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SUNDERLAND PEACOCK
ARCHITECTS
SURVEYORS

THE MOORCOCK INN

SLAIDBURN ROAD, WADDINGTON

DESIGN AND ACCESS STATEMENT

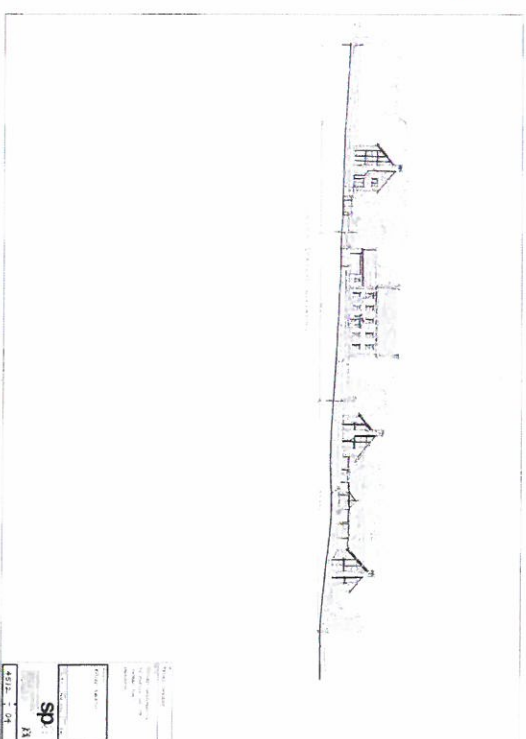
PREPARED BY

SUNDERLAND PEACOCK AND ASSOCIATES LTD

Version 1.02

1.0 PROCESS

- 1.1 A planning application (Ref: 3/2013/0394) was previously submitted to demolish the Moorcock Inn and erect 3 No. detached dwelling houses with two storey garages and associated gardens on 12th April 2013. The Local Planning Authority had raised concerns over the proposed design submitted with the above application for this site which is situated in the Forest of Bowland Area of Outstanding Natural Beauty. After a prolonged period of stalemate in terms of adequately addressing the design issues the application was withdrawn and the Applicant instructed the writer as Architect to advise on design and to submit a separate planning application.
- 1.2 A review meeting was held at RVBC offices mid December 2014 with the Applicant, Architect and Planning Case Officers to allow for an overview of the recent planning history and issues that had become apparent during previous submissions to get an understanding of the site and considerations, and also to agree an acceptable basis for progressing towards obtaining planning consent for the residential development of this site.
- 1.3 On 18th December 2014 the Planning Case Officer was asked if the Council would support a planning application for six or seven new residential units, as opposed to the original three, to give more scope to allow more flexibility to create an interesting range of buildings. RVBC responded on 20th December 2013 advising that whilst the proposed increase in dwelling numbers would make the development less sustainable, under the National Planning Policy Framework (NPPF) this could be offset by the overall contribution the proposed development would have in terms of protecting and enhancing the natural, built and historic environment. The response also stated that if the proposed increase in the number of units was to a high standard that would enhance the AONB then, on balance the development could be considered acceptable when all aspects of sustainability are considered. The Planning Case Officer advised that there was merit in progressing sketch design proposals based on this for further review and comment.
- 1.4 A design meeting was attended at RVBC offices on the 18th February 2014 with the Applicant, Planning Agent and Planning Case Officer to discuss a more contemporary and innovative design approach to create a range of rural / agricultural style buildings. It is an important design consideration to ensure that each building works within its own right but also as part of the wider context to ensure that the development enhances the character and appearance of the AONB.



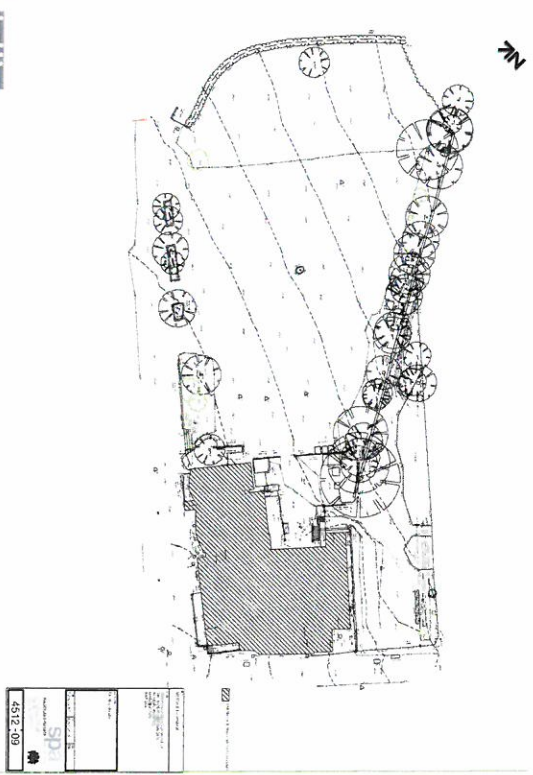
1.0 PROCESS

- 1.5 The courtyard provides order to the composition and layout of Plots 3 and significantly reduces the extent of hard surfacing that would be required for individual drives. The courtyard would incorporate quality hard and soft landscaping that would enhance the setting and provide attractive and interesting views into and out of the site. The initial submission for pre-application response included preliminary sketch design drawings (Ref. 4512-03 & 04 -see images below) showing site layout and indicative elevation that were submitted on 5th March 2014.
- 1.6 Comments were received on the design aspects of the proposed scheme on 10th March 2014 which addressed design/ layout considerations, which I summarise below:
 - The addition of catslide element to the west side of Plot 1 to reduce eaves height and appearance of a two storey structure
 - Ensuring mixture of walls and glazed areas provide the appropriate visual balance
 - To limit the extent of driveways
 - To relax the formal Georgian approach to design of Plot 2 and encouraging a more semi-rural approach and organic approach to fenestration and overall articulation
 - Ensuring proposed 1 ½ high buildings which utilises roof spaces (Plots 3 to 7) provide adequate outlook
 - Ensuring attention is given to boundary treatment and landscaping
 - Consideration of gardens to the east/ rear of Plots 5 to 7 which would be visible upon approach along Fell Road



1.0 PROCESS

- 1.7 The Planning Officers' design comments were carefully reviewed and considered during design development and second set of design drawings Refs. 4512-05 and 06 were submitted to the Local Planning Authority on 14th May 2014, as part of the follow up under the Pre-application submission (see images below). These drawings incorporated the following changes to the initial scheme:
- Introduction of a catslide element to the western side of Plot 1 which reduces the scale and eaves height of the building
 - Revised architectural treatment of the dwelling on Plot 2 to appear less formal and repositioning of the garage to reduce extent of drive area
 - Redesign of Plots 3 to 7 to create a detached converted barn style building (Plot 3) with deep wall construction to create deep external window and door reveals
 - Plots 4 and 5 were designed to reflect a two storey granary building which is set back into the ground
 - Roadside Plots 6 and 7 were designed to reflect piecemeal developed piggery style buildings with organic external openings. This building is set on split levels to follow the natural topography of the site and this is also reflected in the step in plan and elevation.
 - Consideration given to all boundary designs combining a mixture of reclaimed natural stone walls, timber fences and new Lancashire rural mix hedging – to integrate this previously developed site within its natural surroundings.
 - The new stone wall and hedge planting along the boundary between Plots 6 and 7 will provide a robust screen to limit views of the rear garden areas from Fell Road.
- 1.8 During subsequent telephone conversations with the Planning Design Officer in early June 2014 the Agent was advised that the proposals shown on drawings 4512-05 and 06 are satisfactory in terms of design and layout.



2.0 USE

- 2.1 The proposed development involves the demolition of The Moorcock Inn and to erect seven new dwellings which will have associated off street parking and garden space.
- 2.2 The existing building ceased trading in 2010 and has suffered through repeated instances of theft and vandalism whilst the property had been vacant.
- 2.3 There is a current Planning Permission to allow the conversion of the existing building into three dwellings, but the Applicant wishes to obtain planning consent for a new scheme that is more harmonious for the whole site and befitting of the quality of its situation within the Forest of Bowland Area of Outstanding Natural Beauty.



SP-3
4512-12
M



SP-3
4512-11
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3.0 AMOUNT AND LAYOUT

3.1 The previous submission withdrawn proposed three large detached dwellings with two storey garages, which was considered to be incongruous with the form, scale and design expected of a prominent site within an Area of Outstanding Natural Beauty. It was acknowledged that the proposed scheme needed to be of a high quality to enhance the site and in order to achieve this it was decided to create a varied range of building types, sizes and detailing to reflect the semi-rural setting. In order to achieve this, it became apparent that seven residential units would be required to allow create the appropriate mix and balance of building types and layout.

3.2 Perhaps one of the shortcomings of the previous scheme withdrawn was the lack of cohesion between each of the proposed dwellings, which resulted in the creation of a relatively flat and hard frontage. This highlighted the importance of ensuring that the new design created a harmonious balance between buildings and the relationship between these, and also to create enhanced views of the site.

3.3 Consideration was also given to creating an architectural composition which embodies a subtle hierarchy to create order and legibility to the scheme. This was achieved by applying the design concept to the site and locating the larger detached dwellings (Plots 1 to 3) towards the western part of the site and the smaller semi-detached units (Plots 4 to 7) to the eastern side, closer to Fell Road. This concept was also reflected in the architectural expression and contemporary approach of each of the building designs ranging from a farmhouse to piggery style cottages - to create an interesting fresh design approach based on our traditional underlying notions and ideas of rural farmstead developments which are sympathetic and relevant to this site.

3.4 Please refer to accompanying planning design drawings for proposed site layout and individual plot plans and elevations. In summary, the proposed development will provide the following gross internal floor areas which exclude garage areas:

Plot 1 – 422sqm	Plot 1 Garage – 35sqm
Plot 2 – 409sqm	Plot 2 Garage – 48sqm
Plot 3 – 281sqm	Plot 3 Garage – 19sqm
Plot 4 – 131sqm	Plot 4 Garage – 21sqm
Plot 5 – 131sqm	Plot 5 Garage – 21sqm
Plot 6 - 120sqm	
Plot 7 - 150sqm	



3.0 AMOUNT AND LAYOUT

- 3.5 The Applicants' intention is to provide a balanced mix of house types and sizes for sale on the open market. There are three detached dwellings (Plots 1 to 3) which would have a large family kitchen/dining space, sitting room, utility plant rooms, cloakroom and integral garage space at ground floor level and 4/5 bedrooms on upper floors with ensuite facilities to the master bedroom and a house bathroom. The configuration of the staircase and roof structure allows use of the attic in each of the above plots for bedroom, storage and play space and external openings have been provided to meet this use. The space above the garages in Plots 1 and 2 has been designed to provide family recreation/study space which is now part and parcel of contemporary living requirements.
- 3.6 The granary style building provides two semi-detached dwellings which would each have single integral garages with 2/3 bedrooms and open plan kitchen / dining and living space at first floor level which would allow access directly out on to garden areas on the northern side of the building. A separate off street parking space would be provided in front of the garage.
- 3.7 The piggery style building also provides two semi-detached dwellings over two storeys, each with kitchen and separate dining/sitting rooms, cloakroom and three bedrooms with house bathroom. These dwellings have two off street parking spaces and garden space to the north/south and east facing aspects.
- 3.8 Plots 1 and 2 would be built on the former car park which is located to the west of the existing building. These plots would be sensitively integrated by the implementation of a high quality tree planting scheme including new grassed areas (lawns) and boundaries defined using quality stone walls, hedge rows and fences.
- 3.9 The arrangement of Plots 3 to 7 is more specific to the functional notion of a farm courtyard which not only organises how these plots are accessed by a shared drive, but how they relate to each other and the surrounding area. The courtyard is considered to be an important design aspect and effectively three detached buildings define this on the north, west and east sides leaving the south side open and facing down the valley. The courtyard acts as the hub for the above plots and helps to create interesting spatial relationships between buildings and reinforces the orientation of these and how they relate within the site and surrounding area to create a high quality development that will be appropriate to the site and enhance the environment in which is situated.



4.0 SCALE AND APPEARANCE

The proposed scale and proportion of each of the individual plots has been considered to reinforce the design concept of creating a range of buildings of varying sizes and styles which are harmonious with the rural setting, but still work together collectively as part of the whole development and enhancement of this site. The overall site layout and individual plot designs are sympathetic to existing ground levels, trees and boundaries to ensure that the development integrates harmoniously with the nature of the site and this provides better scope for enhancement of the area.

4.2 The scale and appearance of each plot follows the design approach to create a hierarchy whereby the larger scale detached dwellings (Plots 1 and 2) are situated towards western side of the site and the smaller semi-detached dwellings in central and eastern areas. This approach is appropriate in terms of the larger dwellings being situated away from the main road adjacent to Moorcock House, a private substantial dwelling set within grounds, whereas the range of mid to smaller buildings (Plots 3 to 7) would create a welcoming and subservient scale reflecting rural buildings that are typical within the Ribble Valley and would enhance the environment.

4.3 Plots 1 and 2 are traditional two storey dwellings with integral garages and the garage roof to the west of Plot 1 has been extended along part of the house to create a catslide which has kept the eaves height for the majority of the western elevation to a single storey and the overall scale. The catslide roof is also a traditional element associated with rural buildings and the contemporary treatment of this with the glazed end walls with deep reveals (300mm) would add depth and interest to the overall design.

4.4 Plot 3 is also a traditional two storey building with roof space and a similar approach has been used to reduce the scale of this building by creating stepped catclides along the eastern side, to minimise the scale of this elevation which is visible from Fell Road and to reflect the detail of a barn.

4.5 The granary style building defines the northern side of the courtyard and provides two semi-detached two storey dwellings (Plots 4 and 5) that would be set into the sloping ground, and this building would appear as single storey from the northern side travelling down Fell Road. Pronounced overhanging eaves along the length of the front/southern elevation of this building significantly reduce the impact of this two storey structure and exposed timber roof structural detailing would add quality and interest to the overall scheme and tie in with the rural nature and detailing of other buildings, such as Plot 3.



4.0 SCALE AND APPEARANCE

- 4.6 Plots 6 and 7 form the eastern edge to the site and Fell Road and these would appear as converted piggery style semi-detached cottages, set away from the road. This building would be stepped to follow the sloping ground and this is accentuated in stepping both eaves and ridge levels on each of these dwellings, but also in plan and elevation to create a piecemeal appearance with depth and interest.
- 4.7 A single storey structure to provide living space has been incorporated off the southern gable of Plot 7 to reduce the scale and massing of this building and the back drop of the rest of the development, which is prominent from Fell Road. This element combines reflects a piggery type walled yard that has been covered with small punctured openings in the walls visible from the road and more contemporary treatment with full height glazed areas to the western side and timber privacy louvers that are functional and add interest and depth to the design.
- 4.8 A simple pallet of materials would be sympathetically used to create a balanced mixture of appearances and details to construct the new dwellings including reclaimed natural stone for walls and new dressed stone for quoins and surrounds. Roofs would be finished with natural slate and stone flags with cast aluminium rainwater goods supported by stone gutter corbels, or drive in/ hidden fascia brackets. Some roof structures would have exposed timber elements stained dark/ black ash colour and external window and door frames would also be dark/ stained black ash colour timber and/ or powder coated aluminium.
- 4.9 The design intention is to create a development using traditional aged local materials as far as possible to ensure that the buildings appear to belong to the site and have been built in a piecemeal fashion over the years, rather than a something which looks brand new and out of keeping.
- 4.10 Traditional building details and techniques would be carefully detailed to ensure that all fenestration arrangements are consistent with the design approach. 150mm minimum reveals for window and doors would be detailed and 300mm deep reveals for larger door/ window openings such as the south elevation of the granary, to add depth and detail to create a high quality scheme.
- 4.11 Eaves and verge detailing is considered to be an important design aspect and the proposed scheme combines a mixture of pointed verges, stone verge copings and projecting timber purlin ends and exposed rafters and boarding. The controlled pallet of architectural detailing will add interest to create a high quality scheme and also unity between each plot to integrate the overall development.



5.0 ACCESSIBILITY

- 5.1 The existing vehicular access will be used to gain access to the new dwellings. New private drives will serve Plots 1 and 2 and a shared drive will lead to the courtyard and provide access to Plots 3 to 7.
- 5.2 Ample off street parking will be provided with Plots 1 and 2 each having a double garage and at least one private parking space on the drives and Plot 3 also has a integral single garage and two private car parking spaces, which meets parking requirements for dwellings with up to five bedrooms. Plots 4 and 5 all have single integral garages with an external parking space and Plots 6 and 7 have two external parking spaces which can easily be accessed.
- 5.3 The development will be designed and built in accordance with current Building Regulations and in particular Part M (access to and use of buildings).



5.0 LANDSCAPING

- 6.1 Landscaping design has been treated with equal importance as the building design bearing in mind the aim of creating a high quality scheme that will enhance the area. A tree survey and report was undertaken to establish the quality and condition of existing trees on the site and a constraints plan produced.
- 6.2 The overall site layout design integrates with existing trees and additional tree planting has been considered by the Project Arboricultural Consultant and Landscape Consultant and their reports are included separately.
- 6.3 New reclaimed stone walls would be built to define the main southern boundary off the existing drive and also along the eastern side of the site, along Fell Road. These walls will be built to reflect traditional dry stone walling (no mortar visible) with hog back / rolled tops and these would enhance the site and help to integrate it with other existing surrounding stone field walls.
- 6.4 Lancashire rural mix hedge rows would also be planted to define plot boundaries, combined with timber post and rail fencing which will also tie in with surrounding hedges and fences.
- 6.5 A pallet of quality materials would be used to create hard-standings including stone set edgings to define edges of driveways and gate openings and to break up tarmac used for driveways. Stone flags will be used to create external terraces and paths around buildings and new turf laid to create additional grassed areas to blend in with surrounding fields.



7.0 SUSTAINABILITY

- 7.1 The Applicant is keen to promote and integrate use of sustainable local materials which are to reclaimed as far as practicable. New stone will be sourced from local Waddington Fell and Kemple End sandstone quarries and reclaimed slate and flags are available.
- 7.2 The development will be built to meet the stringent requirements of Part L under the Building Regulations (Conservation of Fuel and Power in new dwellings) and this will involve incorporating the latest in sustainable building techniques and services, such as ground / air source heat and mechanical heat recovery systems.
- 7.3 The enclosed bat survey found moderate bat activity in the locality of The Moorcock Inn, and as such integral bat boxes are proposed in each of the new buildings to enhance bat habitat.



MOORCOCK

DESIGN AND ACCESS STATEMENT

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SLAIDBURN ROAD, WADDINGTON
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PREPARED BY

SUNDERLAND PEACOCK AND ASSOCIATES LTD