



Existing and Brief

Existing

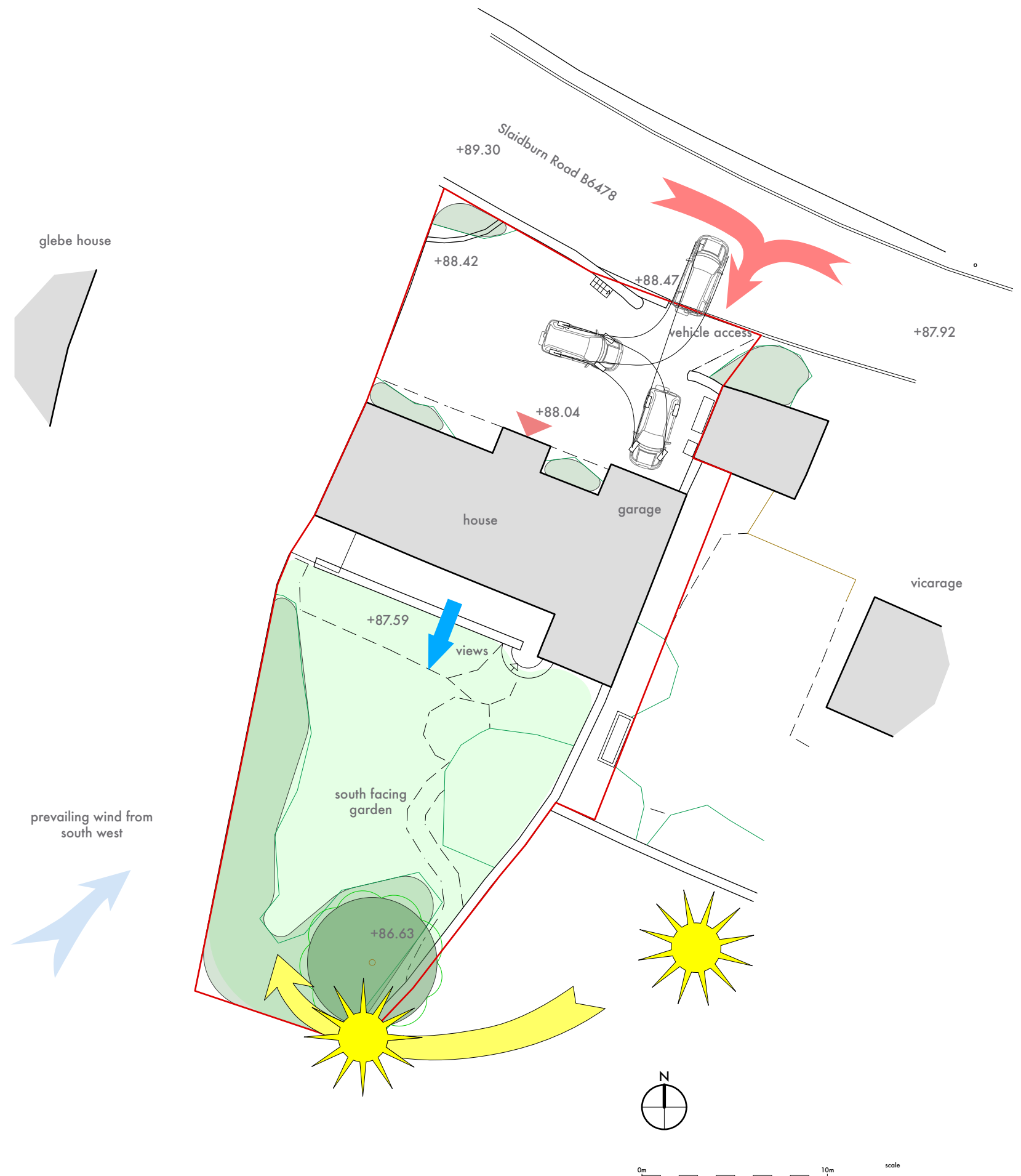
- 2 storey house with adjoining garage
- Mix of stone and render to elevations
- Gross footprint - approx. 145m²
- House rebuilt in 1980s, lacks charm and poorly built, spalling concrete cills, heads etc
- 1.0m change in level front to rear, house 0.5m below highway

Brief

- Client has previously explored renovation options
- Stanton Andrews to explore options for a replacement dwelling with multi-car garage and workshop
- 4 bedrooms with ensembles
- Open plan kitchen/living space
- Strong connection with south facing garden
- Address problem of localised flooding to the front garden and house



Photos of existing property - front and rear



Planning

Policy

The Local Development Framework provides the basis for guiding investment decisions, determining planning applications and managing how the local area will change over future years. All Local Planning Authorities (LPAs) have a legal duty to prepare a framework to replace the Districtwide Local Plan (originally adopted in June 1998).

The Districtwide Local Plan, which was in place when the Conservation Area Appraisal was undertaken confirms that Parsons Croft is covered by the policy 'ENV16' - Conservation Development Control - within the Waddington Conservation Area.

ENV16 has now been replaced by:

KEY STATEMENT EN5: HERITAGE ASSETS

and

POLICY DME4: PROTECTING HERITAGE ASSETS

It is not intended to repeat the policies in detail except to state that they both seek to ensure that the historic environment and its heritage assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value.



Extract from district local plan

Conservation Area

A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

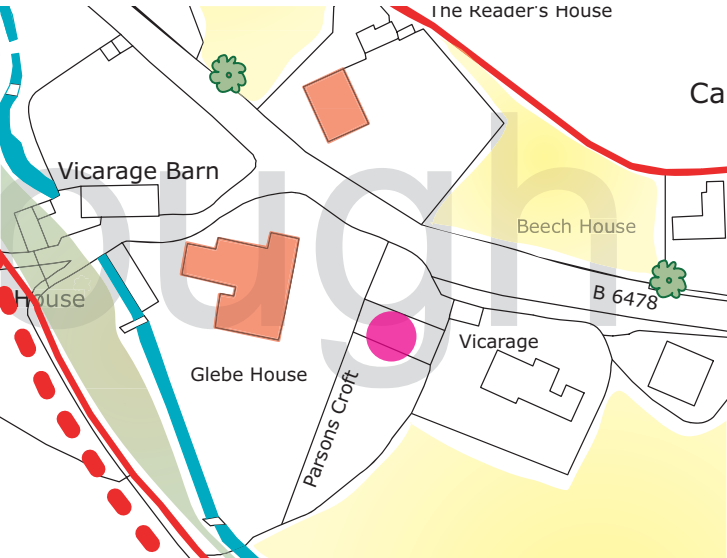
To assist in the preservation or enhancement of Waddington Conservation Area management guidance has been provided.

This acknowledges that there are a few development opportunities within the conservation area and that there may occasionally be sites where completely new development is acceptable.

Where new development is proposed...

‘the actual appearance of any new building may be either traditional or modern, providing some opportunities for a good designer to experiment with new materials and details.’

Where it is proposed that there is new development it must respond to its immediate environment, its “context”, in terms of scale, density, form, materials and detailing.



Extract from Waddington conservation area map

stanton andrews architects

The guidance confirms the principles, these include : -

Urban Grain

The “urban grain” is the pattern of the arrangement and size of buildings and their plots. It is an important part of the character of the conservation area and should be protected.

Scale and density.

Scale is the combination of a building’s height and bulk when related to its surroundings.

Density is the amount of development (measured in terms of floor space or number of housing units) related to the site area it occupies.

Height

Generally, the height of new development should match the adjoining buildings.

Massing

Massing is the combination of the scale of the development, its layout and its site coverage.

Appearance, materials and detailing

The emphasis in any new development or proposed alteration must always be on the need to provide a high quality of design.

Design

Urban Grain

The current building on the site is a circa 1980s property roughly on the site of an old stable block to the south east of the listed Glebe House. Right is a plan showing the outline of the proposed on the 1847 OS map. The proposed building form, relationship to the highways and neighbours is very similar to the building/stables that pre-dates the current property.

Use, Scale and Density

The proposed dwelling is a similar width and height to the existing. The ground floor level has been raised as the current property is prone to localised flooding due to run-off from Slaidburn road. The number of housing units (1) is unchanged and the footprint similar to the original stables.

Height

The land rises as you head north west on Slaidburn Road, the section shows the relationship/heights of the proposed and the neighbouring properties each side.

Massing

The massing is appropriate as the scale, density and height have been shown to be acceptable.

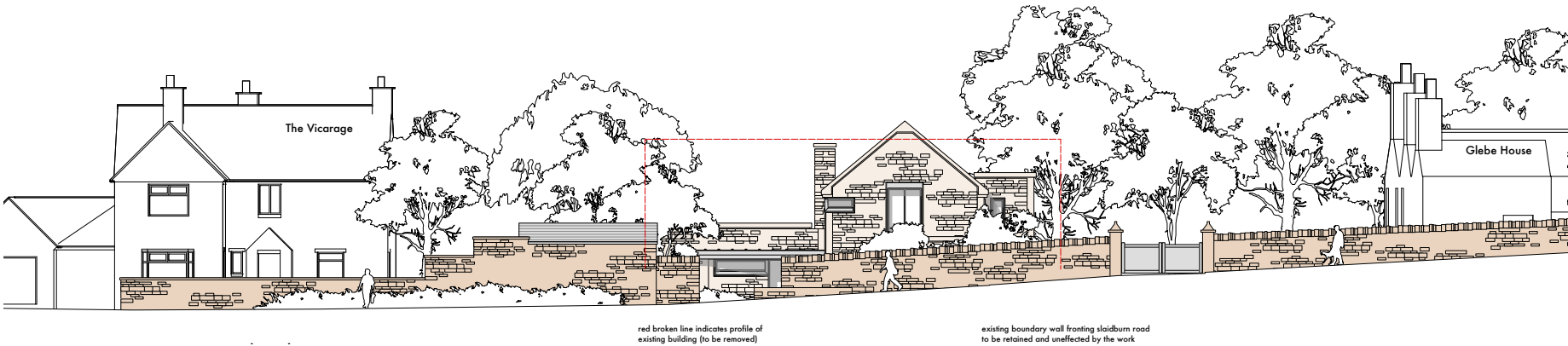
Appearance, materials and detailing

The property does not seek to impress its neighbours with its grandeur, formality or scale rather it has been designed from the inside out, so as to maximise the available heights across the site, the aspects and orientation of the sun.

Attention has been given to how specific details, addressed on the following page, can inform the design to deliver a high quality scheme.



Profile of proposed over 1847 OS map



Heights of the proposed and neighbouring properties, existing property in red

Amount

The existing and proposed floor areas are as follows:

floor areas	
existing	
ground floor	150 m2
first floor	125 m2
total	275 m2
house	
ground floor	170 m2
first floor	175 m2
total	345 m2
garage	100 m2

Design Strategy

The design strategy adopts a more contemporary approach to the accommodation arrangement than the current property.

It also responds to the constraints of the site which include:-

- avoiding overlooking to the adjacent properties,
- reducing the bulk of the house adjacent to the boundaries,
- retention of the boundary walls,
- limited access and space for vehicles
- redressing the historic setting of the site and adjacent buildings

In massing terms there are three components.

a single storey L shaped wing :-

this represents the footprint of the historic stable block. The L shaped wing, faced in stone, gives the building a solidity, and robustness, whilst acknowledging its context and location. The L shaped wing which primarily houses the ground floor living accommodation, garage and workshop will also accommodate the changes in level across the site.

a first floor linear wing :-

this accommodates the bedrooms and ensuite and is at right angles to the existing house to reduce the property's bulk when viewed from the highway. It also maintains privacy for the occupants whilst appreciating the south east facing aspect.

a service/circulation wing to the west elevation :-

this includes the stairs, utility, pantry and en-suite bathrooms. This is the public face to Glebe House, it will have narrow slot windows only to avoid overlooking.

Response to Context

The proposed dwelling sits approximately on the footprint of the old stable block. Historically, prior to demolition and rebuilding of the current house occupying the site, the stable block and listed Glebe House opposite were considered as an ensemble, with the L-shaped block used as an ancillary building and located within the garden of the main residence.

The historic relationship between Glebe House and the application site has been eroded over the years particularly when the L-shaped block was demolished and replaced with an unremarkable linear block running parallel to the road. From a conservation point of view, by reverting to the historic footprint, the proposed design seeks to reinstate some of the authenticity and legibility lost when the stables were demolished.

The proposed dwelling seeks to redress the hierarchy of scale that previously existed between the application site and the Grade II listed Glebe House. Whilst the proposed building is unapologetically modern in its arrangement, the introduction of single storey elements and the reduced width of the primary gable facing the highway, helps reinstate the subordinate appearance that was previously defined by the coach house. The use of traditional materials such as local stone and slate further reconnects the proposed dwelling with the surrounding buildings.

Additional details

The service wing has a flat roof with skylight to reduce its height and to bring light down into the heart of the plan.

Early feasibility modelling

The proposal is the result of a detailed and thorough design process during which a number of options were explored. Detailed 3D computer modelling allowed the existing building and setting to be fully 'understood' ensuring that the proposals were well considered and integrated.

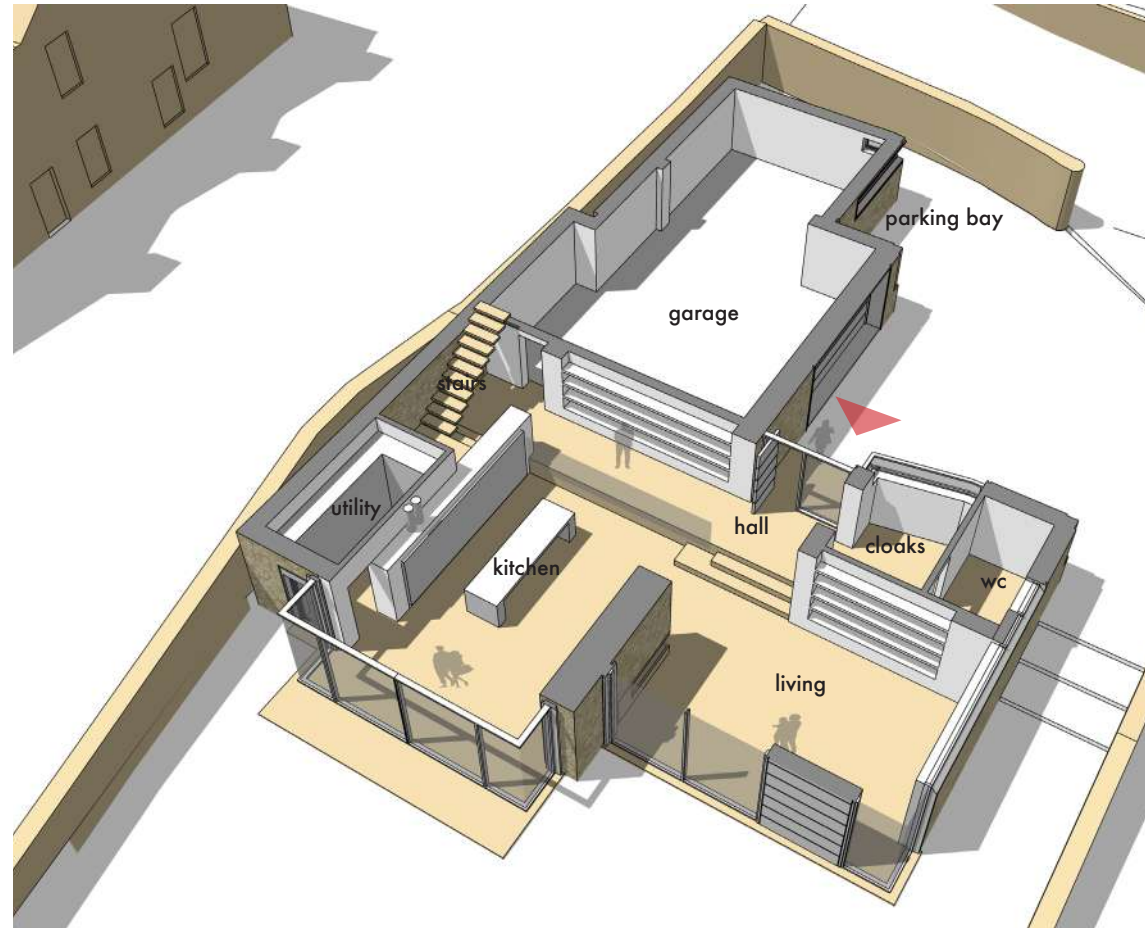
A number of sketch options were developed enabling the relationship of the house in its setting to be fully explored and understood.

During the earlier development stage designs were approached with an experimental use of materials to be implemented as part of the scheme. Following pre-application and neighbour consultation feedback, the decision has been made to incorporate a simplified palette of local traditional materials.



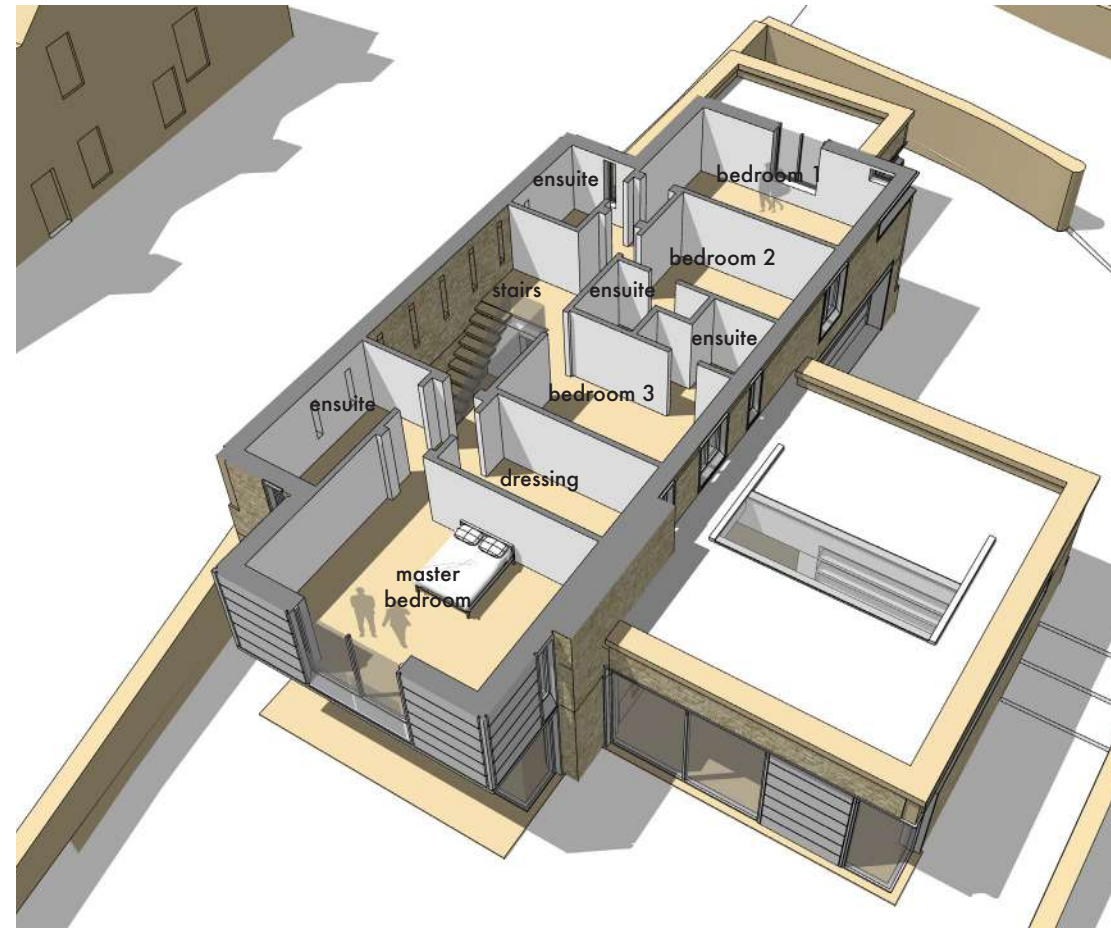
Early development options

Layout - Proposed Floor Plans



Ground floor plan

- Service wing adjacent to neighbouring property (Glebe House)
- Building set out to allow cars to enter and leave the site in a forward gear as well as an additional parking space
- 1.2m change in level from front to rear.
- Living accommodation and kitchen - south west facing with good connections to the garden



First floor plan

- 4 bedrooms each with ensuite
- Master bedroom features a dressing room with views out across the garden.
- The glazed skylight to the service wing delivers natural light and acts as a break between the single and 2 storey accommodation.



Material Palette

The materials being considered as part of the proposal are featured on this page. The design lends itself to the following materials.

- random stone
- natural blue/grey slate
- smooth dressed stone
- metal cladding

Traditional slate, stone and glass can all be found locally within the village of Waddington. Metal cladding is used around the window frames and to the rear cantilevered gable to provide a modern twist.

Ecology

Bat Survey :-

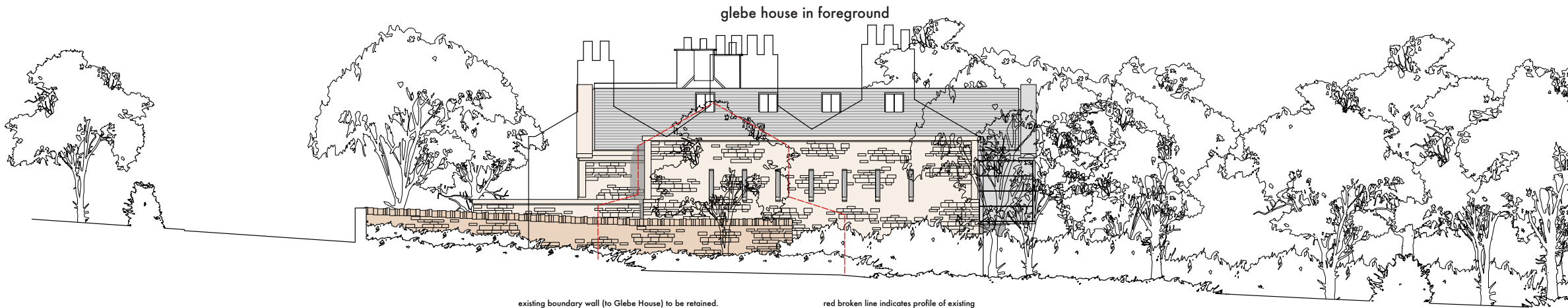
A bat survey has been carried out on the site. This survey found no evidence of bats within the structure and the building is considered to be of negligible potential for roosting bats. It was concluded that the proposed demolition of the existing building is unlikely to cause significant disturbance to bats. As a result of this, the work has been recommended to proceed without a requirement to obtain a development licence (EPSL).



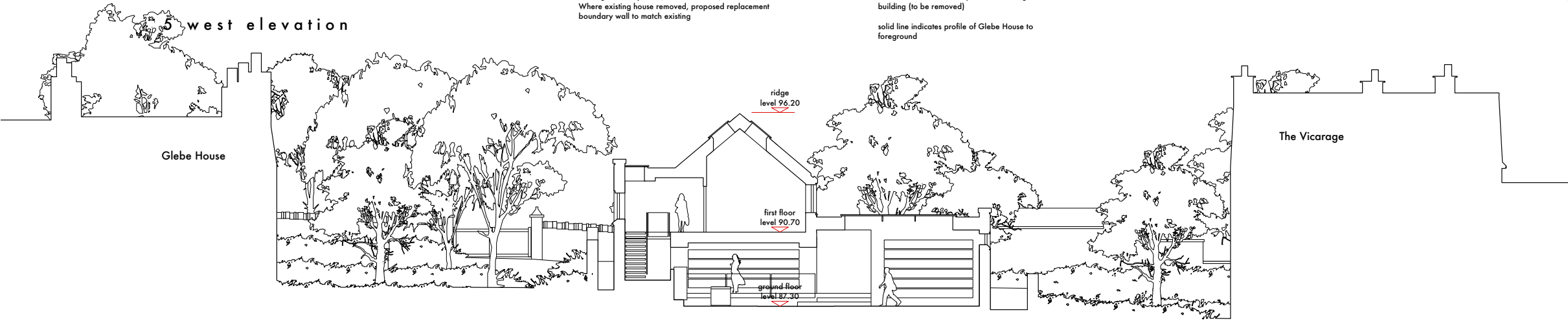
Proposed Elevations 1



4 south elevation

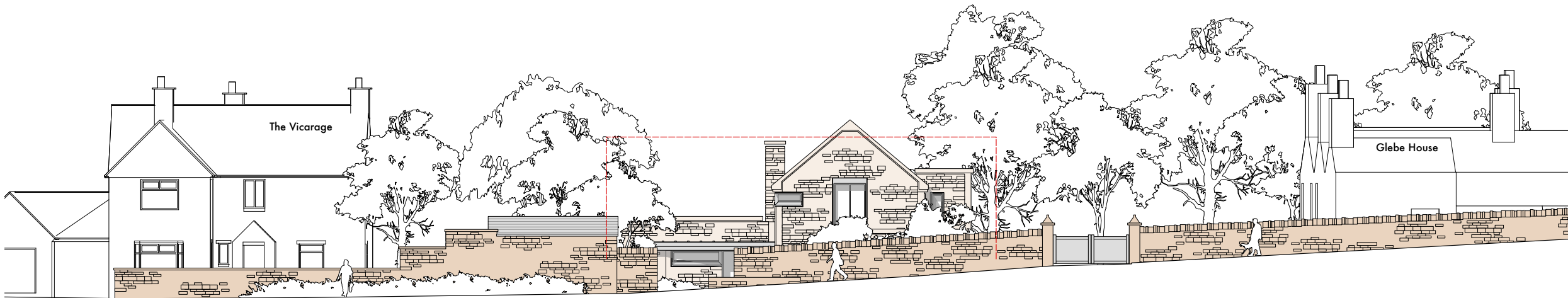


5 west elevation



6 section

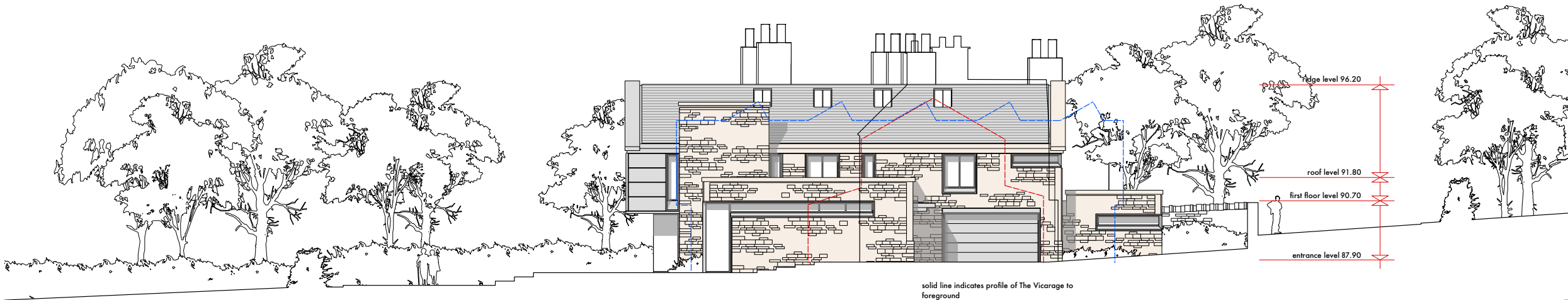
Proposed Elevations 2



1 north elevation

red broken line indicates profile of existing building (to be removed)

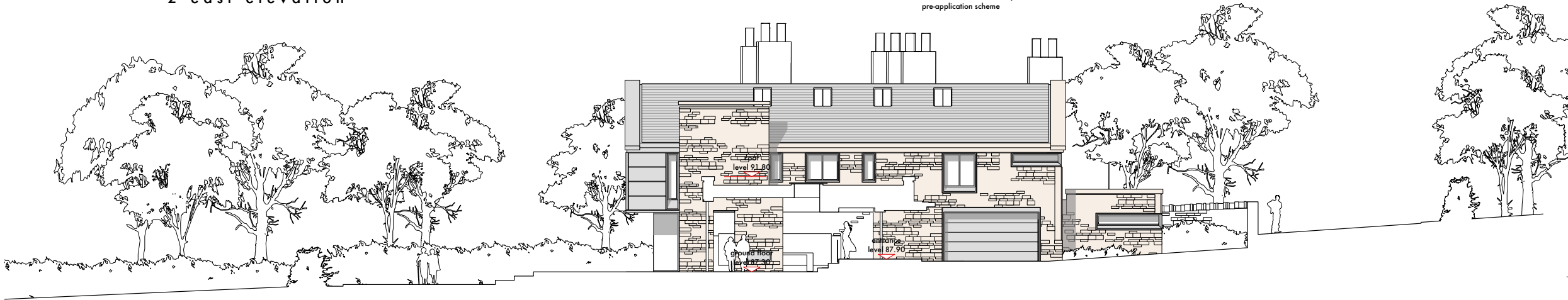
existing boundary wall fronting slaidburn road to be retained and unaffected by the work



2 east elevation

solid line indicates profile of The Vicarage to foreground

blue broken line indicates profile of pre-application scheme



3 section A

View from Slaidburn Road 1



View from Slaidburn Road 2



Existing Survey



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