



**PROPOSED EXTENSION AND ALTERATIONS**  
AT  
**THE BUCK INN, GRINDLETON**  
**DESIGN STATEMENT**

BY  
SUNDERLAND PEACOCK ARCHITECTS

Job No. 6239

Rev 1.00\_ JUNE 2021

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## 1.0 OVERVIEW

1.1 This Design and Access Statement has been produced in support of a Full Planning Submission for the extension and alterations to the The Buck Inn. It is the client's intention to reinstate the existing pub within the fabric of the village which these proposals will be facilitate.

This statement should be read in conjunction with supporting drawings and information submitted as part of this application.

## 2.0 EXISTING

2.1 The Buck Inn is located in the centre of the village of Grindleton and is sited prominently on the south side of Sawley Road, to the east of the intersection with Main Street. It consists of a mainly rendered exterior, slate roof with natural stone elements. It has a relatively symmetrical front elevation with a single storey side and rear elements with a small courtyard to the rear with a section of parking to the side.

2.2 The building has been vacant since approximately 2018 and a key concern to the loss of an asset to the village of Grindleton. As a result the building has become aesthetically tired and requires upgrading and extending to facilitate a new viable business which will enhance the local economy through trade, tourism and jobs.

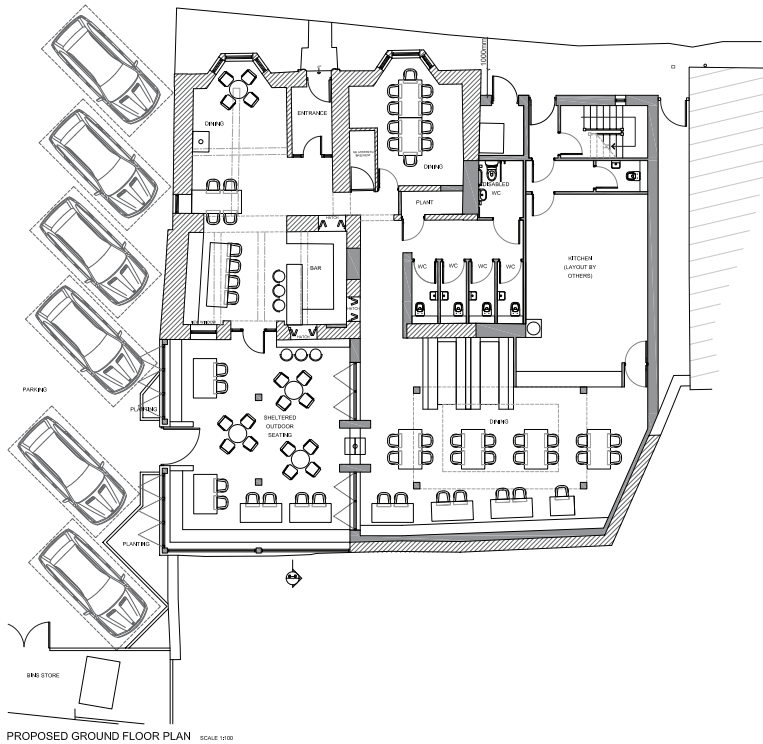
## 3.0 PRE-APPLICATION SUBMISSION

3.1 A pre-application submission and associated dialogue was made in May 2021 2020 to Ribble Valley Borough Council regarding the proposals, the main points of which are summarised below;

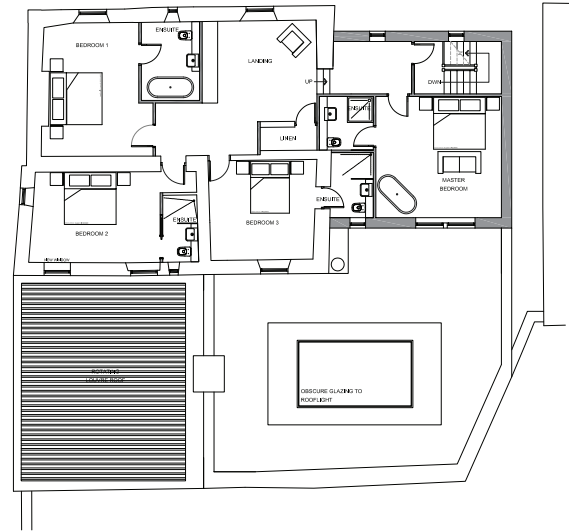
- The Borough Council would welcome, in principle, the Buck Inn being brought back into use.
- Proposed extensions are considered to be unduly prominent, incongruous and conspicuous because of their siting and form and would appear as harmful to the character and appearance of the Grindleton Conservation Area and the setting of the Duke of York Hotel, therefore being contrary to the relevant policies of the Ribble Valley Core Strategy.
- Elements such as the front yard to the north east gable end of the property, including its structures and enclosure would be lost as a result of the proposals. Views of the two-storey gable and of the building as well as the symmetrical appearance of the front elevation will also be lost.
- The proposed two storey extension has been set back from the front elevation of the building only by a small amount, along with the ridge line of the extension and its appearance is suggestive of 'a building with integral garaging'.
- The rear extension will obscure the ground floor of the rear elevation and the proposed flat roof and fenestration is not considered to be sympathetic.
- Historic walling material will be removed to the east gable end wall.
- The proposals are generally considered to be harmful to the character and appearance of the conservation area and the setting of the grade II listed Duke of York Hotel. However, the intention to reinstate the building as a vibrant pub and business which will contribute to the local economy by way of trade, employment and tourism has been noted by the Conservation Officer.

### 3.0 PROPOSAL

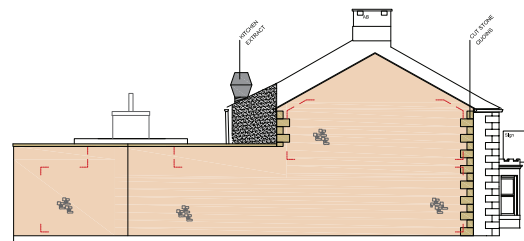
3.1 Following the pre-application comments and neighbour consultation, the proposals have been adapted to take into consideration the comments received. The development proposals consist of an extension to the east and south elevations which replaces the existing single storey elements, which will be two storey. A continued single storey extension to the rear will form an extended dining space connected to a covered, outdoor seating area to the south west corner of the site.



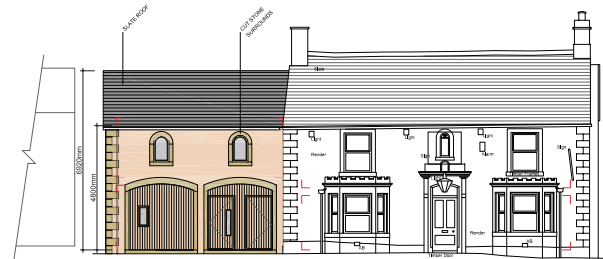
PROPOSED GROUND FLOOR PLAN SCALE 1:100



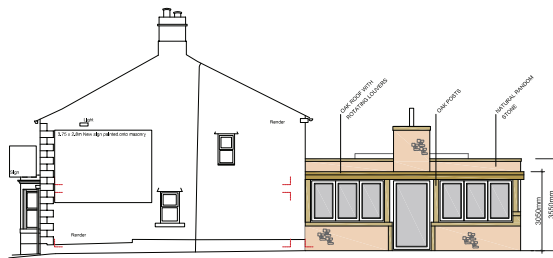
PROPOSED FIRST FLOOR PLAN SCALE 1:100



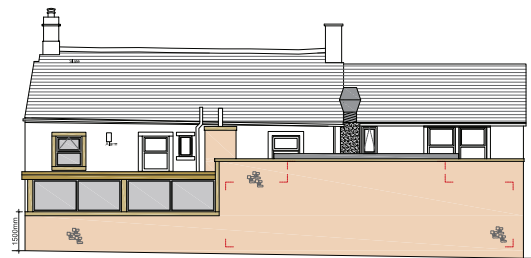
PROPOSED NORTH EAST FACING ELEVATION SCALE 1:100



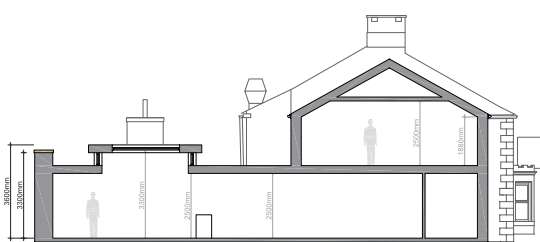
PROPOSED NORTH WEST FACING ELEVATION SCALE 1:100



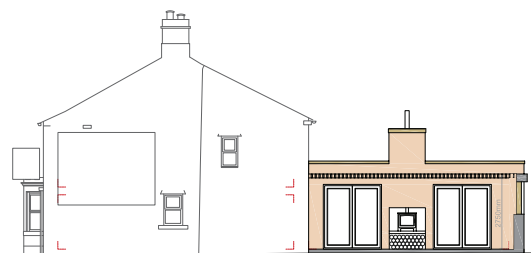
PROPOSED SOUTH WEST FACING ELEVATION SCALE 1:100



PROPOSED SOUTH EAST FACING ELEVATION SCALE 1:100



PROPOSED SECTION A-A SCALE 1:100



PROPOSED SECTION B-B SCALE 1:100

- 3.2 The two-storey element of the extension is of traditional gable form and has been set back further from the front elevation of the Buck Inn, following pre-application advice and is now set back 1m. This has also resulted in a reduction in the ridge height, all of which will make for a subservient addition to the building. This extension is of stone construction so as to create a sympathetic contrast with the appearance of the Buck Inn which is rendered. The roof covering is in natural slate to match the Buck Inn. Similar stone detailing has been adopted in the form of stone quoins and stone surrounds to openings. Two large 'cart entry' type openings are proposed to the ground floor of the front elevation to provide a sense of agricultural character, something which is prevalent within the conservation area, with timber cladding and a window and doors incorporated. At first floor level are two semi-circular arch headed windows, with stone surrounds matching the central first floor window to the front of the Buck Inn. The first-floor elevation of the two-storey element incorporates a small window opening to an en-suite and a larger window to the bedroom, all with plain stone surrounds.
- 3.3 The single storey element of the development proposals is of stone construction and more plain in appearance given its rear location which will not be visible from the historic core of the Conservation Area and from Sawley Road. The roof form will consist of a contemporary flat roof with projecting sky-light, all of which is appropriately positioned at the rear so as to prevent undue visual impact on the Conservation Area. A contemporary two-way fireplace is present to the south west elevation to serve both the proposed indoor and outdoor seating areas and will be flanked by two sets of bi-folding doors. The outdoor seating area will be enclosed with oak framing supported on stone dwarf walls, with glazing infill and with timber louvres forming the covering for shading and shelter. A new external entrance will be formed to the rear elevation of the Buck Inn to serve the external seating area, with a single leaf door and fixed sidelights, bar service hatch and a new window to increase the provision of natural lighting to the immediate interior. Above, will be a new first floor window opening, with plain stone surround, again to increase the provision of natural light.
- 3.4 The design will be subservient and respectful of surrounding properties. The rear extension will replace a higher level pitched roof layout with a flat roof design. The outside area will include a louvred roof system for additional shelter. The glazing above the wall will maintain existing views from the external space whilst offering noise and weather shelter. The external kitchen extract will be positioned in the existing location away from the neighbouring property with all deliveries to be at the front of the property with the beer drop maintained. The surrounding environment has been fully considered to ensure all stores and ventilation is located away from neighbouring properties and is reflective of scale.
- 3.5 The new extension will provide sufficient space to enable a quality food offering while at the same time allowing to keep enough space in the original pub building for villagers and locals to meet and socialise. The additional space is required to facilitate the building to become a viable business through the relocated kitchen and extended dining areas whilst at first floor creating four en-suite boutique bedrooms.

## 4.0 PARKING AND ACCESS

- 4.1 Access will remain to the main pub via the existing front door. Deliveries will be through the front to the new extension.
- 4.2 Parking will be to the west with six spaces positioned at an angle to allow for better manoeuvrability. An existing access will be maintained to the side of this to the neighbouring property.

## 5.0 CONCLUSION

5.1 In conclusion the approach to this proposal is sensitive to the neighbouring properties, street scape and the site in design and scale. Care and consideration has been taken to ensure the original character of the property is retained and enhanced through the provision of well a designed proposal.

The proposed scheme has been designed to sensitively reflect, respond and enhance the surrounding context of site and surrounding conservation area and will have a low impact, further supported through the supporting Heritage Statement.

The design scheme has developed through engagement with Council to mitigate any potential impact.

A significant consideration to this application is the public benefits which will be provided as part of this proposal. It will reinstate a public house back into the community of Grindleton and Ribble Valley to which there is numerous local support and demand with both the Parish Council and Grindleton Community Pub Limited providing written support for the proposals.

The enhanced facilities will create tourism and economic benefits at a time when this sector is struggling due to the pandemic.

