

Design and Access Statement

INTRODUCTION

This Design and Access Statement has been prepared in support of an application for Listed Building Consent for a Grade II listed building. The proposal involves the replacement of an existing damaged flat roof and the installation of a roof lantern within a later 1960's extension to the property, Abbey View House (formerly "Abbey Inn"), Abbey Green Road, Leek.

SITE DESCRIPTION

Abbey View House (formerly The Abbey Inn) is a distinctive tall stone building which stands in an elevated and prominent

position overlooking what has become altered and made-up ground which serves chiefly as a car park at the front. Abbey View House (formerly "Abbey Inn") is a Grade II* Listed Building. The building is set against steeply rising ground to the rear with some associated amenity land and field and further unconnected farm fields beyond. The drive entrance comes in front of the building from the C195 Abbey Green Road which climbs the hill just to the left of the property. The drive sweeps around on a level then drops down the further side of the land to the front of the property to re-emerge down a steep slope back on to Abbey Green Road.

There is a linear single storey detached stone out building to the right of the property (east) which has been converted to a private dwelling and known as 'Meadow View'.

A public footpath also passes across the front of the property and in front of the adjacent Meadow View before heading up across fields rising to the north east.

There are some four detached dwellings and associated outbuildings in a disparate group either side of Abbey Green Road to the west of the property but these are largely cut off by topography and tree cover so as not generally to be seen in conjunction with the property.

For the purposes of the development plan the application site lies outside any designated settlement boundary within an area of open countryside.

Listing Description

Details LEEK SJ9 5NE ABBEY GREEN ROAD 611-1/1/3 (East side) 13/04/51 Abbey Inn (Formerly Listed as: ABBEY GREEN Abbey Inn) GV II* Formerly known as: Bowling Green Inn ABBEY GREEN. House. Dated 1702, altered and extended C20. Coursed squared sandstone with ashlar dressings, some replacement in brick to gables. Welsh slated roof. Coped gables with moulded kneelers and end brick stacks. EXTERIOR: 2 storeys with attics. Symmetrical principal elevation with massive lintel to central doorway, pierced by small circular light, and bearing date and initials. Flanking the door are 3-light chamfer mullioned windows with 8-pane casements and C20 shutters. Continuous drip mould stepped over doorway. 2- and 3-light windows to first floor and gabled attic dormers of 2 and 3 lights with coped gablets.

SUBSIDIARY FEATURES: steps at right angles; enclosing wall now replaced by raised terrace and random stone retaining wall surmounted by C20 iron railings. Listing NGR: SJ9794057787.

AMOUNT

The proposal does not involve any increase in the footprint of the building. The amount of development is limited to:

- Replacement of the existing flat roof on a like-for-like basis; and
- Installation of a single roof lantern within the flat roof.

The scale of the works is modest and confined entirely to the existing extension.

LAYOUT

The layout of the building will remain unchanged.

The roof lantern will be positioned centrally within the larger section of the flat roof of the extension, aligned with the internal room below. No changes are proposed to the internal layout or the relationship between the extension and the original listed building.

SCALE

The roof lantern will be proportionate to the size of the extension roof and designed to sit within the flat roof construction. It will not exceed the height of the original listed building and will not alter the principal roof form or historic rooflines.

APPEARANCE

The appearance of the extension will remain largely unchanged. The roof lantern will be discreet in design and finished in materials and colours that are recessive and sympathetic to the existing building.

Due to its location on a flat roof to a later extension, the lantern will have limited visibility from public viewpoints and will not detract from the character or appearance of the listed building.

MATERIALS

Materials will be chosen to match or complement the existing extension and to minimise visual impact. These are expected to include:

- Flat roof finish to match existing (or high-quality modern equivalent);
- Aluminium roof lantern with dark metal frame and clear glazing.

Final materials will be agreed to ensure compatibility with the listed building.

ACCESS

The proposal does not affect access to the site or the building.

There are no changes to entrances, thresholds, or circulation routes. Access arrangements will remain as existing.

HERITAGE CONSIDERATIONS

The works are confined to a later extension that does not form part of the original historic building. No historic fabric will be removed or altered, and the proposal does not affect the

original plan form or significant architectural features.

The proposal has been designed to be proportionate, low-impact, and reversible, preserving the special architectural and historic interest of the listed building while improving the usability of the extension.

CONCLUSION

The proposed replacement flat roof and roof lantern represent a sensitive and well-considered design solution. The development preserves the character and significance of the Grade II listed building and complies with national and local heritage policy.