

Land at St Bees

Design Statement & Cha



ARCHITECTURAL DE

Solway House Business Cent

Ashwood Design Associates Ltd Regis

Character Appraisal



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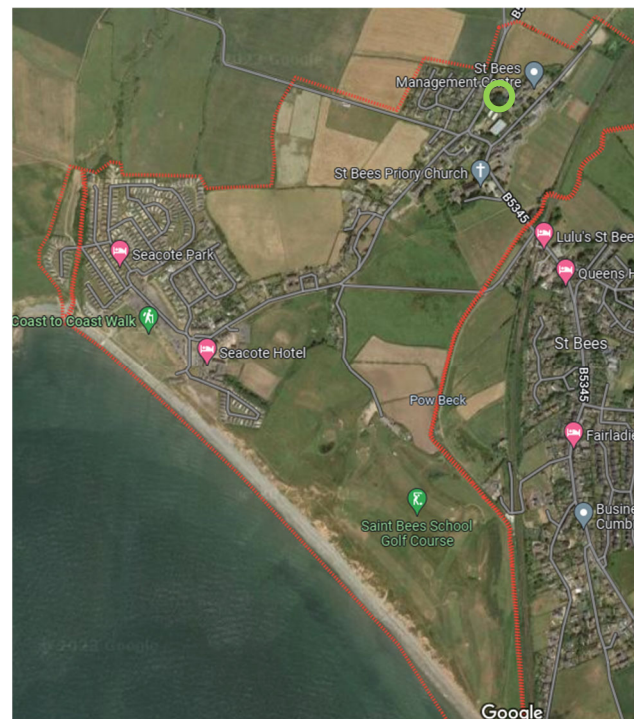
Land adjacent to School H

Design Statement & Character Appraisal

Introduction

This document has been prepared to accompany application for outline planning permission and is to be submitted in conjunction with the application ref 4/22/2315/0

The objective of the document is to identify a design brief for any proposed development of the site determined by analysing the local character and adjoining conservation area to identify appropriate building form, materials and style of architecture. Guidance will be sought from analysis of area within the appraisal and good design practice.



House with Access from B5345, St Bees

Appraisal

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Site Location

The site is located on land to the North West of St Bees directly fronting onto the B5345.

The site is bound to the South by St Bees School, which forms the boundary to the Conservation Area. The site itself is not part of a conservation area. To the North is a field used for Agricultural purposes.

The site is currently vacant and has been overgrown with self seeded trees and vegetation.



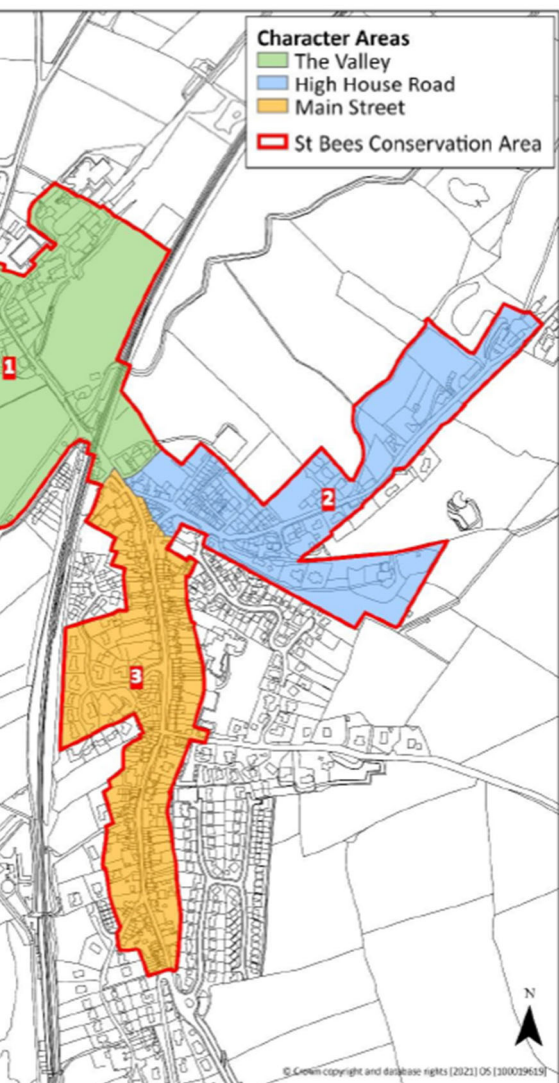
Figure 1 (left): The site location in relation to the area of St Bees is highlighted by a green circle.

Figure 2 (right): The Character Areas of St Bees and Conservation site.



The extents of the con
scale of the historic im
amples of how develo
time and the way we f
surroundings.

We shall analyse these
form for the proposed
can represent the next
the site responds to cu
have its own historic in
historic area.



conservation area indicated above illustrate the importance of St Bees, this provides many examples of how the development has responded over the evolution of the area with the use of buildings and their

to provide suitable options of layout and design for the site and to provide evidence that the site is at an early stage of evolution of architecture and how the current living arrangements, so in time it will be of importance in the continuous growth of the

Land adjacent to School H

Design Statement & Character Appraisal

Development Layout Appraisal

Throughout St Bees, dwellings line the streets. In this in mind the layout of the site responds to the road the houses front onto is a main access road. The houses are set back from the road so the road noise is reduced and the houses will be less visible from the road.

Figure 4 shows houses which are fronting onto the road. This has been the basis for the design of the layout.

Figure 3: A Historical map of St Bees from 1901.



House with Access from B5345, St Bees

Appraisal

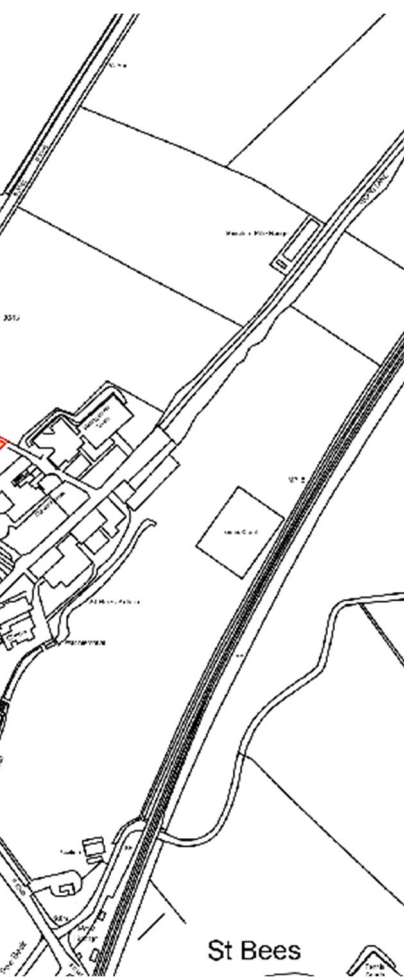
s with few gables facing the roads, with
to the predominant style of the town. The
route into St Bees, the B5345, so the hous-
ise doesn't affect the dwellings as marked-
road.

to the road and are relatively set back, this
ut.

23



Figure 4: OS Map of St Bees with the site highlighted in Orange and examples of similar site layouts highlighted in green



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Design Statement & Character A

Buildings Form Appraisal

There is a variation of building form throughout the area. There is no use of gables to the front of the buildings. The 18th & 19th century style is apparent with symmetrical primary elevation.

A selection of similar scale buildings as would be found in the right. These all illustrate regular horizontal proportions. Of course on the overall height this can be seen. There is no use of gables to the front of the buildings. The 18th century style is apparent. There is evidence of some symmetrical styles.

The building materials used vary throughout the area. Timber featuring heavily, with Lakeland slate roofs common throughout the area. There is a use of doors with ornate porticos and doors with porticos throughout the area.



House with Access from B5345, St Bees

Appraisal

out the area, both in size and architectural
of the buildings and a very traditional 18th
erical window positions in relation to the

d be appropriate have been presented to
al lines on the buildings form, depending
seen as being consistent per building.
buildings and a very traditional 18th & 19th
f irregular fenestration patterns, as well as

St Bees, with St Bees sandstone and ren-
fs. The use of full window surrounds is
e of arched doorways, recessed doorways,
porches; a variety of styles are seen





Land adjacent to School H

Design Statement & Character Appraisal

Buildings Character Appraisal

The buildings character can be seen as incongruous with the surrounding buildings within the conservation area, with a use of materials and forms throughout the area. These are complimented by the presence of porticos to doors, and chimneys on most houses. See the previous page.

The materials used are predominantly stone and brick, with quoins. The use of render has been added in some areas, additional weather proofing retrospectively or as a modern addition. The only roof covering used in the historic buildings is slate. The water goods are black painted cast iron. The buildings have shallow eaves, with the exception of Abbots.

The appearance of the buildings character with its mix of Georgian and Victorian style, however, as you move further away from the proposed site there are multiple styles, as seen attached.



House with Access from B5345, St Bees

Appraisal

sistent depending on the age of the build-
of poor quality windows are seen
d by window surrounds and decorative
uses. These examples can be seen on the

walls with stone features to the surrounds
ed to buildings perhaps to provide addi-
an original finish. As expected, slate is the
ngs within the conservation area, and rain-
predominant style throughout St Bees is
ey Vale.

within the conservation area are mostly
u move out of the conservation area and
multiple examples of more contemporary and



The above photograph is of the dwellings directly opposite the site, which feature no consistent architectural style.

The photo (right) shows more dwellings as part of the Abbey Road development across from the proposed site, which again, show no particular architectural style, nor do they seem to relate to the local vernacular.



This photo (right) shows some modern dwellings on Station Road, which is just outside the boundary of the Conservation Area. These feature chimneys and deep red brickwork.



This photograph (left) shows the contemporary St Bees Management Centre, which is situated in behind the proposed site and sits within the Conservation Area and forms part of St Bees School.



Land adjacent to School H

Design Statement & Character A

Design Principles & Development C

In summary, the proposed development should acknowledge the historic importance of the adjoining Conservation Area and the opportunity to create an attractive development that respects the historic character that will add value to the area and the development itself.

The development would suit a road fronted layout. The road would be shared from a single point onto the existing road with an appropriate break in the existing hedgerow. The existing hedgerow will retain some of the features of the sloping ground and the surrounding topography, which will help to provide a sense of continuity. Retaining walls built between dwellings, as featured in the Conservation Area at St Bees, will provide some privacy between dwellings. The design will be a nod to surrounding architecture.



House with Access from B5345, St Bees

Appraisal

Opportunities

uld consider the
ation area. There is
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and the develop-

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ping site and sur-
vide interest and
atured throughout
each dwelling and

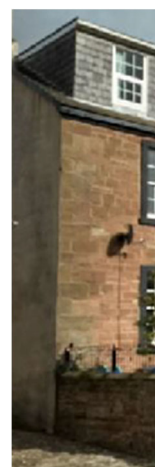
The boundary treatments that can be seen from the highway and within the developments should be existing hedges and stone bounding walls that link the properties together.

The materials within the buildings have the opportunity to use deep red brick or render, both complimented with natural red stone surrounds, quoins and decorative features where possible. The roof coverings should be slate with chimneys.

The windows and doors should be good quality PVC frames to allow a higher quality thermal performance for the buildings illustrating the evolution of architectural requirements.



The street scene for
with the houses se
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the front elevation
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Examples of poor
conservation area
development with la
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throughout histor
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the town and such
appropriate use of th

or the development would be best suited
set back, down the slope of the site. The
dings in relation to the road would suit
ns being set back with a front lawned ar-



consideration towards the neighboring
can be found among the Abbey Vale de-
te 20th century buildings without any his-
There is the opportunity to build a devel-
ots some of the key characteristics found
ic St Bees, adapted sensitively to modern
ctural requirements with aspects of con-
cture to become a part of the history of
n a design should be considered an ap-
ne current site to enhance the area.