



Mr I. Wrigley
Proposed Residential Development at The Knoll,
High House Road, St. Bees

Document Ref: 5568-D-02

Architect's Heritage Statement

Introduction:

The proposed development is situated a short way out of St Bees, to the north-east, on High House Road. The site is currently vacant, after a house was demolished as part of planning approval reference: 4/13/2074/0F1. The proposals comprise three detached two-storey houses, together with the associated infrastructure and landscaping works.

Assessment of Impact and Mitigation Strategies

Heritage Assets

There are two significant heritage assets on High House Road, identified in the Copeland Conservation Area Design Guide. These are as follows:

1. Croft House:

18th Century Grade 2 listed house reference: 1086686.

Details:

House and cottage, now single house. C18 with later alterations. Incised stucco. Graduated slate roof with stone copings and kneelers; stone mid and end chimneys. 2 storeys, 4 bays. Panelled door in architrave with pedimented door case carried on Tuscan columns; sash to left, paired sash with wooden mullion to extreme left and right. 4 sashes above. All sashes with glazing bars in architraves. C20 single-storey extension adjoining. East end not of interest.

Croft House is located on the opposite side of High House road. To the south-west, approximately 105 metres away from the closest part of the proposed development. They are separated by a number of dwellings, and so there would be no visual link between them. The development should consequently have no effect on the asset. Therefore there are no mitigation measures necessary.



Croft House

2. Barn to North East of High House:

19th Century Grade 2 listed barn reference: 1312335.

Details:

Bank barn inscribed and dated on panel over dovecote William & Hannah Fox 1810; outshuts added to north side. Coursed, squared rubble with quoins; additions in snecked rubble. Graduated slate roof with stone ridge, copings, and kneelers. South (farmyard) elevation has byre door and fixed window to right; low-relief head and Greek inscription on stone set in wall over lintel. Central wagon door has elliptical head. Byre door to left; winnowing door above has dovecote openings to left in 4 rows of 8. Ventilation slits to eaves; circular owl-hole to east return. Threshing floor wagon door under porch to centre rear; door opens off porch to either side into storage outshut, with byre door below right-hand store.

The barn is situated on the same side of the road, to the north-east, approximately 203 metres away from the closest part of the proposed development. They are separated by a number of dwellings, and so there would be no visual link between them. The development should consequently have no effect on the asset. Therefore there are no mitigation measures necessary.



Barn to North East of High House

Conservation Area:

There is a wide variety of styles and materials in the immediate vicinity, but the use of sandstone and rendered walls, and slate roofs predominate.

These are the materials proposed for the new development, and this is in line with the guidance on architectural elements given in the Copeland Conservation Area Design Guide.



Neighbouring Buildings

Conclusion:

In conclusion, neither the surrounding heritage assets, nor the character of the conservation area will be tarnished by the proposed development. The new dwellings will adhere to the local vernacular and, sat back from the road, will be relatively inconspicuous. The sense of place will be maintained, and the area will be more attractive for all concerned. This can only help enhance public appreciation of the surrounding heritage assets.