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DESIGN & ACCESS STATEMENT

'MELBOURNE HALL - CANOPY & COFFEE POD'
Church Square
Melbourne, Derby

NOVEMBER
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Introduction

This Design and Access Statement has been prepared by Goodrich Cutler Associates Limited in support of a full planning application in Melbourne, an old Georgian market town located in South Derbyshire, for the inclusion of timber canopy and a coffee pod on the grounds of Melbourne Hall.

The purpose of this document is to explain the design principles and concepts that have been applied to the proposed addition. It aims to demonstrate how the new canopy will integrate with the existing environs and surrounding buildings.

This statement should be read in conjunction with the other supporting documents submitted with the application.

This document addresses each element of this within the following sections:

- Section 1 **Introduction** – outlines the purpose of the document;
- Section 2 **History & Location** – of the site;
- Section 3 **Design** – presentation of the design proposals including layout of the development, scale of buildings, access arrangements, landscape treatment and appearance;
- Section 4 **Planning Policy** – provides information on how the proposal is supportive of relevant planning policies;
- Section 5 **Summary** – provides an overview of how the development proposal achieves the design objectives.

This statement should be read in conjunction with the other supporting documents submitted with this application.



Fig.1 Melbourne Parish Map ©southderbyshire.gov.uk

History & Location

The name Melbourne means "Mill Stream" or "Mill Spring" and it was first recorded in the Domesday Book in 1086 as "Mileburne" a royal manor. The Domesday Book also mentions a church, but the present parish church of St Michael and St Mary was built around 1120.

A stone's throw from the church is Melbourne Hall, Grade II* listed building, a beautiful stately home and the home of the Coke family. The house began in the 12th century as a manor owned by the Bishops of Carlisle but was transformed in the early 17th century for Sir John Coke. In 1692 Thomas Coke began laying out the superb gardens that surround the house, with water features and a yew walk.

The Hall as we see it today is the work of Francis Smith of Warwick and his son William Smith. Probably the most famous owner of Melbourne Hall was William Lamb, the 2nd Viscount Melbourne, who twice served as Prime Minister to Queen Victoria.

Immediately North and West of the Hall, where the main entrance is located, there are a number of ancillary buildings including an Grade I listed aisled barn, "C15, encased in early C18 and mid C19, with minor later alterations. It is a single storey timber frame with red brick side walls on stone plinth and stone rubble gable walls with steeply pitched plain tile roof, plus roof lights to eastern pitch. Interior has six substantial cross frames with queen post trusses, originally with single butt purlins and now with double purlins, plus main posts with arched braces to all sides, the outer ones supporting the short aisle beams which are tenoned in to the original wall plate which survives at the top of the brickwork." (*Historic England, List Entry Number 1281386*)

The site is located between the aisled barn and Church Square road, that leads in to the Melbourne Hall main entrance, surrounded by 2.2m high stone wall on North and West side.

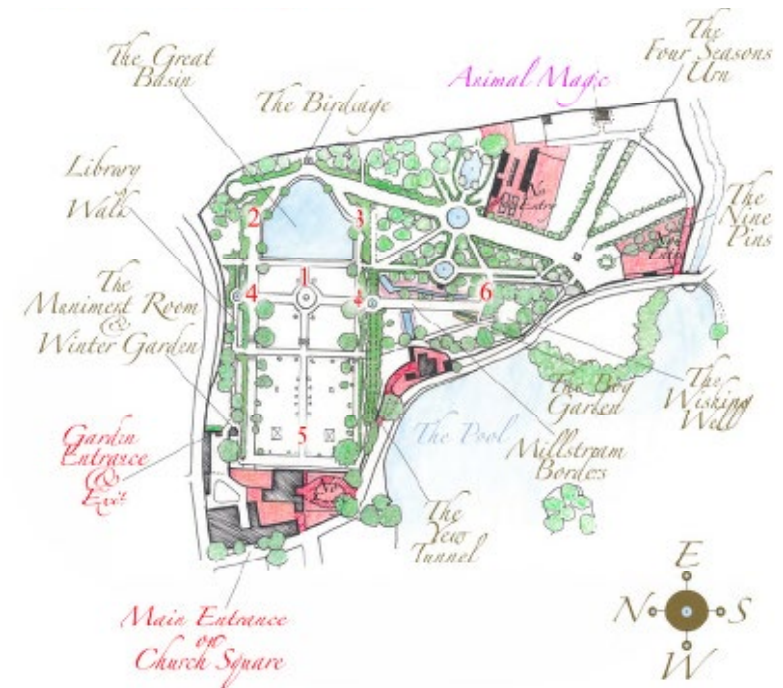


Fig.2 Melbourne Hall Map ©melbournehall.com

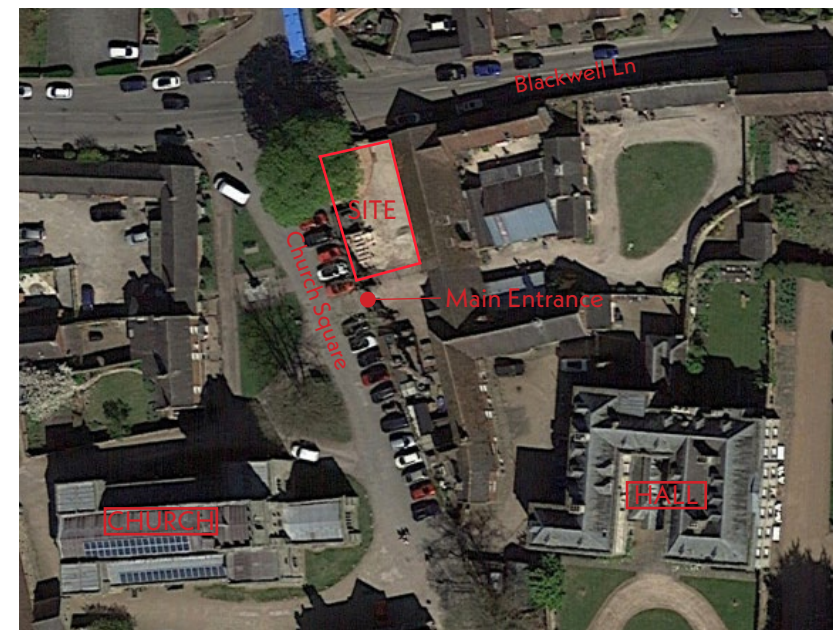


Fig.3 Site Location ©maps.google.com

Existing Appearance

The existing site is a rectangular courtyard that has a slightly elevated 80m² area of it in the North-West corner, with a 14m high Chestnut tree growing within it. Located South of the elevated area is electrical transformer that is enclosed with 2m high timber fence. The North and West side of the site is enclosed with Grade II listed stone rubble boundary walls, build in the early and late 18 century. The walls have flat stone coping and the main entrance double plank gates are framed on the both sides with gate piers with pyramidal copings. The northern pair of gates is believed to be later addition as the surrounding piers are made out of bricks.

The East side of the site is enclosed by the main elevation of the Grade I listed aisled barn made out of brick walls sitting on the stone plinth with a pair of full height black gates, 19 century segment headed doorcase with panelled door and 7 similar cross windows that have a horizontal sliding sash below the transom. The 8th window between the gates and the door is believed to be a later addition replicating the existing ones.



Fig.5 East View



Fig.6 South View

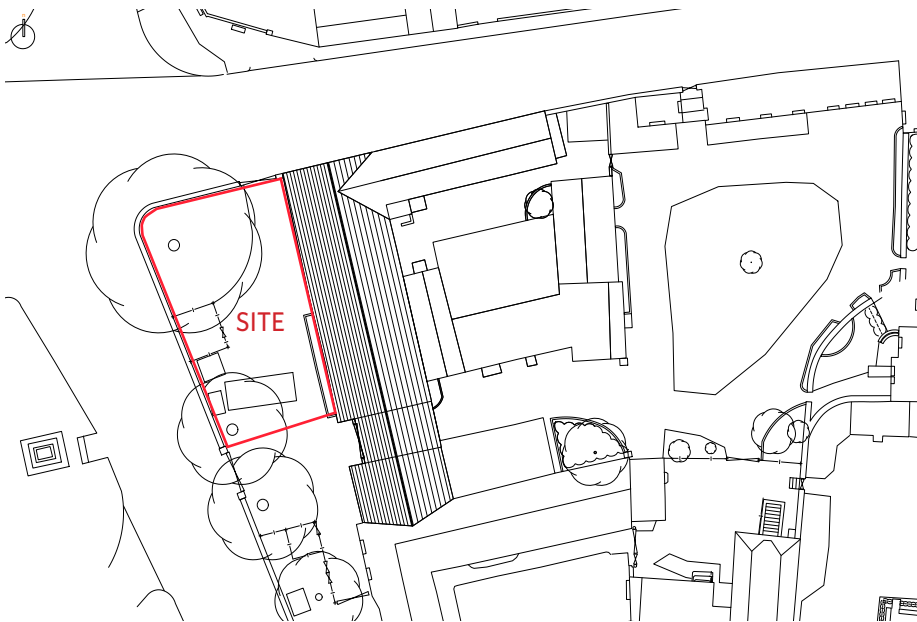


Fig.4 Existing Site Plan

Design

Scale, Layout & Appearance

Guests visiting Melbourne Hall & Gardens will find it very convenient having a coffee pod with an external canopy being next to main entrance/exit route to the Melbourne Hall as it will be a place to relax and enjoy a drink and delicious food before or after having a long walk through the Melbourne Hall & Gardens. It will help generate income for our client as well as other businesses located on the grounds as it will be able to accommodate more people and not only those who are visiting the Hall.

Coffee Pod

The proposed coffee pod is a handmade timber construction of approximately 3m high. It sits next to the west side stone boundary wall southern of the existing transformer. The layout of the pod is very simple - rectangular space of 3.75m² with a counter at the back for the coffee machine, other equipment and produce. Access to the pod is via the side door and serving window is on the front elevation facing the main entrance route with openable shutters having a dual purpose of being a chalkboard menu on the inside.

The hipped roof is clad with slate tiles and has fine lead detailing with cast iron style rainwater goods. The pod itself is finished with vertical tongue and groove softwood cladding in dark navy blue stain with same colour serving shelf on the front and side elevation and roof sign saying 'Sitooterie'.

External Canopy

The proposed external canopy is to be constructed using large section planed, timber members, self finished to weather appropriately. The style and finish of the timber members is to be a contemporary representation of the structural timbers within the

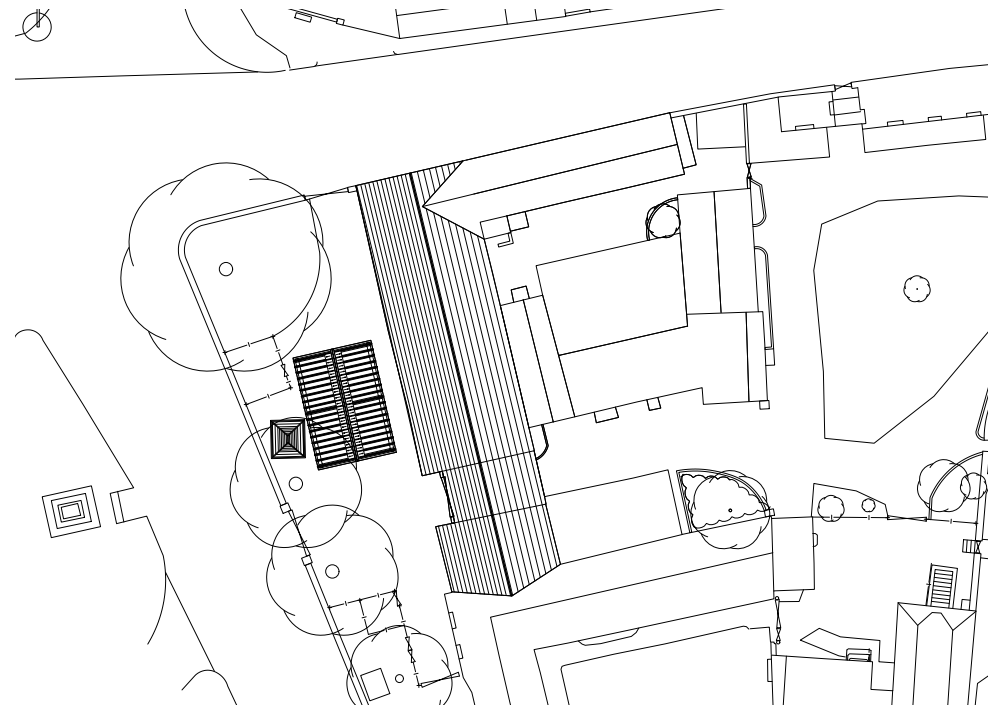


Fig.7 Proposed Site Plan

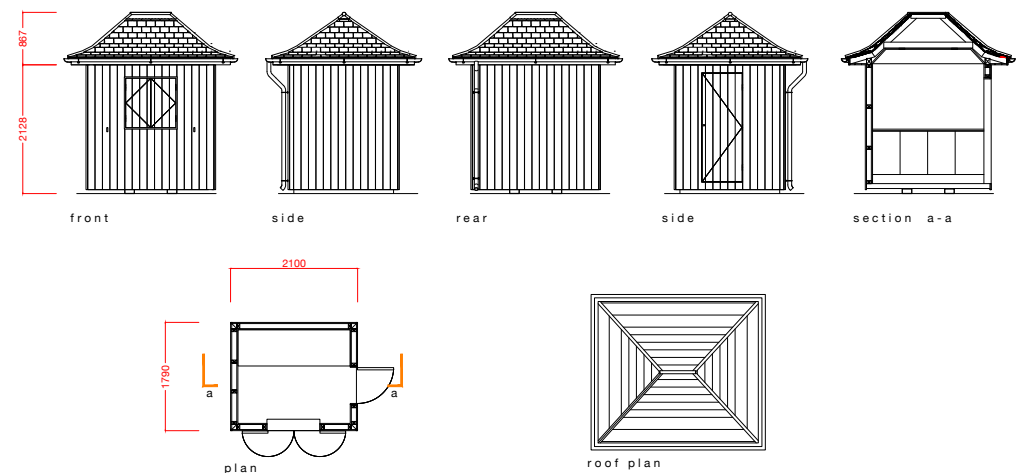


Fig.10 Proposed Coffee Pod Plan, Elevations and Section

adjacent aisled barn which are visible from the outdoor space. The location of the canopy has been chosen so as to have no impact upon the existing barn structure and to be identifiable as a standalone structure.

The construction consists of 9 no. 3m high timber posts which in turn support primary beams with the same proportions. Secondary rafters then provide support to a retractable canopy providing shelter from rain and sun.

The canopy structure will provide an external meeting space ancillary to the coffee pod.

There are no changes proposed to the existing buildings, the structures can be easily removed if required without disturbing neighbouring buildings so overall, these proposals will have limited impact on the surrounding areas.

Access

Access requirements are set out in Part M of Building Regulations 'Access to and use of Buildings'. The applicability of Part M is limited - the external canopy is an open air structure standing on the ground. The coffee pod is to be approached on the same level as the rest of the ground of the courtyard.



Fig.11 Existing cross frame with queens post trusses

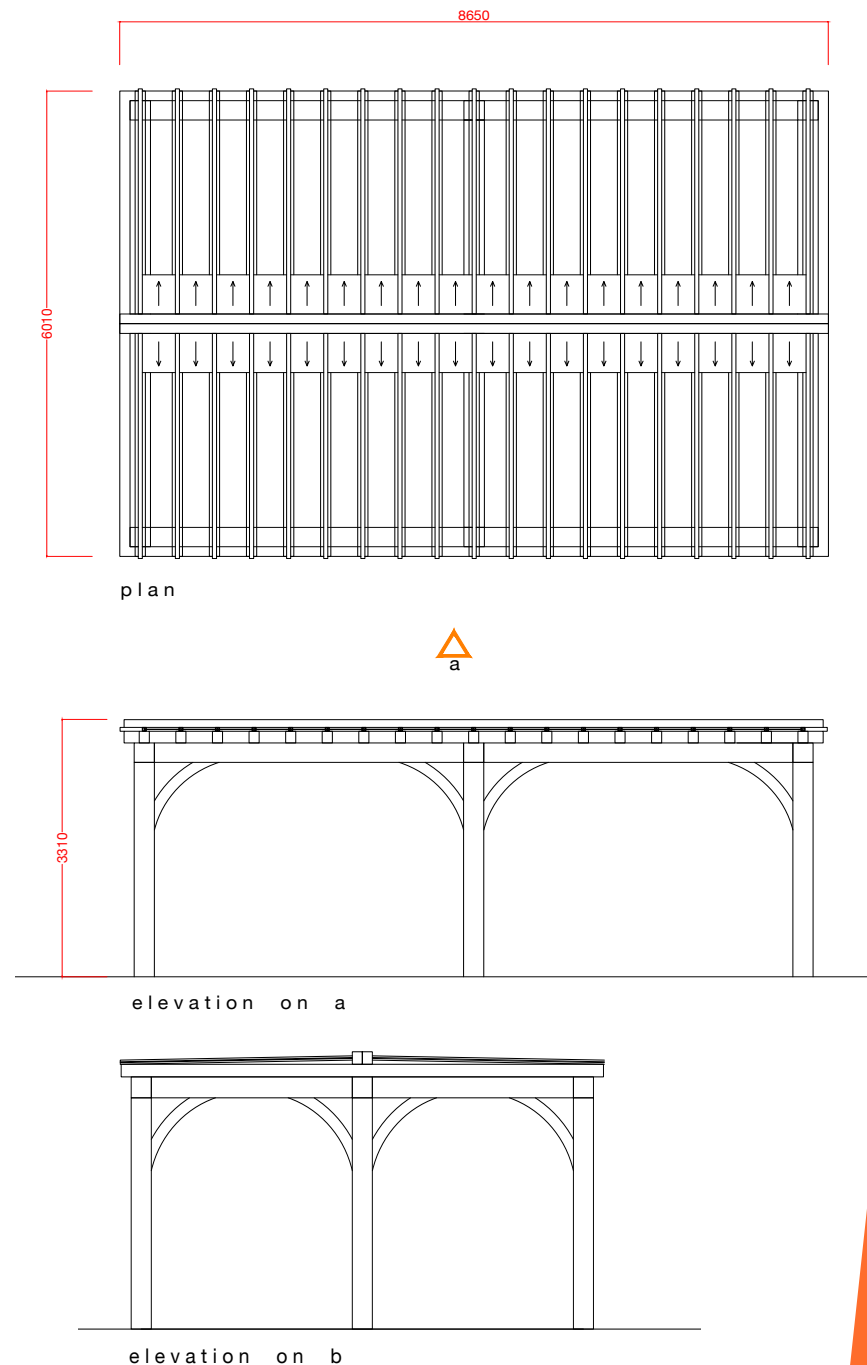


Fig.12 Proposed External Canopy Plan and Elevations

Planning Policies

National Planning Policy Framework

Section 8, Paragraph 92&93

"Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

(a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other;"

"To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

(a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;"

The new external canopy will provide an open shared space that can be used by the community to promote social interactions & meetings that will be safe and accessible by all members of the public.

Section 12, Paragraph 130

"Planning policies and decisions should ensure that developments: (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;"

The new coffee pod and canopy will improve the overall quality of the courtyard as it will enhance its current state. Both will be built from timber which should provide a long term purpose.

Section 16, Paragraph 197

"197. In determining applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;"

The proposed free standing canopy and coffee pod have been conceived so as to enhance the setting of the listed buildings through the implementation of improved visitor facilities to the historic structures and amenities around the site. Their use will promote greater visibility of the adjacent heritage assets and make them more accessible to a range of visitors thus, improving their longevity and conservation.



Fig.13 View towards main entrance



Fig.14 Top View

Summary

This Design and Access statement has described the proposed inclusion of a timber canopy and a coffee pod on the grounds of Melbourne Hall located in South Derbyshire.

It has explained background and main principles of the design concept, parameters, design appearance and access of the proposed constructions.

It has addressed information on how the proposal is supportive of relevant planning policies.

In terms of impact on the surrounding area, it has shown that the new additions fit in well with its environs and has a minimal impact on the surrounding area.

The new external canopy and coffee pod will be complementary to the old aisled barn by complimenting its features, whilst maintaining the scale and integrity of the surrounding ambience.



Fig.14 View from North-West corner

