

Mitton Hall

design and access  
statement

february 2013

Replacement conservatory  
and second kitchen at

Mitton Hall

Listed Building Application



stanton andrews architects  
february 2013

# Mitton Hall

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## introduction

This listed building application is for a replacement conservatory and second kitchen to the function room at Mitton Hall, Mitton, near Whalley.

This design and access statement seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, access into and within and that a sustainable approach has been adopted. The statement also demonstrates that the proposed development has been assessed for compliance with prevailing national and local planning policy.

## assessment

### Physical

Mitton Hall hotel is a Grade 2\* hotel set in nearly 3 ha of mature woodland with only the front only visible to the highway and passers by. A heritage statement has been prepared by Jonathan Ratter BA MA DipSurv IHBC MRICS of JWRC Chartered Building Surveyors & Historic Building Consultants and accompanies this application.

Mitton Hall is part of the James' Places portfolio of successful country hotels with visitors attracted to the character of the main hall, the setting and the views from the rear over the surrounding countryside.

In 1988 planning and listed building consent was granted for a conservatory and second kitchen with a gross floor area (gfa) of 183sqm. The conservatory and kitchen actually constructed has a floor area of 88 sqm, much smaller than the consented scheme.

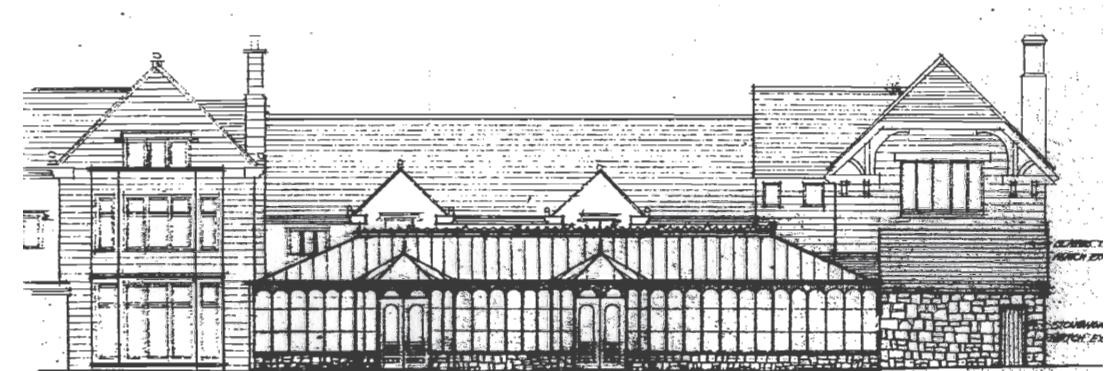
The conservatory and second kitchen are built against and are accessed from a link building that was constructed in the late 1980's. The link building has a function room at ground floor with bedrooms at first floor. The link building is built in a similar style to the existing Hall.

### Social

The hotel as well as being a popular venue for weddings is open to the locals and general public and is often used by local businesses for conferences and seminars as well as casual diners during the day and evening.



existing conservatory



conservatory consent scheme

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Economic

The hotel currently employs 85 staff on a permanent and temporary basis it is expected that the improvements proposed would lead directly to the creation of at least 6 more more full-time staff.

Planning Policy

The hall is listed grade 2\* joining the register in 16 November 1954. English Heritage Building ID: 183259 OS Grid Reference: SD7152538923.

In the last 30 years there have been 20 planning and listed building applications for Mitton Hall as owners have sought to find a suitable/economic use for the building. This is the first application that seeks to repair and improve the facilities following a period of over five years of successful trading despite the economic difficulties of the wider economy.

The most relevant application to this part of the Hall are :-

Replacement conservatory and second kitchen

3/2012/1005 Planning Consent Approved

This planning application is the same scheme currently being submitted for listed building consent.

Extension to function suite kitchen

3/2007/0815/0816 Full Planning/Listed Building Consent Refused

This scheme differs from the refused 2007 scheme as it

- reduces the length and height of the existing conservatory,
- separates the conservatory from the historic fabric of the hall
- by pulling the conservatory slightly forward as per the 1998 consent the second kitchen becomes barely visible from the terrace or garden below.

Internal alterations to bar and adjacent rooms

3/98/0045/P Listed Building Consent Approved

Proposed Conservatory to rear

3/88/0597/P Full Planning Approved

Extension to form 22 bedrooms

3/86/0273/0276 Full Planning/Listed Building Consent Approved

SD 73 NW LITTLE MITTON SD 716 385

10/90 Mitton Hall (formerly listed as Little 29-12-1952 Mitton Hall)

- II\*

House, now used as restaurant, c.1844 (VCH), with timber-framed hall of c.1500. Sandstone rubble, partly pebbledashed, with slate roof. 2 storeys with attic. Comprises a central hall, now with external walls of stone, and 2 cross-wings. The left-hand (south) cross-wing has a 10-light mullioned and transomed window on each floor, and a 3-light mullioned attic window. The right-hand cross-wing has a 2-storey mullioned and transomed bay window added in 1874 (VCH). The hall has 2 2-storey gabled projections. The left-hand one has a window on each floor lighting the hall. The right-hand one is a porch which has a doorway of C17th type, with cyma-moulded semicircular arch and moulded imposts. On the 1st floor of the hall are 3 mullioned windows of C17th type. Chimneys on outer walls of cross-wings and at rear of hall.

Interior. The hall was restored in 1874. The spere truss has large moulded timber posts with carved braces to a cambered tie. Between tie and principals are thin straight intersecting braces. The central truss has a moulded cambered tie beam with carved braces and moulded principal posts, the rear one terminating over a lateral fireplace. At the high end is an aisled truss with moulded half columns. The 2 intermediate trusses have arch braces. At the low end are 4 moulded timber doorways with Tudor-arched heads, the 2 left-hand ones now blocked by a stair to the later gallery. At gallery level the low end wall has square panels with moulded studs and rails and decorative corner braces. The gallery runs around 3 sides of the hall and has a timber balustrade, partly C17th. The hall fireplace has a Tudor-arched head, and casement moulding.



1894



1912



1932

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## involvement

Advice was sought as the property is grade II\* listed. A meeting was held on site on 11 September 2012 with Cathy Tuck of English Heritage. Planning consent was granted in January 2013.

A meeting was held with John Macholc and Adrian Dowd of RVBC on 7th February 2013.

This application takes on much of the positive advice provided.

## evaluation

The design process commenced with an appraisal of the existing building within its setting. Careful consideration was given to the relationship of the proposals to the existing building and context.

The conservatory is over 25 years old and is in poor condition, consideration was given to its repair but as the conservatory is too narrow to be used as a separate function room and that the second kitchen is too small to cater for large parties it was agreed that the only acceptable solution was the replacement of the conservatory and kitchen.

## design - brief

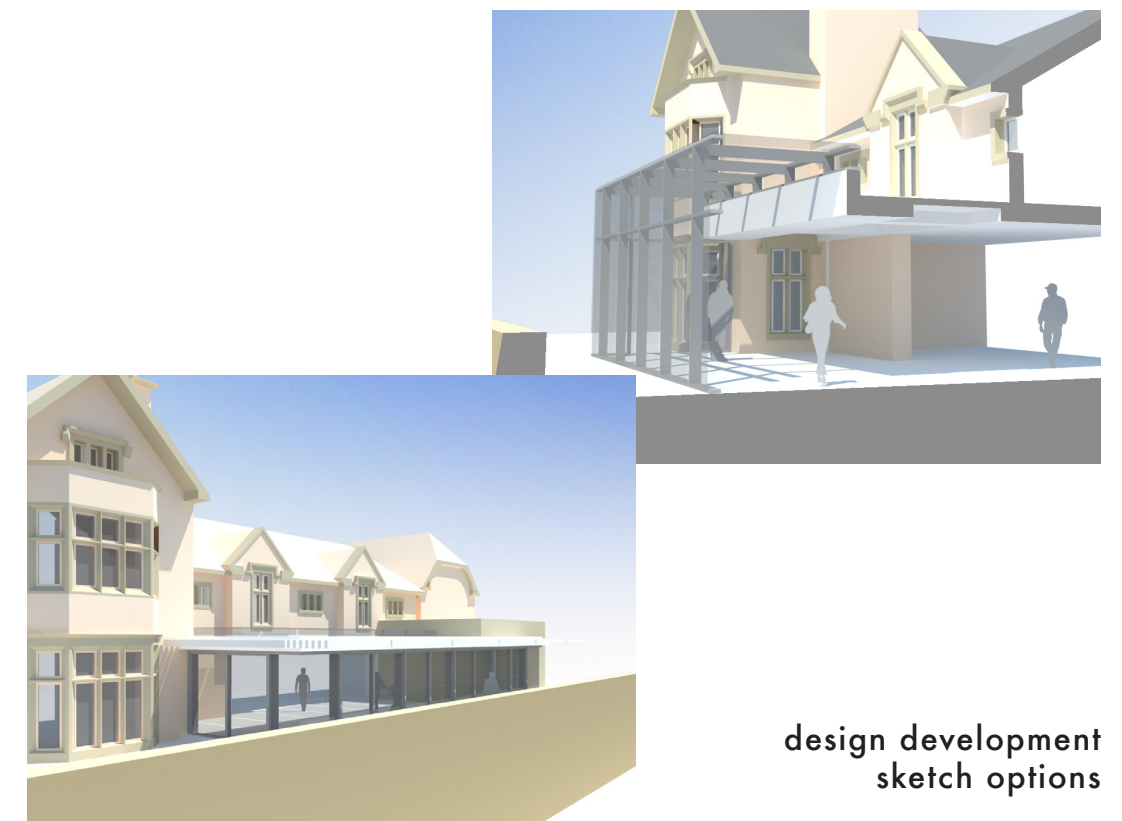
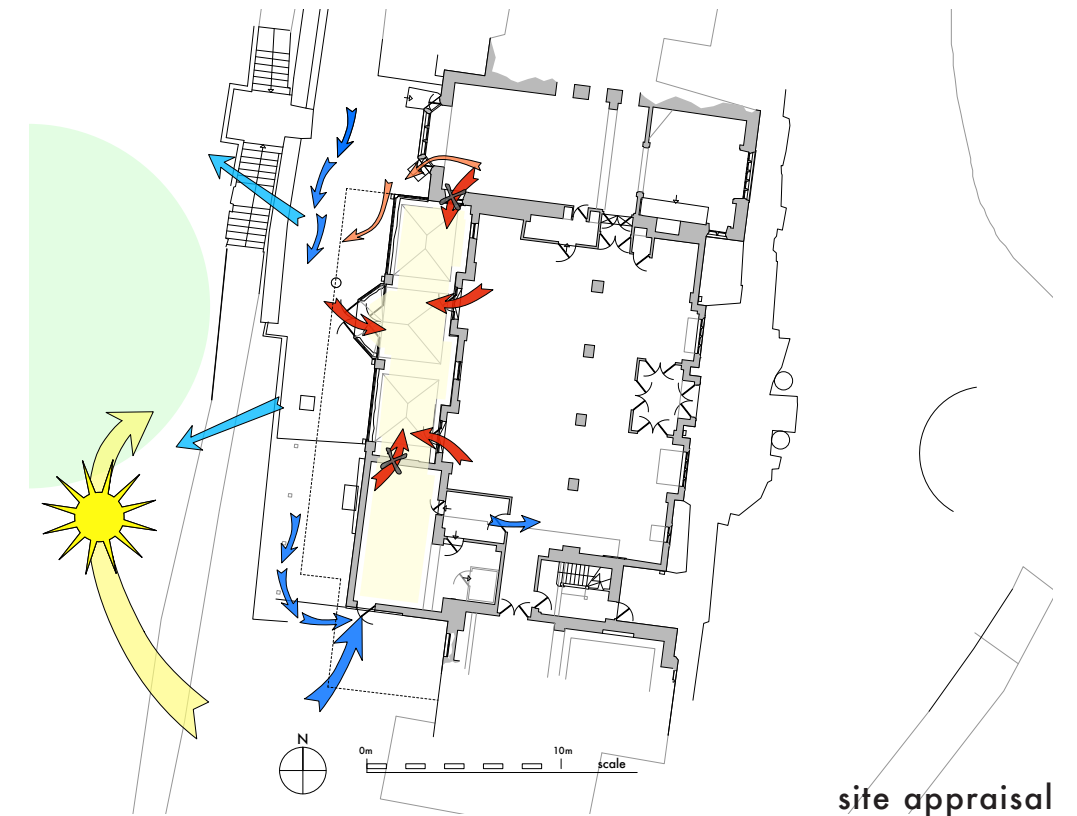
Our client requested consideration be given to the following matters :-

- Consider options for a replacement conservatory and second kitchen and its integration with the existing function room.

## design - options

The current proposals are the result of a detailed design process in which various options were prepared for consideration, the resulting feasibility study accompanies this application.

The options for the conservatory considered contemporary and traditional architectural styles. The options considered for the conservatory were based on more traditional styles to compliment the historic fabric of the listed building and 1980's infill.



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## proposed - use

The replacement conservatory is situated on the western side of the property and is not visible from the main entrance. The general usage of the conservatory and second kitchen will remain largely the same.

The proposals address the limitations of the existing building by :-

- increasing the size of the conservatory to provide a function room that makes the most of the views to the gardens to the west.
- providing a larger, safer and more useable kitchen

## proposed - amount

The proposed conservatory and second kitchen has a gfa of 157 sqm. Of that 60sqm is for the second kitchen. The existing kitchen has a floor area of 47sqm, the increase of over 25% will allow staff to work more safely and efficiently. It will also allow for the sheds to the rear of the building to be removed and ensure that some of the items that are currently stored outside, casks, bottles etc to be stored internally.

The increase in width of the conservatory allows the conservatory to be used independently of the function room but also allow the function room to be extended the full width of the conservatory providing stunning views across the Ribble and the farmland beyond.

## proposed - layout

The proposed conservatory and second kitchen layout is very similar to the scheme originally granted consent. The new conservatory has been pulled back from the side of the historic gable. The operation and usage of the internal spaces will remain as is.

## proposed - scale

The proposed conservatory is wider and longer than the existing conservatory and second kitchen, though it is still smaller than the consented scheme. Crucially it is also not as tall as either of the previous schemes so as to minimise the impact on the appearance of the accommodation behind.



proposed visuals

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## proposed - landscaping

The proposals will have no impact on the existing landscaping. It is intended that any additional landscaping will be provided by plants in tubs or similar.

## proposed - appearance

Consideration was given to contrasting the historic fabric with more contemporary materials. However it was felt that as an approach of matching the historic appearance had been adopted for the 1980's alterations this would be a more appropriate solution.

The adoption of a more traditional approach to the design of the conservatory, second kitchen suggests that:-

- walls will be painted render with dressed stone detailing to match existing
- roof to be slate to match existing
- proposed window and door frames to be painted timber

## access

The hotel already ensures that visitors to the ground floor in particular have equal and convenient access to the car parking, hotel and back of house accommodation. The proposed alterations will maintain this approach.



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