

REBATE

Conservatories • Orangeries • Garden Rooms

DESIGN AND ACCESS STATEMENT

1.0 Introduction.

This Design and Access statement is provided in support of a Planning Application By Rebate Ltd, on behalf of Mr J P Marsden, for the erection of a formal Orangery at red House, 6 Church Lane, Cawthorne, S75 4HP.

1.1 Red 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. 1151779

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

2.0 Reasons for Development.

2.1 The present owners have resided in Red House for several years and during this time the property has benefitted from thorough and careful custodianship.

2.2 One particular highlight of the current owners commitment to the property has been the maintenance and development of the formal garden setting that the dwelling enjoys.

2.3 On approach the front elevation stands at the rear of formal fore garden with gated pedestrian access and railings at the front boundary but does not therefore offer a private garden space.

The private garden area is enclosed by traditional English walling to the side of the property.

2.4 This garden is largely laid to lawn but aspects from within the house to enjoy the setting are restricted by the limited fenestration – albeit a bay window from the sitting room is facing the garden, but non the less direct engagement with the private garden space is somewhat limited.

2.6 The owner would now very much like to be able to enjoy more wide ranging views of this private garden with a more direct engagement , and has for some time considered some type of additional indoor space that better does so and can also be a more interactive space for ‘inside/outside’ living which the present configuration severely limits.

Cont.

REBATE HOUSE STOURPORT ROAD KIDDERMINSTER WORCESTERSHIRE DY11 7BD

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

3.1 The conclusion of the most appropriate traditional space that best engages with the garden is an Orangery format.

3.2 This type of development offers sufficient difference of facing material so as not to 'cloud' the historic fabric of the house with otherwise very 'solid' fabric, but remain in a traditional style, in accordance with both the owners preference and the manner of the existing construction.

3.2 The form and appearance of the Orangery format with its large proportion of glazing allows clear views inside, to the historic façade within, that will become enclosed by the proposal, thereby reducing the visual impact compared to a typical masonry construction.

The design itself is of simple format employing limited amounts of glazing bar and maintaining a simple format to the glass proportion, relating to the existing windows and doors.

3.3 Importantly those areas of existing external wall that would fall within the development are specifically not intended to be finished in any way and the applicant would expect that fact to be conditioned as such, to protect the listed façade.

3.4 The Orangery proposal also offers very limited connectivity to the listed fabric (see 3,5) – it is intended that any necessary supporting structures for the roof remain independently located and ground bearing.

Beyond that, the secondary roof construction would be carried by the primary structure, leaving essentially only the need to create a line of roof flashing at the abutment.

This approach strongly offers a 'lack of permanence' to the proposal.

3.5 – The abutment of the proposed structure is carefully considered to avoid any of the historic stone features/windows/doors of the façade and these will remain expressed within the new build envelope.

3.6 A roof lantern will further reinforce the traditional Orangery design, with the ridge and hip rafters being finished with hand dressed leadwork.

3.7 All the works will be to the highest quality employing traditional joinery sections and remain appropriate to the dwelling whilst meeting the requirements of the owner to create a more practical and useable addition to their home.

3.8 The joinery works will all be finished 'white' to match the existing .

3.9 To identify with the natural stone features of the existing dwelling it is proposed that the low level plinth walls of the Orangery are also provided with stone feature below the cills to match, as indicated on the proposed elevations.

4.0 Conclusion.

4.1 The location/siting of the proposed development has little to no impact upon the wider Conservation Area, lies entirely to the side of the property primarily screened by existing walling and has limited sight from any public highway or footpath.

4.2 The proposed design has been carefully considered by the client and the agent, to satisfy the clients requirements and also be complimentary to the side elevation and the property as a whole.

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4.3 The proposal would represent an increase to the C18 floor area of approx. 17%.

Rebate Ltd have been employed to provide the design which this Statement supports and confirm the proposals fully meet the remit of the owners.

As part of our service to our clients we are acting as agents in pursuit of Planning Permission to carry out the development, fully in accordance with the drawings and documents provided.

Rebate Ltd have over 25 years experience in providing bespoke timber conservatories and orangeries of the highest quality throughout the UK.

HERITAGE STATEMENT

The following is taken from the register of British Listed Buildings:

SE 20 NE CAWTHORNE CHURCH STREET
(West side)

3/40 Red House
18.3.68

II

House. Later C18. Red brick in Flemish bond with ashlar dressings. Stone slate roof. Two storeys and attic. Double-depth plan. 3-bay symmetrical facade. Raised, rusticated ashlar quoins. Central, 6-panel door, with moulded surround and cornice on console brackets. 3-course brick band between floors. 12-pane sashes in raised surrounds. Moulded eaves cornice. Gable copings on moulded kneelers. Ashlar stack, with moulded cornice, at each end. Left return of 2 bays. Doorway to right, added 3-light, canted, 2-storey bay to left. Small square attic windows. Right return of 2 bays with attic windows as before and central, quoined doorway with round-arched staircase window above.

Interior: Dog-leg stair with turned balusters, moulded handrail and string.

Listing NGR: SE2845708059

The property stands within the Conservation Area of Cawthorne.

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The proposed works do not represent any damage, short or long term to the listed fabric with very limited connectivity.

The only fixture that would be directly impacted by the proposal is the existing basement floor vent , which will be removed , with the existing grate being reinstated beyond the proposed footprint into a new extended vent installed below the new floor construction.

Rebate Ltd have provided a similar installation at Brook House, Cawthorne, to the satisfaction of all parties should reference wish to be made.

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