
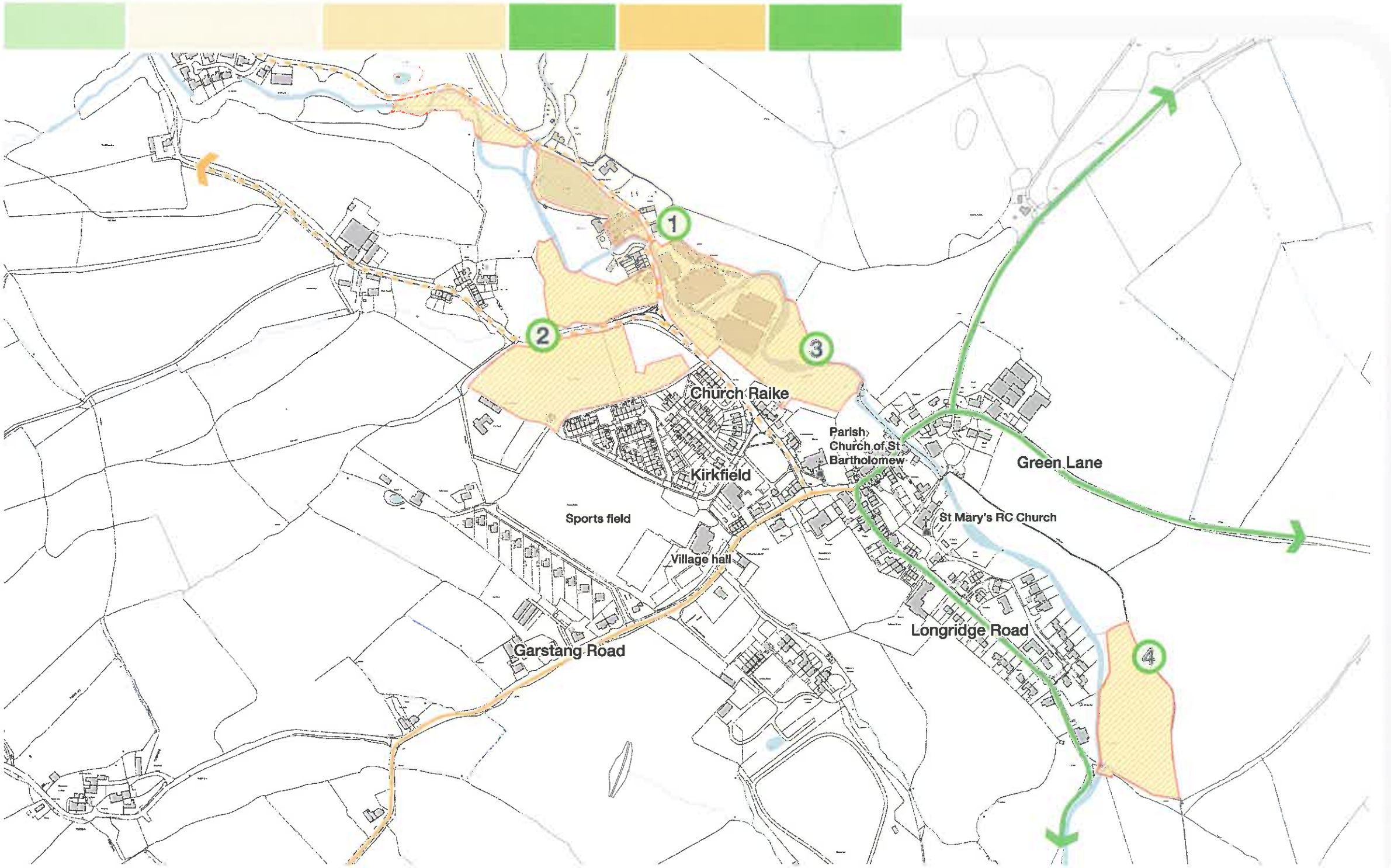


3.0 Planning Policy Context



The design principles set out within this Design and Access Statement have been prepared to respond to the policy framework provided at both national and local levels.

3.1 Strategic Site



- 1. Main Mills Complex
- 2. The Hive
- 3. New Trailhead Centre
- 4. Cricket Pitch Site

-  Site Ownership Boundary
-  Primary Road
-  Secondary Road
-  Tertiary Road

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the application be determined in accordance with the Development Plan unless other material considerations indicate otherwise.

The Development Plan

Ribble Valley District Wide Local Plan (1998)

The Ribble Valley District Wide Local Plan (DWLP) was adopted in 1998. The vast majority of the Local Plan policies are "saved" which means that they continue to form part of the Development Plan whilst the Council's Emerging Core Strategy is prepared. The weight to be afforded to these saved policies must be weighed against their compliance with the National Planning Policy Framework (NPPF).

Despite the fact that a significant element of the site is previously developed, the site in its entirety lies outside the settlement boundary of Chipping. The application must therefore be considered in the context of Policy ENV1 (Area of Outstanding Natural Beauty) and Policy G5 (Areas outside the Main Settlement/Village Boundary).

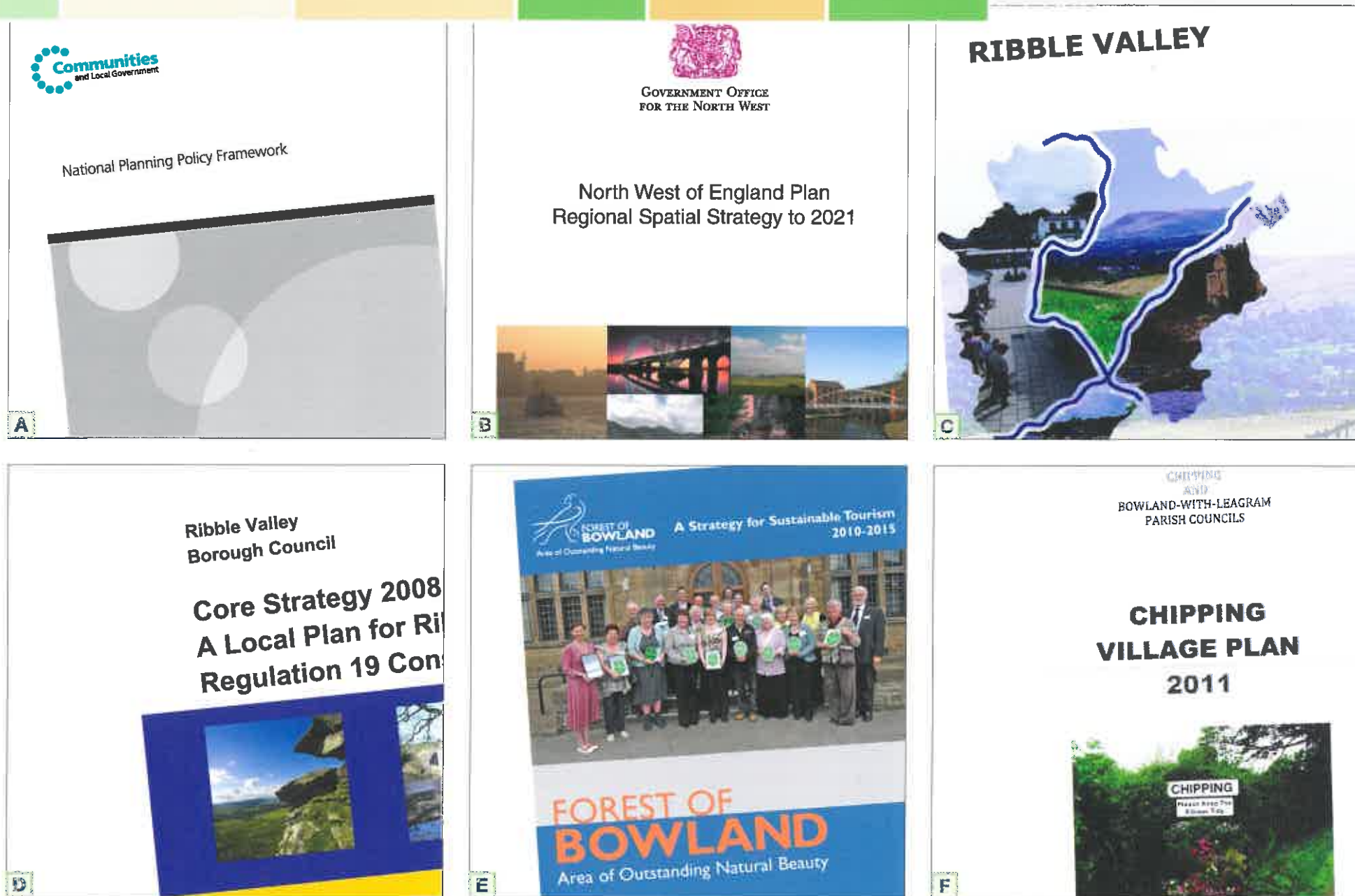
As highlighted above however, a significant part of the site is previously developed, having been previously used in the manufacture of furniture. These parts of the proposal must be assessed against Policy EMP11 of the DWLP which explains that evidence must be provided in the event that premises currently or last in employment uses are to be redeveloped for alternative uses. H J Berry and Sons and the premises have remained derelict since this time. This is despite marketing having been undertaken and it is apparent that the bespoke nature of many of the buildings makes them unsuitable for replacement employment use in the traditional B1, B2 or B8 sense.

The proposed redevelopment of the former employment site for a leisure scheme will provide excellent employment opportunities and will attract tourism to the area. As a result of this the proposal is entirely capable of complying with Policy EMP11 and indeed also Policies RT1 and RT3 of the DWLP which sets out that proposals related to recreation and tourism will generally be supported subject to meeting a range of criteria which the scheme is capable of satisfying.

In addition to the main body of the former employment site Kirk Mill, which is a listed building is also included within the development proposals. This premises which is identified as being of Grade II listed status is in a poor state of repair and in need of significant restoration to improve it. The proposals will maintain the integrity of this building in the long-term and greatly enhance its appearance by sensitively repairing and reutilising the building for use as a hotel and restaurant. The proposal is fully compliant with Policy ENV18 of the DWLP.

The remainder of the development is proposed on land which is not currently developed, but like the former factory, is extremely well located to the existing settlement boundary of Chipping. The development of this land for residential development will help to facilitate the delivery of the former employment premises but more importantly the restoration of the listed mill. This part of the proposal also finds clear support in the need to deliver sustainable development to meet an identified need. The final part of the proposal sees the delivery of a Trail Head Centre and a cricket pitch with pavilion, both of which are entirely suitable uses immediately adjacent to the settlement boundary.

3.2 Policy Context



Images:

- A. National Planning Policy Framework
- B. Regional Spatial Strategy
- C. Ribble Valley Districtwide Local Plan
- D. Emerging Core Strategy
- E. Forest of Bowland - Area of Outstanding Natural Beauty - Strategy for Sustainable Tourism (2010-2015)
- F. Draft Chipping Village Plan (2011)

Emerging Policy

The Ribble Valley Core Strategy was submitted to the Secretary of State for Examination in September 2012. Following the document's submission, the Planning Inspector suspended the Examination pending clarifications of parts of its evidence base. Consultation on the proposed main changes to the Core Strategy and Local Development Framework Evidence Base was undertaken during August and September 2013. As a result of this the Council has upped its annual housing requirements to take account of previous shortfalls and to target increased growth. In this respect Chipping finds itself within a settlement tier which is identified as being capable of accommodating residential growth over the new Local Plan period.

It is clearly accepted therefore that Chipping is a sustainable location for future development and this is an important consideration in the overall planning balance.

National Planning Policy Framework (NPPF)

The overall emphasis of the NPPF is to reiterate the Government's key objective of facilitating economic growth and securing sustainable development. These overarching policies seek to integrate the needs of planning and transport whilst focusing development in the most appropriate locations, thereby protecting and enhancing the environment.

Central to the NPPF is a presumption in favour of sustainable development and the need for the planning system to support economic growth. Paragraph 196 of the NPPF confirms that in assessing and determining development proposals, Local Planning Authorities should apply the presumption in favour of sustainable development.

The NPPF lists 12 core planning principles which should underpin the approach Councils adopt towards both plan making and decision taking. These include the following which are of particular importance to the application proposals:

- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many function (such as for wildlife, recreation, flood risk mitigation, carpet storage, or food production); and
- Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Housing Land Supply

The Council cannot currently demonstrate a deliverable 5 year supply of housing as required by the NPPF and as such housing supply policies must be considered out of date. The presumption in favour of sustainable development is therefore fully engaged and this is a very weight material consideration in the determination of the application.

Summary


The application must be assessed in the context of it being a leisure-led mixed use proposal which will deliver a significant regeneration benefits to the village of Chipping, whilst at the same time providing sustainable development which is in accordance with the NPPF. There are a series of weighty material considerations that should be afforded great planning weight. These include the following:

1. Presumption in favour of sustainable development: the application proposals fully accord with the NPPF's policies in promoting the presumption in favour of sustainable development. The development would not result in any adverse impact which would significantly and demonstrably outweigh the benefits of the development and the proposals accord with the specific policies of the NPPF. Furthermore, the specific policies of the NPPF do not indicate that the development should be either restricted or refuse;
2. A sustainable development: the development would result in a series of social, economic and environmental benefits in accordance with the three dimensions of sustainable development as identified within the NPPF;

3. A deliverable housing site: the site is suitable, available, achievable and viable for housing development; and
4. Supporting a prosperous rural economy: the development would be an example of a sustainable rural tourism and leisure development, benefiting businesses in rural areas, communities and visitors, and respecting the character of the countryside.

In summary, there are a number of weighty material considerations which offset any conflicts with the adopted Development Plan and accordingly, the application is acceptable in planning terms. Further information in relation to planning matters can be found in the Supporting Planning Statement which has been prepared by HOW Planning and submitted in conjunction with this report as part of this application.

4.0 Statement of Community Involvement



The Illustrative Masterplan was subject to comprehensive community consultation.

The consultation took place on the 25th and 27th April 2013.

The consultation was well attended with approximately 218 people viewing the proposals.

32% of attendees provided feedback, 63% of the responses were in favour of the plans.

This section details the amendments made in light of the comments received.

4.1 Consultation Overview

Sample dissertations as a result of engagement with Lancaster University



Consultation Poster



Consultation Boards



Kirk Mill Website



Public Consultation



Public Consultation

The process of engagement immediately followed the purchase of the site from the administrators. Key community stakeholders were contacted within a day of the completion of the sale and within one week a presentation had been made to the parish council to open up dialogue and listen to the village's ideas.

The SCI calls for local communities to have a role in shaping a plan brought before council and the scheme at Chipping shows how the community has shaped the scheme from inception with very early involvement and many months of ongoing engagement.

A website was launched in March 2011 to communicate with the local community and interested parties outside the village. The website was originally used to communicate updates on the remedial works being conducted in the barn to protect it from further rain damage.

Details of the emerging plans were published on the website and it was updated with a feedback page to allow visitors to leave comments. Going forward, it will continue to be updated with news, including the updated plans, build programme and job opportunities and will act as a portal for local people to access information and apply for job opportunities.

A key element of the consultation process was the engagement in January 2012 with Lancaster University masters students to explore potential uses of the site for rural and tourism businesses. This involved various workshops and site visits with work continuing for much of the early part of 2012 culminating in a mock consultation in June 2012.

This event was very well attended with attendees including Muriel Lord from the Chipping Local History Society, Ian Miller from Oxford Archaeological North, Gerry Lowe, owner of the adjoining plot of land and The Talbot Hotel, and Colin Hirst and Melissa Watts, both representing Ribbles Valley Borough Council.

This mock exercise helped to shape the draft scheme which was discussed with officers at a meeting in August 2012 as part of the ongoing liaison with officers in the regeneration and housing department of the council. Consultation with key figures in the local community, including the Babins Trust and ward councillor Simon Hoare, has also been constant since the purchase of the site through to the months preceding the application.

This final stage of consultation was a public consultation held at the former HJ Berry site on 25th and 27th April 2013.

All the public events were timed for maximum inclusivity, with the first covering from 3.30 to 7pm, the post school time running into early evening, to allow people the opportunity to drop in after work. A second session was held on Saturday from 10am to 2pm for those unable to attend the previous session.

The exhibition was left on display in the barn building for further use and to give those unable to attend the events another chance to view the plans.

4.2 Summary of Key Changes

View 01 - Kirk Mill



- 1 Addition of traditional features including orangery lantern roof.
- 2 Timber clad entrance replaced with transparent glazing to allow the rhythm of the existing facade to be expressed.
- 3 Demolition and reconstruction of existing extension to the mill. New facade to match the existing mill facade.
- 4 Third floor hotel rooms emitted from the scheme, therefore roof structure and profile will remain as existing.

View 02 - The Barn and Hotel/Spa



- 1 Addition of traditional features including windows with muntins.
- 2 Metal clad first floor detail to be replaced with traditional stone facade and slate roof in keeping with the village vernacular.
- 3 Addition of traditional features including windows with muntins.

View 03 - Aerial View




- 1 Changes outlined in View 01
- 2 Changes outlined in View 02
- 3 Addition of a Kid's Club
- 4 Addition of a Wedding Venue
- 5 Changes outlined in View 02
- 6 Addition of Malt Kiln House

Illustrative Masterplan - Site Wide Changes



- 1 Relocation of the trailhead centre to the main car park site, due to issues of proximity to river. This also results in there being no development or impact to the site south of the main car park site.
- 2 Number of self plot residential units reduced from 5 to 4.
- 3 Addition of a Kid's Club and Wedding Venue.
- 4 Addition of Malt Kiln House

5.0 Masterplanning Principles



The design response takes the key constraints defined in the site analysis and starts to develop development principles which reflect the unique context of the site.

5.0 Masterplanning Principles



Site

- Application Site
- Other Land Under Ownership
- Area Of Significant Level Change
- River



Movement

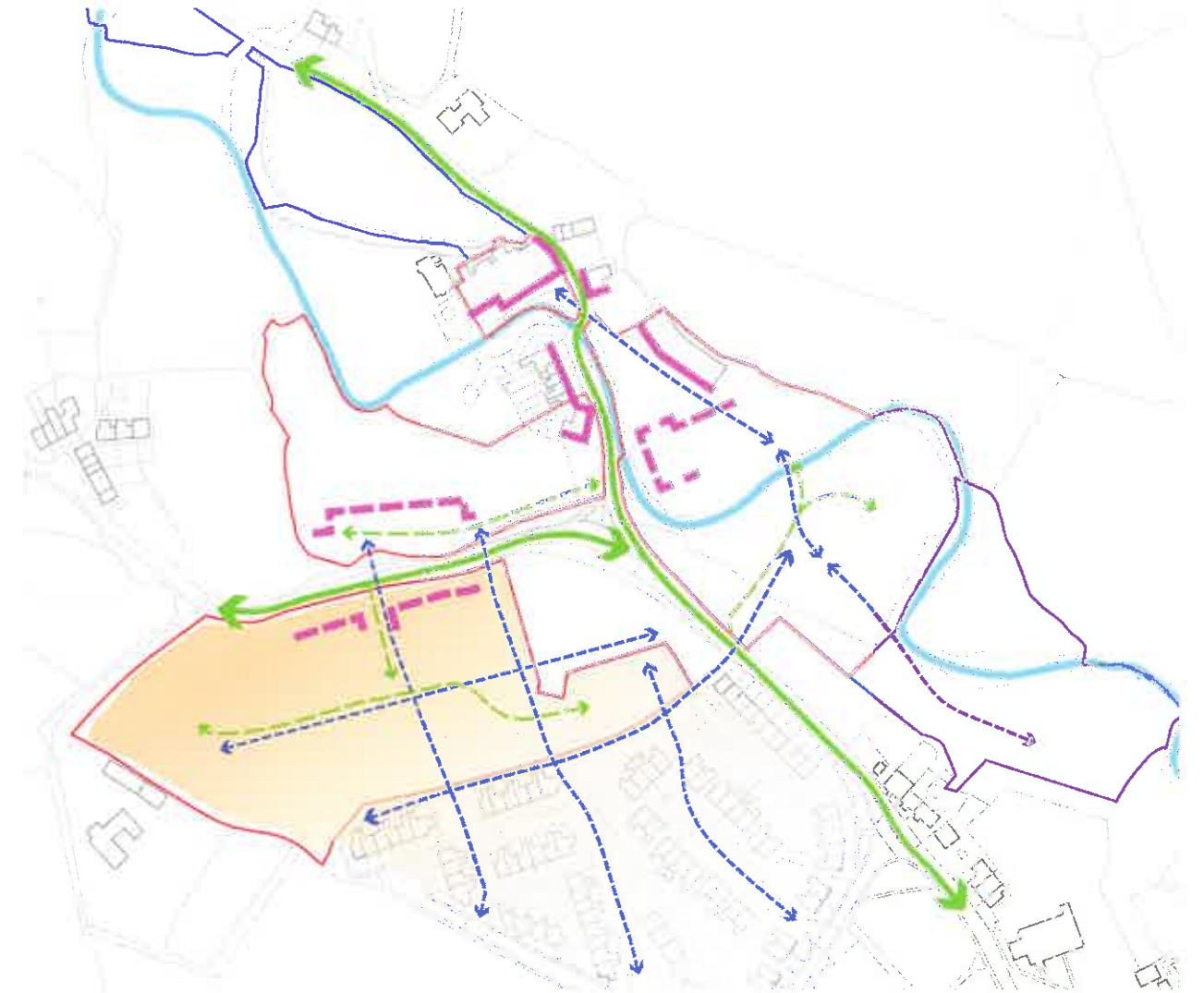
- Primary Vehicular Access
- Secondary Vehicular Access
- Pedestrian Access
- Parking
- Key Focal Point
- River





Key Edges and Character Spaces

-  Key Existing Building Edge
-  Key Proposed Building Edge
-  Natural Edge
-  Area Of Significant Level Change
-  Character Area: Leisure
-  Character Area: Wedding Venue
-  Character Area: Recreational
-  Character Area: Residential
-  River



Extension of Existing Residential Area and Connectivity

-  Residential Expansion
-  Vehicular Connectivity
-  Pedestrian Connectivity
-  Key Existing Building Edge
-  Proposed Building Edge
-  River








Development Blocks

-  Residential Expansion
-  Vehicular Connectivity
-  Pedestrian Connectivity
-  Character Area: Leisure
-  Character Area: Wedding Venue
-  Character Area: Residential
-  River
-  Character Area: Recreational



Cricket Pitch

-  Vehicular Access
-  Parking
-  Proposed Building Edge
-  Views
-  River



5.1 The Masterplan

The Hotel Complex and Residential Area

Cricket Facilities Site



6.0 The Outline Application

The remainder of the chapter will focus on what elements of the scheme are sought under outline planning.

The elements include:

- Church Raiké Housing - The Hive
- Malt Kiln Brow Housing



1

2

3

4

Kirkfield
Church Raiké

Green Lane

Longridge Lane

- Key
- 1. Hotel Complex
 - 2. The Hive
 - 3. Trailhead Centre
 - 4. Cricket Facilities



6.1 Residential Illustrative Masterplan



Illustrative layout of Church Raiké and Malt Kiln Brow housing

6.1.1 Landscape Vision

Church Raikie Housing - The Hive

Outline Planning Application

Up to 56 dwellings are proposed on the former cricket pitch and juvenile woodland to the immediate north of the Kirkland and Kirkfield residential areas. Houses are anticipated to be restricted to two storeys, ensuring their compatibility with neighbouring residential areas and comprise a range of house types from individual dwellings to short lengths of terraced housing. The following landscape related design parameters should be referred to in the development of detailed proposals for this area.

- Ensure proposed housing is positively integrated with the adjacent residential areas through layout of plots and consideration of pedestrian movement through the site/surrounding areas.
- Consider the use of shared surfaces to reduce the dominance of vehicles and to maximise the potential for green space within the residential area.
- Determine whether pavements are necessary at the entrance to the area from the existing road corridor which does not contain pavements.
- Consider the use of flush/low kerbs and edges (in matching materials) and careful positioning of street trees to emphasise pedestrian and cycle priority and reduce vehicle speeds.
- Minimise illumination of the overall area to minimise nocturnal light pollution and erosion of its rural setting. Ensure lanterns used provide effective upward shading of light, minimising upward light pollution of the night sky. Assess whether lights could be switched off when not in use or sensory activated on key routes.
- Minimise ancillary clutter such as sub stations and bin stores by considering assimilation within the overall proposed built form.
- Use good quality hard landscape materials within the external environment. A combination of natural and manmade surface materials may be used to develop discrete character areas within the overall area of housing.
- Garden boundaries should reflect local field boundary types within the area. Back gardens would be most appropriately defined by traditional hedgerows and intermittent standard tree planting. Front garden boundary definition may be more appropriately defined by walls or metal railings. Reference to the residential boundary types within the area should be made.
- Retain existing mature trees and boundary hedgerows.
- Explore the opportunity to extend the influence of surrounding wooded areas into the residential environment to create a well treed residential area.
- Consider the provision of productive landscape elements such as fruit, nut and berrying trees and hedges, wild foraging areas and community garden spaces.

Malt Kiln Brow Housing

Outline Planning Application

Four dwellings are proposed in the field accessed from Malt Kiln Brow. The following landscape related design parameters should be referred to in the development of detailed proposals for this area. This is to ensure that the residential area is sympathetically accommodated within the landscape, minimising potential visual impacts on the adjacent conservation area.

- Consider the position, orientation and scale of individual architectural elements in relation to the setting of Kirk Mill and its associated conservation area. Exploration of bespoke responses utilising the existing distinct land form to absorb building mass should be explored.
- Consider the overall massing and inter-relationship between the dwellings within this development area. Consider the resolution of this design response in relationship to the residential development to the south of the existing access lane. Although not physically connected, visual links through the careful placement of buildings and associated green infrastructure/public open space will aid the overall integrity of the settlement extension.
- Height of buildings should be compatible with residential dwellings in the vicinity such as Old Hive, where buildings comprise two levels and a pitched roof above existing ground levels.
- Minimise width of proposed vehicular access and use materials compatible with its rural setting to create a narrow, shared access route.

- Minimise illumination of the highway to minimise nocturnal light pollution and erosion of the rural setting. Consider the use of sensory activated lights enabling lights to be switched on when the route is in use.
- Minimise ancillary clutter such as sub stations and bin stores by considering subterranean elements or assimilation within the built form of the individual buildings.
- Use high quality hard landscape materials- combination of natural (local sandstones) and manmade surface materials. Colour palette in tones compatible with the natural stone of the locality.
- Retain existing mature trees.
- Enhance existing wooded clough through additional tree planting on the steep banks to filter views towards the development and reinstate key characteristic element (wooded clough) associated with the landscape character of the area.
- Garden boundaries should reflect local field boundary types within the area. Back gardens would be most appropriately defined by traditional hedgerows and intermittent standard tree planting. Dry stone walls or utilise country/estate railings may be more appropriate to the front of the properties. Innovative ground remodelling may enable discrete boundaries, such as haha's or ditches to be used to define the boundary whilst maintaining the open landscape character to the front of the property.

Heritage

Outline consent is being sought for four residential units on a field situated a short distance to the south-west of Kirk Mill. The significance of this area lies largely in its contribution to the local rural landscape, as it retains remnant boundary hedges, mature trees, and a steep-sided clough that falls to the Chipping Brook and Kirk Mill.

Whilst this site lies beyond the boundary of the Kirk Mill Conservation Area, careful consideration will need to be afforded to the detailed design proposals, particularly in terms of the materials, scale and massing employed, to minimise any impact on the setting of the designated area and the listed building. This should enable any detrimental impacts on the setting of the Conservation Area and Kirk Mill to be minimised. Visual impact of residential development in this area will be further reduced by the proposed tree planting, particularly along existing boundaries and the steep-sided clough, which will shield the view of new development from the designated heritage assets.

6.2 Amount & Scale

6.2.1 Parameters Plan



6.3.2 Use & Amount

The planning application seeks:

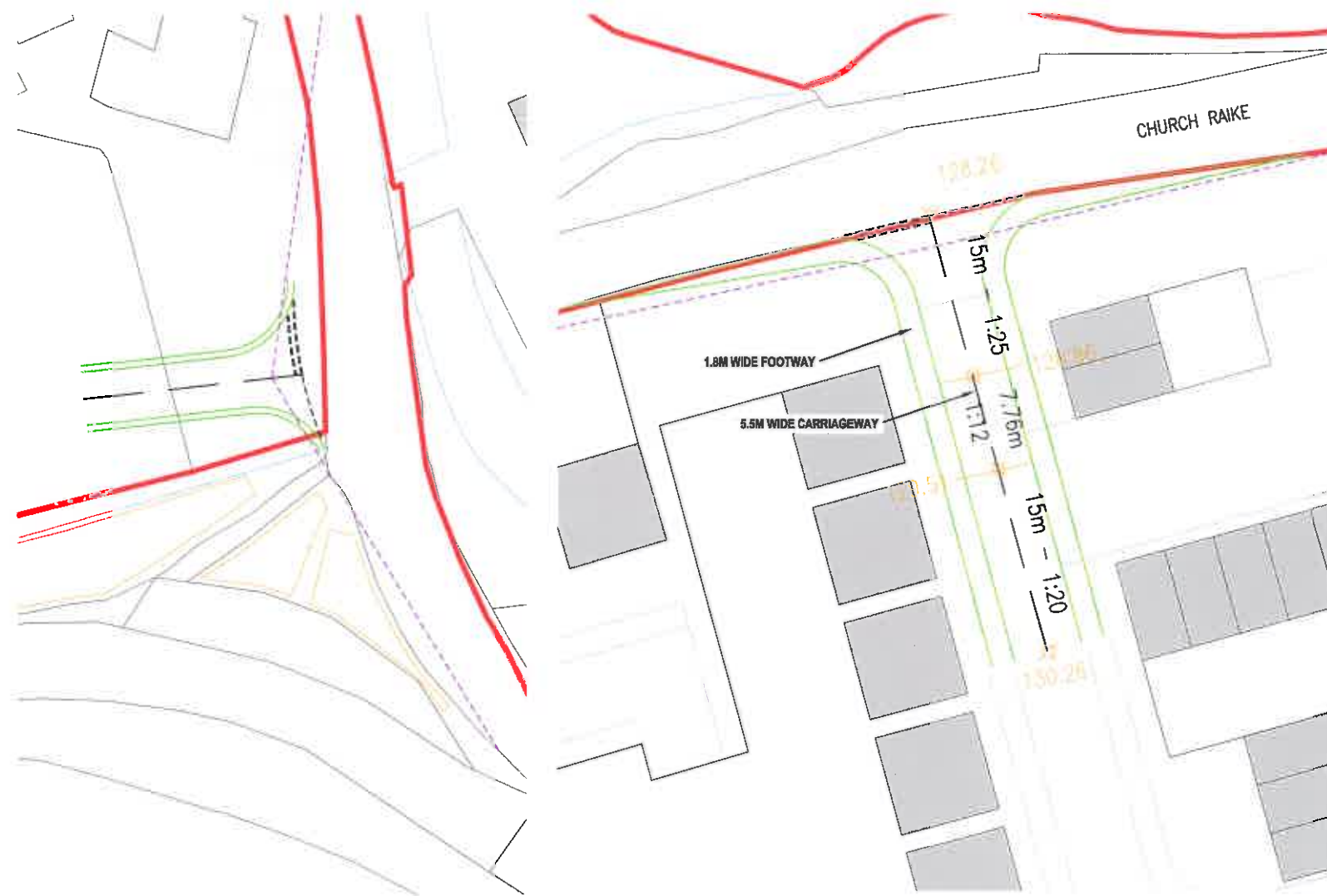
Outline Planning Permission for:

- Up to 60 Residential Units (Use Class C3). This will be split over two areas of the site with upto 56 residential units proposed on the current cricket pitch site. The remaining 4 units will be promoted as self-build plots and will be located to the smaller site north of the current cricket pitch.

Residential

- 6,800 sqm (GIA).
- Up to 60 residential units (including up to 4 self build plots).
- The residential units have been limited in height to 9 metres (2.5 storeys) from ground level to the ridge of the roof.

6.4.3 Highways



Access to Malt Kiln Brow Housing

Access to Church Raiké Housing

Residential Access

A new access road will be delivered on Malt Kiln Brow approximately 50m to the north of the junction with Church Raiké to provide access to the small residential site to the north of Church Raiké. As the new junction would provide access to the proposed four no. self-build residential plots it was agreed during scoping discussions with the Local Highway Authority that a 4.2m access road would be provided with a 0.5m service strip along both sides of the carriageway.

Visibility splays of 2.4m x 43m are achievable from the proposed junction in both directions along Malt Kiln Brow. Curtins commissioned an independent traffic survey company to undertake a speed survey on Malt Kiln Brow in the vicinity of the proposed site access location. The survey was undertaken for a 24 hour period with speeds measured for north and southbound movements. The results of the speed survey confirm an unadjusted 85th percentile speed of 25.3 mph in the northbound direction and 25.5 mph in the southbound direction.

The visibility splays of 2.4m x 43m relates to vehicle speeds of 30mph. Given the lower vehicle speeds on Malt Kiln Brow and the low level of traffic flow along the road it was agreed with the Local Highway Authority that the visibility splay to the left of the proposed junction would be taken to the opposite side of the carriageway. Based on the volume of traffic and the nature of the route it is considered that there would be little or no opportunity for vehicle to overtake one another and as a result the visibility splays provided are considered appropriate.

The proposed access road and junction for the larger residential site to the south of Church Raiké will be positioned approximately 125m to the west of the Church Raiké/Malt Kiln Brow junction.

The access road would be 5.5m wide with a 1.8m footway provided along both sides. It was agreed with the Local Highway Authority that the footways would taper along Church Raiké and tie into the line of the 2.4m x 43m visibility splays in each direction.

In terms of carriageway gradient it has been agreed with the Local Highway Authority that over a distance of 15m from the Church Raiké carriageway the gradient would be no more than 1 in 25. It would also be permissible to have a short length of carriageway at 1 in 12 before reducing to 1 in 20 as it forms an internal junction within the site. The full details of the internal site would be agreed at reserved matters.

7.0 The Detailed Application

The hybrid planning application seeks:

Full Planning Permission for:

Hotel Campus

Works and change of use to the Grade II listed Kirk Mill to create a hotel (18 bed) and bar restaurant

Works to the barn building to create 7 holiday cottages (3 bed)

Hotel and Spa (20 bed)

Wedding Venue

Kid's Club

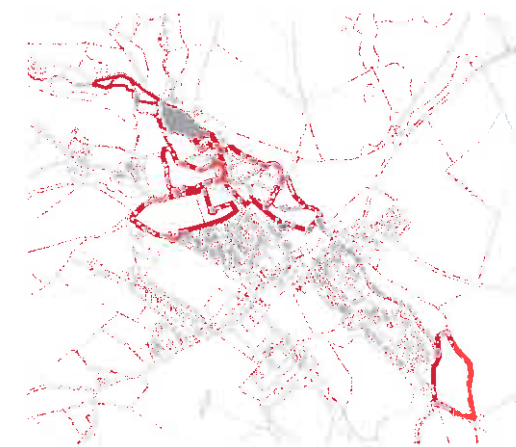
Change of use to Malt Kiln House

Trailhead Centre and Mechanical Plant Building

Cricket Facility and associated pavilion

7.1 Amount & Scale

7.1.1 Parameters Plan



Application Site Boundary
 Additional Land in Ownership of Applicant
 A3, A4, C1, D1, D2
 Max. height: 3 storeys, 12metres
 C3 Dwelling Houses
 Max. height: 2.6 storeys, 9metres
 Area to be retained from built form
 (This area falls largely within the Kirk Mill Conservation Area)
 Proposed Access Point
 Indicative location of access route into site.
 Access levels to fall 1:13 from highest point shown. Levels to fall 1:20 into site from road as indicated.
 Note: All building heights indicated are from finished floor level to roof ridge.

6.3.2 Use & Amount

The planning application seeks:

Full Planning Permission for:

- Works and a change of use to the Grade II listed Kirk Mill to create a hotel (18 bed) and bar restaurant.
- Works to the Barn building to create 7 x 3 bed suites.
- Construction of a Hotel and Spa (20 bed).
- Construction of a Wedding Venue.
- Construction of a Kid's Club.
- Construction of a Trailhead Centre.
- Construction of a Cricket Pavilion.
- Change of use to Malt Kiln house from residential to C1 use.

Restaurant (A3), Drinking Establishments (A4), Hotel (C1), Non-Residential institutions (D1), Assembly and Leisure (D2)

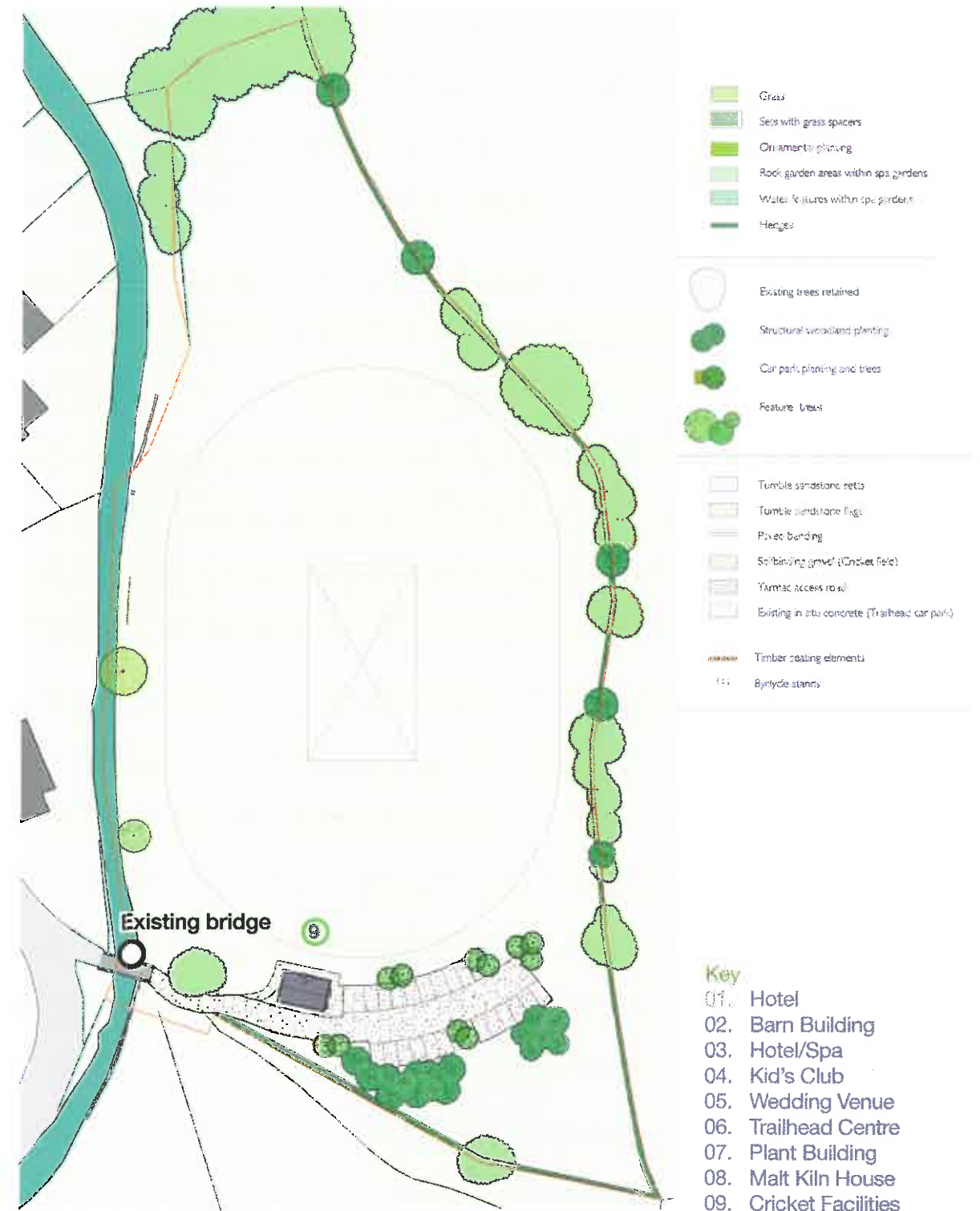
- Up to 3,777 sqm (GEA New build element).
- The heights of the buildings have been set at a maximum of 12m from ground level to roof ridge level. The different height zone pots have been designed according to location and topography of the site. For example the zone with the most height has been positioned on the factory site which currently sites buildings of a similar height. Zones with the least height have been positioned in areas which have little neighbouring development.

7.2 Layout

1. Hotel Complex



4. Cricket Facilities



- Grass
- Sods with grass spacers
- Ornamental planting
- Rock garden areas within spp gardens
- Water features within spp gardens
- Hedges
- Existing trees retained
- Structural woodland planting
- Car park, parking and trees
- Feature trees
- Turbule sandstone nets
- Turbule sandstone figs
- Paved bunding
- Soft-banding gravel (Cricket field)
- Yarmac access road
- Existing in situ concrete (Trailhead car park)
- Timber seating elements
- Bicycle stanns

- Key**
- 01. Hotel
 - 02. Barn Building
 - 03. Hotel/Spa
 - 04. Kid's Club
 - 05. Wedding Venue
 - 06. Trailhead Centre
 - 07. Plant Building
 - 08. Malt Kiln House
 - 09. Cricket Facilities

The aim of the overall approach to the external environment is to develop a robust external environment that reflects and enhances the key landscape characteristics of the local area whilst accommodating the new uses and their associated user requirements.

Attention to the appropriate position of uses in and around the village environment together with addressing the interfaces with the surrounding landscape ensures positive connectivity with the existing village fabric.

In this way a meaningful landscape will be created that integrates positively with the village of Chipping. Key landscape principles adopted in developing the overall landscape matrix are identified below.

Key Landscape Principles; 'A Rich And Robust Landscape'

- Considered design and selection of materials to ensure sensitive integration into existing landscape and built form of the village.
- Incorporation of a strong and legible sustainable movement network throughout the site, linking with existing public rights of way and roads within the village.
- Build on existing positive character elements identified within the site to create a series of distinct places. The intimate scale and introspective nature of the landscape may provide important design cues for its sensitive development and to aid integration with the wider rural landscape.
- Creation of external spaces that may accommodate facilities associated with the uses within adjacent buildings, such as therapeutic gardens and external exercise/relaxation areas associated with the spa facilities; secure external play areas associated with the Kids Club and an ornamental picturesque garden associated with the wedding facility.
- Create a new public space for the village where local markets can be re-established.
- Realise the opportunity to heal degraded and fragmented areas within the village.

- Selection of resilient materials, techniques and plant a diversity of species that tolerate climatic extremes.
- Creation of an edible landscape supporting the local food production ethos of the locality.
- Promote the potential of therapeutic landscapes in connection with the spa facilities.
- Tree selection to follow 'Santamour' rules, which promotes specification of a broad diversity of species to guard against possibility of large-scale devastation by insect/disease pests.
- The retention of significant mature trees and historic elements such as the well maintained hedgerows with mature standard trees should be incorporated positively into the future development infrastructure to aid integration with the surrounding landscape setting.
- More recently planted woodland blocks which are approximately 10 years old, would benefit from an active management regime with a clear understanding of the end use of the trees (amenity or lumber uses).
- Reference to the locally indigenous tree species should be made in areas of new tree planting.

Within the overall development a series of discrete landscape character areas can be identified, reflecting their specific location and relationship with the surrounding landscape and the future use envisaged.



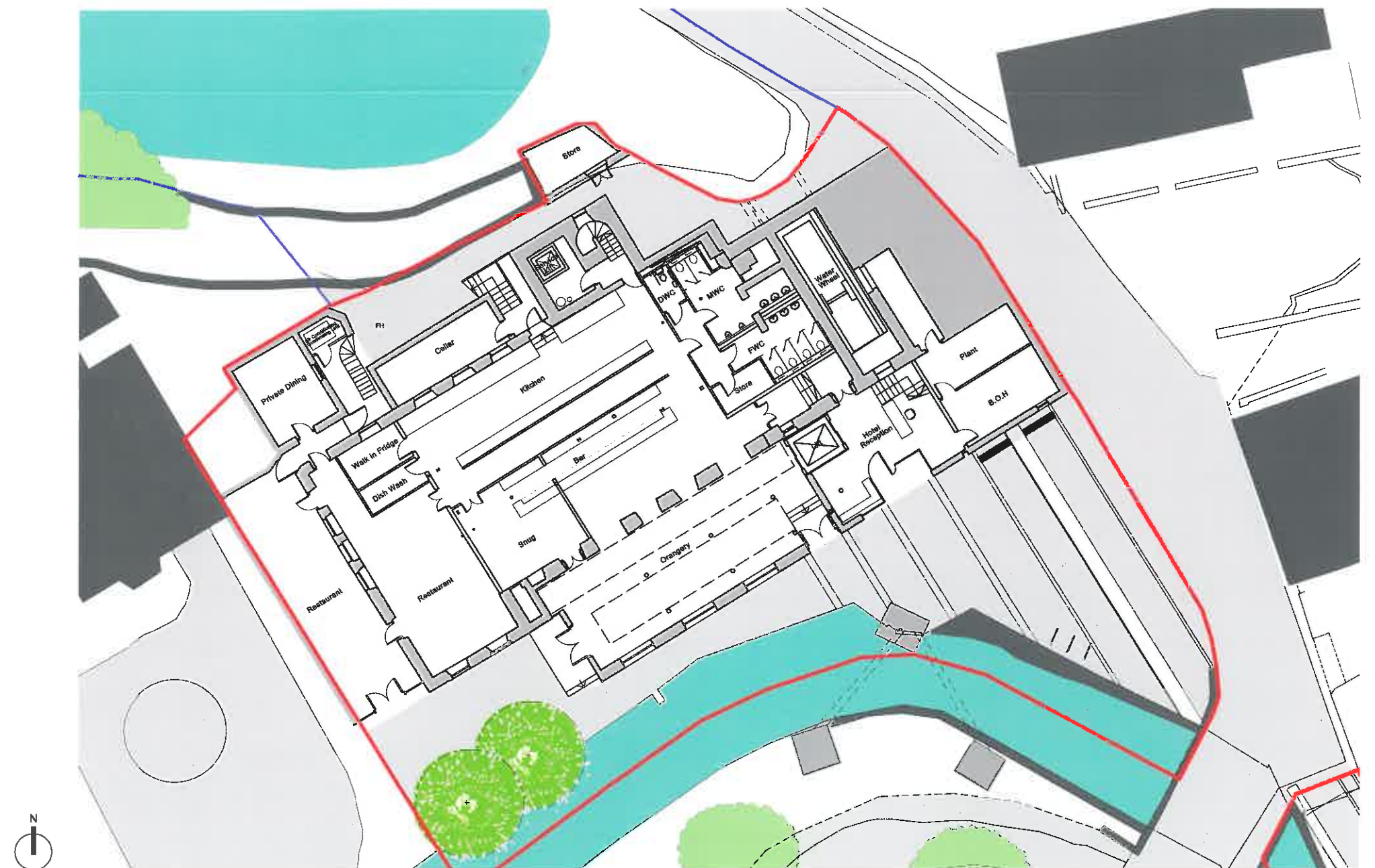
7.2.1 The Hotel Complex

The Mill

The proposed development seeks approval for the refurbishment of the existing Kirk Mill to create a hotel and restaurant bar (Use Class C1 & A3).

Gross External Area = 810 sqm (8,719 sqft)

Total Nett Internal Area = 1,494 sqm (16,081 sqft)



The Barn

The proposed development seeks approval for the refurbishment of the existing barn and the erection of a 2 storey new build element to create 7 holiday cottages (Use Class C1).

Gross External Area = 461 sqm
(4,962 sqft)

Total Nett Internal Area = 729 sqm
(7,847 sqft)



Hotel/Spa

The proposed development seeks approval for the erection of a Hotel & Spa (Use Class C1).

Gross External Area = 877 sqm
(9,440 sqft)

Total Nett Internal Area = 1,418 sqm
(15,263 sqft)



Wedding Venue

The proposed development seeks approval for the erection of a Wedding Venue (Use Class: D1).

Gross External Area = 215 sqm
(2,314 sqft)

Total Net Internal Area = 236 sqm
(2,540 sqft)



7.2.2 Trailhead Centre & Plant Building

Trailhead Centre:

The proposed development seeks approval for the erection of a Trailhead Centre with Cafe (Use Class A3).

Gross External Area = 101 sqm
(1,087 sqft)

Total Net Internal Area = 59 sqm
(635 sqft)

Plant Building:

The proposed development seeks approval for the erection of a Plant Building to service the site

Gross External Area = 210 sqm

Total Net Internal Area = 188 sqm



7.2.3 Cricket Facilities

The proposed development seeks approval for the erection of a Cricket Pavilion (Use Class: Sui Generis).

Gross External Area = 46 sqm
(495 sqft)

Total Net Internal Area = 43 sqm
(463 sqft)



7.3 Scale

7.3.1 The Hotel Complex

The Mill

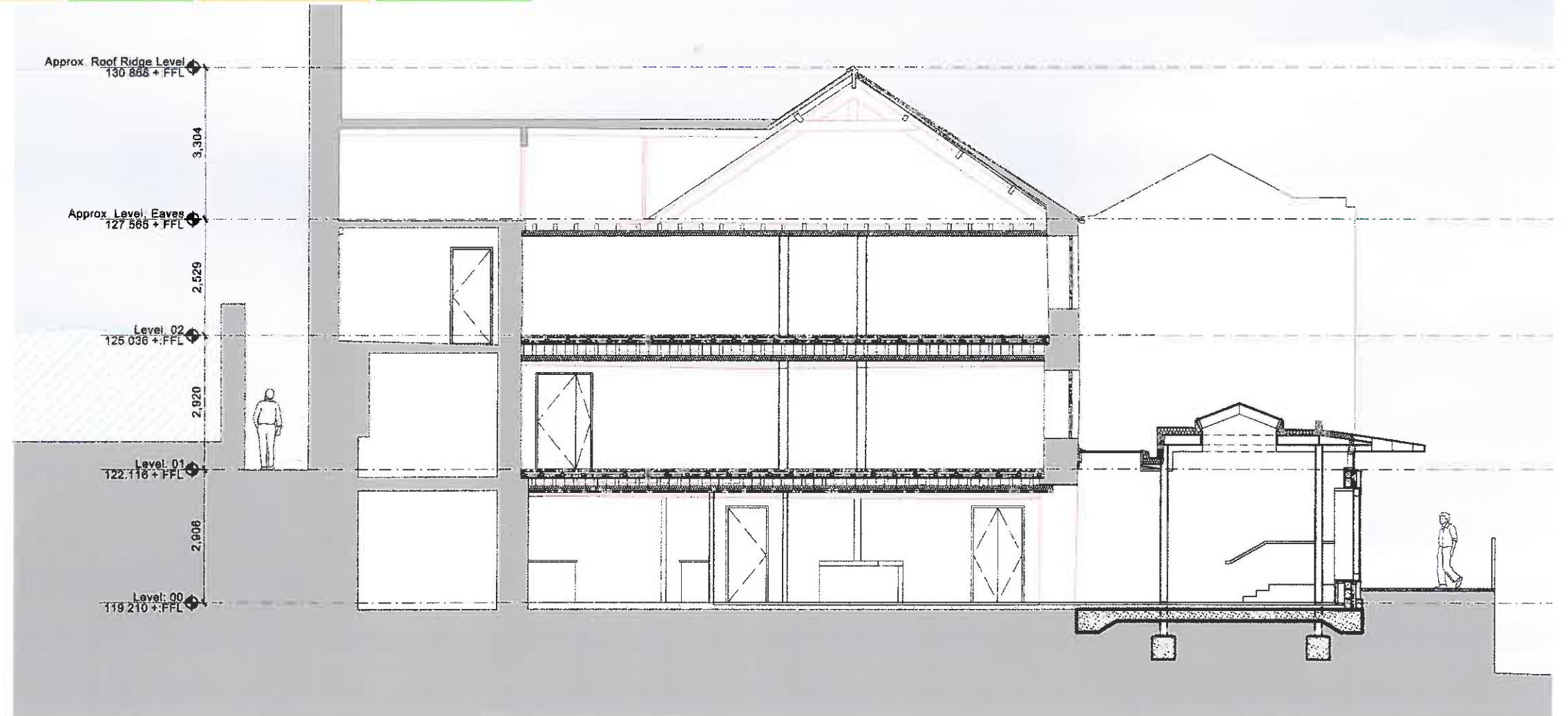
The proposed development seeks approval for the refurbishment of the existing Kirk Mill to create a hotel and restaurant bar (Use Class C1 & A3).

Height of Main Mill Building:
Approx. 11.8 m

Height of proposed orangery:
Approx. 4.5 m

Height of entrance core:
Approx. 9 m

Number of hotel rooms: 18



Building section



Front Elevation - South facing

Key:

- | | |
|--|---|
| 01 Sandstone to match existing | 08 Lead clad roof edge |
| 02 Dressed sandstone surround/lintel | 09 Timber pivot door set within SSG system |
| 03 Timber framed glazed unit to match with existing windows | 10 Recessed lead panel |
| 04 Aluminium SSG curtain walling system | 11 Glazed lean-to roof and associated elevation. |
| 05 Clerestory glazing to match adjacent glazed curtain walling | 12 Proposed stepped access & balustrade to cellar and kitchen |
| 06 Glazed rooflight | 13 Proposed escape door |
| 07 Slate to match existing | 14 Sedum roof |
| | 15 Render |

The Hotel & Spa

The proposed development seeks approval for the erection of a Hotel & Spa (Use Class C1).

Height of spa block to roof ridge:
12 m

Height of hotel block to roof ridge:
9.3 m

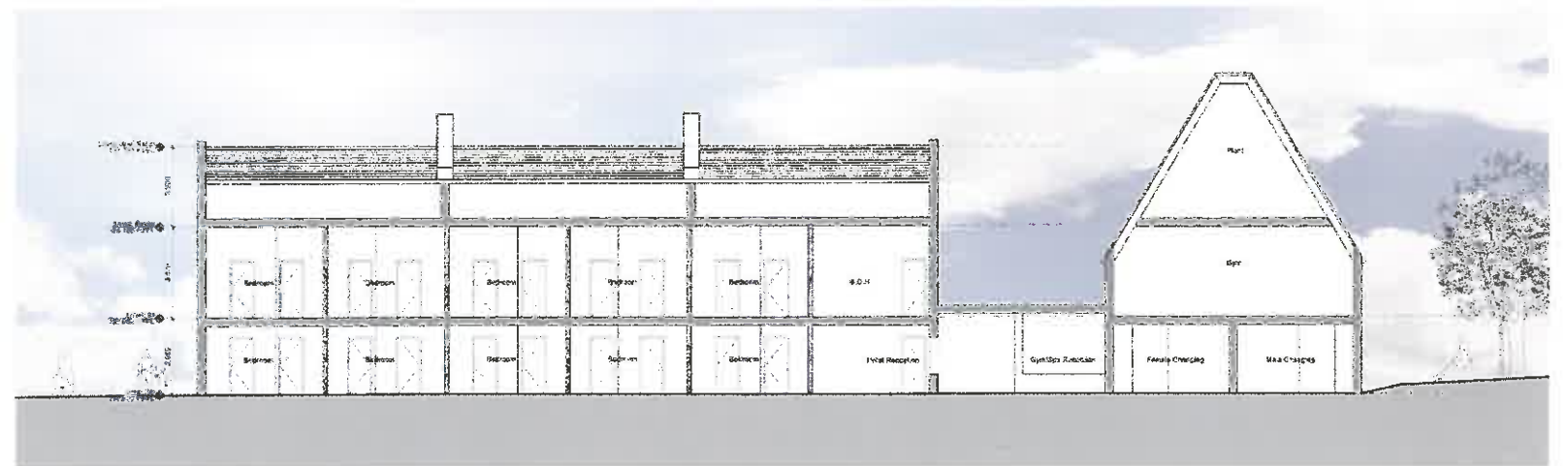
Height of entrance block: 3.3 m

Key:

- 01 Sandstone with dressed quoins to elevation returns (where shown)
- 02 Dressed sandstone surround/intel
- 03 Dressed sandstone gable edge
- 04 Timber framed window
- 05 Slate to match existing
- 06 Timber with natural finish
- 07 Aluminium framed SSG system
- 08 Timber framed door with natural finish
- 09 Timber louvred door with natural finish (access to plant room)
- 10 Timber with natural finish escape door
- 11 Timber louvres with natural finish
- 12 Steel exterior escape stair
- 13 Recessed lead panel
- 14 Lead clad roof edge



Front Elevation - North facing



Building Section

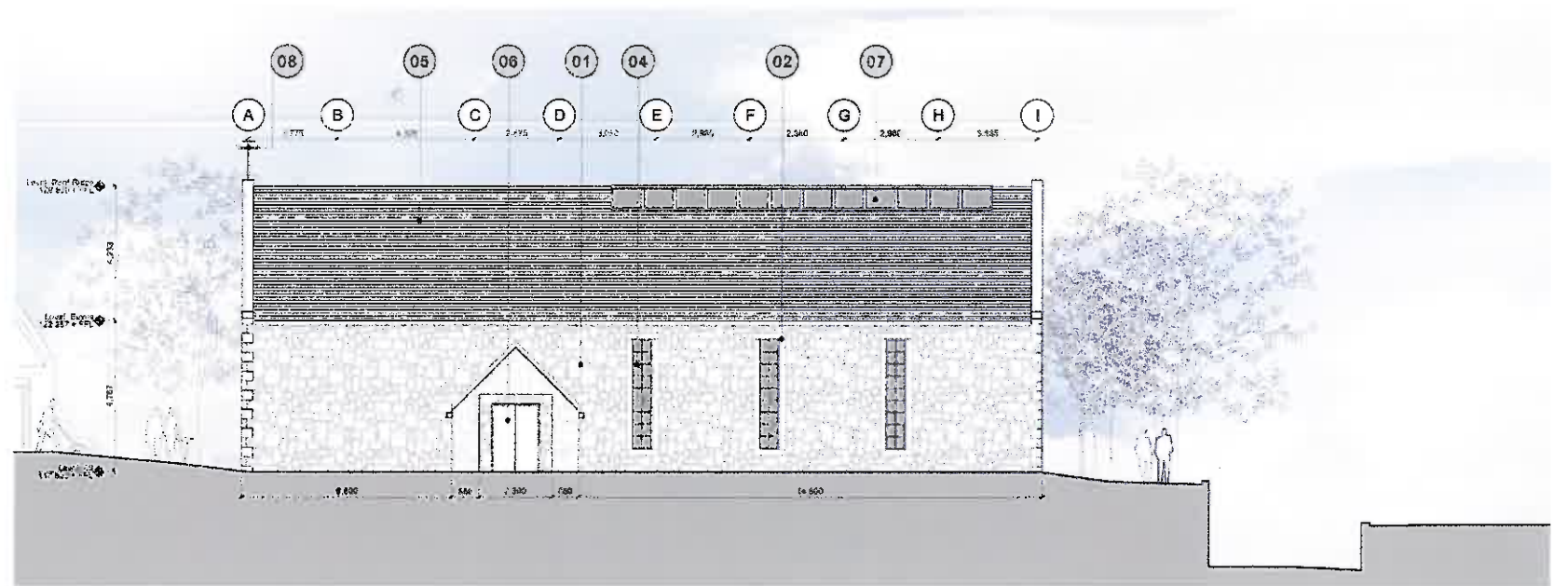
The Wedding Venue

The proposed development seeks approval for the erection of a Wedding Venue (Use Class: D1).

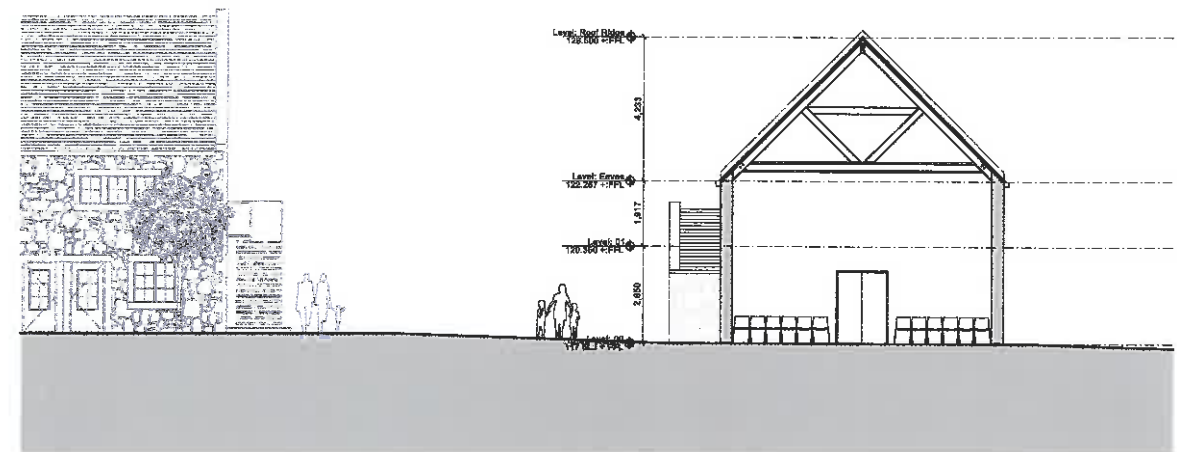
Height to roof ridge: 9 m

Key:

- 01 Sandstone with dressed quoins to elevation returns (where shown)
- 02 Dressed sandstone surround/lintel
- 03 Dressed sandstone gable edge
- 04 Timber framed window
- 05 Slate
- 06 Timber door with natural finish
- 07 Glazed rooflight
- 08 Weathervane (to be salvaged from existing factory building on site)



Front Elevation - West facing



Typical section- South facing

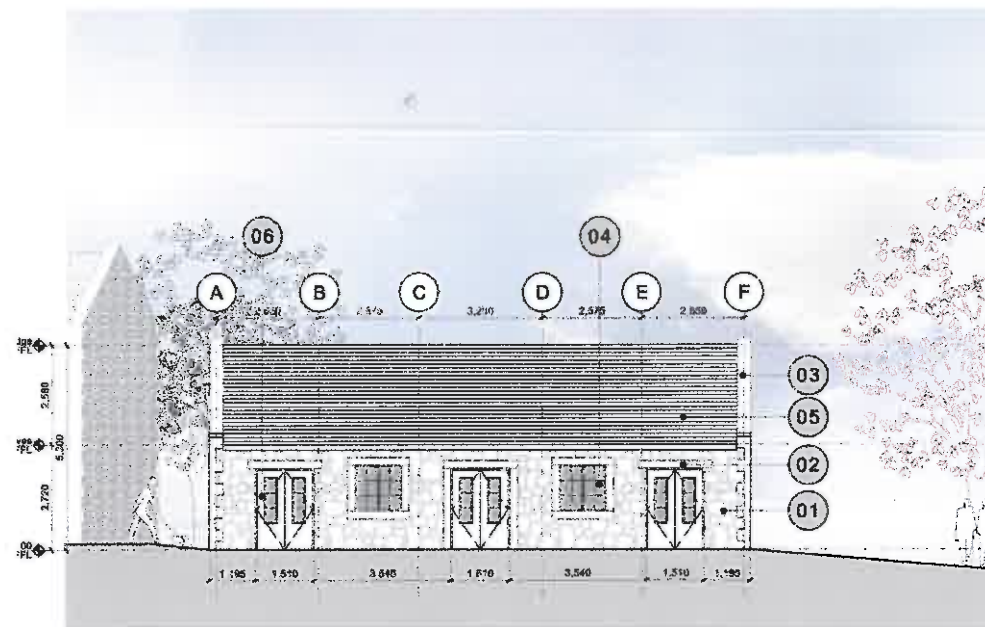
The Kid's Club

The proposed development seeks approval for the erection of a Kid's Club / Creche (Use Class D1 Non-residential institutions).

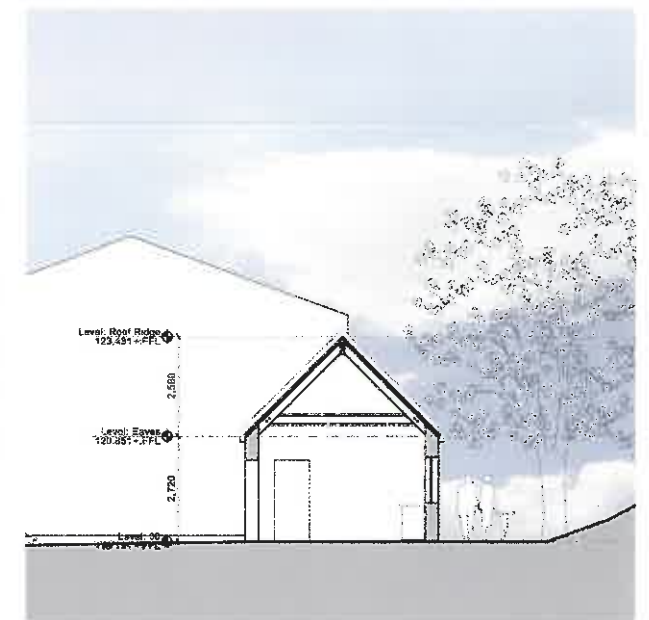
Height to roof ridge: 5.3 m

Key:

- 01 Sandstone with dressed quoins to elevation returns (where shown)
- 02 Dressed sandstone surround/lintel
- 03 Dressed sandstone gable edge
- 04 Timber framed window with natural finish
- 05 Slate
- 06 Timber framed door with natural finish
- 07 Render



Front Elevation - South west facing



South east facing

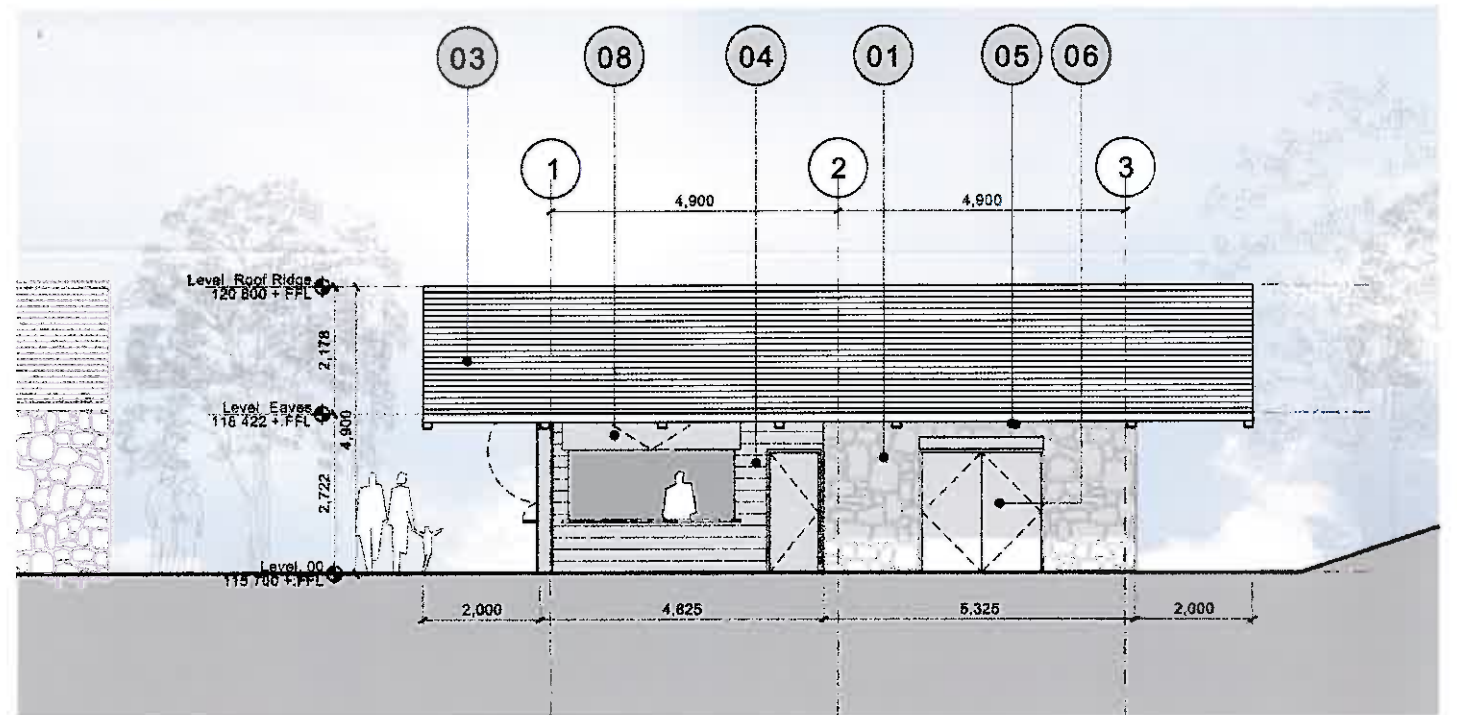
7.3.2 The Trailhead Centre & Plant Building

Trailhead Centre:

The proposed development seeks approval for the erection of a Trailhead Centre with Cafe (Use Class A3).

Height to roof ridge: 4.9 m

- 01 Sandstone
- 02 Timber with natural finish
- 03 Slate
- 04 Timber with natural finish
- 05 Timber rafter
- 06 Timber framed door with natural finish
- 07 Outdoor sink
- 08 Timber clad hatch door with natural finish



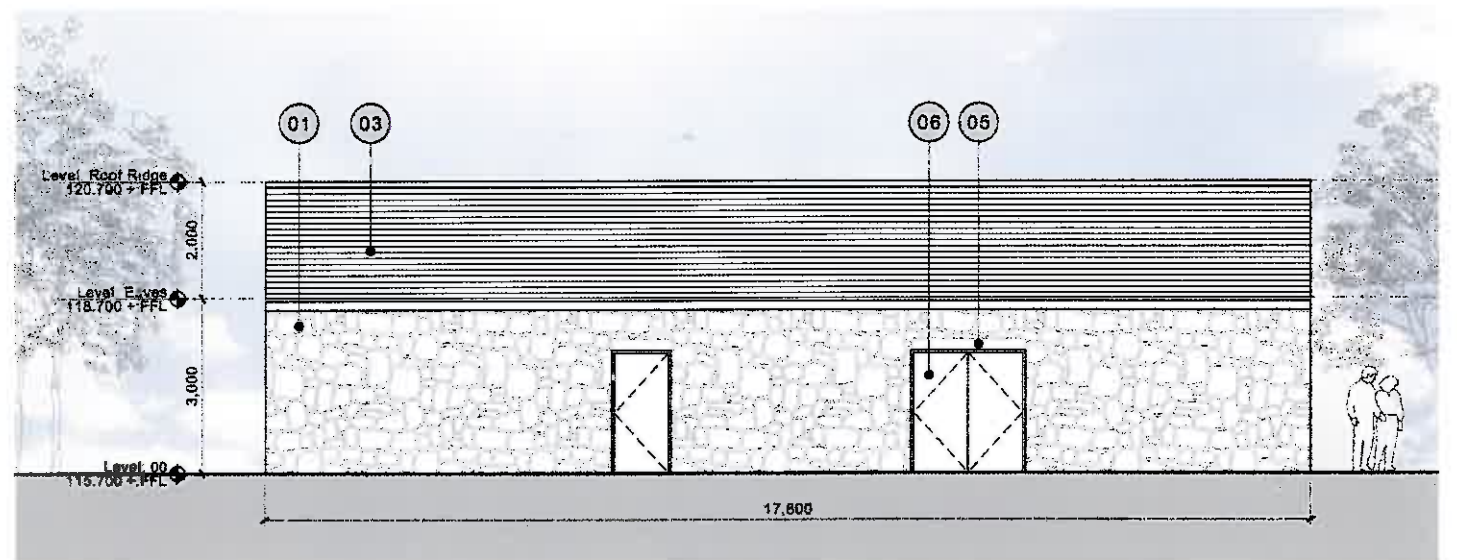
Trailhead Centre - South east facing

Plant Building:

The proposed development seeks approval for the erection of a Plant Building.

Height to roof ridge: 5 m

- 01 Sandstone
- 02 Render
- 03 Slate
- 04 Timber louvres in natural finish
- 05 Dressed sandstone lintel
- 06 Timber framed louvre door in natural finish
- 07 Aluminium flashing



Plant Building - South east facing

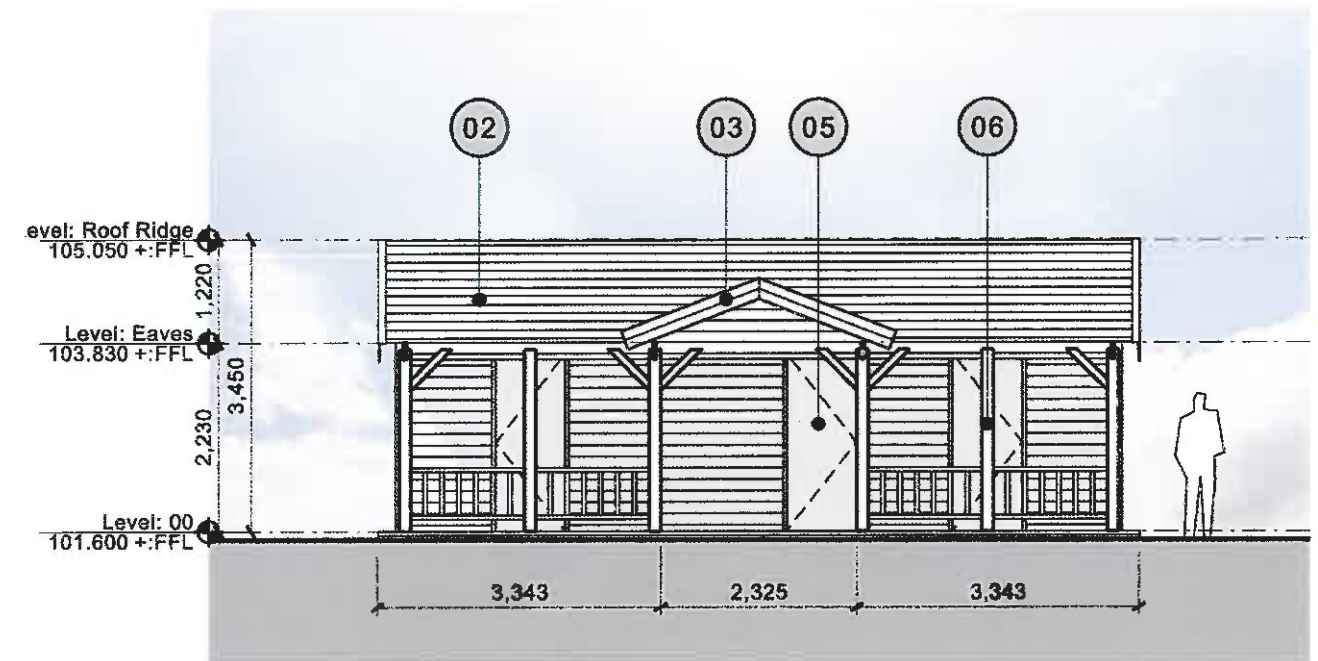
7.3.3 Cricket Facilities

Cricket Pavilion

The proposed development seeks approval for the erection of a Cricket Pavilion and structural works to the existing bridge to enable vehicular access.

Height to roof ridge: 3.45 m

- 01 Timber cladding
- 02 Shingles
- 03 Double bargeboard and weatherboard
- 04 Chalet milling detail
- 05 Timber clad door
- 06 Timber posts and verander balustrade



North west facing elevation

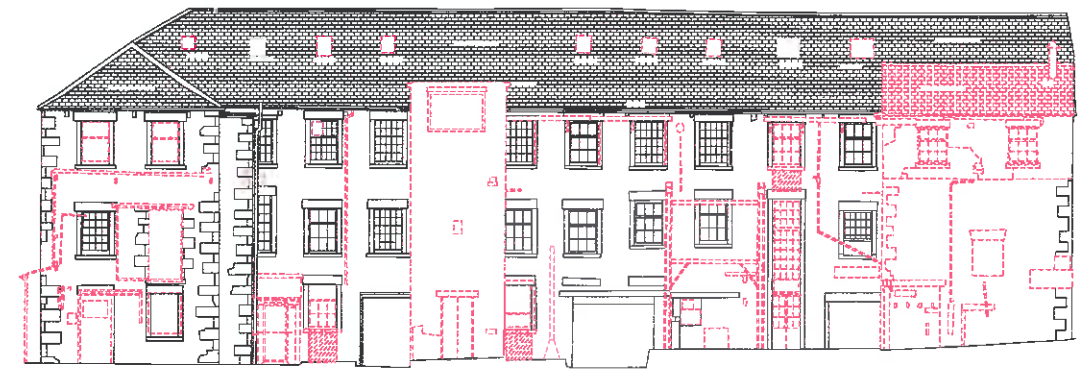
7.4 Demolition

7.4.1 The Hotel Complex

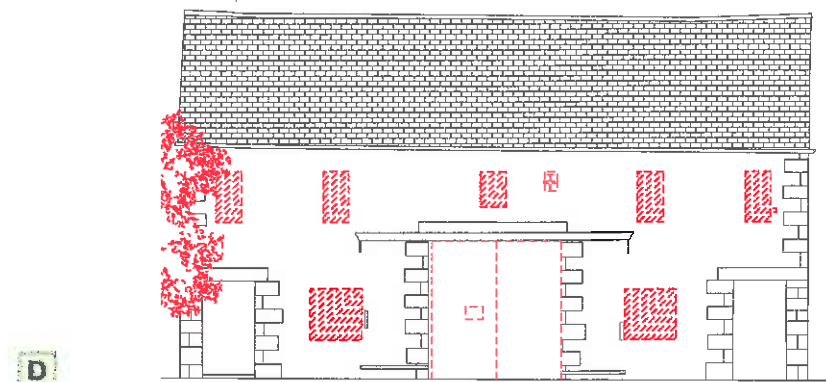
The Hotel Complex and Residential Sites



The Mill



The Barn Cottages



D

images:

- A Areas of demolition on hotel complex and residential site.
- B Front (south facing) elevation illustrating areas of demolition.
- C Photo of front and side elevation illustrating the proposed demolition to the dust-extraction tower and south wing.
- D Front elevation (west facing) illustrating areas of demolition
- E Photo of front elevation of the existing barn illustrating the main demolition works to the later addition of a breezeblock extension.

 Area of demolition



E

Demolition

The Site

The plan (far left) illustrates areas of the site that will need to be demolished to accommodate the proposed scheme. Further details regarding any demolition can be found in the appendix.

The proposals are to demolish the group of derelict twentieth-century factory buildings which have little archeological interest situated adjacent to Kirk Mill. Two of these buildings are located within the Conservation Area, these being the Williams Building (labelled 1. on figure A) and the barn building (labelled 2. on figure A).

This will enable the introduction of a public space into this area and the Hotel & Spa.

The Mill

The later addition of the wing to the east of the mill is in particularly poor condition and detracts from the historic character of the building due to being built in part with brick as opposed to the traditional stone. Internally the floor levels at both ground and first floor do not marry with the rest of the building therefore creating areas which would be unusable. To solve these issues it is proposed a new extension is built on the same footprint built in traditional stone to match the existing mill. The roadside elevation is to be retained where possible as it considered to be in better condition.

The removal of further modern alterations to the facade such as the dust-extraction tower are also proposed so as to restore the historic character of the building.

The Barn Cottages

The original nineteenth century barn will have a number of minor alterations to allow for external windows at both ground and first floor.

The lean-to extension to the rear of the barn would be demolished to be replaced with a more suitable extension that will allow access via windows to the rear should a fire occur.

The later addition of a breezeblock extension will be demolished due to its construction and height being insufficient for hotel accommodation. The proposed new build will be constructed on a similar footprint to the existing building but to a higher quality.

Further information regarding demolition can be found on the drawings in the appendix.

Heritage

Two of the buildings that form part of this redundant industrial site, namely the nineteenth-century stone barn and the Windsor Building, lie within the boundary of the Conservation Area.

Design proposals allow for the repair and conversion of the barn, whilst the removal of a modern clinker-block addition will enhance the historic fabric of the barn, and the setting and overall character of the Conservation Area. The fabric of the Windsor Building can similarly be viewed as detrimental to the character of the Conservation Area, and its replacement with high-quality public realm and new structures of a more compatible scale and quality to those elsewhere in the Conservation Area will be beneficial to the setting of the historic environment.

7.5 Appearance

7.5.1 The Hotel Complex



Chipping Village



Babington House, Somerset



The Olde Bell, Hurley



Precedent Images:

- A. Property located on Windy Street, Chipping Village
- B. Stone cottage located opposite proposed hotel/spa
- C. Terrace cottages, Goose Lane
- D. Babington Pool House
- E. Interior of Babington House Pool House
- F. Wedding chapel at Babington House
- G. Wedding Venue at Old Hall Inn
- H. The Old Hill Inn bar and Hotel
- I. Interior of Wedding Venue at Old Hall Inn
- J. Typical Interior of Bedroom en-suite (Old Hall Inn)
- K. Exposed original column detail, Old Hall inn .

Appearance

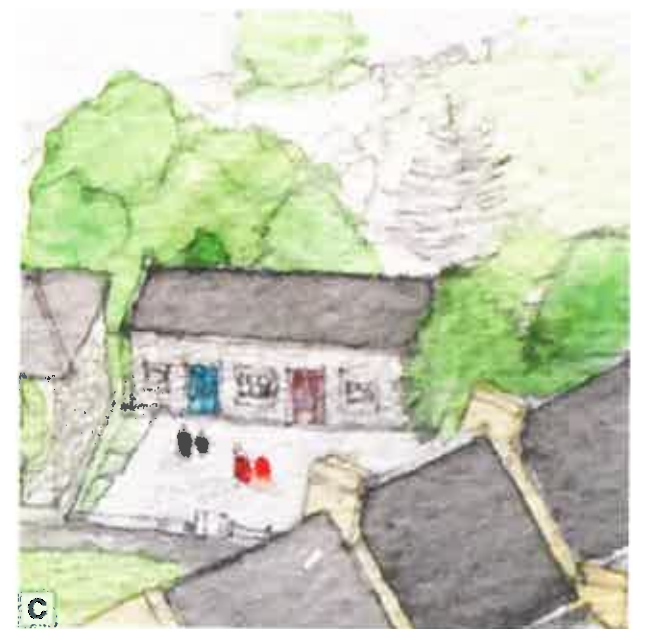
A number of precedent research visits have been undertaken throughout the course of the project to provide background information into a leisure destination such as this.

Schemes such as Babington House in Somerset and The Olde Bell in Hurley retain the character of their surroundings as well as the existing buildings on the site. The building materials and aesthetic chosen for the proposed scheme are therefore traditional, with a basic palette of sandstone, slate and timber which is very much in keeping with the local vilage vernacular.

Selected new build elements of the scheme have been chosen to have a fitting contemporary aesthetic. Non more important than the new entrance to the mill. By sensitively addressing the interface between the existing and proposed structure in a light touch glazed structure the integrity of the existing mill building is retained.

Chipping village has a wealth of buildings that have been an invaluable resource into forming the aesthetic of the new build elements of the scheme such as the barn extension and hotel/spa. Features such as sandstone window surrounds and lintels as well stone quoins have been incorporated into the scheme.

7.5.2 Artists Impressions





Images:

- A. The Mill
- B. The Barn and Hotel/Spa
- C. Wedding Venue
- D. Kid's Club

7.6 Landscape

7.6.1 The Hotel Complex - The Mill, The Barn and Hotel / Spa



Interface with Road Corridor

Current security fencing removed revealing an open and inviting threshold to the principle façade of the Listed building off Malt Kiln Brow.

Existing bridge from Malt Kiln Brow into modern factory area retained and enhanced for pedestrian and cycle access.

Hard Materials

Proposed surfaces comprise a good quality sandstone in a range of colours to compliment the colour existing buildings within the Kirk Mill Conservation area. Throughout the area, the hard surfaces appear to be primarily for pedestrian use, but all are capable of supporting vehicular traffic. In this way subtle areas for overflow parking and/or disabled access can be included without detracting from the overall visual quality of the external spaces created.

Various sized paving units are laid in courses at 90° to the Kirk Mill building façade. This orientation of the paving is continued within the new market area to the south of Malt Kiln Brow to increase the connectivity between to the two public open spaces.

'Green paving' elements within the hard surface enables areas of subtle visual contrast to be developed whilst maintaining the potential for vehicles to access all areas.

Interface with Water Corridor

Oversized logs or stone blocks to be placed along the interface with the river corridor to mark boundary between the public open space and the water body.

External Furniture

The use of a range of wooden seats is proposed within the external environment, providing a link to the previous use of the area being developed.

More robust seating walls, together with informal stone or timber blocks are associated with the new market place and river corridor providing more informal seating opportunities.

Lighting

Illumination of key circulation routes only via fixtures attached to adjacent buildings to minimise street clutter and the setting of the listed building. Cast iron fixtures in keeping with the architectural character and style of the listed building.

Up-lighting to highlight features of building to principle façade only. Units to be carefully positioned to minimise visual glare to users of the public realm.

Signage

Minimal sympathetically placed signage to aid orientation and explanation. Where possible signage will be combined with other external elements or included on the building façade to minimise street clutter.

Vegetation Loss

The proposals do not result in the loss of any existing trees.

Vegetation Proposed

Kirk Mill

Minimal planting is proposed within the area immediate adjacent to Kirk Mill to maintain the integrity of the historic setting of the Listed Mill. Two semi mature specimen trees are to be planting to ensure the continuity of the over mature horse chestnut trees that are positioned to the southern side of Chipping Brook. In close proximity to the Mill.

Three landscape character areas occur to the south of Malt Kiln Brow.

Market Place:

This area remains predominantly hard in nature, providing an important new public open space for the village and a key movement route between the Hotel and the Spa facility.

Holiday Cottages:

The holiday cottages are separated from the public market place by a semi private area of garden and ornamental tree planting. The shape and orientation of these spaces is strongly influenced by the adjacent building alignments and in particular that of Kirk Mill. To the east of the market place this comprises areas of lawn and a line of medium sized trees. To the south the gardens are smaller, comprising a designed contemplative rock garden, including a small ornamental tree and a linear bench.

Therapeutic Gardens:

The therapeutic gardens provide soft organic shaped gardens that spill out from the spa facility towards Chipping Brook. They are more informal in nature and could contain spaces for meditation and/or out door activities associated with the Spa facilities. Careful choice of plants would ensure all year interest is maintained and that plants recognised for their therapeutic uses could be grown.

7.6.2 The Hotel Complex - The Wedding Venue

The provision of a discrete wedding garden enables a bespoke response to celebrate the beauty of the locality. An ornamental woodland garden is proposed to reflect the wooded clough character of the locality.

The careful choice of plants will enable seasonal interest throughout the year.

Hard Materials

Proposed hard surfaces comprise good quality tumbled sandstone blocks of various sizes to ensure use of the garden throughout the year in all weather conditions.

Interface with River Corridor

The river will be visible but is detached from the garden area due to the change of level and flood control measures that are required in the area.

External Furniture

A small selection of bespoke timber benches are placed within the garden area to enable a range of photographic opportunities.

Lighting

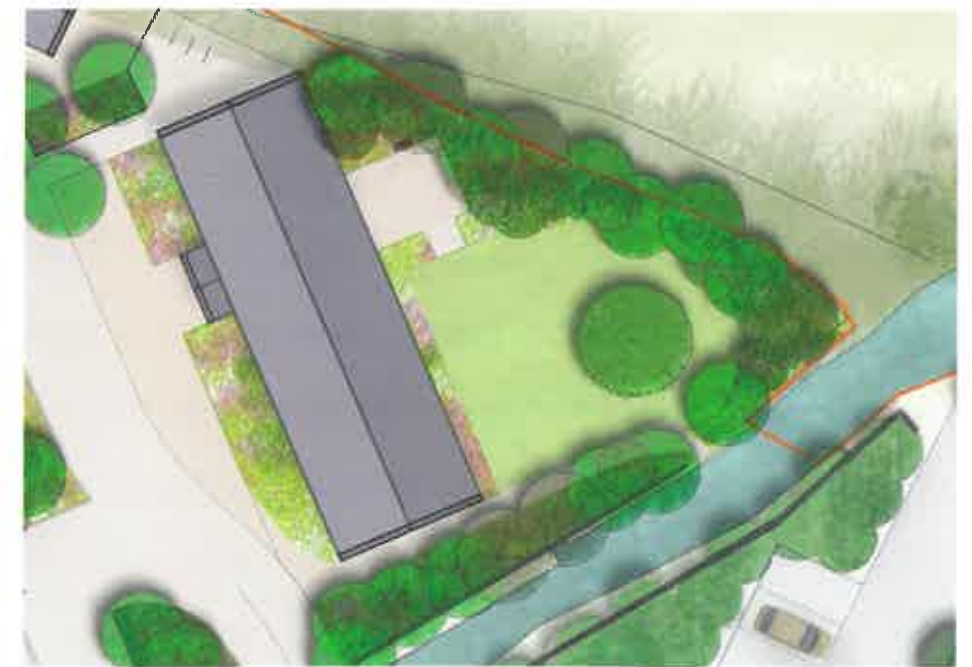
Subtle lighting elements may be incorporated into the garden design to increase the magical charm of the area and to enable ease of circulation in low light conditions.

Vegetation Loss

The proposed building positions enable all existing vegetation within the development footprint to be retained.

Ornamental Planting

An enclosed ornamental garden is to be created using a small number of ornamental trees supported by flowering shrubs and herbaceous plants. The character of the garden stems from the wooded setting of the development and celebrates the natural beauty of the local landscape.



7.6.3 The Hotel Complex - Kid's Club

The provision of a bespoke crèche within the overall facility provides the opportunity to create a distinctive learning a playful environment for the children who visit the facility. Secure external areas are create to extend the facilities and to provide the opportunity for wildlife and creative play elements to be incorporated within the facilities

Hard Materials

Proposed surfaces comprise a good quality block paving reflecting the colour of the local stone. Isolated areas of safety surface may be required, dependant on the type of play equipment provided. Colour to be muted, complimenting the natural materials of its setting.

Boundary Treatments

A secure wooden fence is proposed to enclose the external play areas. Naturally cleft or planked hardwood, with vertical pales.

External Furniture

Potential to include supervised external facilities such a climbing walls.

Creative play elements including logs and balancing beams
Story telling chair.

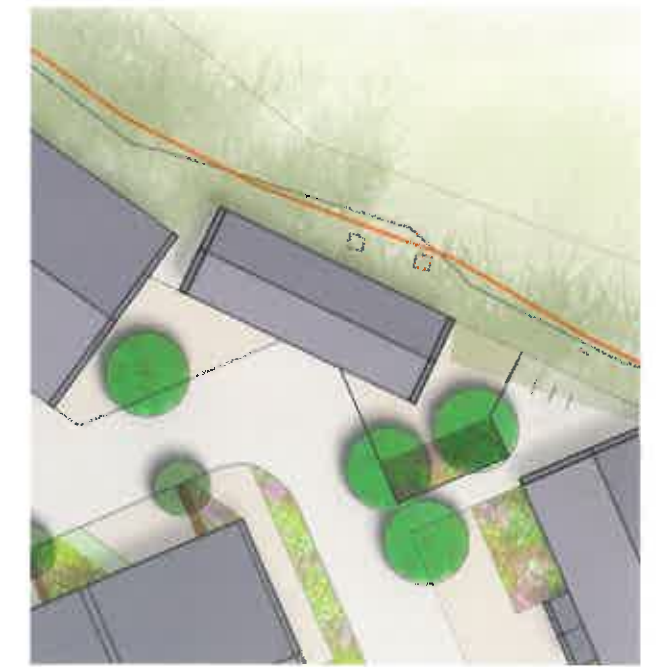
Wildlife encounters such as a bug house and observation areas.

Vegetation Loss

The proposed building positions enable all existing vegetation to be retained. In particular a noteworthy young oak tree that is growing on the site boundary to the north of the proposed facility.

Ornamental planting

Limited ornamental planting is proposed within the boundary of the facility to provide natural shading whilst enabling maximum space to be allocated active uses.



7.6.4 Trailhead Centre and Plant Building



The development of part of the former factory site to provide car parking facilities together with a new Trail Head centre and plant area.

Access is gained via a new embanked route off Church Raikie which will be planted with a woodland mix to blend with the tree planting that occurs on the existing steep banks that bound the area to the south west. The extensive concrete plinth, a legacy of previous uses, will be retained and utilised for a new parking area accommodating circa 100 car parking spaces for the proposed facilities. Concrete beams, recycled from the demolition of the large factory sheds will be used as an informal edge of car park restraint that can also be used as an informal seating element. Access to the stream corridor to the south of the area is encouraged by the positioning of the Trail Head Centre and the potential future pedestrian access link to Talbot Street in the centre of the village.

Hard Materials

The new access route will be designed to highway standards and use a standard highway bitumous macadam to engineers specification.

Proposed surfaces within the development area comprise utilising the existing concrete plinths.

Edge of Car Park

The edge of the car parking zone will be delineated with recycled concrete beams to prevent car movements off areas of hard standing.

Interface with Stream Corridor

Subtle safety restraints in the form of oversized logs or stone would be placed along sections of the water channel to remain canalised. Elsewhere informal access to the stream side will be encouraged by the careful management of existing vegetation and introduction of picnic areas.

External Furniture

Simple robust stone or timber blocks are proposed as seating elements. Cycle stands and washing facilities to reflect the character of the Trail Head materials and be compatible with their countryside location.

Lighting

Lighting to use wooden columns to reflect location and past industrial processes associated with the area.

Luminaires to be heavily shaded to minimise nocturnal light pollution.

Vegetation Loss

The proposed building positions enable the majority of the existing vegetation to be retained. The access route and its associated embankments involve the loss of a small number of existing semi-mature trees. This loss will be compensated by the proposed planting within the area.

Proposed Planting

The new road embankments will be heavily planted with a native woodland mix to integrate and extend the existing wooded clough. A feature which is a typical characteristic of the local landscape character area.

New tree and shrub planting, suitable for growing in damp valley floor locations is proposed within the car parking area. Planting areas will be created by removing areas of concrete and backfilling with an appropriate growing mix. The concentration of the planting blocks will subtly delineate the key circulation routes, highlighting the route to the Trail Head centre and its onward connection to Chipping Brook.

Informal groups of trees are planted along the water course to create attractive points of focus along its length.

7.6.5 Cricket Facilities



(Right) The Landscape Masterplan for the cricket pitch site

(Far Right) Extract of the masterplan to illustrate the layout surrounding the cricket pavilion.



The new village cricket pitch will create an attractive traditional village element at the southern threshold to the settlement. Pedestrian and vehicular access is gained by the existing stone built footbridge. A turning facility and parking for twenty cars are proposed to the south east of the development area.

Existing vegetation is retained and enhanced through the reinstatement of boundary hedges, with intermittent standard trees together with a small block of woodland planting encompassing the carp ark and pavilion area. These landscape features are noted as being degraded elements of the surrounding flat valley landscape of the Hodder and Loud valley character area.

It may be possible to provide a footpath link to the village to the north of the cricket pitch in the future.

Hard Materials

Proposed hard materials are restricted to the vehicular access route, car parking area and a short length of pedestrian path in the vicinity of the pavilion building. A self binding crushed stone material, of compatible colour to the local stone of the area is proposed to maintain the rural character to the edge of village location.

External Furniture

Furniture will be limited to the vicinity of the pavilion area and will comprise traditional wooden bench seats with backs.

Lighting

Lighting to be restricted to main circulation route and only used when the facility is active. Wooden columns are proposed to provide continuity with other interventions and to develop a distinctive local character.

Luminaires to be heavily shaded to minimise nocturnal light pollution.

Vegetation Loss

The development proposed enables all existing vegetation to be retained.

Proposed Planting

Existing intermittent boundary hedges will be retained and extended with a native hedgrow mix with intermittent standard trees.

Streamside planting will be enhanced by intermittent groups of riverside trees such as willows and alders.

7.7 Technical Assessment

7.7.1 Servicing - The Hotel Complex

Introduction

A new ENWL sub-station will be provided to serve the proposed hotel development. The sub-station will be located within the central plantroom. Adjacent to the sub-station a switchroom will be positioned to house the LV metering and switchpanel. Off the switchpanel sub-metered sub-mains power supplies will be provided to each building as follows:

- The Mill
- Seven Barn Cottages
- Hotel / Spa Building
- Trailhead
- Wedding Venue Building
- Kid's Club
- Central plantroom and mechanical plant

The hotel development will be provided with a new metered mains water supply. The supply will enter the site and be routed to the central plantroom to serve a potable cold water storage tank. From the tank a booster cold water supply will be distributed to serve the following with sub-metering:

- The Mill
- Seven Barn Cottages
- Hotel / Spa Building
- Trailhead
- Wedding Venue Building
- Kid's Club
- Mechanical plant

The proposed hotel development will be provided with a central plantroom to serve the development. The plantroom will contain the following:

- ENWL Sub-Station
- Electrical LV Switchroom
- Water Tank & Booster Set
- District heating medium generation plant consisting of biomass boiler and air source heat pumps.

The heating medium will be distributed around a district heating system with flow and return below ground insulated pipework to each of the following buildings:

- The Mill
- Seven Barn Cottages
- Hotel / Spa Building
- Wedding Venue Building
- Kids Club

The hotel development will be provided with an external CCTV system for security. Low ambient illumination will be provided to the external areas including car parking.

A new independent LV metered electricity supply will be provided direct from the ENWL LV network to serve the proposed Cricket Club House.

A new independent domestic size metered mains water supply will be provided from the United Utilities network to serve the Cricket Club House.

The Mill

The heating medium for the space heating will be provided direct from the district heating system. New district heating flow and return pipework will enter the Mill building within the ground floor plantroom. A plate heat exchanger will be provided for hydraulic separation from the district heating system.

Space heating within the Mill building will generally be provided by wall mounted radiators. Guest Room En-suite facilities will be provided with underfloor heating within the raised floor in that particular area.

The ground floor public Restaurant and Bar area will be provided with space heating and comfort cooling via a VRF air conditioning system. Condensing units will be positioned external to the building.

The Mill building will predominantly be provided by natural ventilation via manual opening windows.

Public toilets together with Guest Room En-suite facilities will be provided with mechanical extract ventilation.

The ground floor kitchen will be ventilated via an extract canopy located above the kitchen cooking equipment. Extract air will be ducted to discharge to atmosphere above the roof. Tempered fresh air make up will be provided.

Cold water will be provided via the central plantroom water storage tank and booster set. The boosted cold water supply will enter the building within the ground floor plantroom. The potable boosted cold water supply will serve all cold water outlets and items of sanitaryware within the building. Hot water will be generated via a storage calorifier positioned

within the ground floor plantroom. Hot water will be distributed to all hot water outlets and items of sanitaryware within the building. The cold water fill will be provided by the boosted cold water distribution.

A gravity above ground drainage system will be provided using UPVC pipework to connect sanitaryware to the below ground drainage disposal system.

The electrical power supply for the Mill will be derived from the central plantroom and be routed below ground to enter the Mill building within the ground floor plantroom with section board. Sub-mains cabling will be provided to local distribution boards for lighting, small power and mechanical plant supplies/lift.

The electrical installations within the Mill building will include:

- Small Power
- General Lighting & Lighting Controls System
- Emergency Lighting
- External Lighting
- Fire Alarm
- Information Technology Structured Cabling (Voice & Data)
- CCTV
- Intruder Alarm
- Door Access Control
- Disabled Toilet Call System
- Induction Loops
- Disabled Refuge Communications System
- Wiring to Mechanical Services
- Earthing & Bonding
- Lightning Protection

The Barn

Each Cottage will generally be provided space heating and comfort cooling via a VRF air conditioning system. Condensing units will be positioned within the first floor plantroom of the adjacent Wedding Venue building. Electric heated towel rails will be provided within each Guest Room En-suite.

The Cottages will predominantly be provided by natural ventilation via manual opening windows. Guest Room En-suite and Bathroom facilities will be provided with mechanical extract ventilation.

Cold water will be provided via the central plantroom water storage tank and booster set. The potable boosted cold water supply will enter each Cottage within a plantroom below the stair in each Cottage. The potable boosted cold water supply will serve all cold water outlets and items of sanitaryware within the Cottage.

The heating medium for hot water generation will be provided direct from the district heating system. New district heating flow and return pipework will enter each Cottage within a plantroom below the stair in each Cottage. A plate heat exchanger/heat interface unit will be provided for hydraulic separation from the district heating system. Hot water will be distributed to all hot water outlets and items of sanitaryware within the Cottage. The cold water fill will be provided by the boosted cold water distribution.

A gravity above ground drainage system will be provided using UPVC pipework to connect sanitaryware to the below ground drainage disposal system.

The electrical power supply for each Cottage will be derived from the central switchroom and be routed below ground to enter each Cottage within a plantroom below the stair. A distribution board will provide for local circuits for lighting, small power and mechanical plant supplies/lift.

The electrical installations within each Cottage will include:

- Small Power
- General Lighting & Lighting Controls System
- Emergency Lighting
- External Lighting
- Fire Alarm
- Information Technology Structured Cabling (Voice & Data)
- Intruder Alarm
- Door Access Control
- Wiring to Mechanical Services
- Earthing & Bonding
- Lightning Protection

The Hotel & Spa

The Hotel & Spa will generally be provided space heating and comfort cooling via a combination of VRF air conditioning system and LTHW heating via radiators.

The VRF air conditioning system will have condensing units positioned within the first floor plantroom of the adjacent Wedding Venue building.

The heating medium from the district heating system will serve the LTHW radiator circuits, hot water generation and swimming pool/spa heating. New district heating flow and return pipework will enter the Hotel & Spa building within the ground floor plantroom. A plate heat exchanger will be provided for hydraulic separation from the district heating system.

The Guest Bedrooms within the Hotel & Spa building will predominantly be provided by natural ventilation via manual opening windows. Guest Room En-suite facilities will be provided with mechanical extract ventilation.

Mechanical ventilation with heat recovery will be provided to serve the following areas:

- Reception
- Changing Rooms
- Spa Room
- Gym
- Swimming Pool Hall

The ventilation plant will generally be located within the second floor plantroom.

Cold water will be provided via the central plantroom water storage tank and booster set. The boosted cold water supply will enter the building within the ground floor plantroom. The potable boosted cold water supply will serve all cold water outlets and items of sanitaryware within the building.

Hot water will be generated via a storage calorifier positioned within the second floor plantroom. Hot water will be distributed to all hot water outlets and items of

sanitaryware within the building. The cold water fill will be provided by the boosted cold water distribution.

A gravity above ground drainage system will be provided using UPVC pipework to connect sanitaryware to the below ground drainage disposal system.

The electrical power supply for the Hotel & Spa building will be derived from the central plantroom and be routed below ground to enter the Hotel & Spa building within the ground floor plantroom with a section board. Sub-mains cabling will be provided to local distribution boards for lighting, small power and mechanical plant supplies/lift.

The electrical installations within the Hotel & Spa building will include:

- Small Power
- General Lighting & Lighting Controls System
- Emergency Lighting
- External Lighting
- Fire Alarm
- Information Technology Structured Cabling (Voice & Data)
- CCTV
- Intruder Alarm
- Door Access Control
- Disabled Toilet Call System
- Induction Loops
- Disabled Refuge Communications System
- Wiring to Mechanical Services
- Earthing & Bonding
- Lightning Protection

The Wedding Venue

The Wedding Venue will predominately be provided with space heating and comfort cooling via a VRF air conditioning system. Condensing units will be positioned within the first floor plantroom.

The heating medium from the district heating system will serve the LTHW radiator circuits and hot water generation. New district heating flow and return pipework will enter the Wedding Venue building within the ground floor kitchen. A plate heat exchanger will be provided in the first floor plantroom for hydraulic separation from the district heating system.

The Ceremonies Room will be provided with mechanical supply and extract ventilation with heat recovery. The air handling plant will be positioned within the first floor plantroom.

Toilet facilities will be provided with mechanical extract ventilation with a central extract fan positioned within the first floor plantroom.

The ground floor kitchen will be ventilated via an extract canopy located above the kitchen cooking equipment. Extract air will be ducted to discharge to atmosphere above the roof. Tempered fresh air make up will be provided with an air handling plant positioned within the first floor plantroom.

Cold water will be provided via the central plantroom water storage tank and booster set. The boosted cold water supply will enter the building within the ground floor plantroom. The potable boosted cold water supply will serve all cold water outlets and items of sanitaryware within the building.

The electrical power supply for each Cottage will be derived from the central switchroom and be routed below ground to enter each Cottage within a plantroom below the stair. A distribution board will provide for local circuits for lighting, small power and mechanical plant supplies/lift.

The electrical installations within each Cottage will include:

- Small Power
- General Lighting & Lighting Controls System
- Emergency Lighting
- External Lighting
- Fire Alarm
- Information Technology Structured Cabling (Voice & Data)
- Intruder Alarm
- Door Access Control
- Wiring to Mechanical Services
- Earthing & Bonding
- Lightning Protection

Kid's Club

The heating medium for the space heating will be provided direct from the district heating system. New district heating flow and return pipework will enter the Kids Club building within the ground floor kitchenette. A plate heat exchanger/heat interface unit will be provided for hydraulic separation from the district heating system.

Space heating within the Kids Club will generally be provided by wall mounted low surface temperature radiators.

The Kids Club will predominantly be provided by natural ventilation via manual opening windows. The kitchenette and WC will be provided with mechanical extract ventilation.

Cold water will be provided via the central plantroom water storage tank and booster set. The boosted cold water supply will enter the Kids Club within the ground floor Kitchenette. The potable boosted cold water supply will serve all cold water outlets and items of sanitaryware within the building.

Hot water will be generated instantaneously via the heat interface unit. Hot water will be distributed to all hot water outlets and items of sanitaryware within the building. The cold water fill will be provided by the boosted cold water distribution.

A gravity above ground drainage system will be provided using UPVC pipework to connect sanitaryware to the below ground drainage disposal system.

The electrical power supply for the Kids Club will be derived from the central plantroom and be routed below ground to enter the building within the ground floor Kitchenette with distribution board for lighting, small power and mechanical plant supplies/lift.

The electrical installations within the Kids Club building will include:

- Small Power
- General Lighting & Lighting Controls System
- Emergency Lighting
- External Lighting
- Fire Alarm
- Information Technology Structured Cabling (Voice & Data)
- CCTV
- Intruder Alarm
- Door Access Control
- Wiring to Mechanical Services
- Earthing & Bonding
- Lightning Protection

7.7.2 Servicing - Trailhead Centre

Trailhead centre

The Trail Head will be provided with space heating via electrical panel heaters.

The trail head will be predominantly naturally ventilated. WC facilities will be provided with mechanical extract ventilation.

Cold water will be provided via the central plantroom water storage tank and booster set. The potable boosted cold water supply will enter the Trail Head within the Refreshment Kiosk. The potable boosted cold water supply will serve all cold water outlets and items of sanitaryware within the Trail Head.

Hot water will be generated via a storage cylinder with electrical immersion heater. Hot water will be distributed to all hot water outlets and items of sanitaryware. The cold water fill will be provided by the boosted cold water distribution.

A gravity above ground drainage system will be provided using UPVC pipework to connect sanitaryware to the below ground drainage disposal system.

The electrical power supply for the Trail Head will be derived from the central switchroom and be routed below ground to enter the Trail Head within the Refreshment Kiosk. A distribution board will provide for local circuits for lighting, small power and mechanical plant supplies/lift.

The electrical installations within the Trail Head will include:

- Small Power
- General Lighting & Lighting Controls System
- Emergency Lighting
- External Lighting
- Fire Alarm
- Information Technology Structured Cabling (Voice & Data)
- Intruder Alarm
- Wiring to Mechanical Services
- Earthing & Bonding

7.7.3 Servicing - Cricket Facilities

Cricket Facilities

A new independent LV metered electricity supply will be provided direct from the ENWL LV network to serve the proposed Cricket Club House.

A new independent domestic size metered mains water supply will be provided from the United Utilities network to serve the Cricket Club House.

The Cricket Club House will not be provided with space heating.

The Cricket Club House will be naturally ventilated. WC facilities will be provided with mechanical extract ventilation.

The mains cold water supply will serve all cold water outlets and items of sanitaryware. Hot water will be generated via a storage cylinder with electrical immersion heater. Hot water will be distributed to all hot water outlets and items of sanitaryware.

A gravity above ground drainage system will be provided using UPVC pipework to connect sanitaryware to the below ground drainage disposal system.

An electrical distribution board will provide for local circuits for lighting and small power etc. The electrical installations within the Cricket Club House will include:

- Small Power
- General Lighting
- Emergency Lighting
- Fire Alarm
- Intruder Alarm

7.7.4 Structures - Hotel Complex

The Mill

The existing mill structure is in a condition as stated in the structural report. This is concluded as generally rot free and little settlement but there is a notable lean overall and some local failures of structural elements (lintels, timber flooring). It is intended to convert the mill to a hotel usage.

This will entail:

- Demolishing a few attached structures which carry no heritage use
- Deconstruction of the entrance annex which is in a poor state and structurally unsound
- Construction of a new glass enclosure in its place
Construction of a new single storey extension to the front of the building containing both natural stone and glass
- Construction of new external stairs to the rear of the building
- Removal of existing cast iron columns and timber columns and new columns added (due to structural inadequacy and out of plumb)
- Addition of some strengthening steel to provide stability to the overall structure and general repairs which will be carried out to heritage standard.

Generally the existing floors will remain undisturbed and the arrangement of structural masonry wall will be kept.

The Barn

The two storey structure is a combination of new build and modification to existing. The new build will be formed in traditional construction with timber floors on steel beams, timber vaulted roof on steel purlins and a cavity wall. The existing will be similar but within the existing walls. The existing barn is currently single storey and the foundations will need to be checked during the site investigation work

Hotel & Spa

The new hotel and spa is essentially two structures connected by a lightweight structure. The Hotel wing will consist of load bearing masonry walls (cross walls and external walls) supporting a beam and block first floor and a traditional trussed rafter roof. The external cavity walls will have a block inner leaf and a masonry external leaf to architects requirements. The walls will be supported on foundations designed to suit the ground conditions. The ground floor slab will be either ground bearing or suspended to suit the existing conditions.

The spa building will be a two storey steel framed structure with an additional plant floor at second floor over half of the structure. The upper floors will be composite reinforced concrete slabs on metal decking on steel beams with shear studs. The pools at ground floor will be cast in concrete with a plant room between below ground level to serve the pool system. Consideration will be given to floatation. The foundations are likely to be either piled or traditional reinforced concrete pad foundations. The roof will be purlins to suit a tiled roof system to architects requirements. The walls will be a mixture of glass and masonry infill panels to match the adjacent buildings. The steelwork will be suitable protected for atmosphere and fire conditions.

7.7.5 Structures - Trailhead Centre

Trailhead

The new single storey structure will be constructed as a steel frame supporting a dual pitch roof. The steel rafters support steel purlins and timber roof rafters. The large roof overhangs will also be formed in steel. The Ground bearing slabs and foundations will be designed to suit the ground conditions.

Wedding venue

The new single storey structure with a mezzanine at one end will be constructed with traditional cavity wall with a stone outer leaf supporting traditional timber king post truss, purlins and timber rafter roof. The mezzanine will be a combination of steel beams and timber joists. Depending on the site investigation the foundations will be piled or traditional strip footing. The slab will be either suspended or solid ground bearing.

Kid's club

The new single storey structure will be constructed with traditional cavity wall with a stone outer leaf supporting traditional timber king post truss, purlins and timber rafter roof. Depending on the site investigation the foundations will be piled or traditional strip footing. The slab will be either suspended or solid ground bearing.

7.7.6 Structures - Cricket Facilities

Cricket Pavilion

The timber frame structure is a prefabricated off the shelf product that will be modified by the manufacturer to better suit its use as a pavilion by separating forming three areas for changing room use and basic washroom facilities.

The existing bridge will require structural works to make it suitable for vehicles to enter or exit the cricket site. Further detail on the works that would be required can be found later in this chapter on page 129.

7.7.7 Acoustics - The Mill

The Mill

An inspection of the existing building has been undertaken. The building has timber joist floors throughout with large solid masonry walls.

A report has been prepared detailing our findings and recommendations (Hepworth Acoustics ref 21911.01Av1), summarised below.

The existing floor construction does not provide a high degree of sound insulation. Therefore recommendations have been made to improve the sound insulation of the building.

Control of break out noise from the new build trading areas to the hotel bedrooms above has also been considered. Improvements to the building envelope have been recommended.

The requirements for a scheme of sound insulation can be incorporated in a suitably worded planning condition.

7.7.8 Flood Risk and Drainage

Flood Risk

Chipping Brook flows in a principally south-easterly direction through the development parcels of the site.

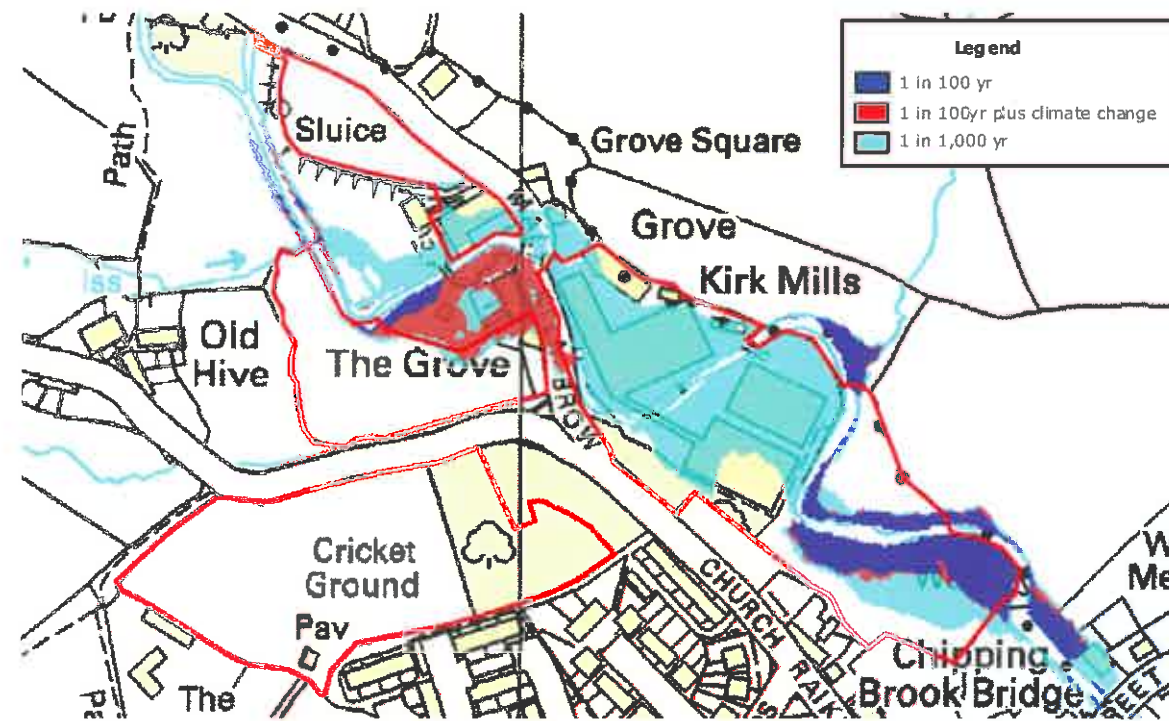
The source of the brook is approximately 4 km north east of the site on Wolf Fell. Chipping Brook drains a predominately rural catchment of approximately 5.6 sq km upstream of the site. Downstream of the site, the brook passes through the village of Chipping and continues through a largely rural catchment to its confluence with the River Hodder.

According to the Environment Agency (EA) flood map the 'Main Mills Complex' and 'Cricket Pitch' development parcels are in Flood Zone 1 (i.e. at risk from extreme flood events - greater than the 1 in 100 year). According to the British Hydrological Society database of historical flooding, a large flood event affected Kirk Mill in the summer of 1851, during which a number of stone and wooden bridges crossing Chipping Brook were washed away. There are no other records of flooding at the site.

Hydraulic modelling of the brook confirms that the 'Kirk Mill' and 'Main Mills Complex' development parcels are in Flood Zone 3. All other development parcels are located in areas with the lowest risk of river flooding. (Note that the modelling did not cover the 'Cricket Pitch' site.)

The risk of flooding from other sources is assessed to be low for all development parcels.

Modelled Flood Outlines - Proposed Scenario with Mitigation Measures Implemented



Mitigation

The risk of flooding from Chipping Brook and any other sources will be mitigated by the implementation of a package of measures as detailed in the Flood Risk Assessment. The measures include raising of finished floor levels, removal of obsolete bridges along Chipping Brook, reinstatement of a small section of wall along Chipping Brook adjacent to 'Kirk Mill', and ground raising on the 'Main Mills Complex'.

The hydraulic model of the brook confirms that there will be no increase in flood risk to surrounding properties as a result of the proposed mitigation measures.

Safe access and egress to/from the development parcels will be provided via Church Raike, Malt Kiln Brow or Longridge Road. These roads are located within Flood Zone 1.

A new road access bridge spanning Chipping Brook within the 'Main Mills Complex' is proposed. The soffit level of this bridge will be raised above the 1 in 100 year flood level plus 600 mm freeboard plus an allowance for climate change to ensure that flood risk is not increased.

Surface Water Drainage

The proposed development will incorporate a surface water drainage scheme based on sustainable drainage principles as encourage by national and local planning policy.

The approach will be, insofar as is possible, to mimic surface water flows arising from the site prior to development by discharging runoff from the impermeable areas of the developed parcels to Chipping Brook, at pre-development runoff rates. This approach ensures that the development will not increase flood risk downstream of the site.

There will be no change in the extent of impermeable surfaces post development and surface water drainage arrangements (and runoff rates) from 'Kirk Mill', 'Riverside Walk' and the 'Cricket Pitch' will remain as per existing without the need for further mitigation.

There will be a decrease in impermeable surfaces from the 'Main Mills Complex' post development. Surface water runoff from the parcel will continue to drain into Chipping Brook unrestricted but with reduced rates due to the reduction in impermeable areas. Therefore, no mitigation measures are required.

There will be an increase in impermeable surfaces post development from the 'Malt Kiln House and Surrounding Land' and 'The Hive' parcels. Runoff rates will consequently be restricted to pre-development Greenfield runoff rates using on-site attenuation storage. The form of the storage used will be determined at the detailed design stage.

7.7.9 Waste Management

Due to the scale of the proposals a Site Waste Management Plan (SWMP) will be required, will include construction wastes and general wastes.

The SWMP will be updated and evolve throughout the project. In order to facilitate the re-use of material on-site, a Material Management Plan (MMP) will be produced. The MMP sets out the processes for managing materials on-site. The MMP will be prepared in accordance with the Contaminated Land: Applications in Real Environments (CL:AIRE) Protocol and the main contractor will ensure that all wastes are disposed of in an appropriate manner.

Site Waste management will incorporate the following principles.

Normal

1. Implement the waste hierarchy on site by:
 - Use products and techniques to reduce the amount of waste produced;
 - Re-use and recycle as much waste as possible.
2. Ensure waste is stored in facilities of good condition and appropriate for the waste(s) being stored.
3. Ensure waste is segregated where appropriate (especially hazardous waste) using the standard waste signs.
4. If responsible for removing waste:
 - Provide a copy of the Waste Carrier's Licence(s) from the company transporting waste away from the site;
 - Provide a copy of the Waste Management Licence(s) for the facility the waste is taken to;
 - Ensure all Waste Transfer Notes are completed correctly and retained as a record;
 - For any hazardous waste removed, ensure the Premises (Hazardous Waste) Code is used on the consignment note; and
 - Ensure all data regarding waste is recorded in the waste log.
5. Ensure all operatives receive appropriate tool box talks regarding waste management procedures on site including the waste minimisation measures to be employed.

Abnormal

6. If control measures not being implemented, main contractor will take action.

Emergency

7. If waste goes to a facility unable to take the waste due to their licence conditions, notify the main contractor who will immediately contact the facility to determine the appropriate action.

Refuse - Site Waste Management Plan

Plan Overview

At the planning stage – the principal contractor has not been appointed and there are no detailed measurements available with regard to the amounts/types of waste coming off site.

Design

The design team will consider waste in regard to the following:

- Cut and fill balance – keep as much as possible on site.
- Re-use of existing utilities where practicable.
- Use standard sizes of materials to reduce off-cuts.
- Standard detailing / design / robust.
- Maintain the flexibility of design.
- Pre-fabrication of the design where possible.
- Co-ordination of services (plan and section) to reduce on-site errors.

Construction

The principal contractor will implement and comply with Site Management Plan (SMP) legal requirements and ensure the SWMP is updated, understood and communicated to all operatives and visitors involved in the project. The principal contractor will be responsible for resource management on the site.

Waste generated: demolition waste, site clearance waste, earthworks and waste from the construction phase.

Waste Management Targets:

- Inert/non-hazardous earthworks – zero waste to landfill by re-use on site through cut/fill balance.
- Hazardous earthworks waste – any contaminated land that cannot be practically treated on site may need to be disposed of to landfill.
- Should any site waste need to be sent to landfill, it will be sent to the nearest landfill site to reduce road miles, pollution, etc.
- The principal contractor will ensure the waste is correctly recycled or disposed of responsibly and legally.
- Once planning has been approved, the preliminary design will include for assessment of cut/fill and contaminated land volumes for inclusion within the SWMP.
- When the principal contractor is appointed they will update the SWMP and confirm how all the quantity of waste generated from the project will be measured.

As much of the groundwork will be kept on site and re-used, if there is any hazardous waste it will be sent to the appropriate waste disposal facility. Hazardous waste material on site has to be stored correctly in secure storage containers/areas.

All construction waste is segregated on site and will be recycled or re-used where possible. Waste which cannot be reused or recycled, including inert groundwork waste, will be sent to landfill. All construction waste that leaves a site has to be recorded on a Site Waste Management Plan and have a waste transfer note to record what has happened to it once it has left site.

Site refuse collection points



7.7.10 Secured by Design

Car parking area



Introducing restricted access to the car park via a barrier system when the car park may be at its most vulnerable to crime along with cctv and natural surveillance from the trailhead centre should act as appropriate deterrents for this area of the scheme.



One of the Government's key objectives for planning is to secure quality, sustainable environments where people choose to live, work and play. To achieve this, more emphasis needs to be placed on design and on the need to encourage higher standards. Designing for community safety is a central part of this.

Secured by Design (SBD) is a police initiative to encourage the building industry to adopt crime prevention measures in development design to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment. 'Secured by Design' is endorsed by the Association of Chief Police Officers (ACPO), and has the backing of the Home Office Crime Reduction Unit. It was drawn up in consultation with the former Department of transport, Local Government and the Regions (DTLR), Minister (ODPM).

During the pre-application stage, 5plus have consulted with an Architectural Liaison Officer from the Lancashire Constabulary so that guidance relating to the security of the scheme can be taken on board at the earliest opportunity.

This chapter will highlight any specific concerns relating to the site and how these may be dealt with should planning be granted. A full response from the Architectural Liaison Officer can be found in the appendix section of this document.

Natural surveillance

The masterplan and landscaping plan has been developed to optimise natural surveillance within the site and its surroundings to create a safe environment for guests and the community.

The main footpath route through the leisure scheme has been designed to be wide, open and with good natural surveillance from existing cottages on Malt Kiln Brow as well as scheme elements such as the barn cottages and new hotel & spa.

Defensible space

The rear area of the barn units could be vulnerable to crime due to them backing onto open countryside with no surveillance from elsewhere. External lighting will be a consideration as well as natural barriers such as hedges to form a discrete barrier to the site to improve security to the guests of the leisure complex.

Lighting

The lighting scheme should give good, clear, uniform coverage of all public areas, avoiding dark or secluded areas.

The landscaping schemes has been designed with natural surveillance in mind and consideration will be made not to obscure lighting and/or CCTV. Up-lighting to highlight features of building to principle façade only. Units to be carefully positioned to minimise visual glare to users of the public realm.

The lighting scheme on the car park will be carefully designed so that it is compatible with the CCTV to provide clear images.

External lighting will be carefully positioned to more vulnerable areas of the scheme such as the rear of the barn holiday cottages and car parking area.

Car parking

Car parking should always be open, with good lighting and natural surveillance. Landscaping should be kept at a low level so it doesn't provide cover for someone wanting to commit crime. The masterplan envisages areas of pocket planting throughout the car park to create a sensitive design response. Planting will not be dense in nature so as not to create secluded areas of the car park.

CCTV is recommended as it is likely cars will be parked up overnight, possibly containing valuables as the owners are away from home. The CCTV should be monitored within the hotel reception or security office where suspicious behaviour would be noticed and could be reported to police immediately. The data should be stored for 31 days before being destroyed, which would allow offences to be reported.

A vehicle barrier, restricting access especially at night (unless authorised via hotel reception or security) would be advantageous to reduce the risk of overnight car crime which is often committed in rural car parks targeted by travelling criminals from other areas. This point of entry should be covered by the CCTV, to both deter intruders and provide clear images of those who do, increasing the chance of identification and arrest.

Cycling facilities

The trailhead centre should provide secure cycle storage, ideally within the building or a secure compound adjacent to it. If this storage is located externally it should be covered by the CCTV system.

Further considerations

External furniture, such as seating can be a magnet for anti-social behaviour. The presence and placement of such items should be given very careful consideration, reflecting on its future use and the effect on nearby housing (noise and nuisance), and the visual impact (littering, graffiti, damage) which can often result. When siting such items, they should be well overlooked and covered by the lighting scheme.

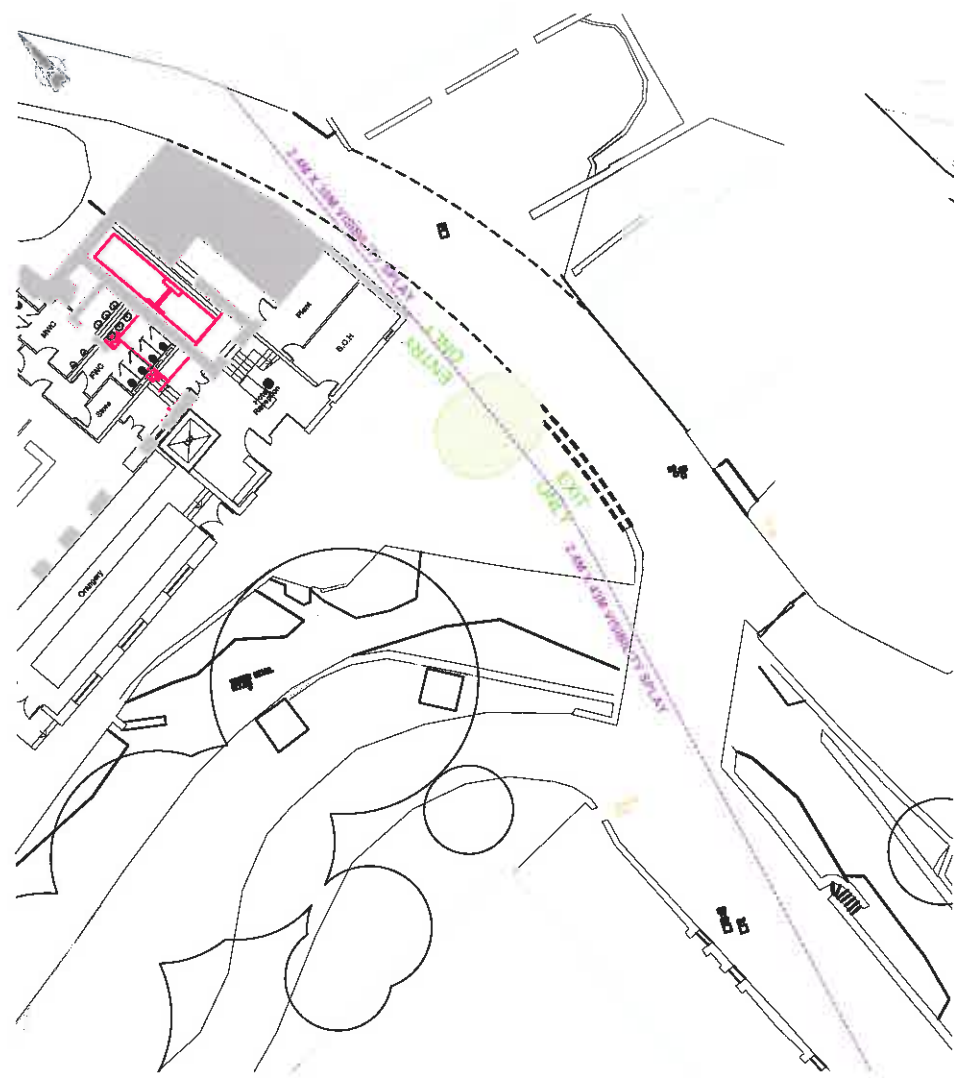
Enhanced physical security, such as PAS 24 doorsets and PAS 24 laminated ground floor windows would be recommended.

7.8 Highways

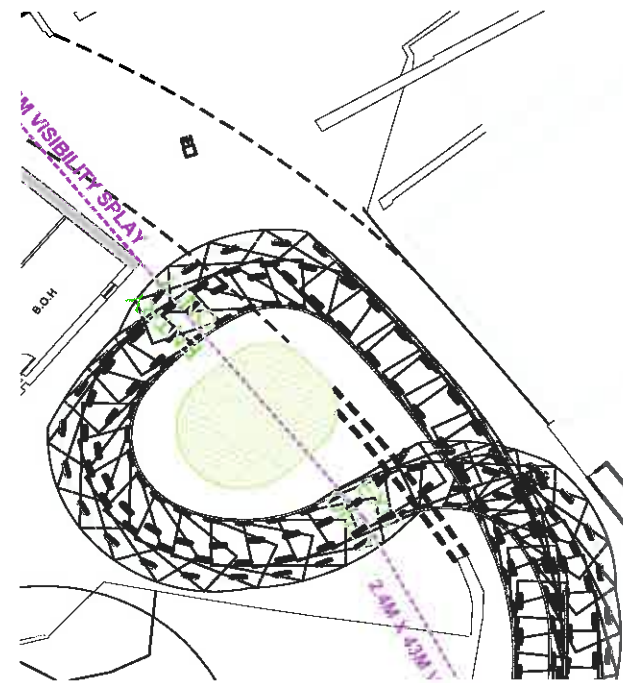
7.8.1 The Hotel Complex & Trailhead Centre Access



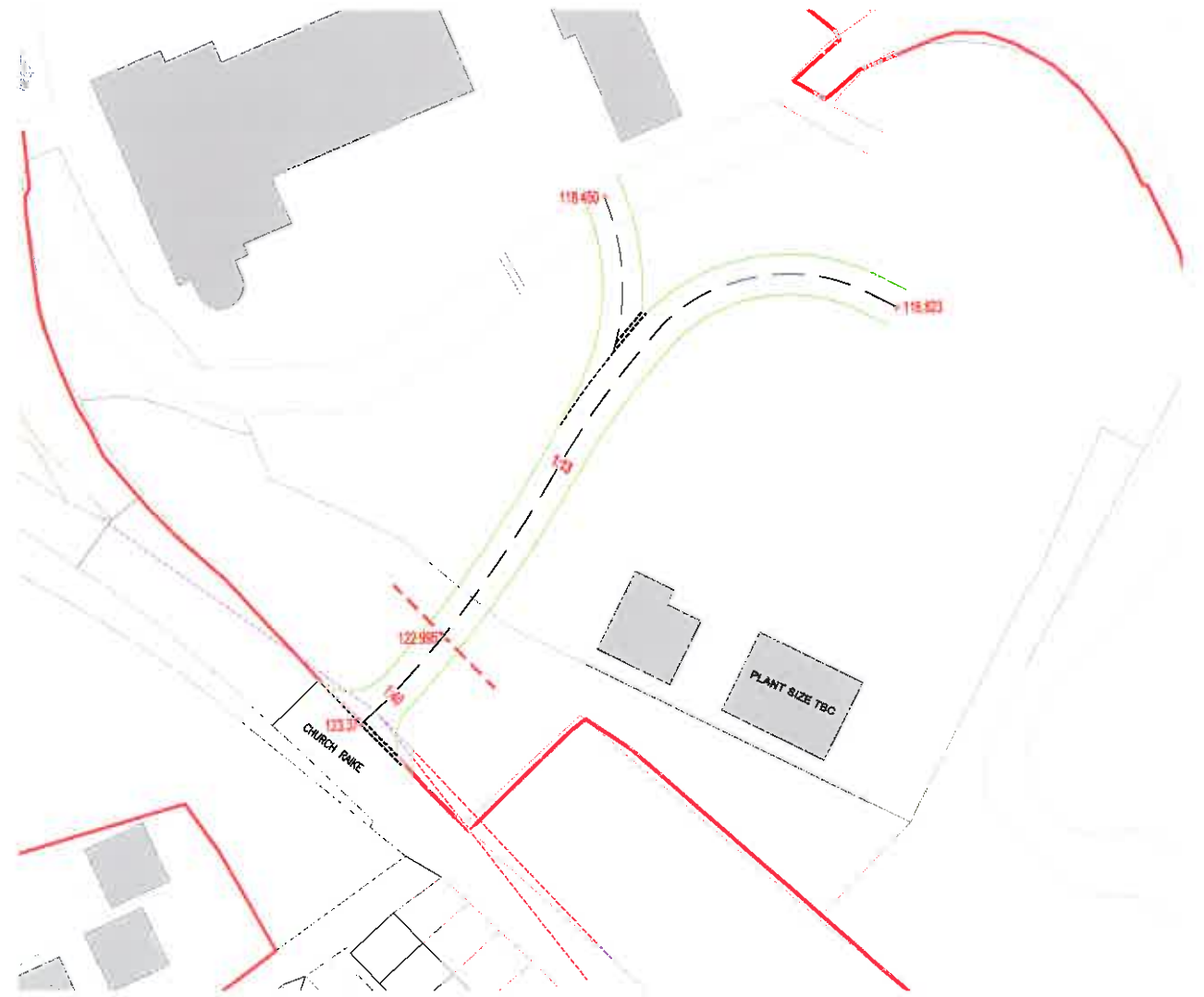
Kirk Mill Access



Large Vehicle Swept Path Analysis



New Hotel / Trailhead Access



7.8.2 Cricket Ground Access

Kirk Mill Access

The Kirk Mill building, to be converted into a hotel, will provide limited vehicle access from Malt Kiln Brow along the site frontage in the vicinity of the hotel reception. In order to provide a safe and convenient access arrangement in the vicinity of the mill which maximises the achievable visibility splays it is proposed to deliver a new access feature which would require traffic enter the site via a northern entry only access point and exit via a southern exit only point. Traffic flows are relatively light along this route and it is considered that the proposed layout would not create any delays on the highway network.

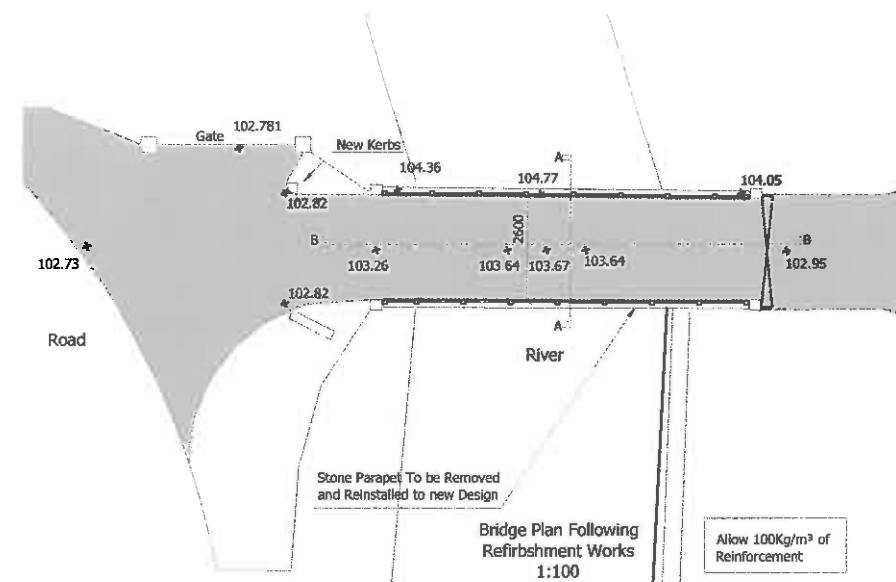
Given the level of traffic travelling along Malt Kiln Lane in the vicinity of the mill it is considered that the access proposals create an ideal opportunity to form a shared space environment which would provide a link between the hotel and leisure uses creating an environment where pedestrians and vehicles have equal priority. Hotel & Spa and Event Space

Hotel / Spa and Trailhead Access

The hotel/leisure element of the development, situated on the former HJ Berry factory site, will see the existing access points via Malt Kiln Brow retained, with an additional vehicular access road constructed off Church Raikie to the south-east of the site.

Visibility splays of 2.4m x 43m are achievable in both directions along Church Raikie in accordance with Manual for Streets. The visibility splays to the left of the junction are shown to two points on the highway, the first the edge of the carriageway which shows the splay crossing third party land which is currently unoccupied, the second to the centre of the Church Raikie carriageway. Manual for Streets confirms that in some circumstances visibility splays can be taken to the centre of the carriageway particularly in situations when vehicles would be unlikely to be undertaking overtaking manoeuvres.

The drawing also shows that the gradient of the proposed access road over the first 15m would be 1 in 40 increasing to 1 in 13 as it enters the site. The access road would split to the left to create a new bridge access to the hotel and head off to the right providing access to the proposed car parking area and trailhead centre.



Cricket Facilities Access

Cricket Ground Access

The proposed access arrangement for the future cricket ground site would be located on Longridge Road to the south of the village.

The existing bridge over Chipping Brook will be maintained and improved to provide access to the cricket pitch. Whilst the bridge would be unable to accommodate two-way vehicle movements it is envisaged that movement across the bridge will be undertaken on a give-way basis.

It is recognised that the bridge may be of insufficient width for larger emergency service vehicles, namely fire service vehicles, to cross. The Building Regulations 2000 (B5) sets out in Section 17 the vehicle access requirements for fire appliances to small buildings (those of up to 2000sqm with a top storey up to 11m above ground level). The Regulations state that there should be vehicle access for a pump appliance to a small building within 45m of every point on the projects plan area of the building. The new club house on site has therefore been purposefully located within 45m of the bridge in order to accord with Building Regulations.

The proposed access arrangement will formalise the highway with a clear junction layout being provided which would also maintain access to the property immediately to the north of the access.

Visibility splays of 2.4m x 43m have also been identified at the junction.

7.9 Malt Kiln House



Images:

- A. Plan showing the location of Malt Kiln house and its location within the proposed scheme**
- B. Photo of the front of Malt Kiln house taken from Malt Kiln Brow**

Malt Kiln House

The proposed development seeks approval for the change of use to the existing Malt Kiln House from residential use to Use Class C1.

The plan adjacent (far left) shows the location of the building and its relationship to the scheme. The building fronts on to the main access route through the scheme and therefore enjoys both strong visual and access links.

The photo adjacent (left) shows the appearance of the building in its current condition. The building currently comprises of a ground and first floor. As part of this application there will be no changes to the internal or external fabric of the building.

Gross External Area (approx.):
117.80 sqm (1,268 sqft)

8.0 Area Schedule



9.0 Summary and Conclusion



9.0 Summary & Conclusion





The design and access statement sets out the principles for the development of up to 60 dwellings and 3,777 sqm of employment and leisure led use.

The proposals set out the access points for which approval is sought, along with the principle of development.

What is Proposed?

- Works and a change of use to the Grade II listed Kirk Mill to create a hotel (18 bed) and bar restaurant.
- Works to the Barn building to create 7 Cottages (3 bed).
- Construction of a Hotel and Spa (20 bed).
- Construction of a Wedding Venue.
- Construction of a Kid's Club.
- Construction of a Trailhead Centre.
- Construction of a Cricket Pavilion.
- Change of use to Malt Kiln House.
- Car Parking for up to 120 vehicles.
- Up to 60 quality new homes, The houses will be a mix of market level and affordable homes and will offer a mix of housing types and tenure to meet local need. This figure includes 4 self-build plots to accommodate bigger four and five bed homes.
- Extensive ancillary landscaping within the development as a whole.
- New access points for vehicles, pedestrians and cyclists

Sustainability

The site is highly sustainable, located within easy walking distance of existing facilities in the village and transport corridors. As part of the future design development the new homes will meet with the latest building regulations to ensure good energy efficiency.

The following 'Benefits section summaries how in environmental, social and economic terms the proposal constitutes sustainable development and accords with the requirements of the NPPF.

Benefits

Environmentally

- New footpaths will encourage walking around the village.
- The hydro scheme will provide electricity for the equivalent of nine homes.
- Improved green areas to encourage wildlife.
- Repairs to the mill pond.
- Flood attenuation.

Economic Benefits

- A full range of quality new homes designed within the masterplan to create a sense of place.
- Improving house prices in the village.
- Improved car parking facility for the village,
- Sustaining local schools which are under threat capturing / attracting tourist spend to benefit local businesses.

Socially

- New village pub to compliment existing provision.
- New formal event space suitable for a village market, wedding and other events.
- Pool, gym and spa facilities

Images:

- A. Leisure
- B. Renewable Energy Sources
- C. Recreation
- D. Resources
- E. Employment
- F. Affordable Village Housing
- G. Car parking
- H. Accommodation

Please refer to separate
A1 & A3 drawings as
listed:

(MP) Site:

05024_MP_00_100 - Site Edged Red, Location Plan
05024_MP_00_101 - Topography Survey
05024_MP_00_102 - Parameters Plan
05024_MP_00_103 - Indicative Masterplan
05024_MP_00_104 - Blocking and Proposed
Landscaping

(B1) The Mill:

05024_B1_00_100 - Site Red Line Plan
05024_B1_01_000 - Ground Floor Demolition Plan
05024_B1_01_001 - First Floor Demolition Plan
05024_B1_01_002 - Second Floor Demolition Plan
05024_B1_02_000 - Existing Ground Floor Plan
05024_B1_02_001 - Existing First Floor Plan
05024_B1_02_002 - Existing Second Floor Plan
05024_B1_02_003 - Existing Third Floor Plan
05024_B1_02_004 - Proposed Ground Floor Plan
05024_B1_02_005 - Proposed First Floor Plan
05024_B1_02_006 - Proposed Second Plan
05024_B1_02_007 - Proposed Roof Plan
05024_B1_04_001 - Existing Elevations 1, 2 & 3
05024_B1_04_002 - Existing Elevations 4, 5 & 6
05024_B1_04_003 - Proposed Elevations 1, 2 & 3
05024_B1_04_004 - Proposed Elevations 4, 5 & 6
05024_B1_05_000 - Existing Sections AA & BB
05024_B1_05_001 - Proposed Sections AA & BB

(B2) The Barn:

05024_B2_00_100 - Site Red Line Plan
05024_B1_01_000 - Ground Floor Demolition Plan
05024_B1_01_001 - First Floor Demolition Plan
05024_B2_02_000 - Existing Ground Floor Plan
05024_B2_02_001 - Existing First Floor Plan
05024_B2_02_002 - Proposed Ground Floor Plan
05024_B2_02_003 - Proposed First Floor Plan
05024_B2_02_004 - Proposed Roof Plan
05024_B2_04_001 - Existing Elevations 1, 2 & 3
05024_B2_04_002 - Existing Elevations 4, 5 & 6
05024_B2_04_003 - Proposed Elevations 1, 2 & 3
05024_B2_04_004 - Proposed Elevations 4, 5 & 6
05024_B2_05_000 - Existing Sections AA, BB & CC
05024_B2_05_001 - Proposed Sections AA, BB & CC

(B3) Hotel/Spa:

05024_B3_00_100 - Site Red Line Plan
05024_B3_02_000 - Proposed Ground Floor Plan
05024_B3_02_001 - Proposed First Floor Plan
05024_B3_04_001 - Proposed Elevations 1, 2 & 3
05024_B3_04_002 - Proposed Elevations 4, 5 & 6
05024_B2_05_000 - Proposed Sections AA & BB



Appendices - Drawings

(B4) Trailhead:

- 05024_B4_00_100 - Site Red Line Plan
- 05024_B4_02_000 - Proposed Ground Floor Plan
- 05024_B4_02_001 - Proposed Roof Plan
- 05024_B4_04_001 - Proposed Elevations 1, 2, 3 & 4
- 05024_B4_05_000 - Proposed Sections AA

(B5) Wedding Venue:

- 05024_B5_00_100 - Site Red Line Plan
- 05024_B5_02_000 - Proposed Ground Floor Plan
- 05024_B5_02_001 - Proposed First Floor Plan
- 05024_B5_02_002 - Proposed Roof Floor Plan
- 05024_B5_04_000 - Proposed Elevations 1 & 2
- 05024_B5_04_001 - Proposed Elevations 3 & 4
- 05024_B5_05_000 - Proposed Sections AA & BB

(B6) Cricket Pavilion:

- 05024_B6_00_100 - Site Red Line Plan
- 05024_B6_02_000 - Proposed Ground Floor Plan
- 05024_B6_02_001 - Proposed Roof Plan
- 05024_B6_04_000 - Proposed Elevations 1-4

(B7) Kid's Club:

- 05024_B7_00_100 - Site Red Line Plan
- 05024_B7_02_000 - Proposed Ground Floor Plan
- 05024_B7_02_001 - Proposed Roof Plan
- 05024_B7_04_000 - Proposed Elevations 1-2
- 05024_B7_04_001 - Proposed Elevations 3-4
- 05024_B7_05_000 - Proposed Sections AA & BB

(B8) Plant Building:

- 05024_B8_00_100 - Site Red Line Plan
- 05024_B8_02_000 - Proposed Ground Floor & Roof Plan
- 05024_B8_04_000 - Proposed Elevations 1-4



Appendix - Landscape-Proposed Planting Palette

Infrastructure Planting

Alder	<i>Alnus glutinosa</i>
Ash	<i>Fraxinus excelsior</i>
Aspen	<i>Populus tremula</i>
Bay Willow	<i>Salix pentandra</i>
Beech	<i>Fagus sylvatica</i>
Black-poplar agg.	<i>Populus nigra</i> agg.
Crack-willow	<i>Salix fragilis</i>
Downy Birch	<i>Betula pubescens</i>
English Elm	<i>Ulmus procera</i>
Field Maple	<i>Acer campestre</i>
Hornbeam	<i>Carpinus betulus</i>
Pedunculate Oak	<i>Quercus robur</i>
Rowan	<i>Sorbus aucuparia</i>
Sessile Oak	<i>Quercus petraea</i>
Silver Birch	<i>Betula pendula</i>
White Willow	<i>Salix alba</i>
Wild Cherry	<i>Prunus avium</i>
Wych Elm	<i>Ulmus glabra</i>
Almond Willow	<i>Salix triandra</i>
Bird Cherry	<i>Prunus padus</i>

Crab Apple	<i>Malus sylvestris</i>
Dogwood	<i>Cornus sanguinea</i>
Elder	<i>Sambucus nigra</i>
Goat Willow	<i>Salix caprea</i>
Grey Willow	<i>Salix cinerea</i>
Guelder-rose	<i>Viburnum opulus</i>
Hawthorn	<i>Crataegus monogyna</i>
Hazel	<i>Corylus avellana</i>
Holly	<i>Ilex aquifolium</i>
Osier	<i>Salix viminalis</i>
Purple Willow	<i>Salix purpurea</i>
Wild Privet	<i>Ligustrum vulgare</i>

Native Hedgerow Mix

Plant as a double staggered row at 0.5m centres

60%	<i>Crataegus monogyna</i>
15%	<i>Corylus avellana</i>
15%	<i>Acer campestre</i>
5%	<i>Malus sylvestris</i>
5%	<i>Ilex aquifolium</i>

Intermittent standards within hedgerows

Plant as Selected Standards at 20 – 25m centres

Quercus robur
Fagus sylvatica
Tilia cordata

Planting along the River Corridor

Plant in groups of 3 – 5 as Selected Standards at 20 – 25m centres

Salix Alba – White willow
Alnus glutinosa – Common Alder

Therapeutic plants

It is envisaged therapeutic and ornamental species will be used to compliment the setting and uses of the adjacent leisure facilities. The combination of species proposed will ensure year round interest and the enhancement of the local wildlife resource. Suitable planting will include species from the following overall planting palette.

Small ornamental trees

for use in close proximity to buildings

Amalanchier x lamarkii
 Acer palmatum dissectum
 Abutilon x suntaense
 Aucuba japonica
 Cercis canadensis
 Clematis fragrantissima
 Cornus Mas
 Corylus avellana 'Tortuosa'
 Crateagus prunifolia
 Euonymus europaeus 'Red Cascade'
 Forsythia 'Courtalyn'
 Hamamelis x intermedia
 Ilex spp
 Magnolia spp
 Malus hupehensis
 Pinus mugo
 Prunus subhirtella 'Autumnalis'
 Sorbus cashmeriana
 Sorbus hupehensis

Shrubs

Buxus sempervirens
 Cotinus coggygria
 Buddleia lochinch
 Berberis darwinii
 Brachyglottis 'Sunshine'
 Camellia spp
 Ceanothus 'Concha'
 Chaenomeles speciosa 'Nivalis'
 Choisya ternata
 Cornus sanguinea 'Midwinter Fire'
 Cotinus coggygria
 Cotoneaster conspicuus 'Decorus'
 Daphne Bholua
 Eleagnus x ebbingei
 Hippophae rhamnoides
 Hypericum 'Hidcote'
 Laurus nobilis
 Mahonia x media 'Charity'
 Philadelphus 'Belle Etoile'
 Phlomis fruticosa
 Pittosporum tenuifolium
 Potentilla Abbotswood
 Prunus lusitanica Portuguese Laurel
 Rosa rugosa
 Rosa gluaca
 Rosmarinus officinalis
 Sambucus nigra 'Black Beauty'
 Sarcococca hookeriana var digyna
 Viburnum x bodnantense
 Viburnum x burkwoodii
 Viburnum tinus

Perennials

Acanthus mollis
 Ajuga reptans 'Catlins Giant'
 Alchemilla mollis
 Aстранtia major
 Aquileia vulgaris spp
 Achillea x'Coronation Gold'- Gold Yarrow
 Arctostaphylos 'Lambrook Silver'
 Anemone x hybrida 'Honorine Jobert'
 Berginia cordifolia
 Brunnera macrophylla 'Jack Frost'
 Calmathintha nepetoides
 Campanula
 Digitalis spp
 Echinacea purpurea 'Magnus' - Purple Coneflower
 Epimedium x perralchium 'Frohneiten'
 Geranium
 Geum
 Heuchera pewter moon
 Iris foetidissima
 Lavandula angustifolia 'Munstead' – Lavender
 Liriope muscari 'Big Blue' – LilyTurf
 Macleya microcarpa 'Kelways Coral Plume'
 Margorum
 Nepeta racemosa 'Walkers Low'
 Nepeta 'Six Hills Giant'
 Origanum vulgare
 Penstemon
 Pulmonaria angustifolia spp
 Rudbeckia fulgida 'Goldstrum' – Coneflower
 Salvia Purple leaved sage
 Saxifraga x urbium
 Sedum spectabile 'Autumn Joy' – Liveforever

Thymus x citriodorus – Lemon Thyme
 Perovskia atriplicifolia – Russian Sage
 Hemerocallis 'Citronella' - Day Lily -
 Oenothera fruticosa 'Youngii'- Evening Primrose
 Verbena bonariensis
 Vinca minor spp

Ferns and grasses

Asplenium scolopendrium
 Athyrium filix-femina
 Polystichum setiferum
 Miscanthus sinensis 'Purpurascens'-Maiden Grass
 Pennisetum alopecuroides 'Moudry' – Black Fountain Grass
 Helictotrichon sempervirens – Blue Oats Grass

Bulbs

Galanthus nivalis - Snowdrops
 Crocus – spring and autumn flowering
 Wood anemone
 Daffodils
 Tulips
 Bluebells
 Allium
 Schizostylis coccinea spp