

DUKE OF YORK GRINDLETON

DESIGN STATEMENT

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IWA
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1.0 INTRODUCTION

This report is written in support of a full and listed buildings application to restore the Duke of York public house to a domestic residential unit and to provide three individual holiday lets to the land adjacent with associated parking and new garage building to the rear of the site.

THE DESIGN BRIEF

The design brief from our client for this project is a restoration of the existing public house into a family home providing adequate accommodation for a growing large family together with provision for home working. This restoration includes the introduction of a separate garage building to the rear of the site together with holiday accommodation being provided in traditional infill terrace of three cottages provided on the existing tarmac car parking area bordering the front of the site.



2.0 THE EXISTING

THE WIDER CONTEXT

Grindleton is a linear village which sits on elevated ground overlooking the River Ribble and valley in Lancashire between Pendle Hill and the Forest of Bowland and is located on the corner of Greendale View and Grindleton Brow. Views out from the village are generally blocked by the condensed arrangement of cottages in the village centre.

VILLAGE CONTEXT

The majority of this rather compact village sits within the Ribble Valley Borough Council Grindleton Conservation Area and is largely made up of vernacular houses built up along two main thoroughfares in a typical linear village arrangement. There is a distinctive jumble of cottage variations along the village street line which identifies infill developments over the decades and this adds to the character of the area culminating with a mixture of farmers house and weavers cottages at its historic centre.

The local vernacular consists of terraces of cottages with stone detailing constructed with both coursed and random stone walling with slate roofs. Processing through the village there is a mixture of distinctive and prominent architectural elements; Gritstone gables, chimney stacks/pots, stone boundary walls and railings along the street frontage, stone surrounds, gutter eaves supports and stone feature front entrance door surrounds.

THE SITE

The site sits on the brow of the hill on one of the main roads through the village of Grindleton and the existing building forms a prominent corner of the village centre.





View of the Duke of York gable end to the north east

THE EXISTING BUILDING

The existing building is a Grade II listed, early 19th century public house and hotel and is constructed of sandstone with chamfered stone quoins, slate roof and parapeted gables with chimney stacks. The existing 2 bay building has been much altered and extended in the past but still retains a general visible link to its double pile plan arrangement with basement and attic space.

The building has a very distinctive gable which forms one of the village's focal points and distinctive views. The gable has a number of openings with painted stone surrounds including an arched headed window within the attic space.



View of the Duke of York from the south west

3.0 THE PROPOSAL

3.1 THE SCHEME

The scheme consists of three elements; the renovation of the existing listed building to a family dwelling removing the existing extension and introducing a new glazed garden room/kitchen/living space to the rear of the property; the construction of a garage for the house and the infill development of three holiday cottages in a terrace on the site of the existing car park along the existing street frontage.

3.2 USE

The existing public house will be changed to residential domestic use and will enhance the Conservation Area with its continued use of the building as the current use has been empty for some time.

The new garage to the rear of the property will be used in association with the house and will serve as a secure storage area for high value tools and equipment used in association with the applicant's business.

The terrace to the front of the site forming an infill of the street frontage shall be for holiday use.

3.3 LAYOUT

Existing Duke of York Building

This application seeks the approval of the removal of the existing west end modern single storey extension which detracts from the existing historical frontage and provides no enhancement to the Conservation Area or the historical building. The current layout is rather restrictive for a growing large family and it is our client's intention to provide the accommodation lost here by the introduction of a lightweight glass extension to the rear of the house nestled behind the existing built form. The extension is obviously modern and obviously subservient in both material and scale to the historical building. Upper floors are reconfigured to give accommodation to suit modern family life and to provide a suitable number of bedrooms and bathrooms for a dwelling of this status.

Garage

The garage building is set towards the rear of the site to create a secure and private courtyard and adequate turning circle and private parking for the house and cottages.

Cottages

The cottages providing holiday accommodation are sited on the edge of the site providing a continuation of the prominent street frontage which is missing on this section of the site. The existing building steps down in height in line with the brow of the hillside road and 'tumbles' down the site; the new building echoes this linear alignment. The cottages provide accommodation for a four person two bedroomed living with private parking and outdoor space.



3.4 SCALE

The scale of the proposal to the Duke of York building does not alter the original scale of the building indeed it serves to enhance it by removing the incongruous modern extension to the west end.

The introduction of the new cottages seek to enhance the urban grain of the village by infilling the uncharacteristic gap in the street frontage caused by the car park. It seeks to provide an infill development and continue the ad-hoc architectural features of the existing lines progression through the village. The cottages sit on a lower level to the existing and so are not only subservient in their architectural language but are subservient in scale and material whilst responding to the vernacular architectural characteristics of the village.



3.5 LANDSCAPING

The proposed landscape scheme for the site provides both front and rear landscape space and a defensible area to the frontage of the main house. These spaces are defined by a typical stone wall forming the boundary to the outdoor space.

The private courtyard denotes an ample but intimate private parking area for both buildings.

3.6 ACCESS

Vehicular Access

Vehicles will access the site via the same entrance for the main house and the holiday cottages. This shall be via an amended position of the existing vehicular entrance which is currently used as car park access for the public house from the main street. The position of the access shall be slightly to the north of the existing due to the demolition of the existing west end extension to the main house. This entrance will open out into a courtyard which allows dedicated parking for the cottages and, towards the rear of the site, access to the garage.

Pedestrian Access

A formal pedestrian pavement shall be defined in front of the new cottages together with a characteristic stone boundary wall to make a safer and more defined path in front of the existing and proposed buildings.

Pedestrian access to the main house shall remain as existing and be the main focal front entrance from the main street.

The new cottages will be accessed via a timber gated entrance within a stone boundary wall forming a small front garden area prevalent in the village.

There is direct access from the rear private parking area of the cottages directly via the rear yards bounded again by stone walls and timber gates.

3.7 APPEARANCE AND MATERIALS

Proposed materials will match the existing vernacular materials within the village and local to the area; roofs will be slate, walls will be constructed in random gritstone stonework roughly coursed with lime mortar pointing with stone quoins, windows will be painted timber frames and there will be stone detailing around all openings, external doors will be constructed with timber boards and painted.

Boundary treatments are important and will be of a traditional stone wall with timber painted gated entrances.

Gutter brackets will be introduced on the new building to support the front eaves gutter.

Main front doors with stone detailing to match those existing elsewhere in the village.

