

Design Statement



Waddington Arms &
58 Clitheroe Road (West View)

Waddington

march 2023

1 Background Information

1.1 INTRODUCTION

This statement has been prepared to support a planning application for the Waddington Arms PH and neighbouring 58 Clitheroe Road (West View).

It seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, access (into and within), massing, orientation, materiality and architectural detail; and that a sustainable approach has been adopted.

1.2 PLANNING HISTORY

The Waddington Arms was granted approval - 3/2017/0319 on 13th July 2017. An application to discharge pre-commencement conditions - 3/2020/0697 was submitted and granted approval on 30th September 2020.

Also, in line with the temporary modifications to section 93A of the Town and Country Planning Act, the commencement date was extended to 1st May 2021.

In March 2021, work began to secure the approval, this was then stopped due to the ongoing COVID-19 pandemic. Since then, the neighbouring property, 58 Clitheroe Road (West View), came on to the market and was purchased by the applicant.

1.3 PRE-APPLICATION ENQUIRY

The proposals were submitted for a pre-application enquiry ref. RV/2022/ENQ/00070 and were received favourably, with the response concluding: -

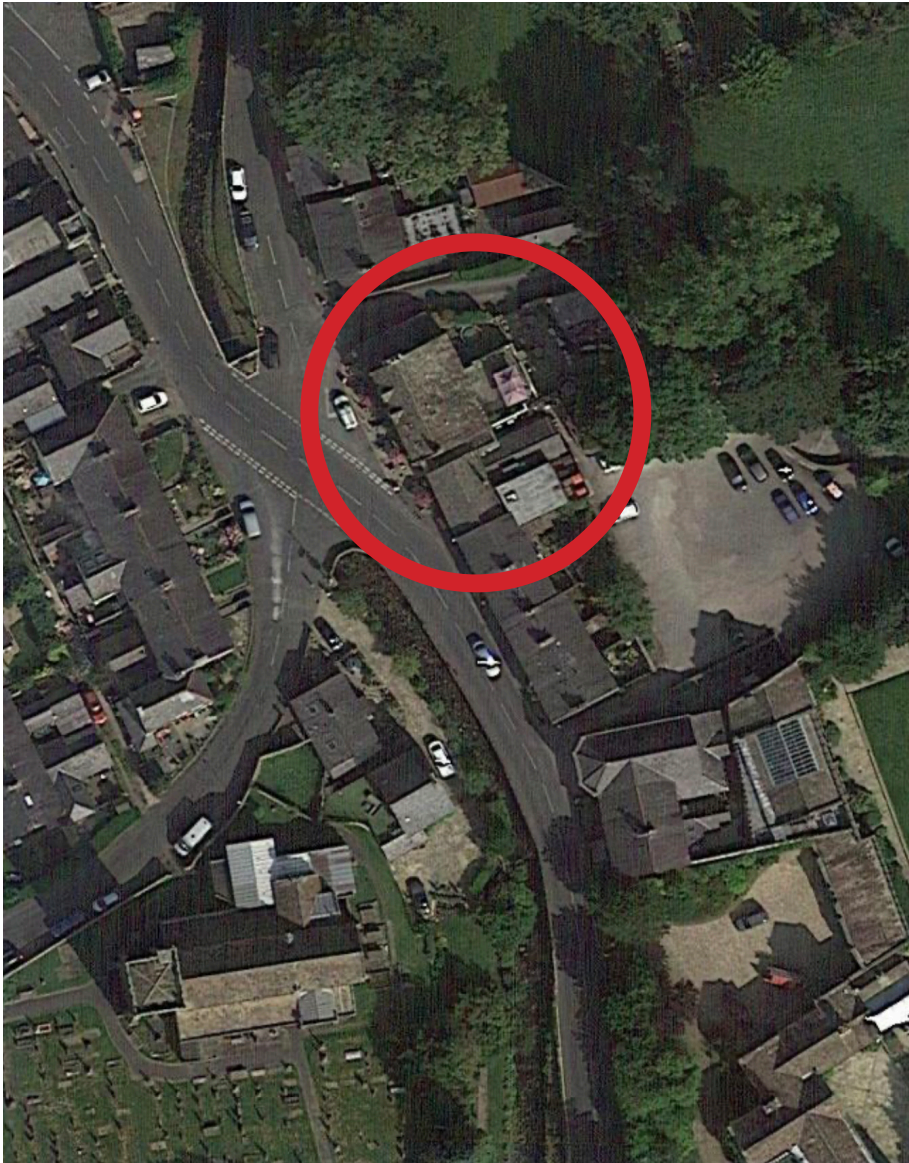
'The creation of additional accommodation and facilities would be acceptable in this rural location subject to appropriate design and materials.'

The proposal therefore as submitted would be acceptable in principle and accord with policy subject to appropriate conditions.'

1.4 APPLICATION

The application description is as follows:

Alterations and extension to the Waddington Arms PH and neighbouring 58 Clitheroe Road (West View) to provide new kitchen, cellar, additional dining space, refuse storage and additional first floor bedrooms.



aerial view of the site and its approach

Waddington Arms

2 Site Details

2.1 LOCATION

The Waddington Arms is located in the centre of Waddington village, on the eastern edge of The Square.

2.2 SITE DESCRIPTION

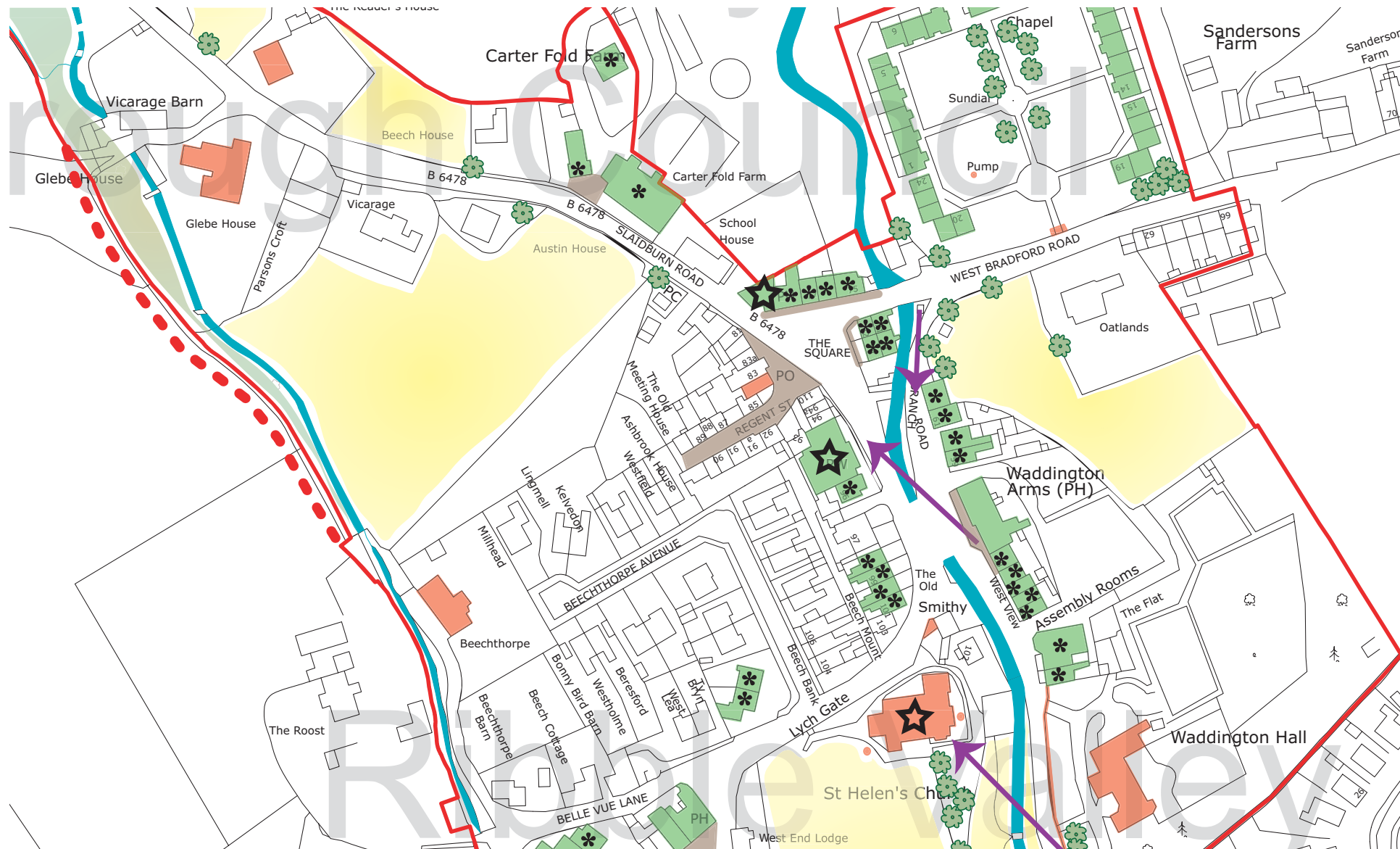
The Waddington Arms is a large public house, one of a grouping of buildings that fronts onto The Square in the Waddington Conservation Area.

The existing property has a large central building, with extensions on both sides fronting the square and an extension to the rear. The palette of materials is characteristic of those surrounding it in the village, with walls of sandstone and render, and roofs of black and grey slate.

To the front of the building there is a paved seating area, and to the rear there is a garden seating area and a car park.

2.3 THE PROPOSED DEVELOPMENT

It is intended that the rear of the building will be renovated, with significant improvements being made to the kitchen and 'back of house' area, and additional bedrooms provided at first floor level.



extract from Waddington Conservation Area map

3 Site and Area Analysis

3.1 CONTEXT

The site is located on the eastern edge of The Square in the 1974-designated Waddington Conservation Area.

3.2 LOCAL CHARACTER

The Waddington Arms is a three-storey building with the principle elevation in sandstone, side and rear extensions in render, similar to the other properties within the Conservation Area.

Waddington village is characterised by the homogeneity of its buildings constructed from local sandstone, with boundary walls constructed from the same material.

Unlike other surrounding areas in the Ribble Valley, Waddington does not benefit from outward views over the surrounding countryside. Instead, its views are focused inwards towards the village.

3.3 THE PRESENT SITE

The site itself is relatively flat. However, over the wider area of Waddington Village there is a general north to south slope.

To the rear of the Waddington Arms there is a tarmac car park, a terrace and garden area, sloping from east to west. This arrangement has previously resulted in rainwater flowing towards the rear of the building.

3.3.1 Limitations of the current arrangement

- The roof of the southern dining room is in need of replacement.
- Current kitchen arrangement is in need of refurbishment to comply with current legislation.
- Kitchen struggling to cater for the demand of this popular destination.
- Flat roof terrace to the rear of the building has deteriorated and is under utilised.
- The existing bedrooms are very often full, due to high demand and lack of availability locally - a factor which led to the adjacent property, 58 West View, submitting an application (3/2014/0201, granted consent) to provide B&B accommodation.

3.4 58 CLITHEROE ROAD (WEST VIEW)

- This neighbouring property, 58 Clitheroe Road (West View), recently came on to the market and was purchased by the applicant. The applicant wishes to continue using this house as B&B accommodation.
- The land to the rear of the property allows for a new location for the refuse store and to increase the internal area of the Waddington Arms in place of the existing Living Room and Kitchen of 58 Clitheroe Road.



Existing rear (east) elevation of 58 West View



Existing south elevation of 58 West View

Waddington Arms

4 The Design

4.1 THE DESIGN PROCESS

The current design comes as a result of a detailed and thorough design process, in which options were computer modelled to gain an understanding of the spatiality of the existing building and its massing, as well as what influence our proposals would have on not only the existing building itself, but also on the wider context.

The previous application ref.3/2020/0697 dealt with most of the additional rooms. This application mostly deals with back of house accommodation and 58 Clitheroe Road (West View).

The main alterations are to the rear of the building, driven by the need to improve and enlarge the kitchen facilities.

4.2 THE DESIGN PROPOSAL

The rear of the building is extended to provide a larger kitchen that is more appropriate for the size and popularity of the Waddington Arms, along with improved storage facilities for the kitchen and bar.

Above this extension and in place of the former terrace area, the first floor is increased in size, providing additional bedrooms to the first floor of the Waddington Arms as previously consented.

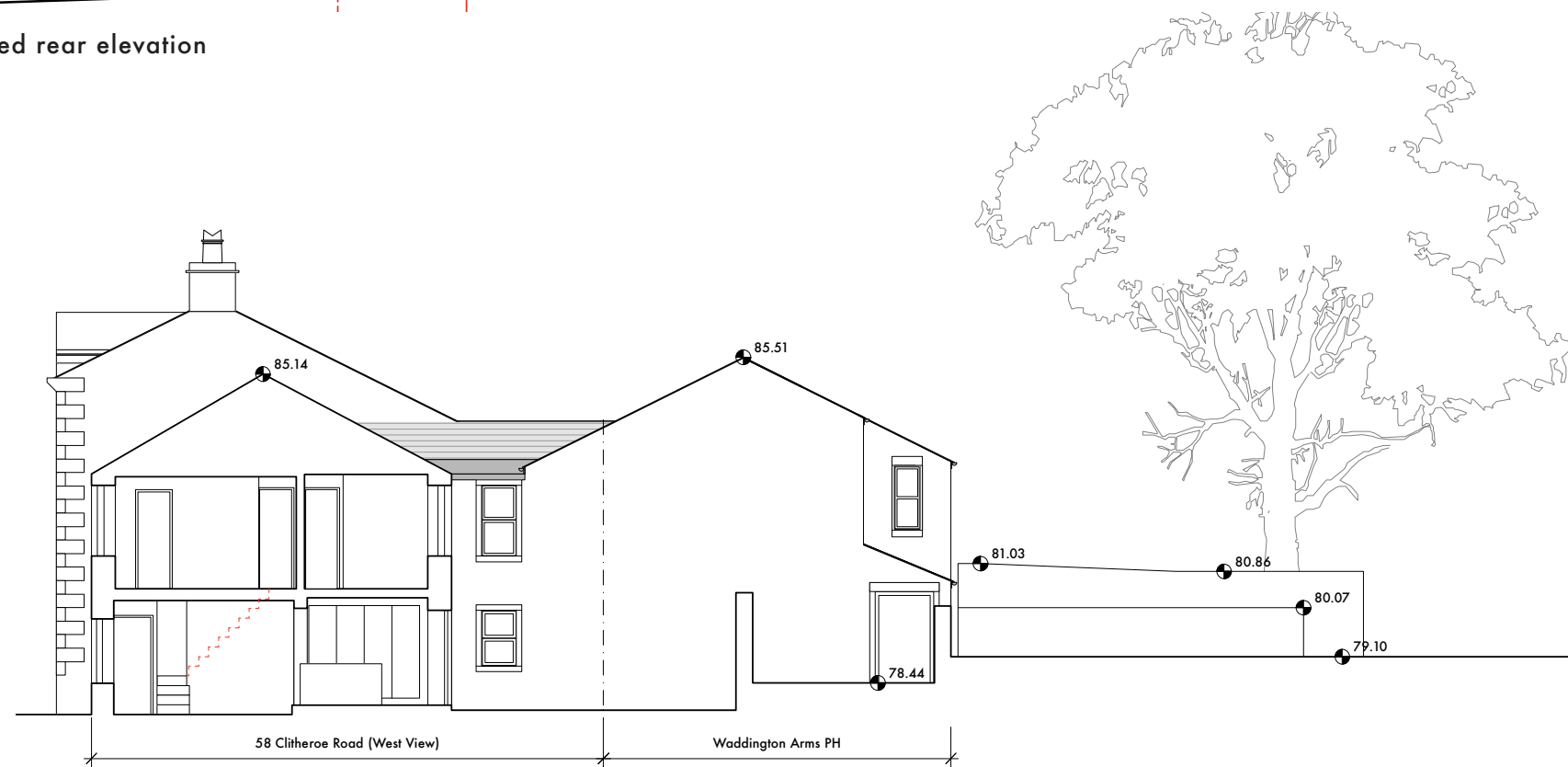
Access to the rear of the building is improved, with the current access via a 1:6 ramp into the kitchen replaced by a more suitable solution for the ambulant disabled.

The refuse area is to be relocated to the rear of 58 West View.

The front of the property, the area most visible from The Square is to remain largely unchanged as the previously consented scheme.

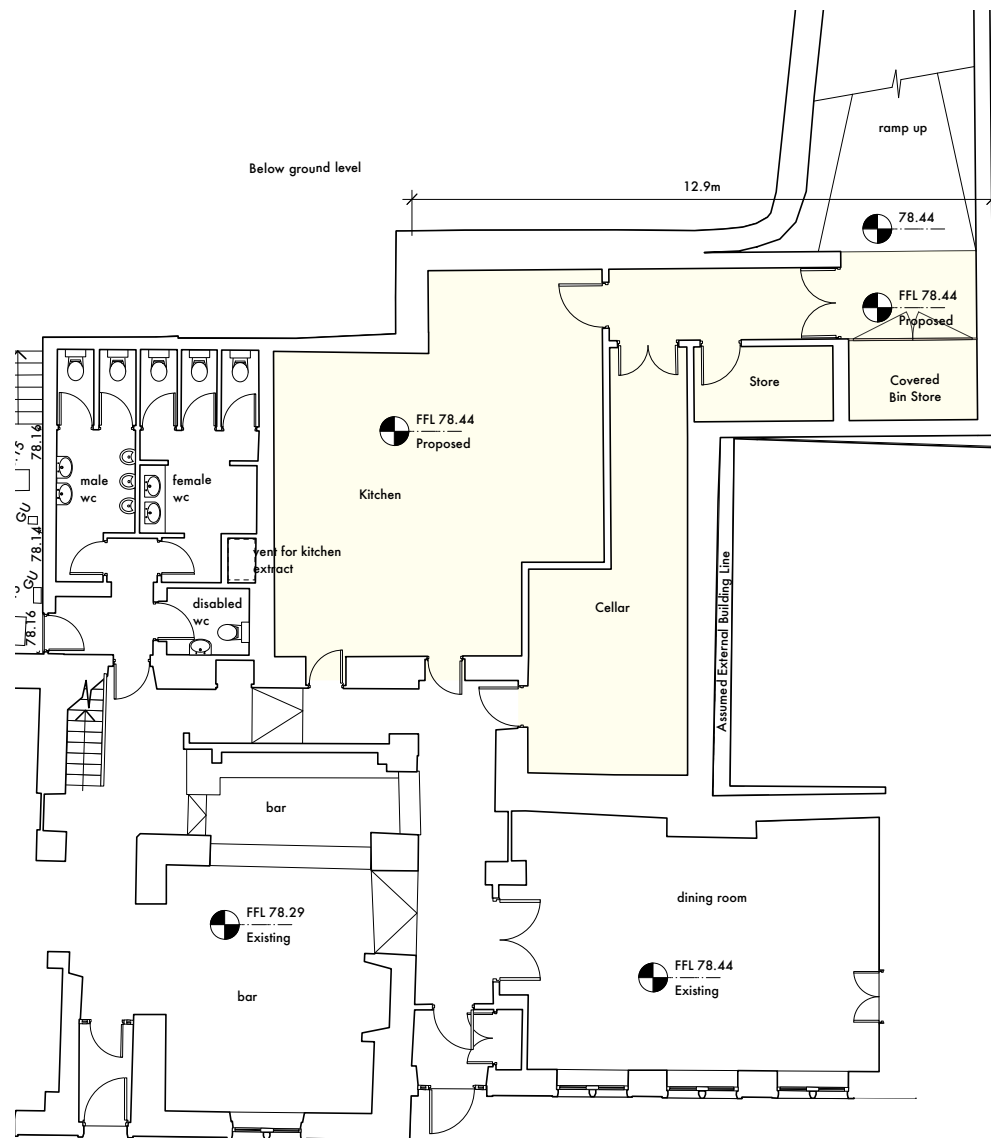


Proposed rear elevation

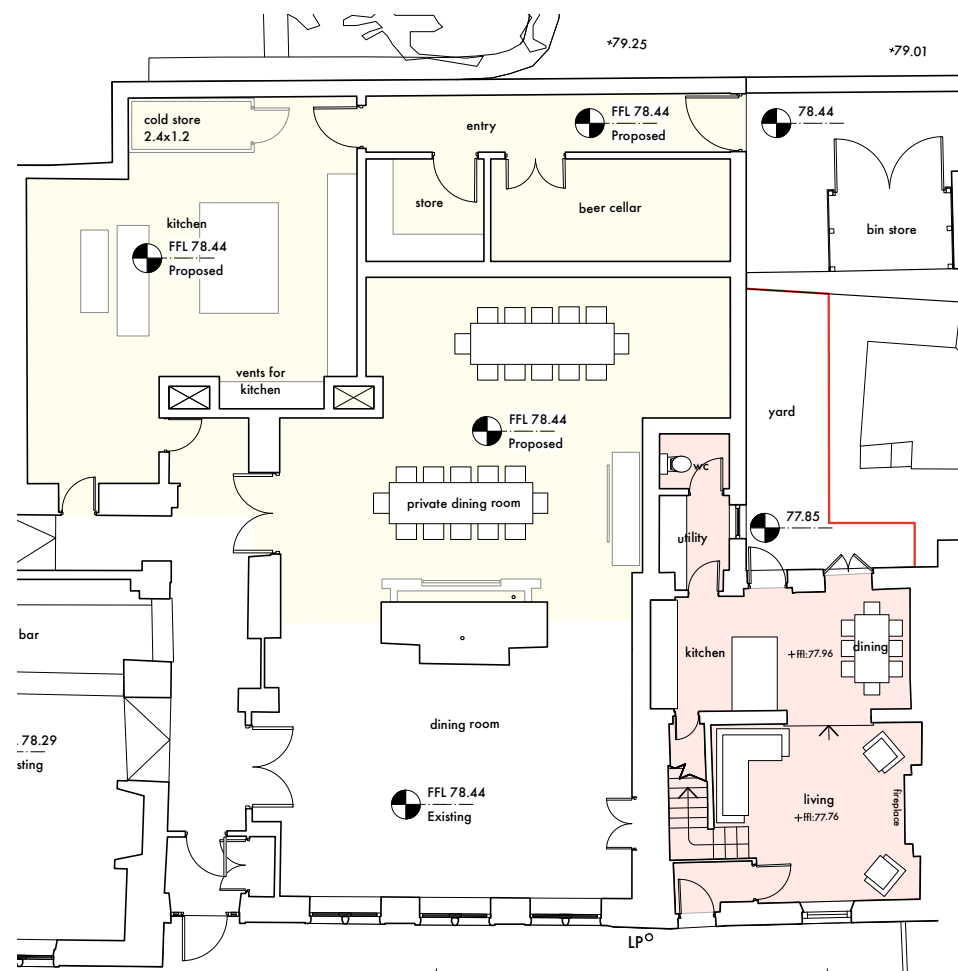


Proposed section through 58 Clitheroe Road (West View) and south elevation

Waddington Arms



Previously consented Ground Floor Plan ref. 3/2017/0319

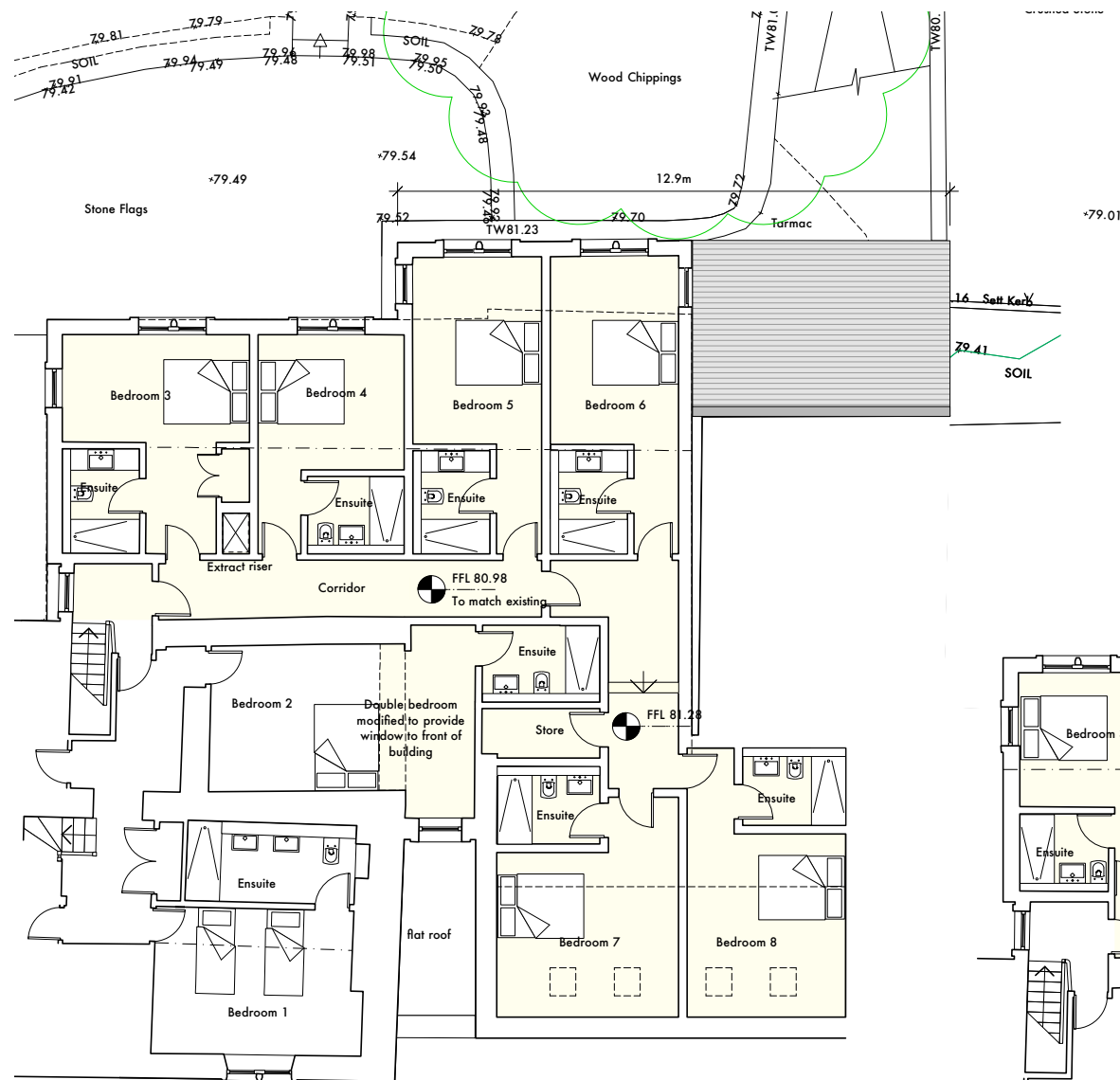


Proposed partial Ground Floor Plan

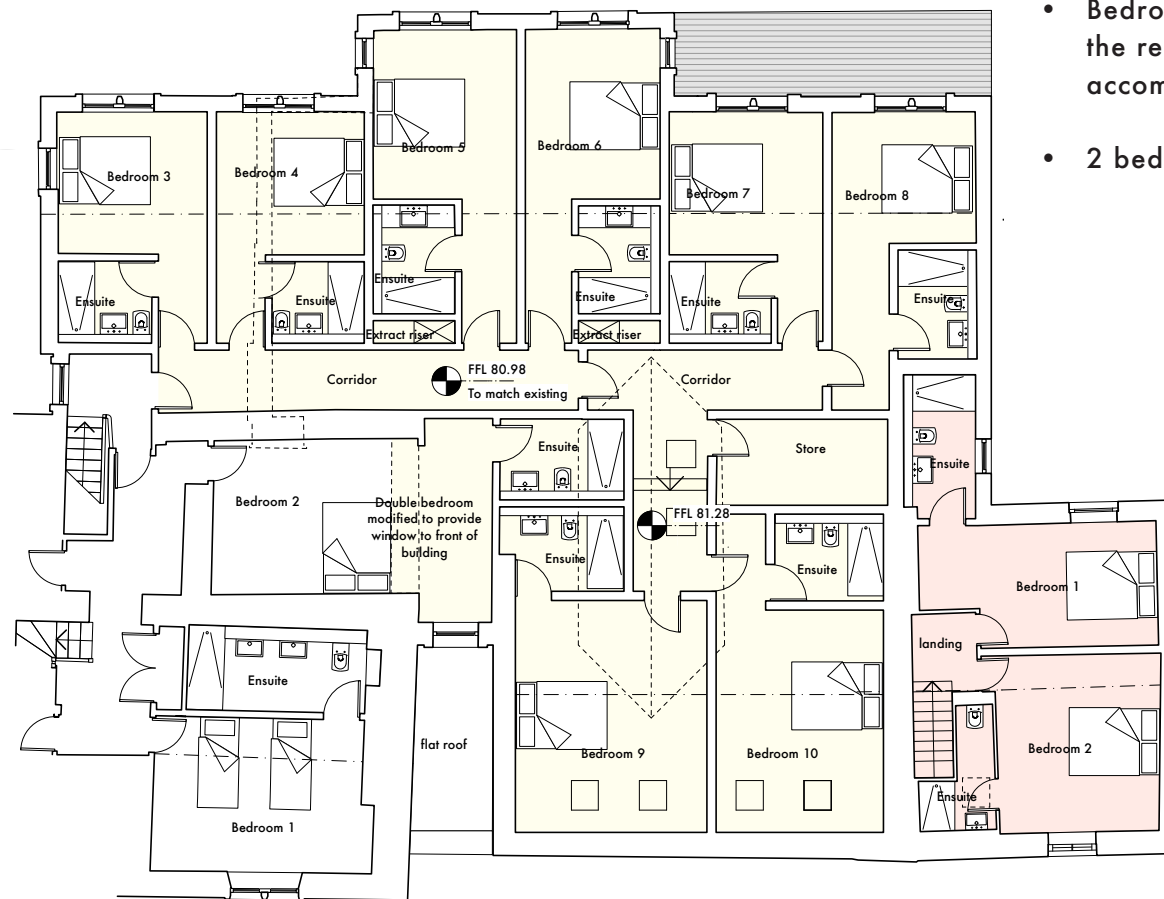
4.3 Ground Floor

- Kitchen increase similar to previously consented scheme
 - Consented kitchen area: 51.6 m²
 - Proposed kitchen area: 49.9 m²
- Increased dining area
- Ramped access into the rear of the building improved. Current 1:6 ramp replaced by new access route.
- Bin store to be relocated
- Living accommodation and rear yard to 58 Clitheroe Road (West View)

Waddington Arms



Previously consented First Floor Plan ref. 3/2017/0319



Proposed partial First Floor Plan

4.4 First floor

- Existing roof terrace above the toilets is to be replaced by bedrooms 3 and 4 as in previously consented scheme
- Bedrooms 5 and 6 located above the extended kitchen and storage facilities.
- Bedrooms 7 and 8 located above the extended dining room and storage facilities to the rear of 58 Clitheroe Road (West View)
- Bedrooms 9 and 10 are to sit above the existing ground floor dining room and underneath a replaced roof.
- Bedroom 2 is to be extended to provide a window facing over the retained flat roof between the three storey and two storey accommodation.
- 2 bedrooms to 58 Clitheroe Road (West View)



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