



# Seed Hill Cabin

Design, Access and Heritage Statement

Updated 22.02.21

# Site Context and Location

This Design and Access Statement is to support a Full Application to seek permission for a small, high quality holiday lodge building, at Seed Hill, Malt Kiln Brow (post code PR3 2GP). It is intended that the lodge building will be used as a holiday destination, on land retained following sale of a previous family home in the area.

The site lies within the Kirk Mill Conservation Area and the Forest of Bowland AONB. Pre-Application advice has been sought from Ribble Valley Borough Council Ref: RV/2019/ENQ/00043.

As part of the application a new access to the land is proposed from Malt Kiln Brow. Advice has been sought on the feasibility and design of this from Lancashire County Council (Pre App Reference: 14th February 2020, Address: Seed Hill Chipping). Subsequently a Civil Engineer has been appointed to demonstrate compliance with the items raised from the Pre-Application.

The proposals shown here aim to provide the following key aspirations:

- a simple, modern building which incorporates vernacular materials
- a low energy off-grid building, sustainably constructed and sympathetic to the semi-rural context
- panoramic views over the mill pond.
- clever use of space to allow maximum flexibility



# Planning Policy

## **National Planning Policy**

The principle of development is set out in national and local planning policy. Government policy set out in the National Planning Policy Framework (NPPF) March 2012 confirms the primacy of the development plan and states that there is a presumption in favour of sustainable development.

The Framework requires Local Planning Authorities to have development plans in place which are up to date and which comply with national policy.

With this in mind this application has been designed in the awareness of the following relevant policies from the “Core Strategy 2008 – 2028 A Local Plan for Ribble Valley”.

- Key Statement DS2 – Sustainable Development
- Key Statement EN2 – Landscape
- Key Statement EN5 – Heritage Assets
- Key Statement EC1 – Business and Employment Development
- Key Statement EC3 – Visitor Economy
- Key Statement DMI2 – Transport Considerations
- Policy DMG1 – General Considerations
- Policy DMG2 – Strategic Considerations
- Policy DMG3 – Transport and Mobility
- Policy DME1 – Protecting Trees and Woodlands
- Policy DMB1 – Supporting Business Growth and Local Economy
- Policy DMB3 – Recreation and Tourism Development
- Policy DME4 – Protecting Heritage Assets

In particular, the development is cognisant of Policy DMG2 and DMB3. In line with DMG2 the development is for small-scale uses appropriate to a rural area where local benefit can be demonstrated.

In terms of DMB3, it was initially thought that Lodge would just be used for family and friends and not tourism. However, after reflecting on Pre-Application advice it has become clear that opening up the lodge for some limited tourism would provide additional benefit to the area in terms of increased footfall to local shops and facilities. Additional local employment will also be created as there will be a need for cleaning and maintenance contracts. The proposal therefore also seeks to comply with Policy DMB3.

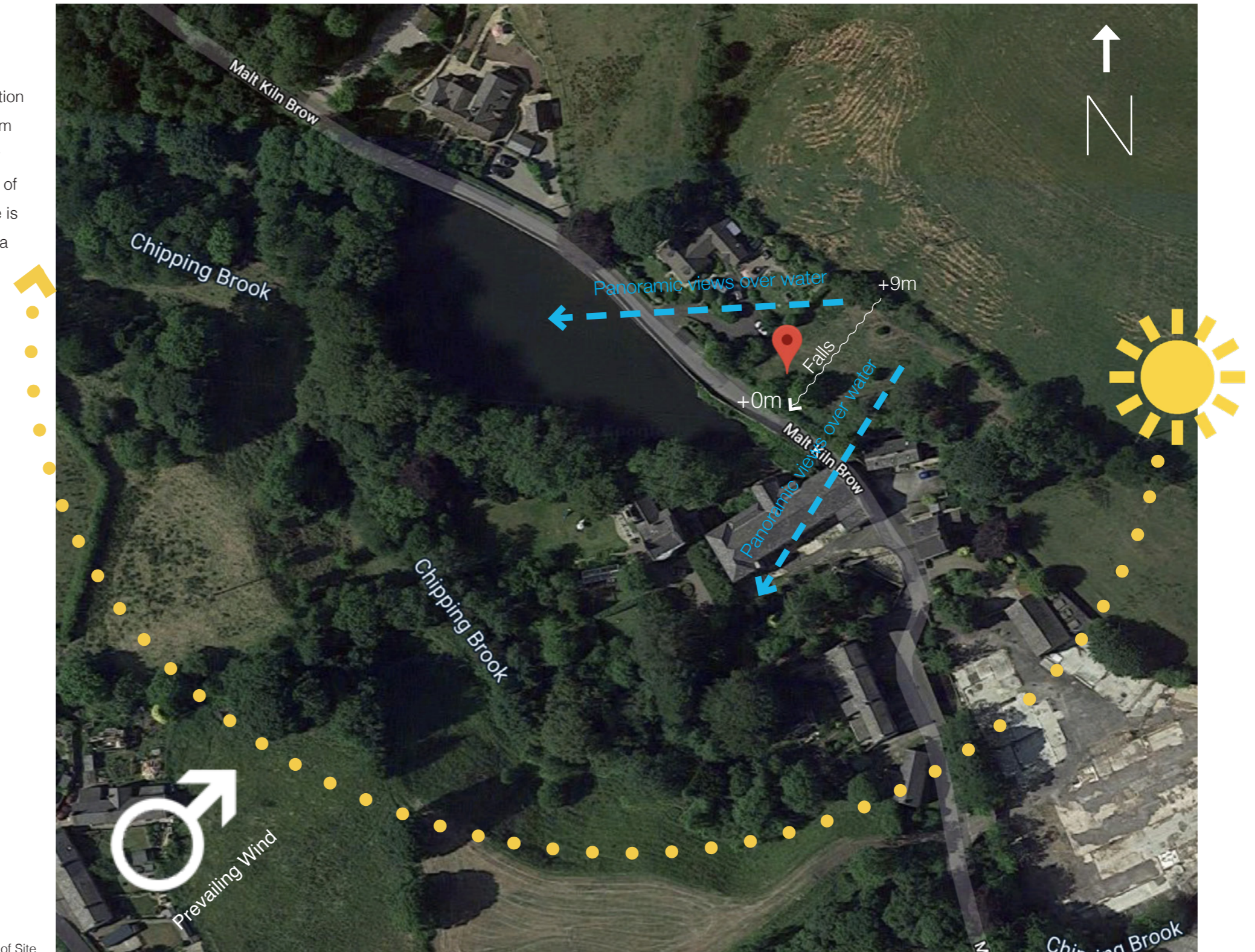
The proposals have been undertaken with the intention of creating a very high quality, low impact sustainable design in line with Policy DMG1, along with other Policies requiring sensitivity towards the Conservation Area and impact on the landscape. This is described in more detail overleaf.



# Site Characteristics

Site plan showing the constraints on the site, the path of the sun and the prevailing SW/SSW winds.

The important views from the site are shown which has informed the position and orientation of the buildings. The site slopes approximately 8-9m from the highest part of the field to the Northeast down towards Malt Kiln Brow whilst Malt Kiln Brow rises SE to NW. This means that at the highest point of the site there are great views over the Mill Pond. However, because there is a well established tree and hedgerow at the bottom of the site as well as a retaining wall the structure will not be visually prominent from below.



Right: Aerial View of Site



# Heritage

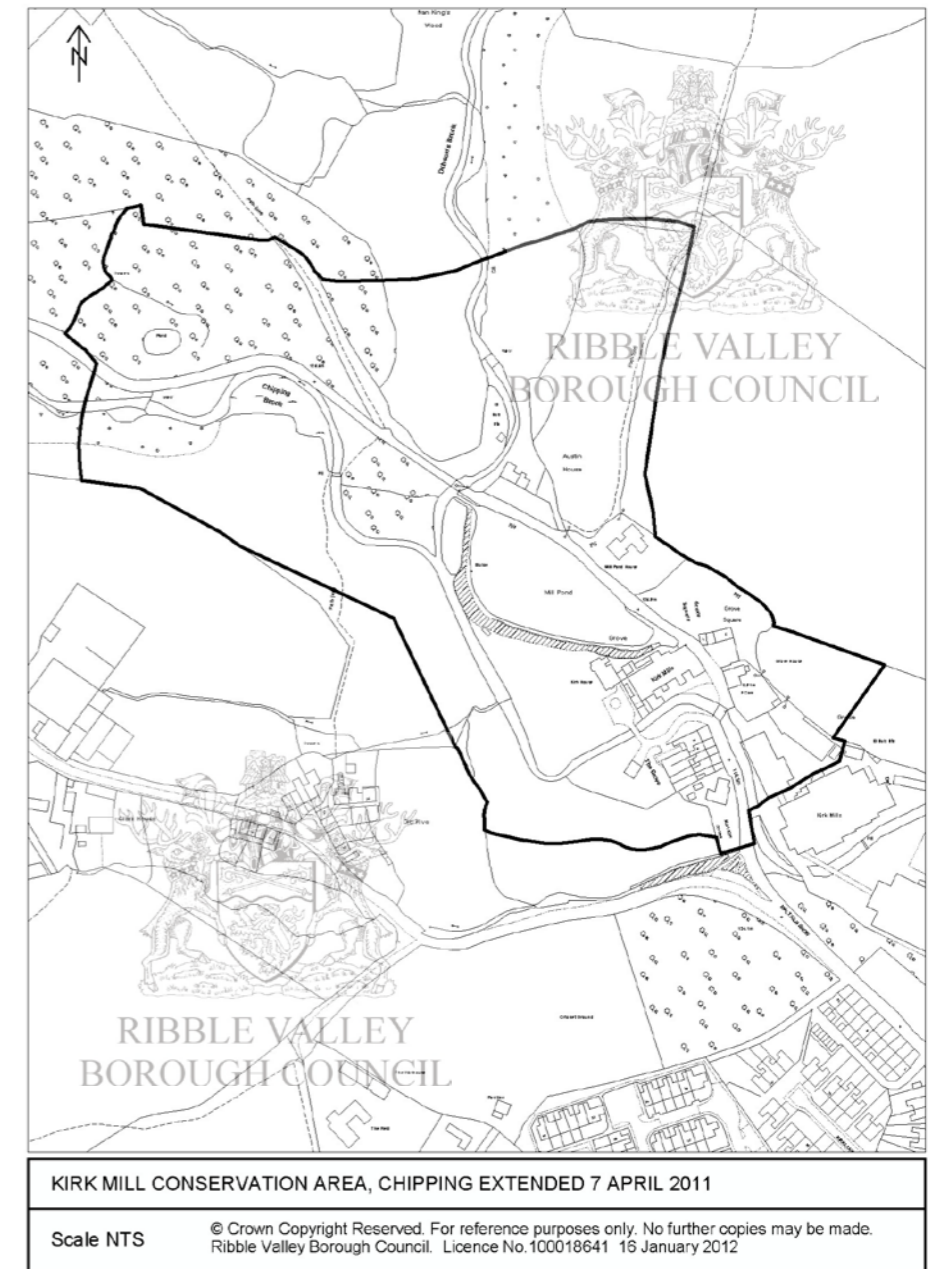
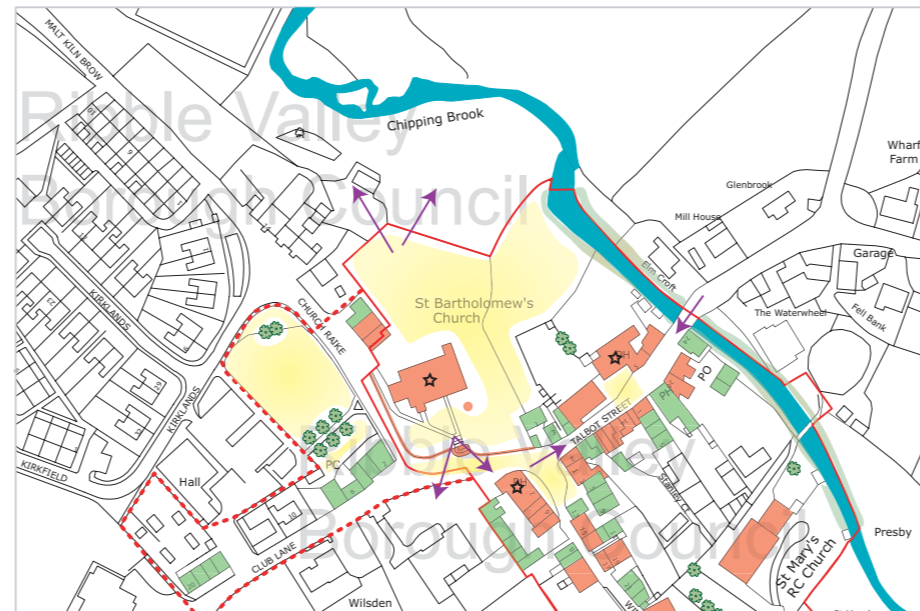
## Context

The proposed site sits within the Kirk Mill Conservation Area and approximately 200m to the north of the Chipping Conservation Area boundary.

The designation of the core of the village as a Conservation Area is due mainly to its historic character. In particular, the layout and street pattern of Talbot Street and Windy Street, the high number of listed buildings, including St Bartholomew's and St Mary's churches, the use of local stone as a building material, and the rural setting of the village in lowland farmland and views of Pendle Hill and the fells to the north are of special interest.

Kirk Mill Conservation Area was designated initially in February 2010, immediately after the closure of HJ Berry's chair works, and was centred on Kirk Mill and adjacent buildings. The boundary was extended in April 2011 to incorporate additional landscape features to the north.

Ribble Valley Borough Council has indicated that the purpose of this Conservation Area is to provide some protection to the industrial hamlet encompassing Kirk Mill, together with 'a significant and positive element of the character and interest of Kirk Mill hamlet is its containment and relative isolation resulting from topography and location within a natural bowl'.



Top: the Chipping Conservation Area and below the proximity of the site to it.

Top Right: The extent of the Kirk Mill Conservation Area

# Kirk Mill Conservation Area

Within the Kirk Mill Conservation Area there are three historical listings which are all centred around Kirk Mill:

1. Kirk Mill and its associated mill ponds retaining walls, outflow and stone-built leat, Designated Grade: II listed
2. Kirk House Designated Grade: II listed
3. Grove House Designated: Grade: II listed

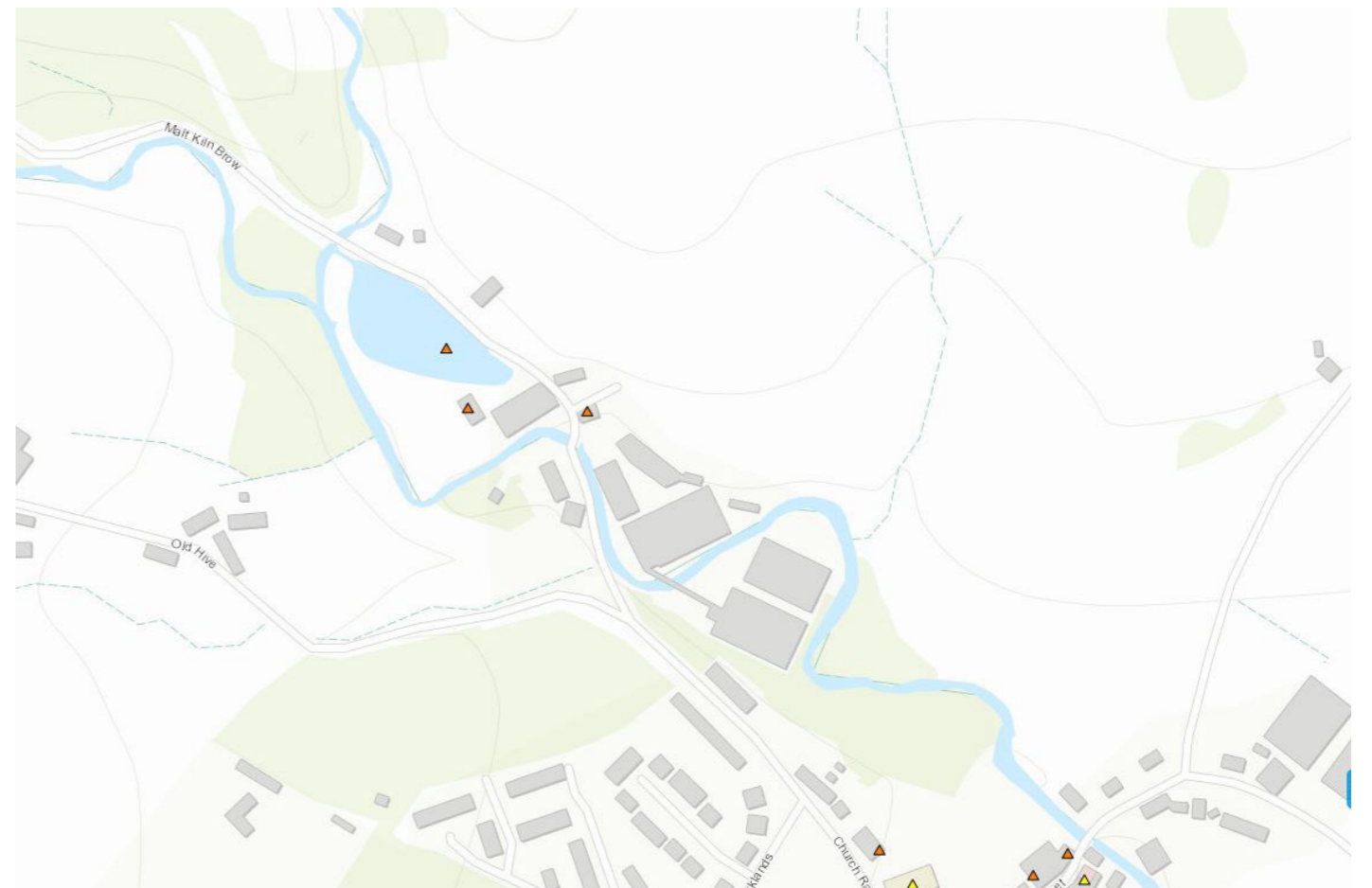
Kirk Mill is an early example of an Arkwright-type cotton mill. It was built in the 1780s on the site of a corn mill dating from at least 1544. The mill continued spinning cotton using water frames and then throstles until 1886, when it was sold and became HJ Berry's chairmaking factory. It was powered by a 32 ft (9.8 m) waterwheel which continued in use, generating electricity until the 1940s.

Significant refurbishment works including a full re-roof, stone cleaning, re-pointing with lime mortar, removal of incongruous late additions and the introduction of structural steelwork were completed in spring 2017

Kirk House is constructed of sandstone with a slate roof, and has three storeys. It is in four bays, the left three bays being canted. The doorcase is surrounded by Tuscan pilasters and an open pediment. The windows are sashes.

Grove House was, built in the late C18 by the owners of Kirk Mill, extended in the mid- to later C19. As with the other buildings the house is built from squared, water-shot sandstone to the front and sides; slobbered sandstone to the rear and has Welsh slate roof.

Permission was granted in 2016 for the change of use of the grade II listed Kirk Mill to create an 18-bed hotel and spa, plus outline permission for 60 residential dwellings split over two adjacent sites.



Above: The locations of the 3 listings around Mill Pond at Kirk Mill

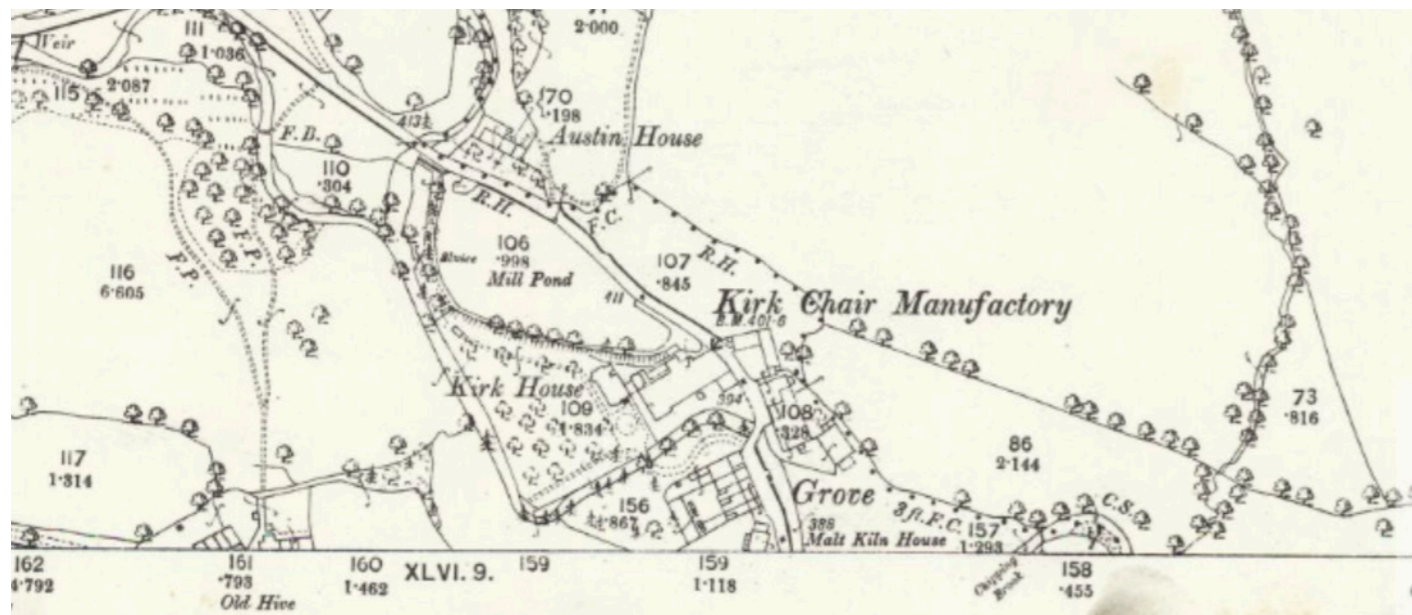


# Site History

To the north of the Mill Pond there are two houses - Austin House, built circa 1840's and one on Seed Hill which appears on Ordnance Survey Maps from the late 1950's. The land in this proposal originally fell into the ownership of the Seed Hill house now known as Mill Pond house. This later house is sited quite prominently on the hill overlooking the Mill Pond.



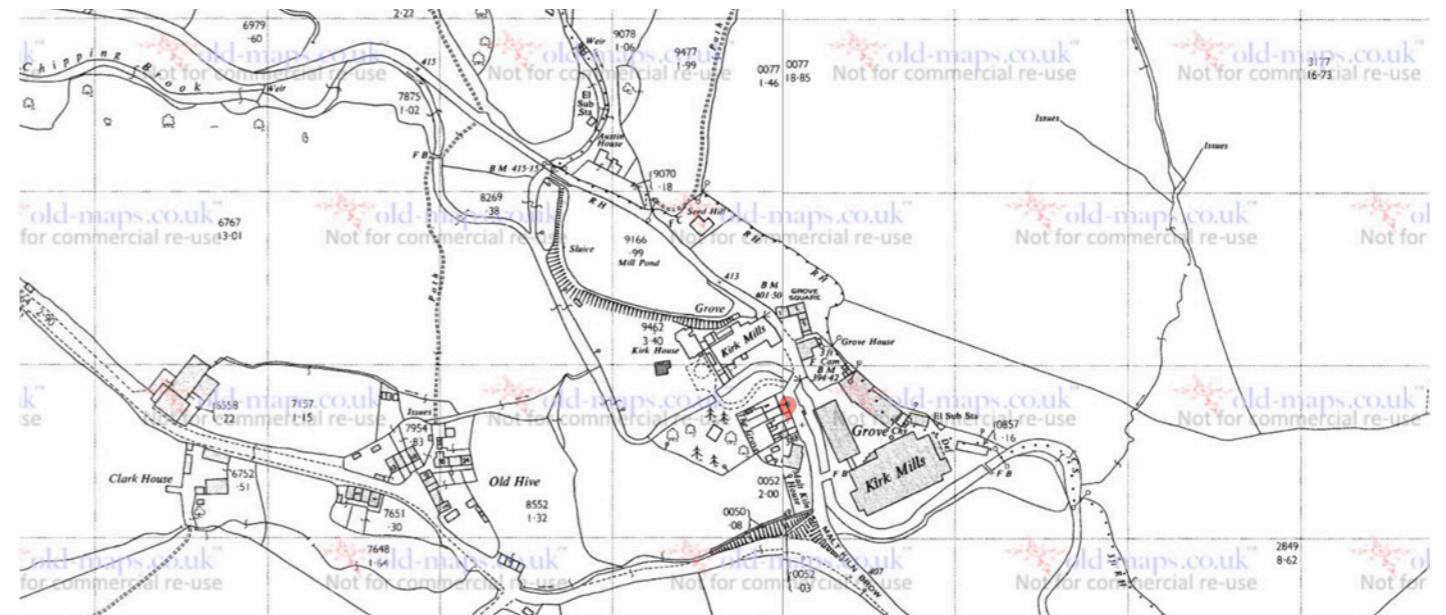
1847



1892



1912



1968



# Setting within the Conservation Area

The intention of this planning application is to create a building which can enjoy the unique character of the landscape whilst respecting the neighbouring conservation areas both in terms of the building's position and the materials which are proposed for its construction.

It is argued that this proposal will not adversely affect the setting and character of the Chipping Conservation area because of its distance from the boundary.

Whilst the proposal has a closer proximity to the listed buildings within the Kirk Mill Conservation area, the natural 'bowl' of the topography around the Mill and associated houses allows a high degree of visual separation between the proposed site and the buildings of significant heritage.

As the photograph to the right demonstrates, whilst the site is elevated above the mill pond the views to and from Kirk Mill are limited, as the site is largely screened by mature trees and hedgerows with only glimpses of the Mills roof available from the proposed site. Furthermore, the scale and choice of proposed materials is sympathetic to the collection of listed buildings and vernacular of the village. This is expanded upon in the following pages



Above: View from the site of the cabin overlooking Kirk Mill



# Architectural Design

The proposals shown here describe a high quality, modern pavilion building split into two halves. Key to its design is the desire to capitalise on views across the Mill Pond from its high vantage point but have a well considered mass which is not visually dominant. It is a decisively modern building, but respectful of the local vernacular in terms of the materials it uses and the landscape in which it sits.

## Mass and Use

The sketch to the right shows a pair of dual pitched structures with a glazed link in between which sits on a single timber deck.

One half of the building is for sleeping and one half is for living. The roof structure is exposed to the living room giving a sense of space despite the small footprint. In the sleeping half there is a mezzanine above the master bedroom in addition to the bunks as an additional sleep deck/storage.

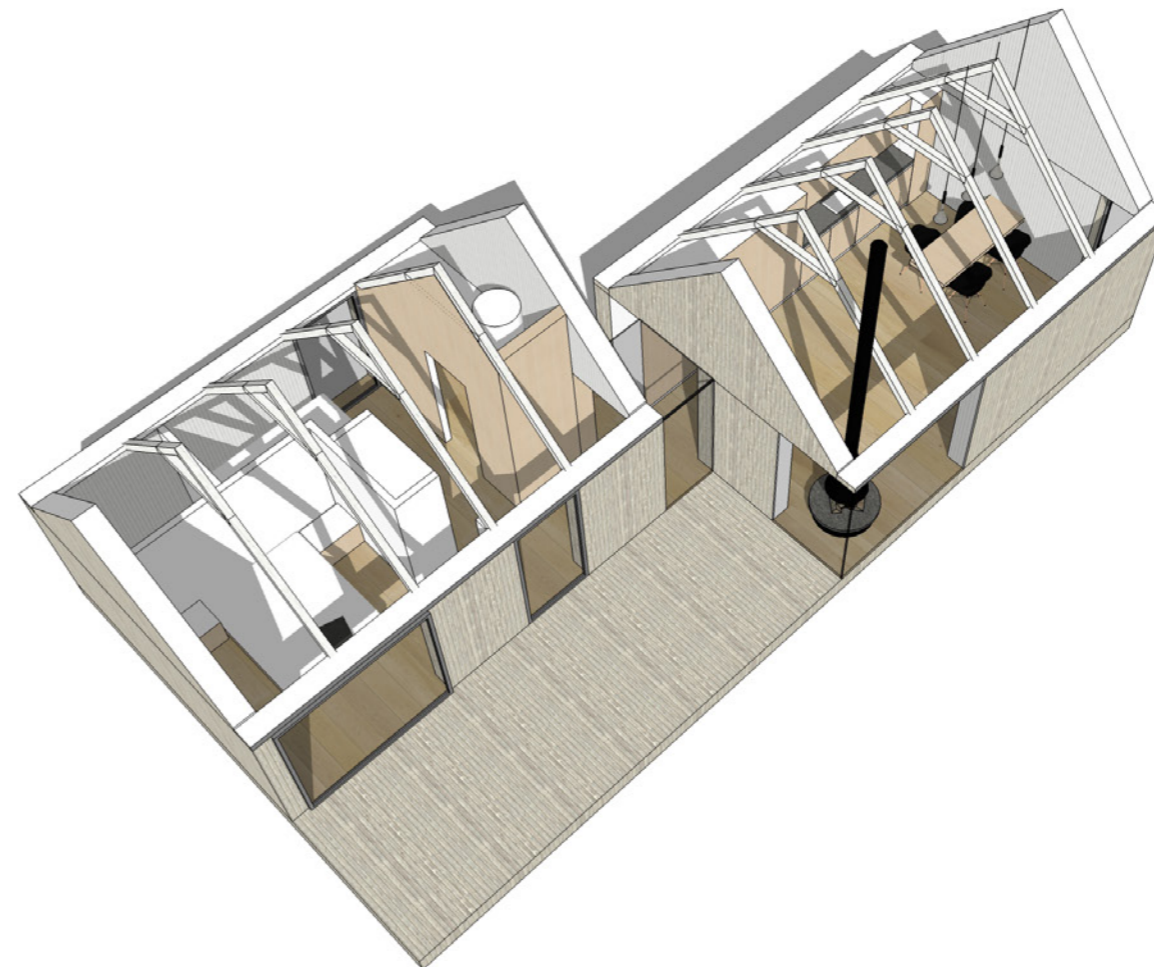
## Low Environmental Impact

The building sits above the sloping site on a series of small screw piles with the intention of having a low-impact on the landscape - reducing the amount of excavation, minimising damage to tree roots and allowing wildlife corridors under the building.

## Elevations and Materials

A simple palette of materials has been chosen for the building which includes full height metal framed windows and doors, vertical larch cladding and a natural slate roof. Internally the space is lined with light timber boards to the floor, walls and ceiling.

Rainwater pipes are concealed within the walls to avoid cluttering the clean aesthetic of the building.





# Arrangement

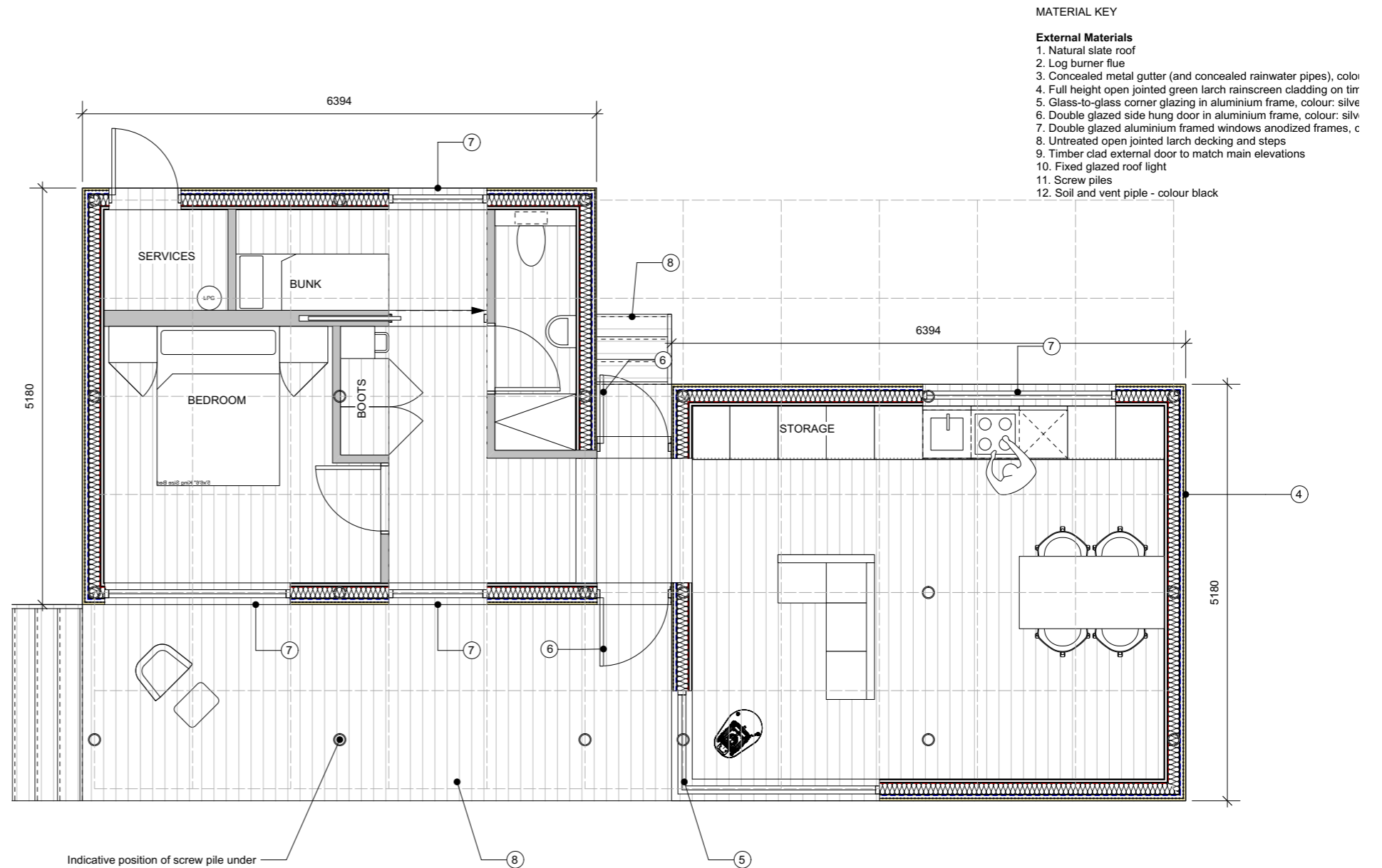
## Plan

The plan to the right shows a building split into two identical halves and joined by a glazed corridor and generous terrace.

The entrance can be either from the rear via a level surface or from the front via steps within the terrace.

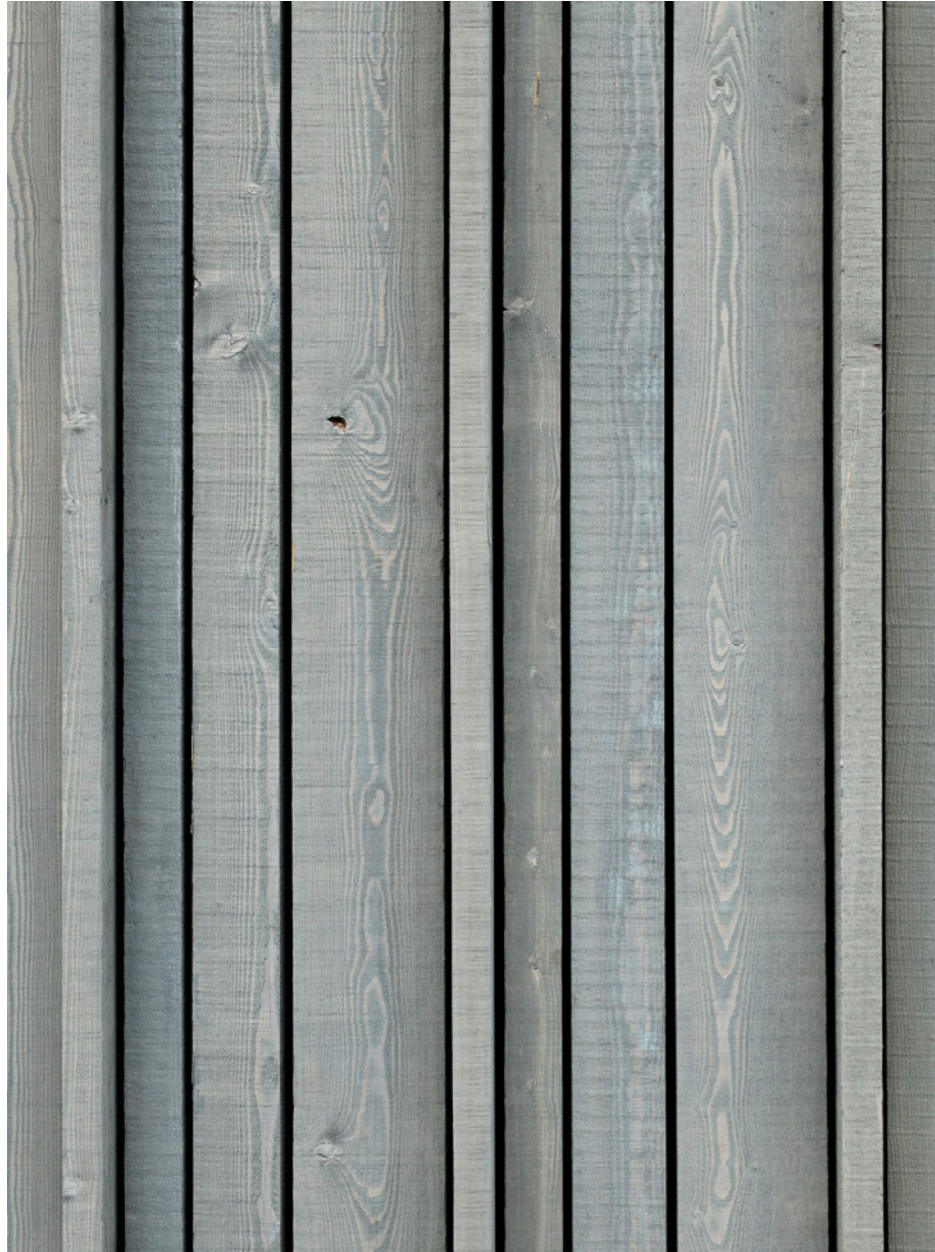
One half of the building has a small boot store, a master bedroom with two bunk beds behind and a small WC and shower room. There is a mezzanine above the master bedroom for storage and access to the bunk bed. The other half of the building which is full height - without a ceiling - has a generous kitchen and full height storage cupboards and a small dining and sitting space in front of a log burner.

Windows to the rear are relatively small and there are no openings to the gable elevations facing neighbours. The majority of the glazing faces SW towards the Mill Pond.





# Possible Cladding Materials

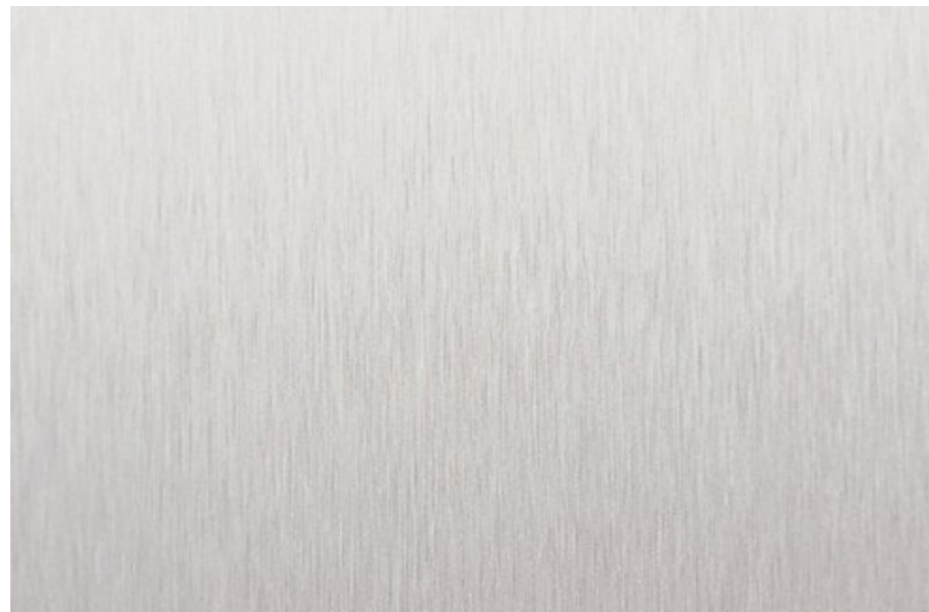


Left: The outside of the house is to be clad in untreated larch which is an excellent, sustainable cladding material. Although a softwood, the tight grain of the wood makes it stable and long lasting. The wood changes colour to a cool silver overtime.

Middle top: Natural slate roof to match the local architecture.

Middle bottom: anodized aluminium gutters, door frames and windows for longevity.

Below: full height double glazing to flood the structure with light.

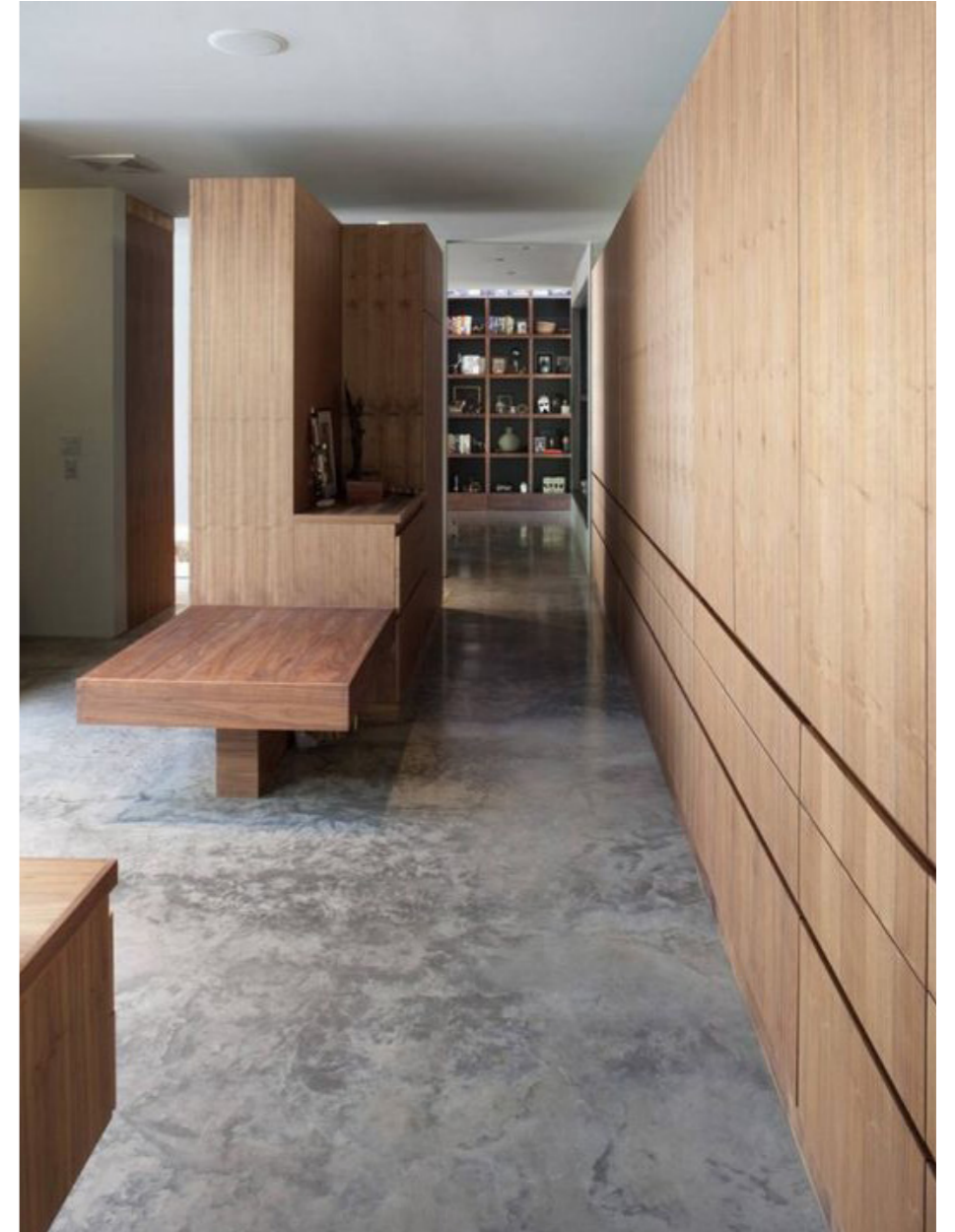




# Initial Ideas for Interior Palette



Ideas to show a palette of light toned interior finishes, light ash flooring and white ceilings in conjunction with darker items of fixed furniture and timber wall linings.





# Low Energy Design Access and Security

## **Low Energy Design**

Low energy design has been considered from the outset for the structures described in this document. The buildings are to have higher thermal performance than that set out in Part L of the Building Regulations as well as good airtightness which means low energy heating and ventilation systems can be used.

Currently we are exploring low energy technologies to heat the unit. It is likely this will be achieved with an LPG boiler in conjunction with low energy ventilation fans with heat recovery.

All buildings will have good daylight levels and but use low energy LED lighting when required.

Domestic foul waste is to dealt with via managed package treatment tanks maintained by the owner.

Rain water will be dealt with on site via soakaway. All roads and parking spaces to be permeable.

## **Sustainable Methods of Construction**

The building has been designed with modern methods of construction in mind, to exploit the benefits of prefabrication where possible and to minimise the embodied energy of the materials and energy consumption when in use. We are proposing that timber is used for the majority of structure and cladding of the buildings. In particular we are exploring the use of pre-fabricated timber panels for the walls, floor and roof. These will largely be fabricated off-site to arrive as a 'kit of parts' to be assembled on-site. This method of construction will reduce the amount of waste, and time on site ultimately leading to a more efficient, cleaner build and higher quality of finish.

In addition to using timber structurally and as a cladding material non-toxic or low VOC materials are also intended to be used for finishes. All timber will be from FSC approved suppliers.

## **Flood risk**

The site has been identified as having no risk of flooding on the Environment Agency flood maps (see the appendix). Since the development is less than one hectare a flood Risk Assessment is therefore not required.

## **Access**

### *Vehicular & Transport*

A new access to the site is to be formed from Malt Kiln Brow leading to a series of shallow gradient paths up towards the building. An on site parking space is to be provided towards the bottom of the hill partially concealed from view behind the existing hedgerow.

The existing slopes are at an approximate angle of 30 degrees; this indicates that a retaining wall height of typically 2m to 3m with the ground sloping above will be required; the greater height will be required to suit the ground conditions. The detailed design of the retaining wall will need to consider site access, programme and costs to suit the site conditions. Likely options are a reinforced concrete retaining wall or reinforced block retaining wall. Both options can be faced with a material as agreed with the Local Authority to suit the locality.

Facing can be by either a skin of brickwork or stone tied to the retaining wall, or veneers of stone adhered to its face.

### *Inclusive Access*

The whole of the internal and external deck space to all buildings are proposed to be level throughout with easily negotiable internal spaces.

## **Security**

The proposed arrangement offers little in the way of hiding places for unlawful activity. The elevations have been designed such that they are difficult to climb and vandalise with concealed rainwater goods and a robust external materials.





An image looking through the living space from the kitchen. Showing an open plan living and dining space. There is a full height glass-to-glass corner to the north-eastern corner to give views over the mill pond. The ceilings expose a white washed structure.





An image looking through the glazed link between the two halves of the structure. The intention is that the glazing will be as minimal as possible with concealed frames so that the two halves of the building read as independent structures despite being connected. The glazed link will also ensure that maximum light is provided to the centre of the plan.

# Appendix

Flood Risk Assessment



