

# REBATE

Conservatories • Orangeries • Garden Rooms

## DESIGN AND ACCESS STATEMENT

### **1.0 Introduction.**

This Design and Access statement is provided in support of a LBC Application By Rebate Ltd, on behalf of Mrs Susan Harral, for the formation of a door opening at Brook House, Dark Lane, Cawthorne, S75 4HA.

1.1 Brook House stands within a substantial mature plot of formal garden.

1.2 Site boundaries are clearly defined.

1.3 The property is Listed Grade II on the register of historic buildings – List entry no. 1151780.

1.4 The property is located within the Conservation Area of Cawthorne.

1.5 The House has previously been extended in a period style (two storey side extension c. 2005) employing matching facing materials.

1.6 The property also has consent for a traditional Orangery to the rear, which is now under construction.

### **2.0 Reasons for Development.**

2.1 The orangery encloses part of the listed fabric over an existing window, with evidence of a former external doorway.

2.2 This former doorway links through to the hallway within the dwelling.

2.3 To reinstate the access from the hall into the new Orangery would greatly improve internal circulation.

### **3.0 Proposals. - The proposals seek to address the reasons for development :**

3.1 The simple proposal is to remove the existing later stone mullioned window and reinstate a doorway opening.

3.2 The design details thereafter are to be based entirely upon the existing rear doorway, contemporary to the original Build.

3.3 Accordingly this would be to remove the infill masonry, retain the residual stone / slate threshold or reinstate to match if appropriate/necessary.

3.4 Thereafter – install a new stone doorframe with matching profiles and hoodmount.

3.5 The intended overall width would be to remain within the overall width of the existing stone mullioned window.

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## **4.0 Conclusion.**

4.1 The nett effect of the proposal would not seem to diminish or compromise the listed building and the principle of the works has not received any negative feedback from the Conservation Officer.

## PLANNING STATEMENT

The proposed works have no direct planning issues.

## HERITAGE STATEMENT

The Property known as Brook House has occupied the site since at least the early C17 with written documentation supporting its passing through family at the death of an owner dated 1642.

The property was listed ( Grade II ) on the register of historic buildings in 1987.

The house is of local stone construction with hand dressed stone roof tiles of impressive proportion.

The façade would appear to retain all its original stone hoodmounts to windows and doors along with the original fenestration layout.

The rearward facing gable carries a significant decorative chimney stack.

A single storey wing was added at ground floor level to the right of the original build form and was used by Abel Hold , a local Artist and assumed owner at the time, as her studio, to which that title is still used for the room.

A two storey addition was constructed in the mid 2000's creating additional accommodation space, in a manner subservient to the Listed Fabric but noteworthy it was constructed in a manner that matches the existing construction, not in a juxtaposed manner.

The property stands within the Conservation Area of Cawthorne.

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