Annotated with dimensions

Prospect House
Grindleton

Second Floor Proposed Plan

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

Date: October 2018 Scale: 1:100@A3



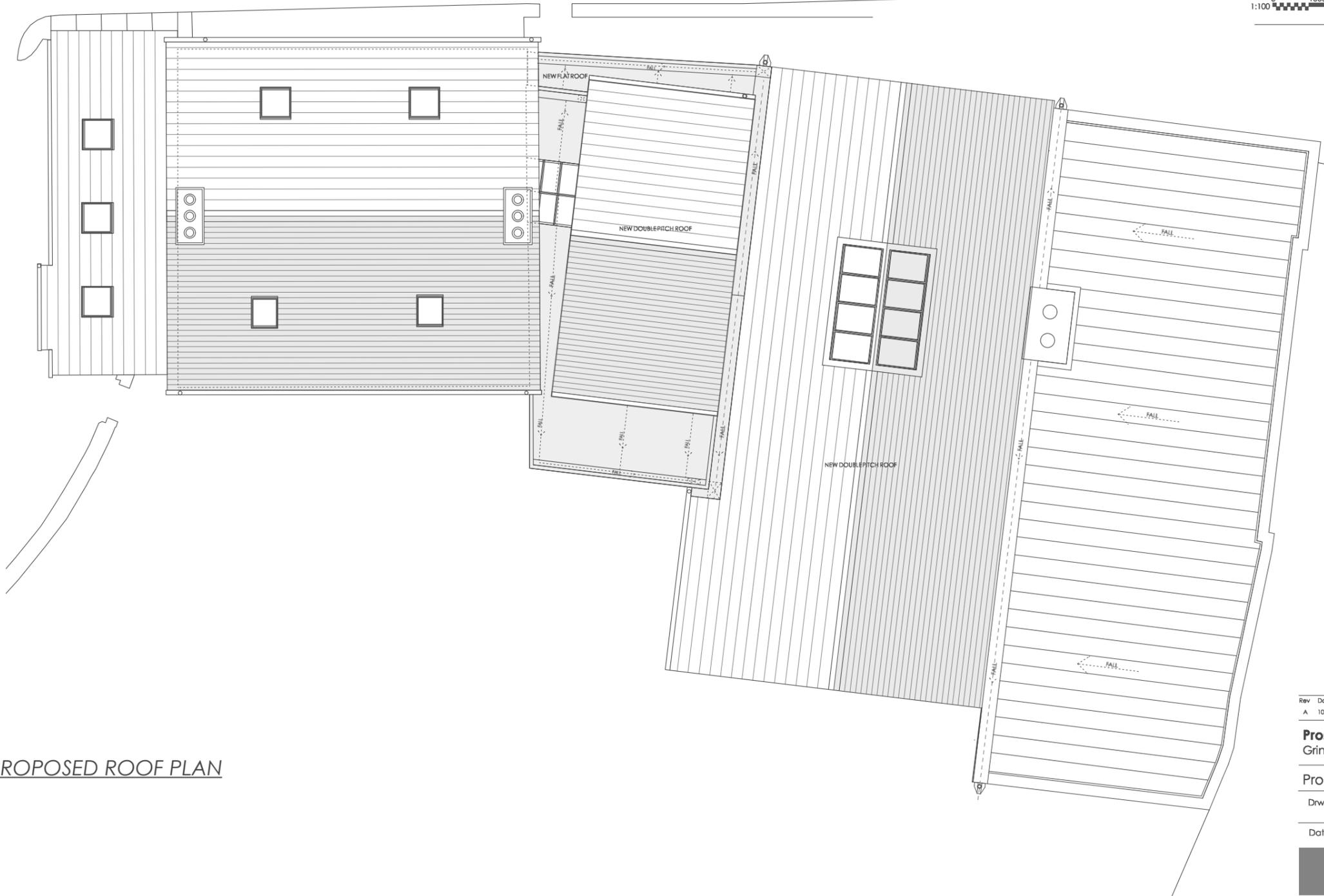
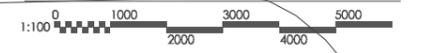
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NEW BACK GUTTER IN SARNFIL TO PERIMETER OF CHIMNEY STACK
NEW LEAD FLASHINGS AROUND EXISTING CHIMNEY STACK
EXISTING CONCRETE FLAT ROOF TO GARAGE TAPERING INSULATION INTRODUCED ON TOP OF EXISTING DECK WITH SARNFIL WATER PROOF FINISH
EXISTING PARAPET WALLS TO BE RAISED TO ENABLE SINGLE PITCH DRAINING TO WIDE GUTTER, NEW HOPPERS AND RAIN WATER PIPES.

PROPOSED ROOF PLAN

Rev	Date	Description
A	10/07/18	Annotated with dimensions

Prospect House
Grindleton

Proposed Roof Plan

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

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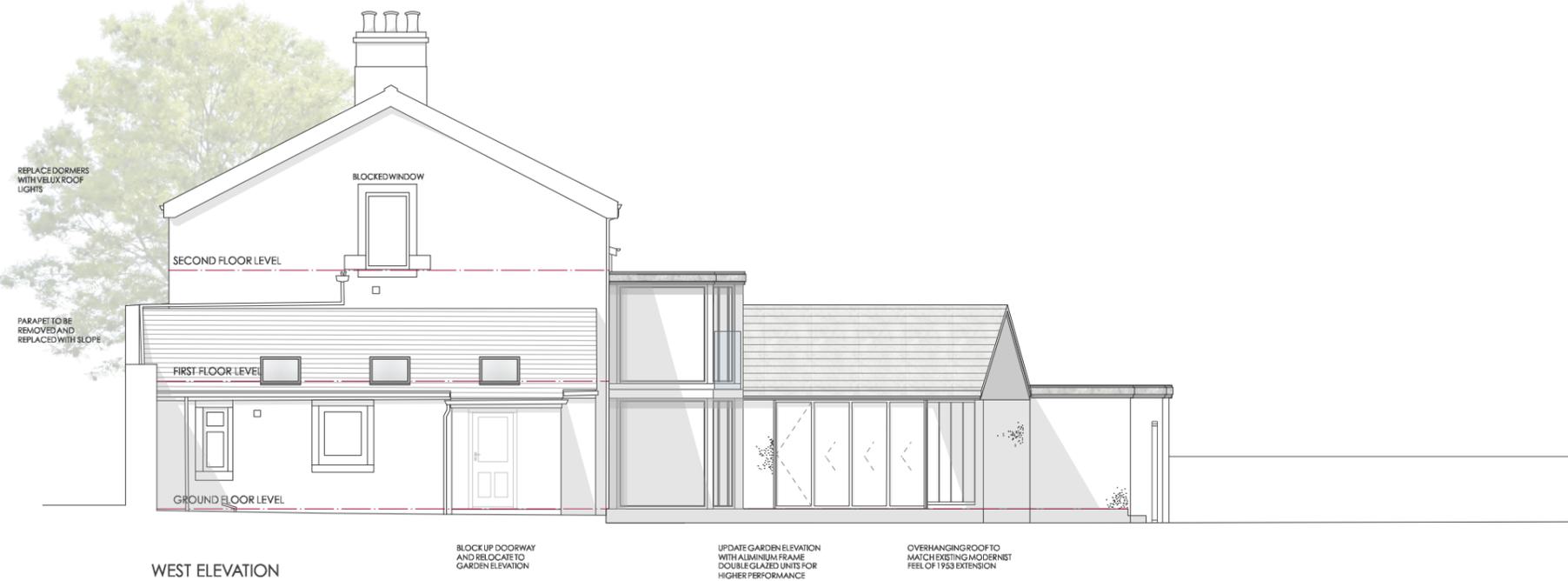
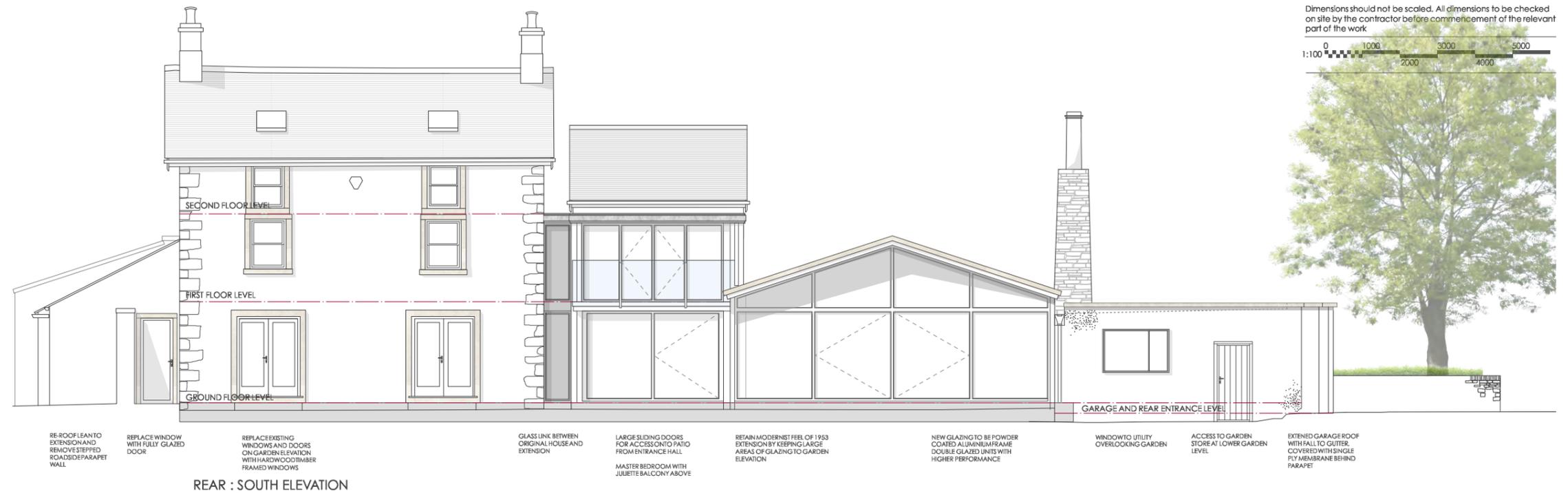
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PROPOSED ELEVATIONS