RITCHIE & RITCHIE LLP Architecture & Design

DESIGN AND ACCESS STATEMENT



Proposal:
Demolition of existing outbuildings and construction of new workshop at Sibson Mill, Wellsborough Road, Sibson CV13 6LR

1. ASSESSMENT

Physical context

Sibson Mill occupies a site area of approx. 24 Ha (60 Acres)
The existing site comprises of the mill itself a range of existing outbuildings and workshops within the grounds of Sibson Mill, to provide storage an facilities to support the landholding.

The proposal is for the demolition of the existing poor quality outbuildings and their replacement with a new workshop building on a smaller footprint.

Social context

The proposals will not adversely impact on the local community.

Economic context

The construction will involve local tradesmen and suppliers.

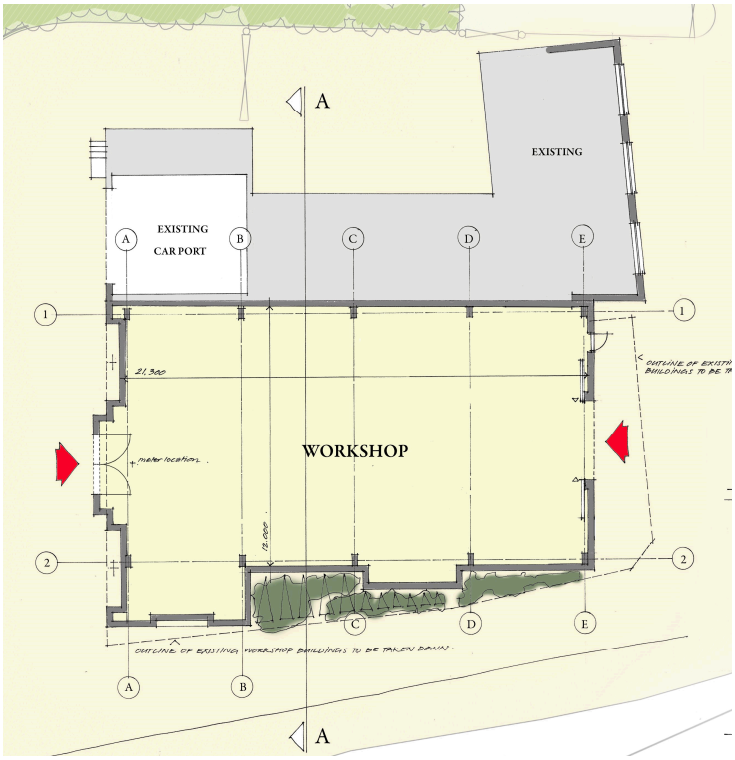
INVOLVEMENT

Pre-application advice has not been sought from the planning office, as this building replaces a larger one on the same location. The proposal has been discussed with the occupants of the nearby Sibson Mill Cottage who have indicated that they welcome the improvement.

EVALUATION

The existing buildings are in very poor general condition, and inefficient in energy terms. The present range of buildings is not capable of viable refurbishment and are an unsightly entrance feature to the Listed Mill building.

In demolishing and rebuilding, a good quality building can be provided with energy efficient design with improved visual appearance, integrating petter with the retained existing buildings.



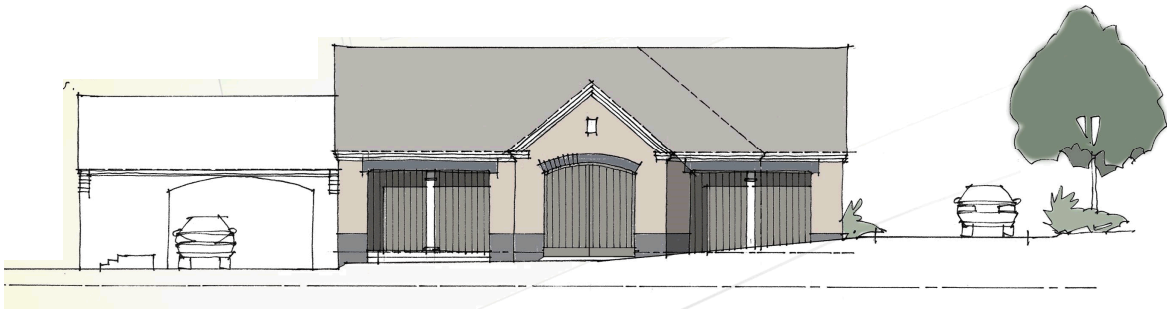
DESIGN

This building forms the prominent gateway to the listed Mill and presently is an eyesore. The intention is to construct a building using traditional materials (such as re-claimed plain roof tiles) and for its traditional vernacular design to enhance the setting of the listed building.

The proposal reflects the character of the remainder of existing development, infilling an area currently occupied by a larger group of disparate buildings.

The workshop will be constructed using quality materials to produce energy efficient design with facing materials reflecting the colour and character of the existing surroundings.

Existing landscaping and maintenance of the mill property is to a very high standard which will be continued with this proposal.



PLANNING POLICIES

LOCAL PLAN
Hinckley & Bosworth Local Plan, Adopted 1st February 2001.

RELEVANT LOCAL POLICIES
Local Plan policies BE1, BE2, BE20, NE5, NE25 & T5.

USE

The buildings have been used for storage and workshop.

The proposal will provide better workshop space, and will be constructed to high levels of insulation and sustainability as well as incorporating current mobility requirements.

The proposal will therefore be a more efficient use of the site than at present, as well as meeting a need for replacement usable space.

AMOUNT

The development will comprise of demolition of a mixture of former farm buildings and the construction of a new workshop, within the footprint of the original buildings.
Floor area 251.3m² Original floor area 340.7m²

LAYOUT

The layout has been influenced by the following factors:-

To make efficient use of the site whilst endeavouring to incorporate some visual interest and articulation, and to enhance the gateway approach to the listed mill.

To respect the existing amenity of neighbouring properties.

To reflect the character of other buildings on the site.

SCALE

The development reflects the character and scale of the existing building which it replaces. The new replacement building will have a continuous floor level which results in part of the structure being lowered into the existing ground and therefore minimising its impact in massing terms. .

LANDSCAPING

Care will be exercised to retain existing mature planting on the site particularly around the perimeter where screening to neighbouring properties already exists.

As with all developments the quality of the landscaping is a crucial issue. The areas of soft landscaping will be concentrated and will involve the planting of specimen trees in some locations. A high percentage of evergreen trees and shrubs will be incorporated to ensure year round screening.

All shrub planted areas will have a minimum of 600mm of topsoil and be totally free of construction rubble to ensure their continued development. All trees will be located in tree pits and many will require metal tree guards and grilles. A detailed landscaping scheme will be prepared by a landscape consultant following determination of the application.

ACCESS

The existing access road is good quality concrete and will be retained unaltered.

The site is fairly flat. It will therefore be possible to provide flat and level access points to the new building for mobility purposes. Elsewhere the design of the internal spaces and sizes will respect the aspirations of part M of the current Building Regulations.

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