

HERITAGE, DESIGN & ACCESS STATEMENT

REF: 23/06/1051 – HDAS

MR D. MOSSOP.

DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF REPLACEMENT DWELLING, 'MELLENDENE, HIGH HOUSE ROAD, ST. BEES

1.0 Introduction

1.1 This Heritage, Design and Access Statement supports a planning application for the demolition of an existing outdated detached bungalow and erection of replacement dwelling at 'Mellendene', High House Road, St. Bees, hereafter referred to as the '*application site*'. The statement considers matters in relation to the St. Bees Conservation Area location and nearby listed buildings. Archaeology is not considered to be relevant to the application and is not dealt with in this statement.

1.2 According to the Heritage England website, there is only one listed building within the immediate locality and that is Croft House which is located approximately 40 metres northeast of the application site. Croft House is also within the St. Bees Conservation Area. Croft House is Grade II listed (List Entry Number 1086686), first listed on 09/08/1984. The Listing Description is appended to this Heritage Statement.

1.3 The application site was the subject of Pre-Application Advice (PAA) ref: PAA/23/0063. The PAA contained advice from planning officers and the conservation officer and concluded that there was no objection in principle to the replacement of the existing dwelling. The PAA response also confirmed that, subject to detailed design, that a dormer bungalow style property would be acceptable to replace the existing single storey bungalow.

1.4 The application site comprises a detached single storey bungalow. The conservation officers comments at PAA stage confirmed that the bungalow likely dates from around the middle of the 20th century; is not a heritage asset; and makes a negative contribution to the character and appearance of the conservation area.

1.5 The existing dwelling has no architectural merit and is in very poor condition both internally and externally. The original bungalow has a simple dual-pitched roof with flat roof extensions added on three sides. Dating from the middle of the 20th century, the existing bungalow will have limited insulation and therefore very poor energy efficiency.

1.6 It is considered that there are wider planning and sustainability benefits to the community by undertaking a total demolition of the existing bungalow and clearance of the site. The erection of a replacement dwelling also provides an opportunity to erect a dwelling with modern day living standards and high energy efficiency.

2.0 The Works

2.1 This section of the statement deals with the detailed design of the replacement dwelling in respect of Amount, Layout, Scale, Landscaping, Appearance and Access.

2.2 The proposal involves the total demolition of the existing bungalow and clearance of the site. A photographic record of the existing bungalow has been submitted along with an existing Site Plan.

2.3 The replacement dwelling has a total G.I.A. of 273.74m² over two floors of accommodation with the upper floor being room in the roof style. The detached garage has a total G.I.A. of 46.00m².

2.4 The footprint of the replacement dwelling is broadly located over the footprint of the existing bungalow. The proposed Site Plan shows the proposed footprint in relation to the existing footprint which is shown in pink dotted lines.

2.5 The footprint of the replacement dwelling is positioned closer to the northeast site boundary to maximise the space to the west of the plot primarily to improve the access, parking and turning facilities.

2.6 A new detached garage is proposed in the southwest corner of the site. Here the existing ground levels rise towards the rear boundary of the site, so it is proposed to build the detached garage partly subterranean (being retained on three sides) to minimise any effect on the neighbouring property to the south.

2.7 As part of the site clearance works, the existing ground level where the replacement dwelling will be located will be lowered by approximately 0.75 metres to accommodate a dormer bungalow property and to facilitate a reduction in gradient of the existing drive.

2.8 The Scale of the existing bungalow is single storey. The Scale of the replacement dwelling is single storey in appearance but with room in the roof accommodation which results in a dormer bungalow style property.

2.9 The design intent in terms of hard and soft landscaping is indicated on the proposed Site Plan. The hard landscaping details are confirmed on the External Material Schedule. The soft landscaping of the plot will be undertaken by the applicant. It is considered that a site-specific soft landscaping scheme is not required to mitigate the proposed development.

2.10 The site boundaries will remain as existing. These comprise a stone wall to the northwest boundary with the public highway; a facing brick wall to the northeast; timber fencing with concrete posts to the southwest; and a concrete block wall to the southeast.

2.11 The existing dwelling is in extremely poor in design quality and the external appearance is not reflective of the Conservation Area location. The external materials comprise dry dash render walls under a shingle clad pitched roof or mineral felt flat roof with white uPVC windows and doors.

2.12 The proposed replacement dwelling has been designed in the Arts & Crafts style. The external material pallet is high quality and reflects the design style and Conservation Area setting. An External Material Schedule has been submitted but in brief the replacement dwelling comprises wet dash roughcast walls under a slate roof with lead-clad dormer windows and conservation style rooflights. The northeast and southwest gables are stepped and incorporate box-bay windows. Window and door openings will have St. Bees red sandstone surrounds. Windows will be anthracite grey. The front entrance door/ sidelight will be oak. All other doors will be anthracite grey uPVC. The two feature external chimney stacks will have stone shoulders and capping.

2.13 The access position onto the public highway will remain in the current position but will be improved by widening on both sides. The access drive will also be widened on the eastern side and as stated above, the gradient of the drive will be lowered to a more manageable and practical gradient. The parking/ turning facilities are much improved with a large area near the detached garage along with an additional parking space at the bottom of the drive for visitors. A minimum of three cars can be accommodated off-road.

space at the bottom of the drive for visitors. A minimum of three cars can be accommodated off-road.

2.13 It is considered that the total demolition of the existing bungalow, site clearance and erection of a high-quality replacement dwelling will serve to enhance and contribute positively to the St. Bees Conservation Area and without detriment to the historic or architectural character of the nearby Grade II listed building (Croft House).

3.0 Significance of the existing listed building.

3.1 Croft House is a Grade II listed building and is located approximately 40 metres to the northeast of the application site – List Entry Number 1086686, (Listing Description is appended to this Heritage Statement).

3.2 Croft House is separated from the application site by a detached bungalow of a more modern style located in a large plot approximately 30 metres wide.

3.3 Croft House is a single house and is described as C18 with later alterations: The Listing Description then expands to cover the incised stucco, graduated slate roof with stone copings and kneelers, stone mid and end chimneys, 2 storeys, 4 bays and details the style of the doors and windows. There is a C20 single storey extension to the east which leads the Listing Description to conclude the *'east end is not of interest'*.

3.4 The location of Croft House in relation to the application site, adjacent detached bungalow to the northeast and the narrow alignment of the public highway means that the application site is not directly related to Croft House. There is however an indirect relationship in terms of the positioning of the replacement dwelling in relation to the overall setting of the Conservation Area.

3.5 It is considered that the proposed replacement dwelling will contribute positively and enhance the immediate setting of the Conservation Area and have no detrimental effect on the Grade II listed status of Croft House.

4.0 Conclusion

4.1 The proposed demolition of an existing outdated detached bungalow and erection of replacement dwelling been considered in respect of the Grade II listed status of Croft House and the immediate St. Bees Conservation Area.

4.2 The detailed design of the replacement dwelling in respect of Amount, Layout, Scale, Landscaping, Appearance and Access is described in section 2.0.

4.3 According to the English Heritage website, there is only one listed building within the immediate locality and that is Croft House which is Grade II listed and located approximately 40 metres northeast of the application site. Croft House is also located within the St. Bees Conservation Area.

4.4 The Grade II listed building (Croft House) has been described and assessed in terms of its historic significance in relation to the proposed development in section 3.0. The assessment concludes that Croft House is unaffected by the proposed development.

4.5 It is considered that there are wider planning and sustainability benefits to the community by undertaking a total demolition of the existing bungalow, site clearance and erection of a replacement dwelling which will contribute positively and enhance to the immediate setting of the Conservation Area and have no detrimental effect on the Grade II listed status of Croft House.

Date: 24/03/2024

LISTING DESCRIPTION

CROFT HOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1086686**

Date first listed: **09-Aug-1984**

List Entry Name: **CROFT HOUSE**

Statutory Address 1: **CROFT HOUSE, HIGH HOUSE ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **CROFT HOUSE, HIGH HOUSE ROAD**

The building or site itself may lie within the boundary of more than one authority.

District: **Cumberland (Unitary Authority)**

Parish: **St. Bees**

National Grid Reference: **NX 97394 11914**

Details

NX 91 SE ST BEES HIGH HOUSE ROAD (South side) 12/80 Croft House II

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 doorcase 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.

Listing NGR: NX9739411914

Legacy

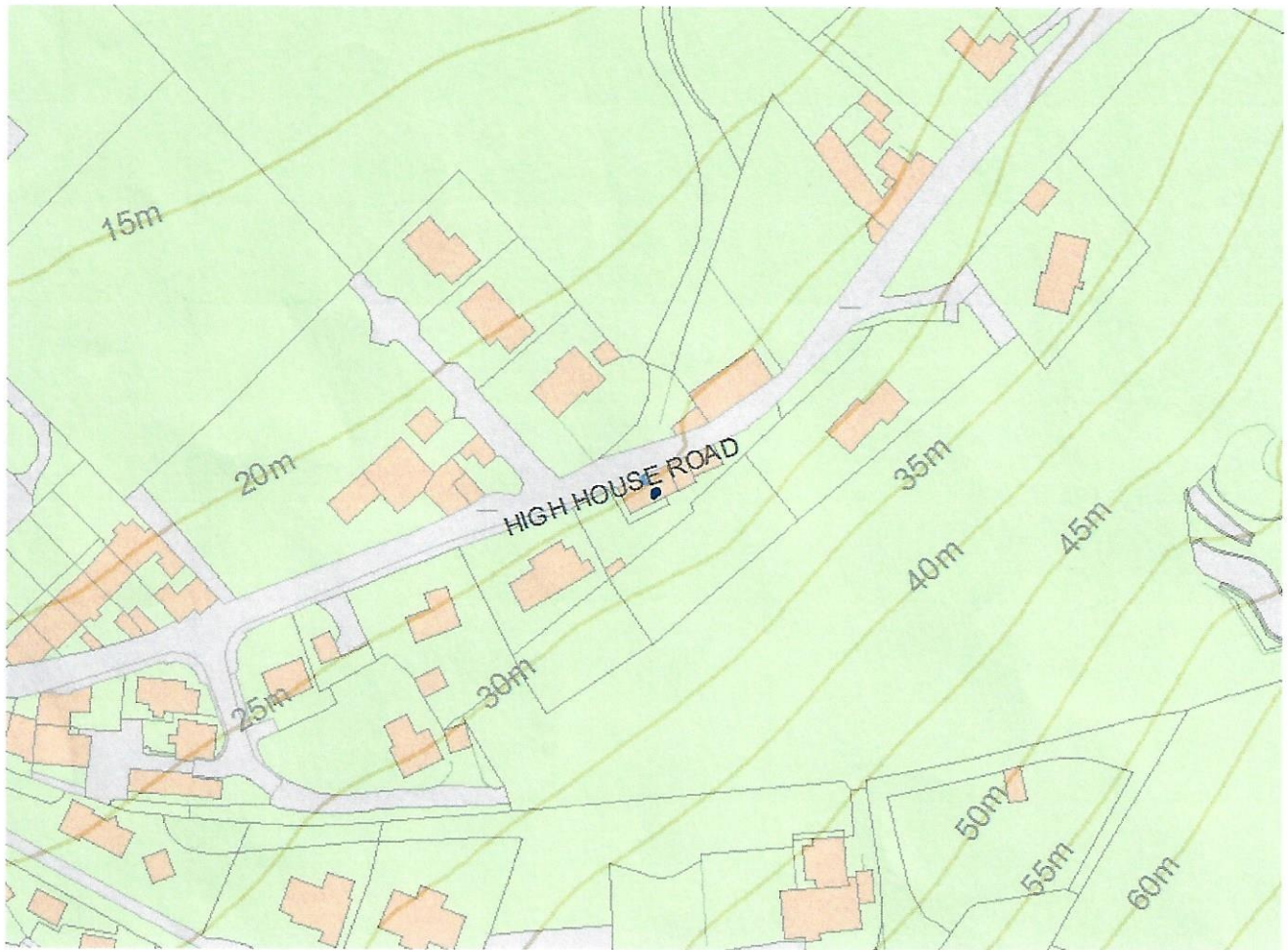
The contents of this record have been generated from a legacy data system.

Legacy System number: **76178**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 16-Oct-2023 at 10:22:17.

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End of official list entry