



PROPOSED BLACKBURN WING, BOWCLIFFE HALL, BRAMHAM, LEEDS, LS23 6LP

DESIGN AND ACCESS STATEMENT

ON BEHALF OF BAYFORD AND CO LTD



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Associates



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1.0 Introduction

1.1 This document is submitted to meet the requirements of Section 62 of the Town and Country Planning Act 1990, inserted by the Planning and Compulsory Purchase Act 2004 which came into force on 10th August 2006. It takes account of the advice set out in DCLG "Guidance on information requirements and validation", March 2010. It has taken account of the CABE publication, "Design and access statements – how to write, read and use them". It also responds to the guidance note to be published by the local planning authority.

1.2 It is important to note that these proposals have emerged from discussions with the local planning authority, local parish meeting and persons directly associated with aviation pioneer Robert Blackburn. This Design and Access Statement consequently both illustrates the principles and rationale behind the scheme and explains the process which has been followed with officers.

1.3 This Statement sets out the history of the development of the current proposals within the context of advice in the DCLG 2010 advice and the CABE report. These documents have a broadly common approach to the form and content of a design and access statement.

1.4 Both documents also indicate the issues to be addressed, these being amount of development, layout of buildings, routes and spaces, scale of buildings, landscaping and appearance: the CABE document also makes reference to use: all six matters are addressed herein.

1.5 Reference should also be had to the Planning Statement for the application which explains the basis for submitting this application. Essentially, the application consists of a number of additional new developments to Bowcliffe Hall grounds including Entrance Gates, The Cricket Pavilion, Rose Mount Cottage and The Pilots Mess.

1.6 Consequently this Design and Access Statement provides a significant level of detail thereby allowing the local planning authority to make an informed decision regarding the development, which if permitted, WILL enhance the character and appearance of the Green Belt and the setting of the Listed Buildings therein.

2.0 Origins of the Proposal and its Design

2.1 The site is owned and being developed by Bayford and Co Limited.

2.2 Pre Application Consultation

2.3 As part of the development process Bayford and Co Ltd and their design team have been engaged in detailed pre application consultation with the planning department and the local community. This has ranged from internal meetings with the local council officers to local parish meetings and press advertisement.

2.4 Meetings with the planning department have been held at regular intervals leading up to the planning submission. These have involved engagement with the local planning officers, the conservation department and landscape officer. During these meetings the development proposals have been discussed at the various stages in their evolution. Subsequently the scheme has been refined taking on board the feedback from the planners. This helped develop the proposals to an appropriate stage to present them to the local parish and later public press releases.

2.5 The summary of the pre application consultation can be found in more detail in the accompanying Planning Statement.

2.6 Details of the public press releases can be found at the following web link addresses;

http://www.yorkshirepost.co.uk/business/business-news/decision_due_on_750_000_treehouse_tribute_planned_in_grounds_of_hall_1_3667740

http://www.yorkshirepost.co.uk/news/at-a-glance/main-section/forgotten_aero_ace_propelled_back_into_spotlight_1_3543678



2.0 Origins of the Proposal and its Design

2.7 Estate Masterplan





Site Aerial

3.0 Site Analysis

3.1 The application site consists of the property and grounds of Bowcliffe Hall in Bramham north of Leeds. Bowcliffe Hall is a Grade 2 listed building and the estate lies with the Green Belt as identified on Leeds UDP proposals map 2006.

3.2 The site for the Blackburn Wing lies to the south of the main hall on an existing embankment on the edge of the property estate. The site is currently undeveloped and is identified red on the adjacent plan.

3.3 The accompanying drawings and illustrations demonstrate the analysis that the development team have undertaken as part of the evolution associated with the design of the Blackburn Wing. These have been broken down into the following areas;

- Current Form of the Site
- Site Analysis Plan
- Site Photographic Study – Immediate Site, Local Context and Westwood Farm Assessment

3.0 Site Analysis

3.4 Current Form of the Site

3.5 The site lies within a moderately dense area of tree coverage immediately adjacent an existing perimeter footpath circulating the estate. The topography of the land falls away quite dramatically from the adjacent footpath ranging from 4 to 8m within the immediate curtilage. The embankment generally falls both towards the south and south-west.

3.6 The site has a number of existing large trees spread across the embankment generally with high level canopies. Combined with the topography of the land this does present significant space in which to develop a tree house building.

3.7 To the south and outside of the proposed development the site begins to open up and offers pleasant views across the valley. The land continues to fall away before rising again outside of the estate. Westwood Farm can be seen at the top of the valley with open farmland in the surrounding area.

3.8 To the north and east lies Bowcliffe Hall and the various estate buildings and garden areas. These can be seen in more detail in the accompanying Landscape Masterplan prepared by Alistair W Baldwin Associates. The area of land between the site of the Blackburn Wing and Bowcliffe Hall consists of some dense low level landscaping, the remnants of a former water garden and an area of mature trees.



3.0 Site Analysis

3.9 Site Analysis Plan

3.10 The plan to the left analyses in simple form the existing nature of the site in relation to the surrounding context. The letter references can be explained as follows;

A Connectivity

There is no direct route to the proposed site only perimeter circulatory footpaths. A new direct route needs careful consideration so that it can be assimilated into the landscape character of the grounds and cause no harm to the surrounding landscape areas and with respect to the listed property of Bowcliffe Hall.

B Permeability

The site is currently screened from both the immediate tree coverage and the landscape areas adjacent Bowcliffe Hall by dense and overgrown landscaping. In connection with the above, there is the opportunity to partially reveal glimpses of the Blackburn Wing when approaching from the main hall.

C Site Topography

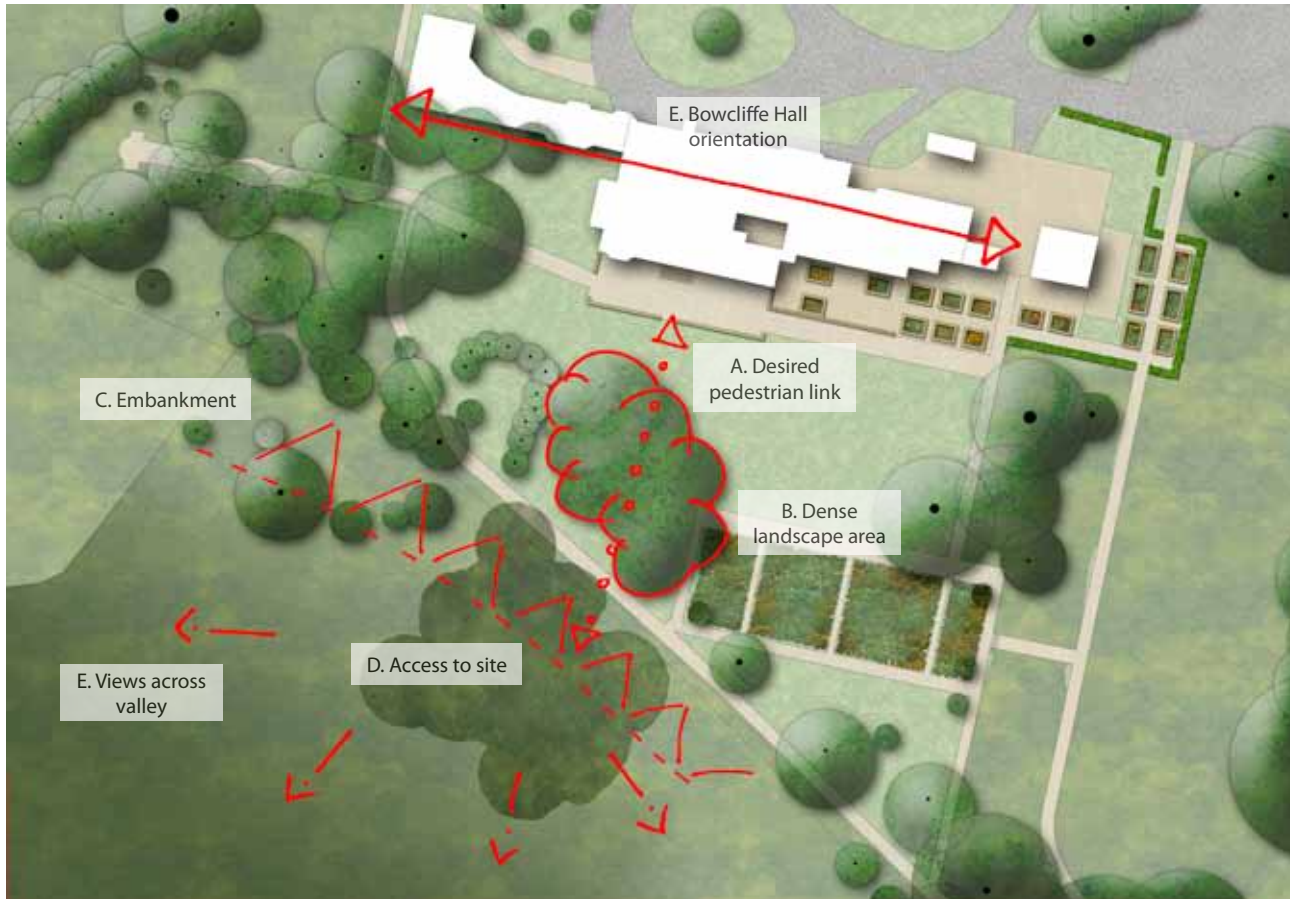
The site is complex in its nature consisting of large embankments. A building in this location will likely materialise as a raised structure. This presents challenges to the design that would need to be considered.

D Pedestrian Access

The site will need to be fully accessible to pedestrians including disabled access. Given the nature of the site and linked to the above, the building could be accessed at the top of the embankment with possible supporting accommodation set beneath it.

E Views and Orientation

The site lies in a location which provides views of the surrounding area. A development here whilst embracing this would need to consider the impact it has on those views. If the building could be sited within or below the existing tree canopies this would significantly contribute to achieving this.



3.0 Site Analysis

3.11 Site Photographic Study – Immediate Area



1. View of the proposed site showing high level dense tree coverage and embankment with Bowcliffe Hall partially visible in the background.



2. View of the valley as seen from the immediate site of the proposed Blackburn Wing, Westwood Farm building partially visible.



3. View of the site looking towards the Bowcliffe estate. The landscape begins to clear in the foreground outside the immediate site curtilage.



4. View of the site looking East. Three trees make an informal line with a natural track embedded into the landscape heading towards a clearing in the east.



5. View of dry stone wall and iron railing detail forming a boundary to the perimeter estate footpath. An existing water collection point exists adjacent this.



6. Natural track leading to the east, could form a possible alternative route to the proposed Blackburn Wing.

3.0 Site Analysis

3.12 Site Photographic Study – Local Context



7. Bowcliffe Hall on approach.



8. The lawn to the South of Bowcliffe Hall.



9. Bowcliffe Hall garden view.



10. Perimeter footpath and iron railing detail.



11. Desired pedestrian route to Bowcliffe Hall.



12. Desired pedestrian route to the Blackburn Wing on same axis as left showing dense low level landscaping.

3.0 Site Analysis

3.13 Site Photographic Study – Westwood Farm



13. View towards Westwood Farm as seen from within the site curtilage. Note the dense landscape foliage.



14. View towards Westwood Farm as seen from outside the site curtilage. Note the partial clearing in the landscape between the Westwood and Bowcliffe property estates.



15. Progressive view towards the site from within the Bowcliffe estate.



16. Progressive view towards the site from within Westwood farmland.



17. View of Westwood Farm property with kitchen and bedrooms orientated from this view. Primary aspect areas such as the lounge area face in the opposite direction.



18. View taken outside Westwood Farm ground floor kitchen looking towards the proposed site for the Blackburn Wing.



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4.0 Design Principles

4.1 Before discussing the detail of the scheme it is important to establish the basic design principles that underpin the rationale behind the scheme. In developing the scheme the following areas were explored;

- Historic Reference – Robert Blackburn OBE FRAeS
- Blackburn Aircraft Study
- Precedent Study
- The Concept

4.2 Historic Development – Robert Blackburn OBE FRAeS

4.3 Detailed research in relation to Robert Blackburn can be found in the Planning Statement accompanying this application. The Design and Access Statement focuses on how the story of Robert Blackburn relates to the building design proposed.

4.4 Bowcliffe Hall was once the home of aviation pioneer Robert Blackburn who established his aircraft manufacturing company "Blackburn", in the early part of the 20th Century in Leeds. The Blackburn company amalgamated into Hawker Sidney Aviation in the 1960's before being taken over by British Aerospace, now BAE Systems, in the 1980's.

4.5 As a young enthusiast Blackburn completed his engineering studies at Leeds University before traveling Europe to broaden his experience. In Paris he first came into contact with the pioneers of aviation that would inspire him to design and manufacture his own aircraft. He watched experimental flights of the Wright Brothers and other French pioneers and became immediately inspired by the industry. He returned to England shortly afterwards with preliminary drawings of the first monoplane already prepared.

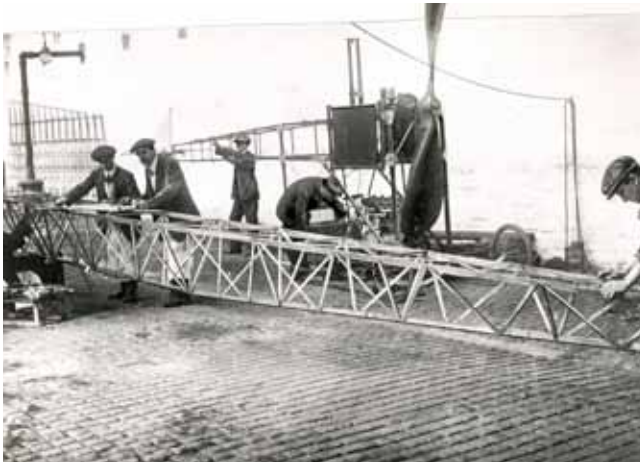
4.6 Blackburn company was established and the first aircraft, the Monoplane was constructed in 1909. This marked the birth of Blackburn aviation and the design of the Blackburn Wing largely takes its influence from this aircraft and later versions of it.

4.7 The design of the proposed Blackburn Wing embraces an aviation theme to celebrate the achievements of Robert Blackburn. The concept and design principles are explained in the following chapters.

4.0 Design Principles

4.8 Blackburn Aircraft Study

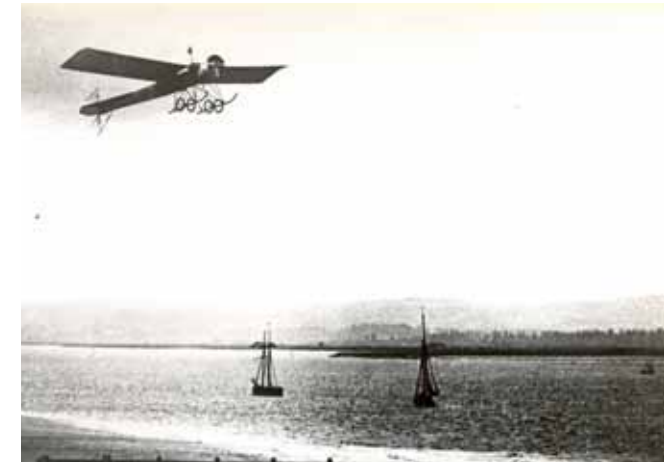
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Mr Blackburns first machine.



1911 Blackburn Mercury III (60hp Renault), wingspan 32' 0", Six aircraft built.



1911 Blackburn Mercury III in flight crossing Bristol Channel 1912.



1913 Type I Monoplane (Improved I, 2 seater), wingspan 38' 0", One aircraft built.



1929 Ripon III (metal prototype), wingspan 45' 10", One aircraft built.



1932 B2 (trainer), wingspan 30' 2", Forty Two aircraft built.

4.0 Design Principles

4.9 Photographic study of Blackburn Mercury Monoplane 1911 (replica) and Blackburn Type 1 1912 (replica) on display at the Yorkshire Air Museum 2011



Blackburn Mercury Monoplane 1911 (replica)



Blackburn Mercury Monoplane 1911 (replica)



Blackburn Mercury Monoplane 1911 (replica)



Blackburn Mercury Type D, 1912 (replica)

4.0 Design Principles

4.10 Precedent Study

4.11 As part of the site investigation works the design team have undertaken a precedent study of existing buildings that would be suitable and fit within a woodland area, much of these being international. Throughout the project these have formed a design reference to criteria such as form, materials and building impact



Treehouse Djuren, Germany



Bachstelze, Austria



Copper Cube, Germany



Treehouse Solling, Germany



Baumraum Treehouse



Treehouse World of Living, Germany

4.0 Design Principles

4.12 Precedent Study



Shell House, Japan by Kotaro Ide



Between Alder and Oak, Germany



King of the Frogs, Germany



Shell House, Japan by Kotaro Ide (Interior)



Between Alder and Oak (Interior)



King of the Frogs, Germany (Interior)

4.0 Design Principles

4.13 The Concept

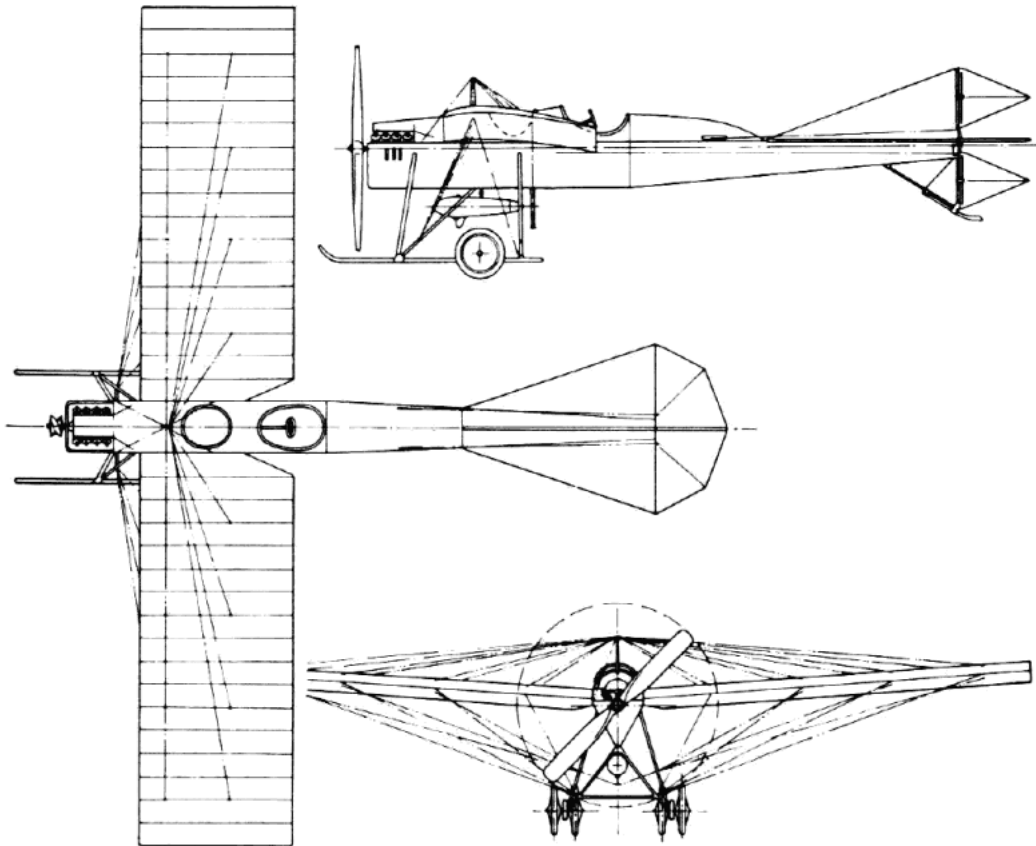
4.14 The First Monoplane and later versions of it such as the Blackburn Mercury marked the beginning of Robert Blackburn's successful career as an aviation pioneer. The building concept is largely rooted to this event using it as an architectural narrative within the design.

4.15 In plan form, the Monoplane and Mercury adopt a very simple wing form constructed of a series of ribs that make up the structure. Clad over this is a very thin canvas like material that completes the wing structure. The concept for the Blackburn Wing adopts a very similar build up.

4.16 In cross section, a series of arched shaped ribs spaced at regular close intervals form the basic structural skeleton to the building. Clad seamlessly around this is thin lightweight copper skin forming a wing shaped profile. Inside the wing rests a simple glass box holding the building accommodation.

4.17 The Wing rests at a level grade at the top of the embankment to the east before cantilevering out some 30m to the west, some 6m above ground floor level at the furthest point. Sprung from a piled column foundation arrangement this gives the appearance of a floating wing structure set below the tree canopies.

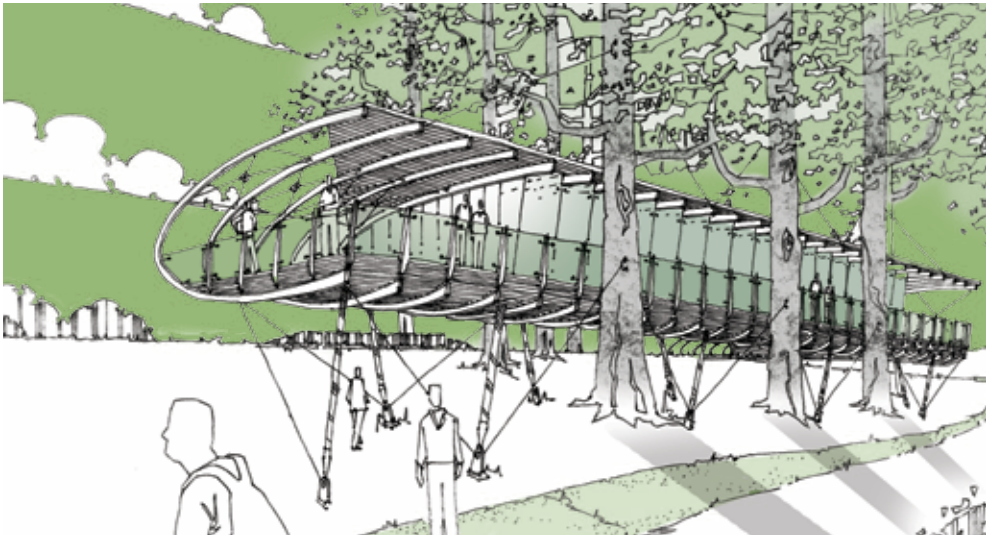
4.18 This simple concept forms the basic design principle behind the scheme and one that will be carried through to completion of the building in the later detailed stages.



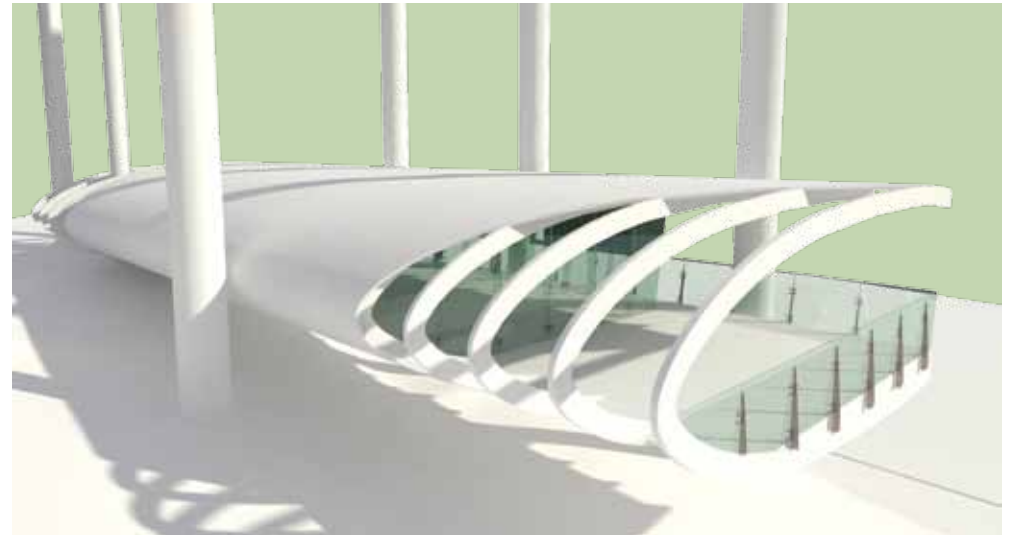
Blackburn Mercury Type E-2

4.0 Design Principles

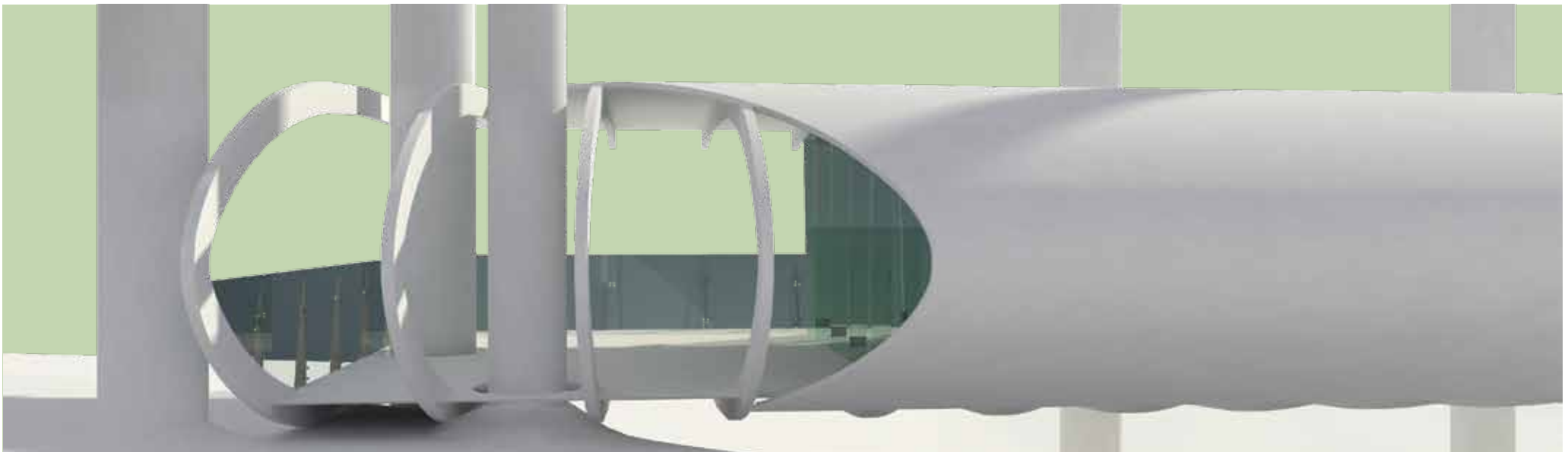
4.19 Concept Development



Artists sketch showing view point / summer terrace.



Wing form and exposed rib detail.



Entrance view approaching from Bowcliffe Hall.

5.0 The Scheme

5.1 Use

5.2 The issue of use is addressed within the Design Statement on the basis that it is within the model suggested by CABE. The range, balance and quantum of uses are matters discussed in more detail in the Planning Report, but as it is use which has inevitably played a significant part in scheme design, it is considered appropriate to establish the acceptability of uses within the Design and Access Statement.

5.3 Much of the existing estate is primarily office space associated with Bowcliffe Hall. There are also complimentary uses to this including food and dining facilities.

5.4 The proposal is for a new events centre that will be used for public and private events alike to compliment the offer provided by the Bowcliffe Estate. This will include events such as meetings, exhibitions, training days involving local schools and entertainment functions.

5.0 The Scheme

5.5 Amount

5.6 The proposal is for a total gross internal area of 220 sq.m accommodation made up of the following elements;

- Upper Ground Floor
167 sq.m Gross Internal Area (Excluding 2.0m structural zone and deck coverage)
- Lower Ground Floor
53 sq.m Gross Internal Area

5.7 The total gross external area of the building is 425 sq.m which includes the suspended deck coverage outside the internal space but excludes all walkways leading up to the building.

5.8 The 2.0m structural zone is the area of restricted accommodation to the rear of the building profile with no useable floor space. The space is intended for use of building services, integrated storage and decorative areas.



5.0 The Scheme

5.9 Lower Ground Floor Plan



5.0 The Scheme

5.12 Layout and Routes

5.13 When proposing the building layout a number of key areas had to be addressed to allow the building to function properly as well as nestle into its setting. Much consideration was given to orientation, location amongst the trees and to provide inclusive access to the building.

5.14 The building is orientated to a similar alignment to the listed Bowcliffe Hall as a new complimentary edition to the estate. The orientation sits on the embankment and below the canopies of the existing trees. Coincidentally, there are three main trees retained to the front of the building that follow a similar orientation.

5.15 The internal building arrangement is such that the majority of the space is orientated to the south with large glazing reveals to the east and west facades of the building. To the north, the profile of the wing can be seen as a continuous element including the main entrance to the building.

5.16 A pedestrian walkway rests on the embankment and connects the main entrance to a perimeter footpath circulating the estate grounds. A new footpath is proposed to connect this route.

5.17 A more dynamic and suspended pedestrian walkway links the west end of the building to the estate footpath and provides a necessary fire exit route in dramatic form.

5.18 A smaller lower ground floor element rests under the wing structure to service the building and provide an anchor for structural support. This is partially cut into the embankment and is linked to a new track to Bowcliffe Hall to facilitate small vehicle servicing operations away from public areas. This is sited to the east of the building to reduce the visual impact.

5.19 The Bowcliffe Hall Masterplan prepared by Alistair W Baldwin associates details the combined layout and routes of the proposal in context of the overall estate plans.

5.0 The Scheme

5.21 Scale and Form

5.22 The scale of the development is important. The Bowcliffe estate is a vast area of land some forty acres and the location for the Blackburn Wing was carefully considered with reference to scale.

5.23 Firstly it was important to establish that the right amount of accommodation was being proposed. The Blackburn Wing is intended to be used as a new events centre complimentary to the Bowcliffe Estate. The wing could possibly accommodate up to 70 guests however larger events will continue to be held in the grounds of Bowcliffe Hall.

5.24 The natural fall of the land from Bowcliffe Hall and severity of the embankment results in the Blackburn Wing being set below the ground floor level of Bowcliffe Hall. The new pedestrian route to the Wing naturally descends and will partially reveal elements of the building on approach from the hall. The context section included with this application demonstrates this relationship in more detail.

5.25 The curve of the wing is at its lowest point facing Bowcliffe Hall and is wrapped in a clean copper skin of simple elegant form to reduce the building impact on the listed building. The scale and simplicity of materials is continued throughout the building profile with minimalist facade and balcony treatments incorporated.

5.26 The scale of the Blackburn Wing is largely single storey with the primary glazed areas approximately 3m high. A small area of accommodation sits beneath the wing element nestled into the embankment as a partial retaining structure. This is such that from Bowcliffe Hall the building appears as a single storey entity.

5.27 The view from the remaining surrounding areas is quite different. The building is suspended in mid air on a piled column foundation setup with tensile steel members. Resting beneath the tree canopies this creates a dramatic new aviation themed addition. As you progressively descend into the valley landscape, the building becomes largely concealed by the existing tree canopies.

5.28 There is a partial reveal in the landscape as seen from Westwood Farm and a detailed photomontage study has been carried out from this location.

5.0 The Scheme

5.29 Sections A-B



Section A-A



Section B-B

5.0 The Scheme

5.30 Sections C-D



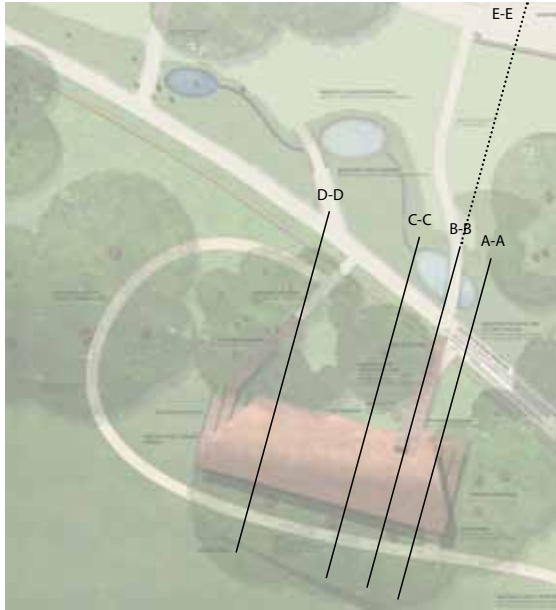
Section C-C



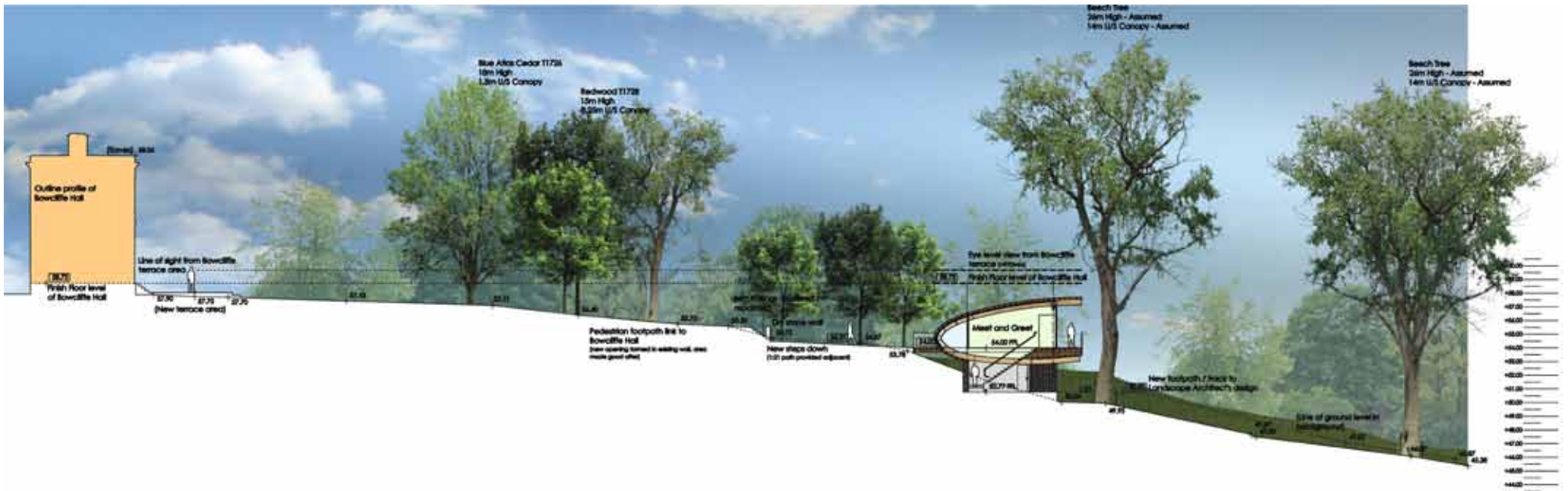
Section D-D

5.0 The Scheme

5.31 Section E



Section Map



Section E-E



View of Bowcliffe Hall on axis of new pedestrian link.

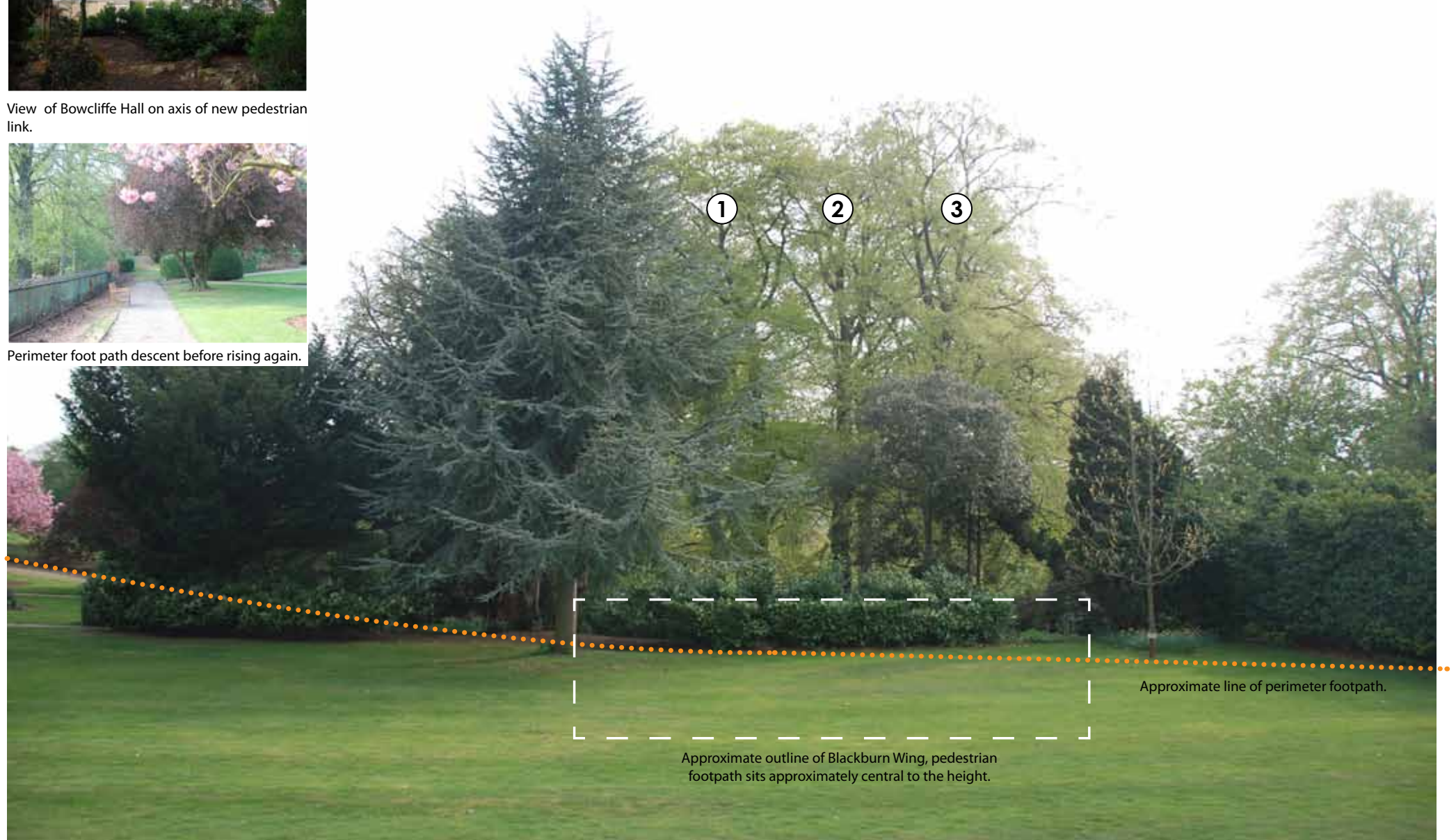


Perimeter foot path descent before rising again.

5.0 The Scheme

5.32 View from Bowcliffe Hall

Photo montage showing the scale of the Blackburn Wing in context of the landscape setting. The three distinct trees sitting South of the Blackburn Wing have been highlighted.



Approximate outline of Blackburn Wing, pedestrian footpath sits approximately central to the height.

Approximate line of perimeter footpath.

5.0 The Scheme

5.33 Appearance

5.34 The concept and design rationale is largely rooted to a narrative that expresses an aviation theme across the building. The building is designed and shaped to resemble a wing in contemporary architectural style, in order to celebrate the life and achievements of Robert Blackburn who once lived at the estate.

5.35 The building will sit successfully within its environment due to using the existing topography of the land.

5.36 The Wing is made up of a carefully chosen pallet of materials including timber and frameless glazing all wrapped in a thin skin of copper with standing seam construction. The building, suspended in mid air from a light weight steel supporting structure, will be allowed to weather naturally in its environment with the copper introduced in its natural factory oxidised state. The low level accommodation shall be finished in a rough concrete finish with decorative timber moulds in direct contrast to the Wing.

5.37 A thin recessed detail at the extreme of the wing profile will serve as drainage to the building. This will allow the majority of water collection from the roof to be dispersed appropriately. The copper will weather differently below and above the wing profile. The area could form an elegant lighting detail of minimalist form to highlight the building on approach.

5.38 The building will appear differently throughout the seasons of the year. In summer the building will largely be concealed by the landscape setting with only partial elements revealed. In winter the building will be more revealed and the design particularly its orientation, keeps this in mind. The copper will weather naturally within its environment allowing the building to settle as a single mass when viewed from Bowcliffe Hall. To the south, the building will appear suspended within the trees with large areas of glazing to reflect the surrounding landscape.

5.39 The accompanying drawings and illustrations including the Bowcliffe Masterplan, demonstrate the appearance in more detail.

5.0 The Scheme

5.42 Visual 01A - Proposed Development

View in context of immediate site.



5.0 The Scheme

5.43 Visual 02 - Design Development

Copper finish in it's natural factory oxidised state.



5.0 The Scheme

5.44 Visual 03 - Design Development

Weathered Copper finish.



5.0 The Scheme

5.45 Visual 04A - Proposed Development

Progressive view of development from within Bowcliffe Estate.



5.0 The Scheme

5.46 Visual 05 - Proposed Development

View from Westwood Farm property.



6.0 Access

6.1 DCLG Circular 01/2006 describes the purpose of this component of the Design and Access Statement as being to “explain how access arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the public transport network”

6.2 The Client is committed to meeting the objectives of this advice and instructs its design team to take full account of current and emerging guidance and requirements. While internal design issues are beyond the requirements of Section 62 of the 1990 Act, the design team has ensured that all internal issues can be addressed.

6.3 Given the topography of the site alternative routes for all have been considered and the scheme layout is able to ensure that the scheme as a whole is equally accessible to all users.

6.4 The design approach of the building ensures that all entrances to the Blackburn Wing will be clear to all users and easily accessed across the site. All doorways will be wheelchair accessible.

6.5 Disabled car parking provision will be incorporated within the overall masterplan of the estate prepared by Alistair W Baldwin Associates, all in accordance with Leeds City Council requirements.

6.6 Emergency services will be able to access each building area within the development.

7.0 Conclusion

7.1 The design has a clear rationale that will when completed, sit comfortably with the environment. It is clean, simple and one that will be carried forward into the detailed constructional design – much of which has already been considered at this stage.

7.2 The location within the estate has been duly considered as well as the orientation, scale and appearance of the building all contributing in a coherent fashion.

7.3 The project is all about celebrating the achievements of a local Yorkshire hero and aviation pioneer Robert Blackburn. To quote our Client Jonathan Turner, *“Everybody has heard of the Wright brothers but what about Blackburn? I am going to put this fellow on the map,”* the businessman said.

7.4 To that end the Blackburn Wing, the name of which is derived from an aviation theme seeks to embrace this idea.

BAYFORD
GROUP



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Associates

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