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DESIGN & ACCESS STATEMENT for
PROPOSED REPLACEMENT of CONSERVATORY at
SABDEN HOUSE, STUBBINS LANE, SABDEN.

A. REQUIREMENT

A Design and Access Statement is required for the Planning Application because the property is a Grade II Listed Building.

The D&A Statement has been prepared in accordance with requirements of DGLC Circular 01/2006 and guidance offered in the CABE publication 'Design and access statements'.

2.00. DESIGN PROCESS.

2.10. ASSESSMENT

2.11. Physical Context.

Sabden House and the adjacent St. Nicholas' Church are set away from the main part of the village accessed from a single track lane. It is the juxtaposition of the house/church and the village buildings which provides the historical significance of the house as a Heritage Asset in its almost idyllic setting. The house was constructed around 1847, the land being donated and the construction funded by Nicholas Le Gendre Starkie and is believed to have been the Parsonage to that church.

The house itself has been constructed in the style of a Georgian villa, being rectilinear on plan with further buildings attached to the north. The extensions were possibly stables and garages or some such, which have since been converted into additional residential accommodation. The architecture is of a double fronted main elevation which overlooks a (once formal) garden area. Access into the building is via a flat roofed porch built on the side elevation. The remaining elevations are much less formal in appearance.

The house is constructed in natural pitched face stonework laid to regular courses. There is a projecting eaves and the roof, where pitched, is natural blue/grey slate. Window and door openings in the formal aspects of the house have sawn stone embrasures which have a sense of delicacy to them in their relative complexity. The frames are fixed to check the openings in the vernacular manner and add to the fine way that the fenestration is accomplished.

In less formal aspects of the building the elevational treatment is somewhat more prosaic with openings having flat faced rectilinear section sawn stone embrasures and without mullions.

To the north east corner of the house is a modern conservatory building which has a natural stone base wall,

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timber frame construction, timber window frames and doors and a polycarbonate roof covering. Ridge and verge details are of uPVC.

2.12. Social & Economic Context.

The property is the contributor of the 'urban shadow' of the village and will remain so. Historically, along with the adjacent church, the house forms an important aspect of social history. Economically, that the property remains and is at its optimum use as would be described by Historic England;

- a). Contributes invaluablely to the viability of Sabden as a community and
- b). Retains the historic asset for future generations to enjoy.

2.13 Planning Policies.

- a). The property is a Listed Building, listing number 1393829
- b). The property is in the proposed Conservation Area.
- c). The property lies within the Forest of Bowland Area of Outstanding Natural Beauty.

3.0 INVOLVEMENT:

Telephone consultation with Local Planning Authority Conservation Officer.

4.00. EVALUATION & DESIGN.

The works are to a Listed Building and therefore consistent with the legislation affecting such buildings.

The proposed replacement conservatory differs from its predecessor in that it is of a completely rectilinear (flat roofed) construction with a lantern light, reminiscent of a Georgian style orangery which was popular at the time that the host property was constructed.

Design has followed a simplistic process which is consistent with the character of the building and it is considered that the new building contributes positively to the various Historic Assets and Conservation values in a way that the present structure does not.

5.00. LAYOUT:

Internally unaffected. Externally the same site as the existing conservatory has been used and so the overall composition of the building is unaffected.

6.00. SCALE: Unaltered.

7.00. LANDSCAPING: As existing.

10.00. APPEARANCE: Improved due to proposed appropriate architecture.

11.00. ACCESS. Existing access is unaltered.

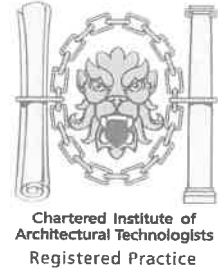
END.

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HERITAGE STATEMENT for PROPOSED REPLACEMENT of CONSERVATORY at SABDEN HOUSE, STUBBINS LANE, SABDEN.

A. REQUIREMENT

A Heritage Statement is required because the property is a Grade II Listed Building listing number 1393829, it is situated in the proposed Sabden Conservation Area and is situated within the Forest of Bowland Area of Outstanding Natural Beauty.

B. SIGNIFICANCE.

Sabden House and the adjacent St. Nicholas' Church, are set away from the main part of the village and accessed from a single track lane. It is the juxtaposition of the house/church and the village buildings which provides the historical significance of the house as a Heritage Asset, in its almost idyllic setting. The house was constructed around 1847, the land being donated and the construction funded by Nicholas Le Gendre Starkie and is believed to have been the Parsonage to that church.

The house itself has been constructed in the Georgian villa style and is rectilinear on plan with further buildings attached to the north. The extensions were possibly stables and garages or some such, which have since been converted into additional residential accommodation. The architecture is of a double fronted main elevation which overlooks a (once formal) garden area. Access to the building is via. A flat roofed porch built on the side elevation. The remaining elevations are much less formal in appearance.

The house is constructed in natural pitched face stonework laid to regular courses. There is a projecting eaves and the roof, where pitched, is natural blue/grey slate. Window and door openings in the formal aspects of the house have sawn stone embrasures which have a sense of delicacy to them in their relative complexity. The frames are fixed to check the openings in the vernacular manner and add to the fine way that the fenestration is accomplished.

In less formal aspects of the building the elevational treatment is somewhat more prosaic with openings having flat faced rectilinear section sawn stone embrasures and without mullions.

B. ASSESSMENT of IMPACT.

PROPOSALS

The proposal is to replace an existing timber framed conservatory with a new timber framed conservatory. The form of the existing conservatory is rectilinear in plan with a pitched roof. Since the conservatory is set within the crook of the villa proper and the 'outbuildings', the roof forms a boundary wall gutter with the

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house in an awkward sort of a way. The construction is of a timber frame and timber window frames which have arched elements to them which do not appear elsewhere in the building. The roof is constructed of box section poly-carbonate sheet which has uPVC covered supports and uPVC details such as barge boards and finials. The conservatory is now reaching the end of its useful life and requires to be replaced.

The proposed conservatory is to be situated on the site of the existing. The structure is to be timber framed and painted white. The roof is to be flat with a traditional style lantern light. The upper part of the frame is to be of some classical appearance with the vestiges of an entablature which are redolent of the architectural period of Sabden House.

C. STATEMENT of IMPACT:

The replacement of the existing conservatory that does not have any architectural elements which are characteristic of the host property, with a conservatory which does aspire to being complementary with the host property, constructed of more appropriate materials and of a historic form which is age appropriate to the host property, is considered to reduce the impact of this replacement to the building composition.

D. MITIGATION STRATEGY

1. The site of the conservatory is away from the direct view from the public right of way and is consequently protective to potential harm to the Listed building.
2. The proposed building aspires to enhance the characteristics of the existing house with its more appropriate architecture thus making a more positive contribution to the Heritage Asset as an entity and the Listed Building itself.
3. There will not be any significant loss of historic fabric as the new proposal is essentially an independent building.
4. The new conservatory structure has been designed to have minimum impact on the existing building fabric:
 - a). The steel structure only requires single pockets of stonework to be removed to allow for support of the new structure. Where timber plates are to be bolted to the existing stonework it is envisaged that small Rawlbolts of about 12mm diameter at 600mm centres will suffice.
5. There are no historic architectural or archaeological features to record or protect.

E. CONCLUSION

It is submitted that the proposed replacement of the existing timber framed conservatory with a new timber framed conservatory does not represent any significant harm to either the Listed Building or the Area of Outstanding Natural Beauty, as Heritage Assets and therefore should be allowed.

Photographs of the existing conservatory next page.

EXISTING CONSERVATORY



View from North West



View from North



View from West

