

SITE DESIGN & REFURBISHMENT, SCALEGILL HALL

Design and Access Statement



APPLICATION PREPARED ON BEHALF
OF THOMSEN ESTATES

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Site Analysis

The application site, which covers 1.34 hectares of land, is located on land to the West of Moor Row adjacent to the A595.

Moor Row is classified as one of Copelands' Local Centre's, which are able to accommodate small scale development required to sustain local services, support rural business and meet local needs including housing, provision of employment and access to transport services.

The site outlined within the red line comprises of the existing Scalegill Hall and associated barns, including some more recently constructed steel frame agricultural buildings. Scalegill Hall is listed (entry no. 1086715) and is described as the following:

Large house. C17 (ruined outbuildings said to be dated 1615) with later additions and alterations. Rendered rubble. Graduated slate roof; stone copings and kneelers, rendered stepped chimneys (one end, one mid)...

Some key observations from the listing following a full building survey indicate that many of the windows, including decorative surrounds have been altered since the original build and this is evident in some of the existing windows that have been maintained as a result of being walled up externally. The original window style would have been similar to those in the image below.



The main dwelling condition has fallen into a dilapidated state and evidence of dry rot, wet rot and structural issues are visible. All the windows are beyond repair, the walls need refinished internally and externally, and a complete refit of floors and ceilings is required including a re-roof and replacement of structural timberwork as necessary. All the finishes externally including fascia's, rainwater goods and ironmongery require replaced.

The property forms a traditional courtyard, complimented with stables, hay loft, external toilet facilities and gardens, all of which require repairs or re-built.

Access to the courtyard would have been from the current farm gate, however this is almost none evident due to being overgrown.



The adjacent field relevant to this proposal is formed of various agricultural buildings including a cesspit and large areas of concrete for redundant farm equipment.

Generally the site creates a run down, derelict impression as you approach Moor Row, the site offers fantastic views over the lake district and coastline and is capable of complimenting the surrounding area with careful application of refurbishment and developing the land. The following sections of this document will aid in the impression of this.



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Design Principles & Development

In summary the proposal is to create new housing on the brown field site to support the refurbishment of Scalegill Hall, this will be achieved by creating a development that has a coherent design approach to compliment Scalegill Hall. This section will set out the rational for both the site design and the design choices to reinstate Scalegill Hall to its original form. The provision of drawings and documents should be read in conjunction with this Design & Access Statement to fully understand the key design principles.

Guiding Design Principles

The NPPF sets out a series of 'core land-use planning principles' that as well as informing 'plan-making and decision taking' should also underpin proposals for development. In the simplest of terms, planning in general and the development process in particular should:

"always seek to secure high quality design and a good standard or amenity for all existing and future occupants of land and buildings"

In addition to above guidance, at a local level adopted Eden Local Plan (Part 1), Policy S4: 'Design Principles' and associated text offers sound advice with regards key elements of design input that are to apply across all new development throughout their district. The policy addresses a range of design related issues and seeks amongst other things to ensure that proposals are 'visually attractive, of appropriate scale and appearance', integrate well with existing development and in doing so respond positively to local character. The policy states that new development should:

"Improve connections between people and places through the provision of well thought out layouts, public realm, landscaping, streetscape and public and private green spaces"

Key elements of the policy also acknowledge that a development's design can have a significant impact on surroundings and that good design is a key element of improving places by encouraging a sense of place, sustainable living and active street frontages. Development proposals should also respect the scale and character of their locality and aim to maintain or increase the amenity of an area.

Site Layout Design Principles

The proposed site design adopts a coherent relationship in terms of the layouts character, the fundamental approach is to provide a layout that compliments the original dwelling rather than a typical unimaginative development. This has been achieved by having a singular courtyard for all of the properties to face onto, which in turn provides a communal space and safe informal route for vehicular access formed with a suitable adoptable rubble that creates a rumble effect for vehicles.

The building form is influenced by agricultural buildings that would compliment a building similar to Scalegill Hall, including livestock barns, stables and haylofts. The openings within these are irregular in size and consistent with what would be found in agricultural buildings, this has been further influenced by timber shutters that give the impression of original timber doors. The choice of a rustic furnished brickwork with speckles of iron is of the finish found in this building type that would use simpler building materials than that found within the main dwelling.

The communal green within the centre of the development offers a safe place for residents to reside and children to play in safety.

The site frontage to the existing highway is bound with a new stone wall using materials from the demolished agricultural buildings, this provides separation from the highway and an attractive foreground to house the community behind.

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Design Principles & Development continued

Access into the site is formed via a new access with maximum visibility in both directions and bound by the new stone wall that runs along the highway boundary.

Landscaping within the site will be natural to enhance the impression of an agricultural design, this will be achieved with wildflowers and grasses, which in turn will be used to attract ecological interest. The rear boundaries to the properties will be rural in design with a post and wire fence on the boundary line and new hedgerow planted within.

Due to courtyard approach to setting out the dwellings they all are provided with secure private rear gardens with generous views over the coastline and lake district.

The visual impact of the development can be seen as a great improvement on the environment and approach to Moor Row, and carries less visual impact than the current brown field site containing various disused agricultural buildings.

The topography of the site is gentle and presents opportunity to create efficiency within the site for the dwellings and communal areas. Careful consideration has therefore been undertaken to ensure an interesting street scene and development has been designed as described in the rationale above.

Scalegill Hall Refurbishment

The fundamental justification for the works throughout this application are to restore Scalegill Hall to its original form, the building is falling into a state of disrepair but is an important part of local conservation and efforts to restore the property can only be achieved at great cost. This section will outline the approach to restore the building to its original form and not stray with modern adaptations or building materials which may detract from its historic importance.

The building layout creates an adequate modern property with limitations that provide character of the buildings heritage. The proposals include a generous layout for the living areas and 4 bedrooms.

One of the key changes in restoring the property is the correction of the window openings and fenestration, currently a mix of window surrounds and opening types can be found. These are the result of changes to the property since it was constructed, efforts in the proposed design are to restore all of these to their original form as demonstrated on the proposed drawings. It should be noted that no new openings have been formed, rather previously built up window openings have been restored. The windows will be fitted with new stone surrounds with an ornate profile and vertical stone mullions, the casements will be metal with lead bar style inserts within the glazing as demonstrated above. This will give the correct proportions for the windows and glazing.

Externally the rainwater goods will be replaced with heritage style cast iron guttering and downpipes. The roof will be re-slatted with salvaged slates from the existing roof mixed with additional second hand matching slates, the roof structure will be assessed and replaced where necessary and treated where possible for rot and mites. The external render will be replaced with a suitable spec to allow the building to naturally breathe and prevent damp.

The external landscaping will restore the courtyard and gardens, including herb garden. The adjoining barns will be used as additional living space and storage with recreational space options, windows within the adjoining barn will be of the type likely found within the original building.

Internally within the building the existing ground floor and first floors will be replaced using traditional building methods, this presents an opportunity to improve the thermal performance with traditional insulating methods. The existing stone stair is heavily worn and without demolishing parts of the building cannot be replaced, the proposal is to leave the stairs in place and place a new timber structure over to ensure the original feature is not lost.

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Design Principles & Development continued

The Final Design

The final design for the development creates a carefully considered approach to creating an interesting and sensitive layout, responding heavily to the natural surroundings and Scalegill Hall.

As you travel through the site a sense of community and historic agriculture can be felt. Consideration for both vehicular and pedestrian users has been taken to give separation between both users from various parts of the site.

The large open space within the site creates communal areas for recreational use delivering a strong sense of community for the development. This has been further enhanced by selective planting and hard surface treatment to divide the development in to distinctive areas.

Conclusions

On behalf of Thomsen Estates this Design and Access Statement is submitted in support of an application for development land Scalegill Hall.

The site is Brownfield in nature. The proposal includes the development of 15 dwellings and associated infrastructure including roads, and open space.

The residential development will be accommodated on the site without having any significant adverse impact upon the landscape character of the area.

The development will be truly conservation and character led, providing housing of the highest quality to meet an identified need and support the viability required in refurbishing Scalegill Hall.

The proposed development will be served by an appropriate access and will not adversely affect the local highway network in relation to access or capacity.

