

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 Mrs Susan Harral, for the erection of a formal Orangery 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.

2.0 Reasons for Development.

2.1 The present owner has resided in Brook House for many 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 development of the formal garden setting that the dwelling now enjoys.

Upon arrival, the garden was essentially laid out to mown lawn with mature tree planting, which is largely retained.

Beyond that, the majority of all the existing landscaping can be attributed to the current owner, which is now at its most coordinated and developed state since works commenced and these gardens are opened annually for a charitable event and are well known and greatly admired in the local community.

2.3 The above mentioned gardens lie entirely to the rear of the property.

2.4 The historic proportion, positioning and design of the windows at both ground and first floor severely limit the aspect from within to enjoy views outward into the gardens created by the owner and the spectacular setting the dwelling now benefits from.

2.5 *It is worth noting at this stage that notwithstanding the hard work to create this improved setting, that due to the prevailing siting of the dwelling, that the setting is very much contained within the site boundary and views from beyond are severely limited.*

2.6 The owner would now very much like to be able to enjoy more comprehensive views of these spectacular gardens and has for some time considered some type of additional indoor space that better engages with the garden and can be a more interactive space for 'inside/outside' living which the present configuration severely limits.

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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 very 'solid' fabric, but remain in a traditional style, in accordance with both the owners preference and the manner of the previous extension.

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.

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 as can be seen on the associated schematic roof structure, that is included in the Planning Submission.

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 abutments.

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 – the principle of where the new build abuts the existing building is noted and shown as a hatched zone on the submitted drawings.

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 metal casement windows.

3.9 To identify with the natural stone of the existing dwelling it is proposed that the low level plinth walls of the *main body* of the orangery are also finished with stone to match, as indicated, however the subservient connecting elements of the proposal are deliberately structured entirely from timber framing to further accentuate the 'separation' from the listed fabric and diminish any 'solid' connectivity of building fabric.

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3.10 To greatly improve internal circulation to the proposal, the owner seeks consent to remove an existing '5 panel' stone mullioned window and the associated masonry below, to the full width of the existing window. This will allow the existing sitting room to directly benefit from the new Orangery and gain some much needed natural light.

The applicant would like to include that this would strongly be her preference however, if such works were otherwise to preclude an approval of the Orangery extension, then the removal of the window can be excluded from any consent and removed from the proposed drawings prior to any decision.

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 rear of the property 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 rear elevation and the property as a whole.

4.3 The proposal would represent an increase to the C17 and C19 floor areas of 36%, when including the extension added in the mid 2000's.

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 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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