

Heritage & Design and Access Statement

Proposed New Garage at the Dower House, Rheda Park,
Frizington

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Heritage, Design & Access Statement

1.0 Background

Planning approval was received 18/8/2011 ref 4/11/2310/OF1 for the conversion of a derelict Grade II List Building to create four dwellings known as Dower House, Rheda Park (former Stable block to Rheda Mansion).

Works are completed to all units and the site is fully occupied.

This Planning Application refers to a List Building Application for the erection of a detached garage for No 4, The Dower House to the Eastern side of the development.

A garage is consented, and this application is a variation only to the approval to remove the sandstone from the elevations to the rear and gables.

PLANNING HISTORY

The buildings were constructed around 1890 to serve Rheda Mansions, now demolished and were designed by Carlisle Architect, Charles Ferguson. The Architect had a wide portfolio of projects within Cumbria covering predominantly ecclesiastical buildings but also includes Tullie House in Carlisle.

The buildings are set out around a courtyard with access being gained through a gated archway from the south west this being in the direction of the original Mansion.

The building is now sited within an established residential housing estate formed within the grounds of the mansion with a private road serving the site in an north-south direction. When constructed it would have stood within it's own grounds and is now surrounded on all sides by modern 1970's to 1990's dwellings.

1.2 Volume

The proposal adds a new structure to the front of the site, this being a 1.5 storey garage with a gym space within the attic with internal staircase.

1.3 Layout & Scale

The scale of the works are small in scale in comparison with the overall development and sits in smaller stature than the main courtyard setting. It's location to the side of the main entrance is designed to be read separately to the main house.

1.4 Appearance

The proposed works materials are sandstone & render under a slate roof with the hidden gable towards the boundary in render. The heights and proportions are similar to those granted and under construction at West End, Rheda Park with the materials enhanced to suit the Listed Building. The proposed garage doors following pre-application with the Conservation Officer have been altered from roller shutter to wooden doors.

1.5 Ecology

Not relevant to this application

1.6 Landscaping

By default this proposal forms the new landscaping to the frontage of the site and provides for screening of the driveway and parking from the streetscene.

1.7 Access

The proposed vehicle access to the garage and No 4, Dower House remains as planning consented.

1.8 Conclusion

The proposal is simple in design and does not detract from the original host property, its material selection and style reflects that of the main cluster of buildings. It's siting is set to one side of the site to reduce the impact on the Listed Building.

Heritage Assessment Statement

Assessment of Heritage Significance

The development of the Dower House brings the historic building back into a functioning building and preserves the fabric into the future. Whilst the surrounding properties are of more modern construction this historic element plays an important part in Rheda history. Demands on modern housing is ever increasing in space and standards and the need for additional storage space ever increasing.

Mitigation Strategy

The proposal seeks the erection of a new garage, the location and position has been chosen to sit to the side of the main house and allow it's historic character to be identified. The material selection is traditional with sandstone walls to the roadside & render walls to three sides with a slate roof, this reflects the materials used in the Listed property.