

# Vincent & Brown

## The Chantry, Bishopthorpe

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Extension and Landscaping to Magnolia Cottage

Design and Access Statement

May 2021



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# Vincent & Brown

**Vincent & Brown** is a long-established architectural practice based in York and has been operating for 35 years. Previously known as **DC-Architecture** / David Chapman Associates, the practice re-branded to take on board changes in key personnel. Vincent & Brown has since developed into a modern design studio increasing its portfolio of projects, in particular within Yorkshire and London.

Vincent & Brown's knowledge of developing within York is key strength of the studio. Over years we have forged relationships with key members in the councils planning department.



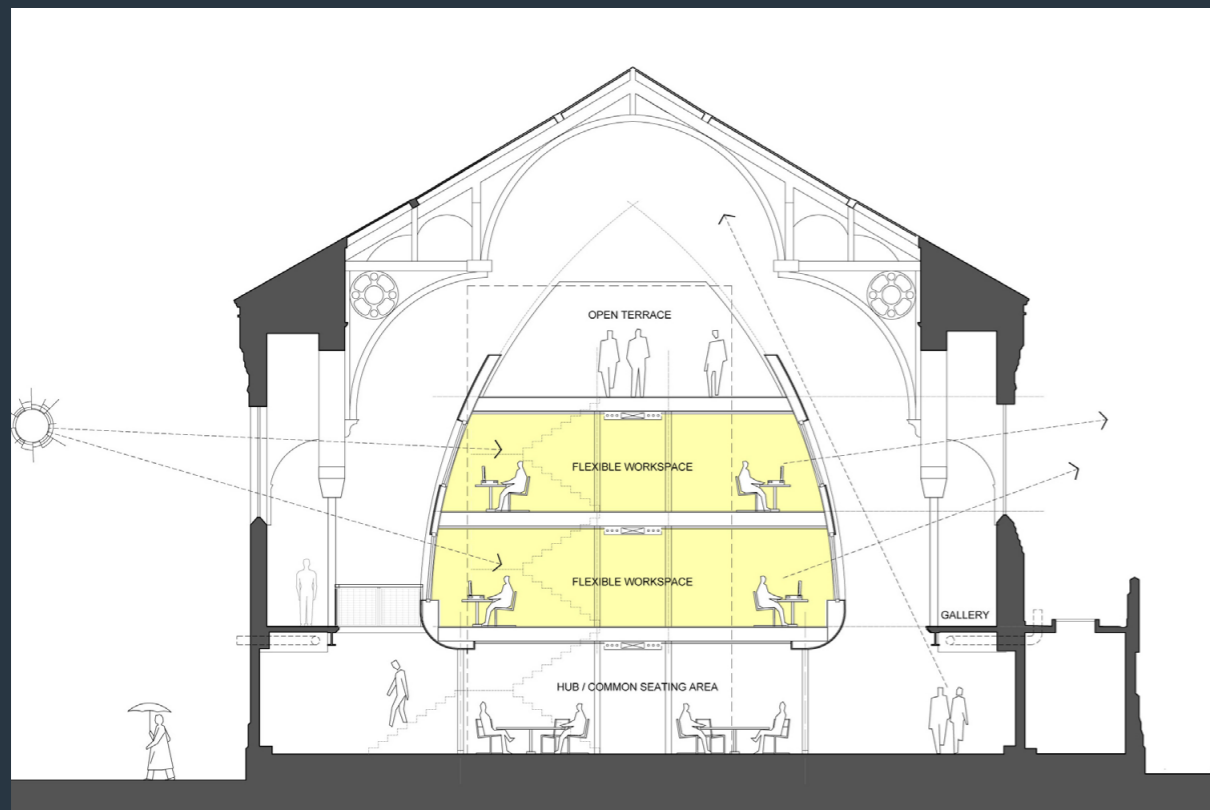
**Poppleton Methodist Church**

Improved entrance including improvements to accessibility and rear extension to create a new hall



**Ancaster House**

Basement garage, swimming pool and games room in a Grade II listed building



**Ashton Old Baths**  
 Retrofit Awards 2016 Finalist for the restoration and re-use of a Grade II\* listed former municipal swimming baths



**105-111 Micklegate, York**  
 Hotel development on the historic street of Micklegate.



**Cheyne Terrace**  
 New build apartment development in Chelsea

# 1.0 Introduction

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## 1.1 | Introduction

This document has been prepared by Vincent and Brown to support a planning submission and listed building consent for the provision of an extension and associated landscaping to existing ancillary buildings at The Chantry, Bishopthorpe.

The aim of this document is to explain how the proposed development is a suitable and appropriate response to the site and its context, and how the proposals have been developed following pre-application discussions.

The most recent and key planning policy documents have been considered in relation to the scheme.

Key drivers:

- Respecting the heritage of the site
- Responding to the green belt setting of the site
- Improving the relationship of the existing ancillary buildings with the rest of the site
- Providing high quality, modern living space
- Providing a high quality, sympathetic design within an elegantly and respectfully landscaped setting

## 1.2 | Relevant Planning Policy

There are several relevant pieces of legislation, planning policy and guidance to take into account when considering this site, as The Chantry is a Grade II listed building located within Bishopthorpe Conservation Area, and the grounds lie within Green Belt and Environment Agency Flood Zone 2. The areas considered when developing the proposals in this document are:

**Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990** - special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

**The location of the proposals has been carefully identified as having minimal impact on the listed building, being an area already subject to modern extensions that detract from the original form of the coach house, and the relationship between the main house and ancillary buildings. These extensions will be removed as part of the development, better revealing the form of the historical building. The proposals will also reconnect the garden currently sectioned off for Magnolia Cottage back into the main garden. The scale and design of the proposals have been carefully considered to read as a clearly subservient, modern development.**

**Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990** - special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area.

**The location of the proposals has been carefully identified as having minimal impact on the conservation area - the extension will not be visible from outside of the site.**

**NPPF Chapter 4 Decision-making, Paragraph 38** - use the full range of planning tools and work proactively with applicants.

**A pre-application enquiry (ref. 20/01379/PREAPP) was submitted on the 30th July 2020 and a site visit held on the 22nd September 2020 to discuss the proposals.**

**NPPF Chapter 12 Achieving well-designed places, Paragraph 127** - developments will achieve a number of aims including: function well and add to the overall area, not just for the short term but over the lifetime of the development; be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; create places that are safe, inclusive and accessible and promote health and well-being with a high standard of amenity for existing and future users.

**The proposals are being put forward to better provide for modern day living in an early to mid-eighteenth-century property. The aim is to provide a high quality, flexible living and entertaining space befitting the size of the property, and which could not be achieved within the existing building given the high level of compartmentation typical of its construction period. The creation of this space will also allow for improved connections into and appreciation of the beautiful grounds, tying in with new high quality landscaping that will improve the structure of the garden and the setting of the listed building.**

**NPPF Chapter 13 Protecting Green Belt Land, Paragraph 133 and Paragraph 145** - to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence; construction of new buildings as inappropriate in the green belt. Exceptions to this include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original dwelling.

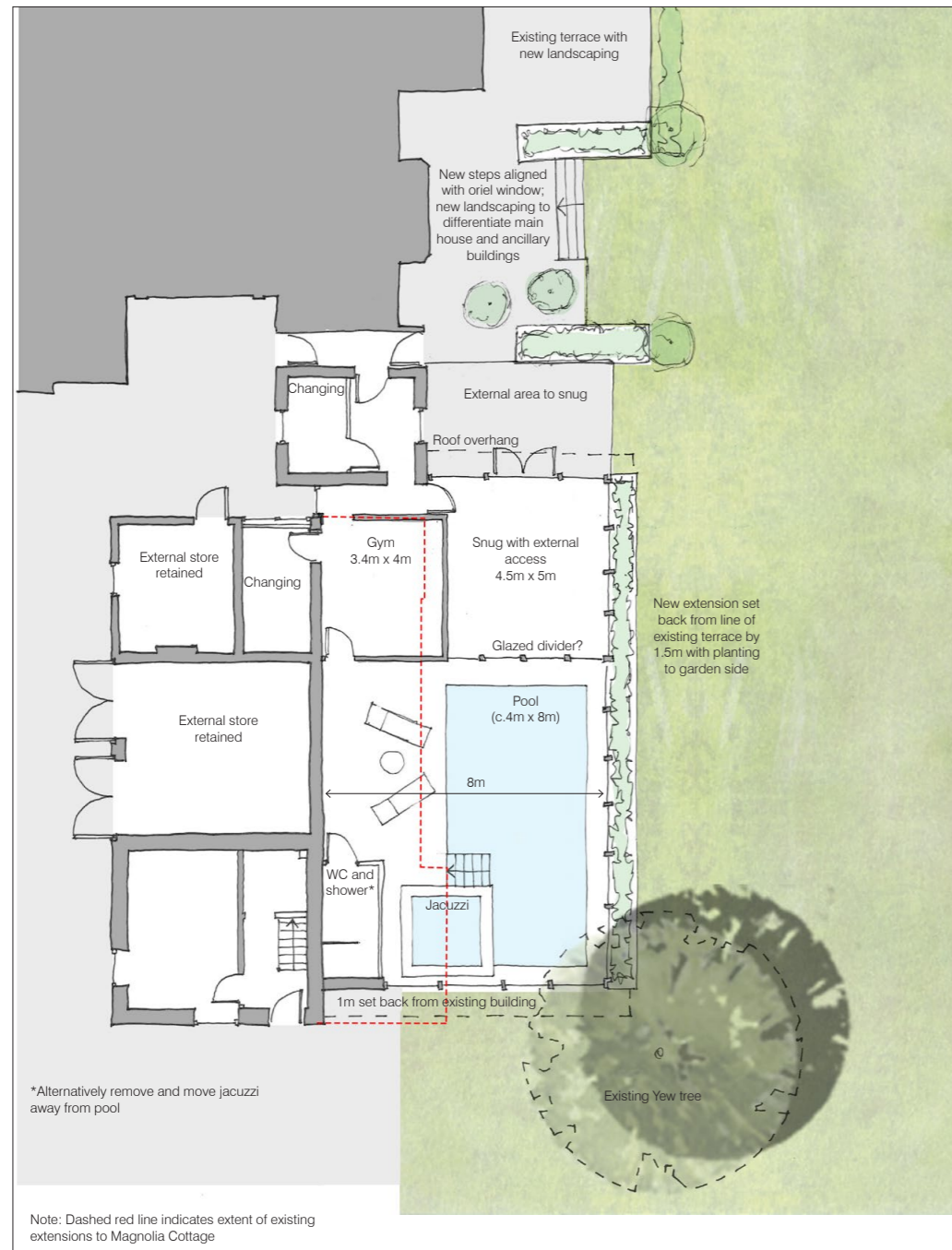
**The proposals will replace existing modern extensions, and will only increase the footprint by 33sqm or an additional 1.7m.**

**NPPF Chapter 14 Meeting the challenge of climate change, flooding and coastal change, Paragraph 155** - where development is necessary in areas at risk of flooding, the development should be made safe for its lifetime without increasing flood risk elsewhere.

**The proposed extension is located within EA Flood Zone 2 and care will be taken to make the development safe for its lifetime without increasing flood risk elsewhere.**



## 1.3 | Pre-Application Advice



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A pre-application enquiry (ref. 20/01379/PREAPP) was submitted on the 30th July 2020 for the following proposals:

- Removal of existing extensions to Magnolia Cottage
- New replacement extension, to include swimming pool and associated facilities
- New glazed link between the office and the proposed extension
- Carport to the south of Magnolia Cottage
- Improvements to landscaping and setting
- Improvements to existing sports facility - a tennis court

A meeting was held on site to discuss the proposals on the 22nd September 2020. Picking up on the advice received during this meeting, revised proposals were submitted and the pre-application advice received refers to this revised scheme.

Overall, the advice suggested that the removal of the existing modern extensions was a benefit but that the scale and architectural expression of the proposed replacement required further consideration. The alterations to the outbuilding/office and new glazed link were considered likely to be acceptable in principle. The carport was considered to not be an exception to Green Belt policy and has been removed from this application

Following the receipt of written pre-application advice, the scheme has been further considered and developed in response to the guidance received. The result of this development is presented in this document.

## 1.4 | Site Location

### Site and surroundings

The site is located on the eastern edge of Bishopthorpe, at the end of Chantry Lane. It currently consists of a main house, ancillary buildings (in use as a cottage, stores and garage), and extensive gardens. The property lies within Bishopthorpe Conservation Area and is Grade II listed.

There are residential properties to the west of the site, St Andrews Old Church and Bishopthorpe Palace to the north, and Bishopthorpe Sports Pavilion to the south. To the east is the River Ouse.

There are a number of trees on the site, most of which are located along the boundaries of the property. The site lies within York's Green Belt and part of the garden is within the Ouse Green Infrastructure Corridor.

The proposals are concentrated around the ancillary buildings to the south of the main house.



## 1.5 | Site Context

### Use

The site is currently in residential use. The application seeks to provide a new single storey extension and internal alterations to the ancillary buildings to house an entertaining space and snooker room with associated hard and soft landscaping to provide connections into the garden.

Given the sensitive nature of the site, a team including a landscape architect and heritage consultant has been created.



image a - fencing and planting currently obscure views of the buildings as a group from within the garden



image b - the 21st century infill to the ancillary buildings and separate external space to Magnolia Cottage. The main house is visible behind.



image c - the east elevation to the chapel - the distinction between the main house and ancillary buildings is reduced by the solid gate between the chapel and store

— site

**a** view location

## **2.0 Site Analysis**

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## Site Analysis



Following the advice received in response to pre-application enquiry 20/01379/PREAPP the proposals have been reconsidered.

The following section considers the site from the following key angles:

- Heritage
- Green Belt
- Landscaping
- Design Quality

## 2.1 | Heritage Site Analysis

Conserving and enhancing the historic environment is important and this is recognised in local and national planning policy. While this naturally includes preservation of heritage assets, it does not preclude all development affecting either listed buildings or conservation areas - provided certain criteria are met.

### Heritage comments on 20/01379/PREAPP:

1. The reduced significance of the later extensions (to the coach house) gives greater potential for change. In particular, the removal of the more recent mono-pitch extension could be beneficial by better revealing the significance of the heritage asset.
2. The revised proposals still project into the garden beyond any existing buildings (for reference this was by 8.3m) resulting in an extension that is overly dominant.
3. The character and architectural language is at odds with the character of the existing buildings on the site (the proposals were for a deliberate contrast in style).
4. The glazed link is likely to be acceptable, as long as it is recessive and clearly reads as a modern link.
5. The alterations to the outbuilding/office to form a changing room are likely to be acceptable in principle.

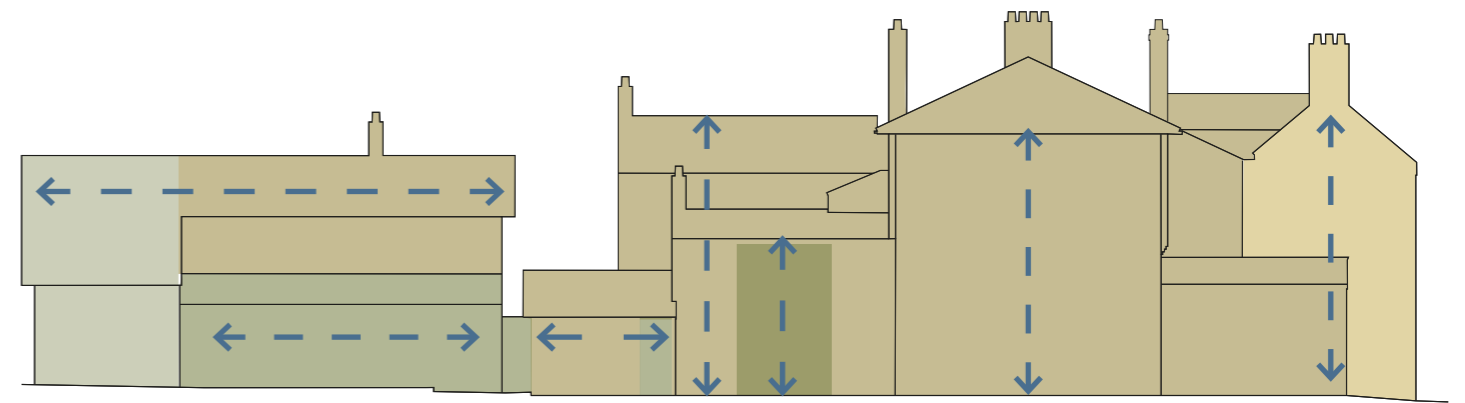


Historical maps extracted from Heritage Impact Assessment showing development of the site. The layout of the ancillary structures and construction of the chapel are the main changes visible on these maps. In order from left to right: 1851 Ordnance Survey, 1910 Ordnance Survey, 1953 Ordnance Survey



This area is less sensitive - it is a rear elevation to service buildings, has already been subject to redevelopment and is separated from other listed buildings which have an interrelationship with the site (the ruined church of St Andrews and the Bishop's Palace)

- 18th century development
- 19th century development
- Modern development



East facade age and massing - mix of development stages; vertical emphasis to main house while ancillary buildings are more horizontal



East facade planes and fenestration patterns - variety of wall and roof planes (darker walls are further forward); large, regularly spaced windows to ground floor

## 2.2 | Heritage Design Response



Fencing and planting obscure views of the ancillary buildings and 'kitchen gardens', separating them from the rest of the estate



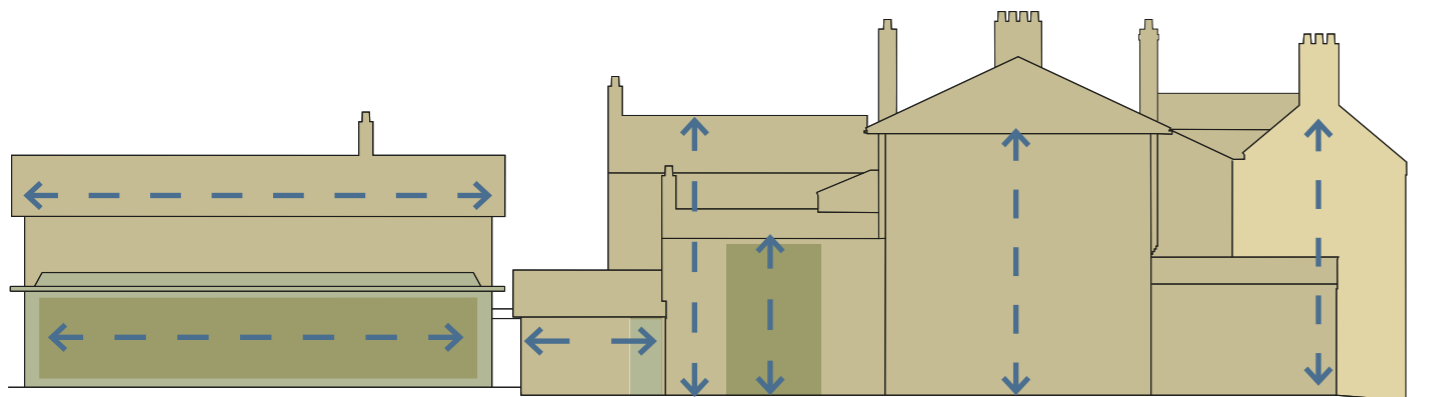
21st century infill to ancillary buildings - connecting views are blocked by current landscaping



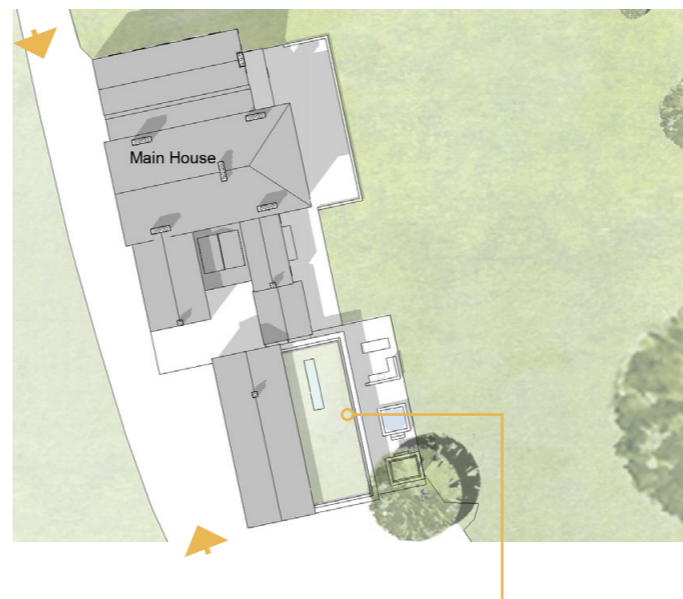
Example glass extension - large amounts of glazing reveal the heritage asset behind while the vertical emphasis and proportions tie in; timber softens

### Design Response

1. Later extensions removed, and massing / fenestration of proposed replacement considered to maximise the amount of the historical building revealed.
2. Projection of proposals into garden reduced by 3m.
3. Massing and architectural expression to draw inspiration from Georgian / Victorian orangeries, including:
  - Distinct base and pillars
  - Large windows (with a particular emphasis on height) typically limited to a single elevation to balance natural light with shelter
  - Flat roof with rooflight



Proposed east facade - the axis of the proposed extension mirrors the axis of the coach house and continues the progression of development from front to back



Proposed extension is narrower than the existing coach house and includes a green roof to link with the garden in views from the main house, improving the outlook from the listed building



- 18th century development
- 19th century development
- Modern development

Proposed east facade - an even number of windows/doors are located at regular centres; windows and doors have a vertical emphasis; subdivisions of the windows and doors establish elegant classical proportions

## 2.3 | Green Belt Site Analysis

Green Belts are important in maintaining the special character and setting of historic towns such as York. The visual openness of Green Belts is a key element of these settings.

The relevant policy in the City of York Local Plan is GB1 Development in Green Belt which states that:

Within the Green Belt, planning permission will only be granted where:

- The scale, location and design of development would not detract from the openness of the Green Belt

AND it is for one of the following purposes:

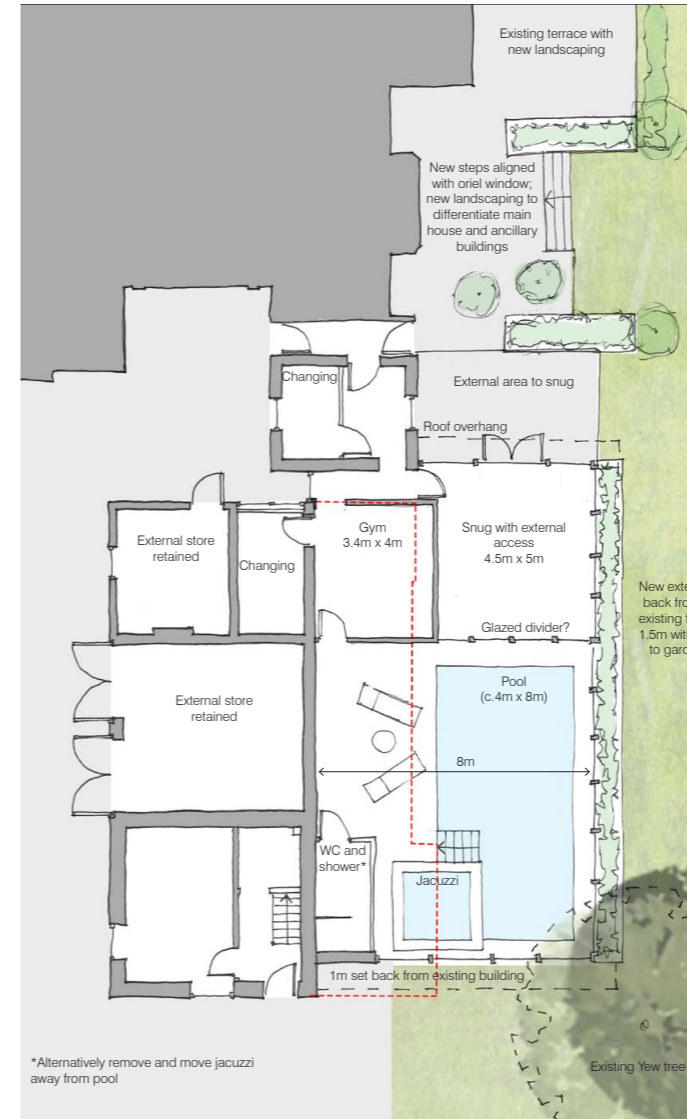
- Limited extension, alteration or replacement of existing buildings

### Green Belt comments on 20/01379/PREAPP:

1. The size of the proposed extension (8.3m wide) considered a disproportionate addition over and above the size of the original building.
2. Projection past east elevation of the main house detracts from the pattern and spacing of existing buildings and the open character of the setting.

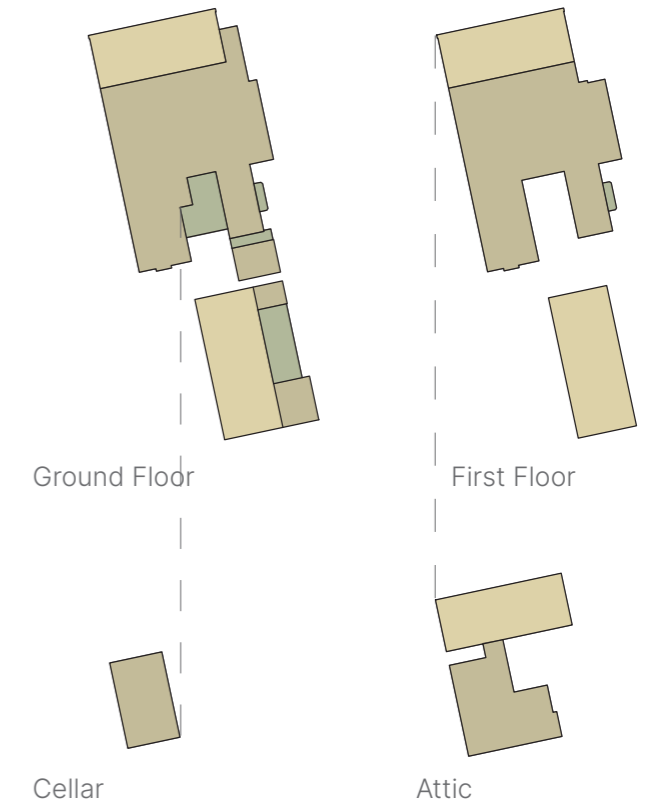


View location plan



Pre-application plan commented on

- 18th century development
- 19th century development
- Modern development



Building development plan - the 'original' area used for comparisons is based on the 18th and 19th century development



a



b



c



## 2.4 | Green Belt Design Response



### Design Response

1. Width of the proposed extension reduced by 3m.
2. While a minimum internal width of 5m is required for the proposed use of the new extension, and to justify replacing the existing (detracting) extensions, the projection past the east elevation of the main house has been heavily reduced from pre-application. The location of windows on the north and south elevations of the new extension will also allow views through on multiple axes, further reducing the impact.
3. The use of historical orangeries as precedent for the architectural style is a direct response to the garden setting, as well as the age and status of the main house.

## 2.5 | Landscaping Site Analysis

The Chantry sits within an existing high quality garden setting which should be respected. As such, a landscape architect forms part of the design team so that the proposals are landscape led in their approach. An Initial Landscape Assessment was submitted as part of the pre-application enquiry.

### Landscape comments on 20/01379/PREAPP:

1. Generally category C trees should not pose a hindrance to development that is otherwise acceptable.
2. The detailed reasoning behind the categorisation of the Japanese Maple and Magnolia should be provided.
3. Consideration should be given to the risk of losing roots, the loss of rainwater reaching surface roots and the loss of gaseous exchange between the soil and the atmosphere.
4. The hard landscaping should not seek to unify the house and coach house (heritage)
5. In principle, the proposals included within the pre-application would be supported

Mature trees to east of site obscure views into the garden

Tarmac area near trees - scope to improve permeability

Opportunity to improve terraced area with landscaping more sensitive to the age and status of the house

2no. Category C ornamental trees (Japanese Maple and Magnolia)

Category B Yew tree - important to the setting  
Category A large Atlantic Cedar

Existing hardstanding around root protection areas

Group of existing trees, obscuring views into the site from Ferry Lane

Mature trees to south of site obscure views into the garden



## 2.6 | Landscaping Response

Left: Landscape precedents provided as part of the pre-application enquiry



A tree survey, arboricultural impact assessment and draft arboricultural method statement have been provided as part of this application. Landscaping proposals that are sympathetic to the existing quality landscape and verdant setting will be developed as part of the detail design. They will incorporate the following principles.

1. Only category C trees are proposed to be removed. New planting of higher value trees is proposed. These will be located in areas that best contribute to the setting of the listed building.
2. The detailed reasoning behind the categorisation of the Japanese Maple and Magnolia has been provided.
3. A tree survey, arboricultural impact assessment and draft arboricultural method statement has been included as part of this planning application. There is scope to improve the root protection of the yew tree through the removal of some hardstanding directly over. Foundations will be designed with respect to the root protection areas.
4. The landscaping scheme will reflect and respond to the hierarchy between the main house and the ancillary buildings and will establish distinct areas without harsh separations.

## **3.0 Proposals**

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## 3.1 | Site Plan



- ① Improved garden setting, designed with sensitivity to the age and status of the building, to link the main house and ancillary buildings
- ② Glazed link replaces solid timber gate, reintroducing visual separation between the outbuildings
- ③ Living / entertainment space - new build 'orangery' structure with garden access. This area is the least sensitive, being among ancillary buildings that already include 21st century development (to be removed)
- ④ High quality trees retained; surfacing over Yew tree RPA improved
- ⑤ Tennis court brought back into use with new visually permeable fencing.
- ⑥ Lightweight timber store for sports kit.

## 3.2 | Layout

Good design is important in any development, but particularly so when dealing with heritage assets and a green belt location. The proposals have been carefully considered to respond to both of these aspects of the site with a heritage assessment and arboricultural assessment informing the location and design approach.

### Design comments on 20/01379/PREAPP:

1. The width of the proposed extension, projecting past the east elevation of the main house, results in an overly dominant addition.
2. The architectural language (chosen to provide a clear contrast) should take more reference from the historical buildings.
3. While the orientation of the proposals parallel to the coach house is more sympathetic, the wide, low, flat roof character is at odds with other buildings on the site.

### Revised Proposals

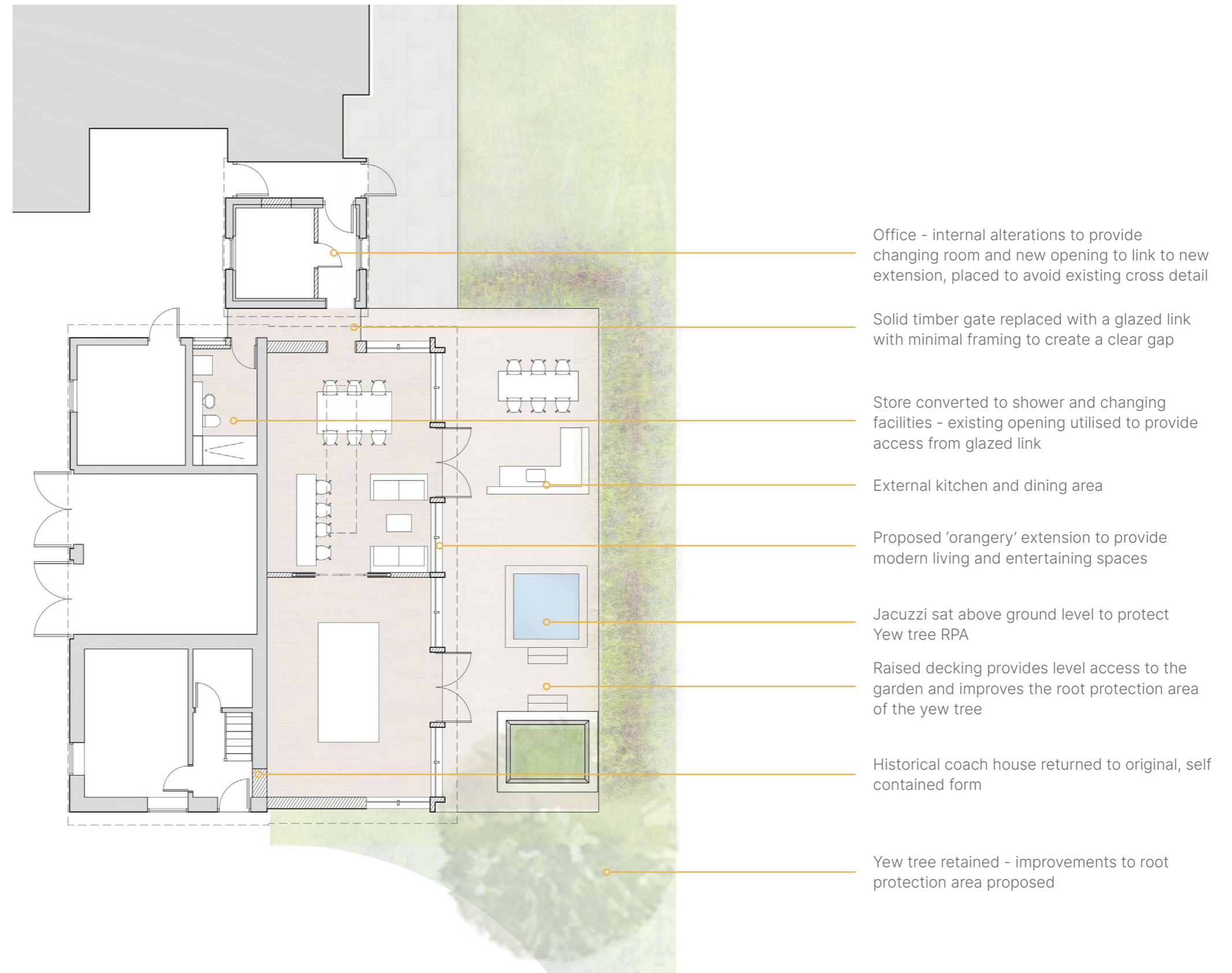
Following the pre-application advice, the proposals have been thoroughly reconsidered. Starting with the comments on scale, the use of the proposed extension was reviewed to best utilise the space this resulted in.

The current proposals (shown right) are for:

- Modern living / entertaining space consistent with the size and status of the property, including a snooker room and bar/snug
- Outdoor kitchen and dining area
- Outdoor jacuzzi

As the pre-application advice considered re-use of the existing spaces within the coach house this has been looked at and found not to work for the following reasons:

- The garage is the only covered parking on the site and needs to be retained.
- The stores are in use (bins etc) and need to be retained.
- The cottage annex is well used by visiting family and needs to be retained.



Proposed Floor Layout

## 3.3 | Precedents



Green Roof



Glazed link to barn conversion



Belton House Orangerie



Belsize House extension by Studio Carver

### Design Response

1. The height and mass of the new proposals have been designed to be subservient to the existing buildings:
  - The proposed extension is narrower than the original coach house.
  - The gross internal area of the proposals is less than 10% of the gross internal area of the historical house and coach house.
2. The proposals are for a trabeated architectural language, picking up on the classical approach associated with orangeries. Large windows with a vertical emphasis will follow this precedent and allow views through the proposals. A modern interpretation means the proposals will read as a clear new 'layer' of development.
3. The proposals now utilise orangeries, popular in grander homes in both the Georgian and Victorian eras, as a key design precedent. This is considered fitting due to both the age of the house and connection with the garden. Flat roofs are a common feature of an orangerie and are proposed here as part of this aesthetic, and to reduce the mass of the proposal so that it is distinct from and does not compete with the historical buildings.
4. The location of the extension and link, combined with the lightweight design approach will retain the historical relationship between the dwelling house and ancillary buildings.
5. An arboricultural consultant has been appointed, a tree survey has been undertaken and consideration of the existing trees formed a key part of the design process.
6. The disused tennis court will be brought back into use. Currently in a poor state of repair, improvements include resurfacing, the addition of a visually permeable fence and a lightweight timber store/gazebo to store kit.

### 3.4 | Appearance: Key Elevations

Illustrative East Elevation



Illustrative South Elevation





### 3.5 | Appearance: Sketch View



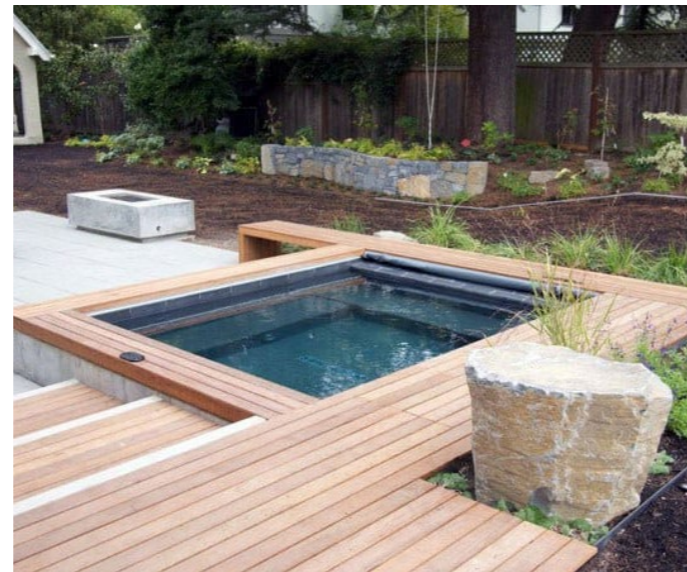
### 3.6 | Appearance: External Works

The proposals include some external elements to continue the entertaining space into the garden, facilitate the use of an existing tennis court (dilapidated) and provide garden storage. These include:

- Outdoor kitchen / dining area
- Outdoor jacuzzi, integrated into the proposed decking to create a holistic approach to the external design
- Bespoke timber shed with materials and detailing to reference the main proposals for a calm, cohesive approach. This will be lifted above the decking with stepped access so as not to intrude on the root protection area of the nearby yew tree.
- Reinstatement of the tennis court and provision of a small, lightweight shelter for spectators and storage.



Left: Examples of outdoor kitchens and dining areas

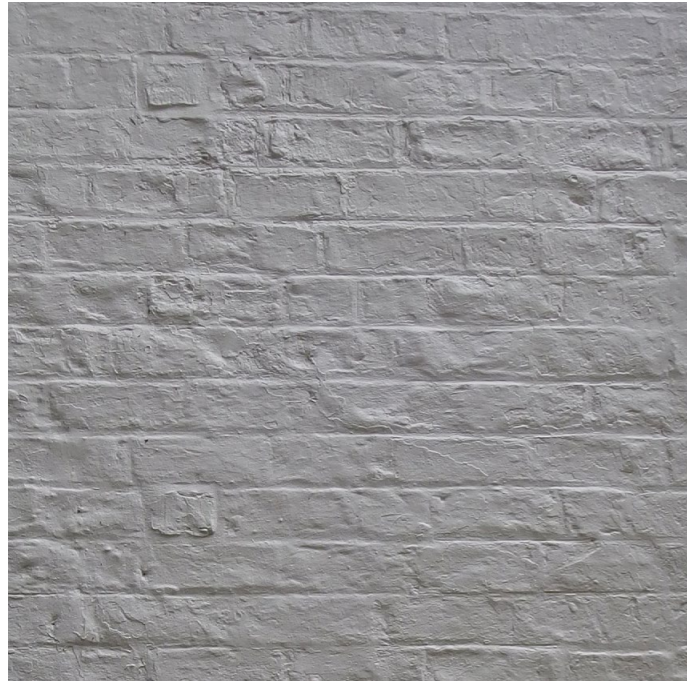


Left: Examples of outdoor jacuzzi integrated into a hard landscaping scheme and high quality timber shed



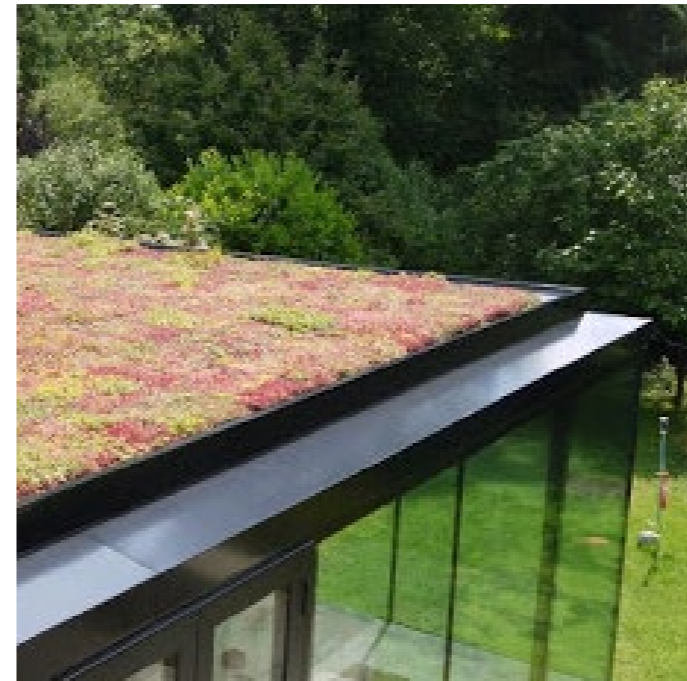
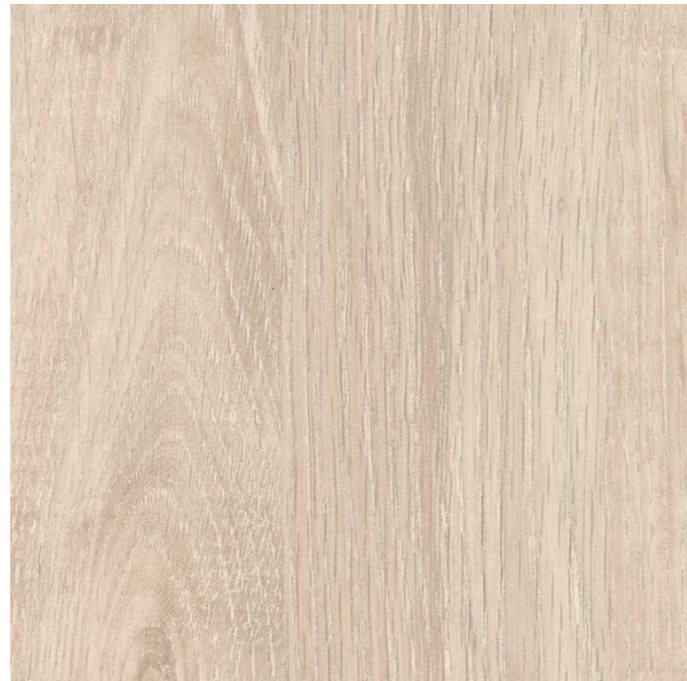
Left: Example of sheltered seating area for spectators with scope for storage behind the rear screen; tennis court fencing

### 3.7 | Appearance : Materials



#### Existing Materials

- White painted brick
- White painted timber sash windows
- Slate roofs



#### Proposed Materials

- White painted brick
- White oak
- Dark grey zinc / green roof

## 4.0 Summary

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## 4.1 | Summary

The applicant and design team have actively and thoughtfully engaged with the planning process, undertaking a pre-application last year. Initial comments made during the site visit held as part of this process were taken on board during the pre-application discussion, with revised proposals submitted and addressed in the written feedback.

The proposals submitted for planning have been further revised following this written feedback, taking on the comments made in relation to the listed building, the conservation area, the green belt and the existing landscape, particularly trees. This has resulted in a reduced proposal and rigorous design response.

Carefully working through the complex requirements of this site and the applicant's aspirations, the team have developed a scheme that is highly respectful of the heritage and setting of The Chantry while providing a new entertaining area fitting for this size of property. Wider landscape improvements are proposed alongside the new extension to improve the setting of the listed building, benefit the conservation area and assist with water retention. This holistic approach will help to undo the progressive segmentation of this property and provide greater enjoyment of the home and gardens for the residents.

# Vincent & Brown

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