

# Land at St Bees

## Design Statement & Character Appraisal



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# Land adjacent to School House with Access from B5345, St Bees

## Design Statement & Character Appraisal

### Introduction

This document has been prepared to accompany an application for outline planning permission and is to be read in conjunction with the application ref 4/22/2315/0F1.

The objective of the document is to identify a suitable design brief for any proposed development of the site, this will be determined by analysing the local character appraisal for the adjoining conservation area to identify appropriate layouts, building form, materials and style of architecture. Further guidance will be sought from analysis of areas not included within the appraisal and good design practice.



### 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.

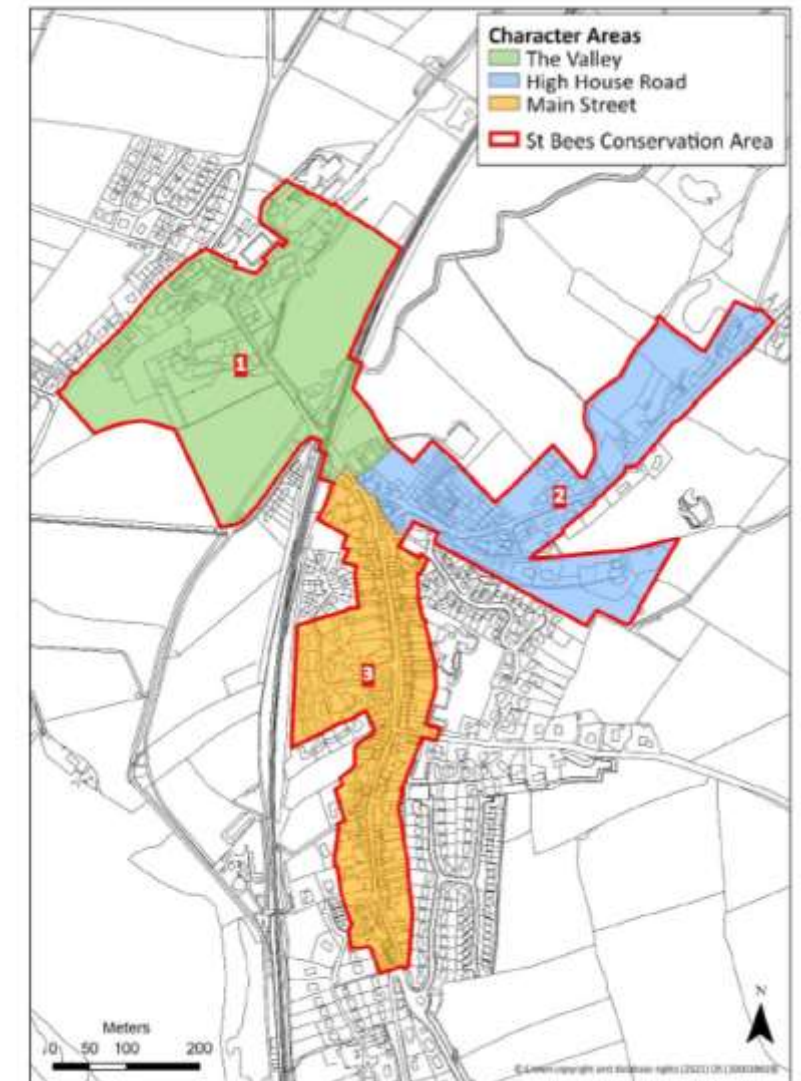


Figure 1 (left): The site location in relation to the area of St Bees is highlighted by a green circle.

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

The extents of the conservation area indicated above illustrate the scale of the historic importance of St Bees, this provides many examples of how development has responded over the evolution of time and the way we function with the use of buildings and their surroundings.

We shall analyse these to provide suitable options of layout and form for the proposed site and to provide evidence that the site can represent the next stage of evolution of architecture and how the site responds to current living arrangements, so in time it will have its own historic importance in the continuous growth of the historic area.



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### Development Layout Appraisal

Throughout St Bees, dwellings line the streets with few gables facing the roads, with this in mind the layout of the site responds to the predominant style of the town. The road the houses front onto is a main access route into St Bees, the B5345, so the houses are set back from the road so the road noise doesn't affect the dwellings as markedly and the houses will be less visible from the road.

Figure 4 shows houses which are fronting onto the road and are relatively set back, this has been the basis for the design of the layout.

Figure 3: A Historical map of St Bees from 1923

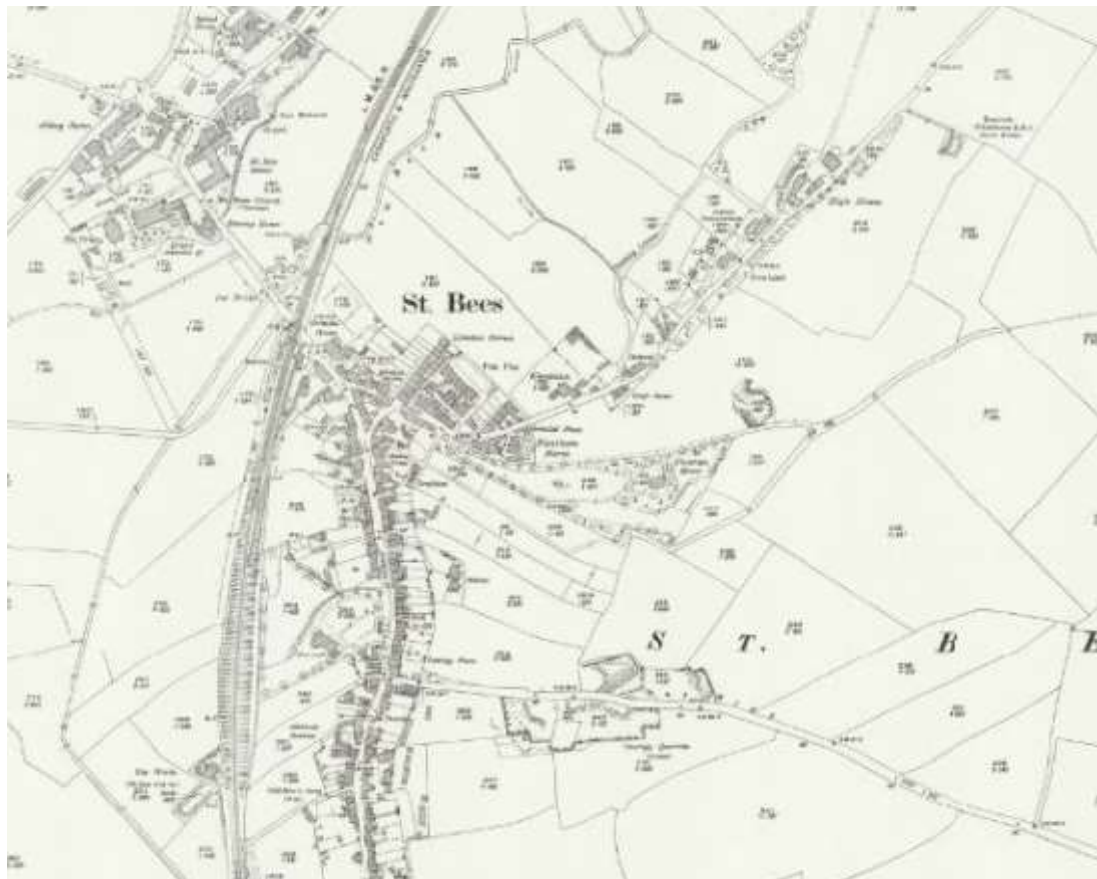


Figure 4: OS Map of St Bees with the site highlighted in Orange and examples of similar site layouts highlighted in green



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### Buildings Form Appraisal

There is a variation of building form throughout the area, both in size and architectural style. There is no use of gables to the front of the buildings and a very traditional 18th & 19th century style is apparent with symmetrical window positions in relation to the primary elevation.

A selection of similar scale buildings as would be appropriate have been presented to the right. These all illustrate regular horizontal lines on the buildings form, depending of course on the overall height this can be seen as being consistent per building. There is no use of gables to the front of the buildings and a very traditional 18th & 19th century style is apparent. There is evidence of irregular fenestration patterns, as well as some symmetrical styles.

The building materials used vary throughout St Bees, with St Bees sandstone and render featuring heavily, with Lakeland slate roofs. The use of full window surrounds is common throughout the area. There is a use of arched doorways, recessed doorways, doors with ornate porticos and doors with porches; a variety of styles are seen throughout the area.





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### Buildings Character Appraisal

The buildings character can be seen as inconsistent depending on the age of the buildings within the conservation area, with a use of poor quality windows are seen throughout the area. These are complimented by window surrounds and decorative porticos to doors, and chimneys on most houses. These examples can be seen on the previous page.

The materials used are predominantly stone walls with stone features to the surrounds and quoins. The use of render has been added to buildings perhaps to provide additional weather proofing retrospectively or as an original finish. As expected, slate is the only roof covering used in the historic buildings within the conservation area, and rain-water goods are black painted cast iron. The predominant style throughout St Bees is the shallow eaves, with the exception of Abbey Vale.

The appearance of the buildings character within the conservation area are mostly Georgian and Victorian style, however, as you move out of the conservation area and are closer to the proposed site there are multiple examples of more contemporary and mixed architectural styles, as seen attached.



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 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.

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.



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### Design Principles & Development Opportunities

In summary, the proposed development should consider the historic importance of the adjoining Conservation area. There is the opportunity to create an attractive development with historic character that will add value to the area and the development itself.

The development would suit a road fronted layout, and access would be shared from a single point onto the main highway with an appropriate break in the existing hedge. The landscaping will retain some of the features of the sloping site and surrounding topography, which will help to provide interest and retaining walls built between dwellings, as featured throughout St Bees, will provide some privacy between each dwelling and be a nod to surrounding architecture.

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 the development would be best suited with the houses set back, down the slope of the site. The setting of the buildings in relation to the road would suit the front elevations being set back with a front lawned area.



Examples of poor consideration towards the neighboring conservation area can be found among the Abbey Vale development with late 20th century buildings without any historic appearance. There is the opportunity to build a development that adopts some of the key characteristics found throughout historic St Bees, adapted sensitively to modern living and architectural requirements with aspects of contemporary architecture to become a part of the history of the town and such a design should be considered an appropriate use of the current site to enhance the area.