

**DESIGN & ACCESS STATEMENT  
- HERITAGE STATEMENT -**

**WRITTEN JUSTIFICATION STATEMENT for the  
Creation of a Visitor Information Centre and associated works to the Stables at  
QUARR ABBEY, ISLE of WIGHT**



8a Friday Street  
Henley on Thames, Oxfordshire RG9 1AH  
Telephone: 01491 414191 Fax: 01491 414198  
[www.oxleyconservaiton.co.uk](http://www.oxleyconservaiton.co.uk)

**FEBRUARY 2012**

Design and Access Statement  
The Stables, Visitor Information Centre, Quarr Abbey, Isle of Wight

Oxley Conservation  
February 2012

**Applicant:**

Quarr Abbey  
Ryde  
Isle of Wight  
PO33 4ES

**Agent:**

Richard Oxley BSc DipBldgCons MRICS IHBC  
Oxley Conservation Limited  
8a Friday Street  
Henley on Thames  
Oxfordshire  
RG9 1AH

**Building:**

The Stables  
Quarr Abbey  
Ryde  
Isle of Wight

**Project:**

Visitor Information Centre - The Stables

**This application:**

The creation of a Visitor Information Centre and associated alterations and improvements

## 1. INTRODUCTION

- 1.1 This Statement describes proposed alterations that are part of a planned programme of improvement and repair work to the site and buildings at Quarr Abbey.
- 1.2 This Statement supports an application for the provision of a Visitor Information Centre and associated works to the stables at Quarr Abbey.
- 1.3 The proposed works to the stable block will be phased; this reflects the size of the estate of the Abbey at Quarr and the need for a significant financial commitment to address the many items that need attention.

## 2. SUMMARY OF PROPOSED WORKS

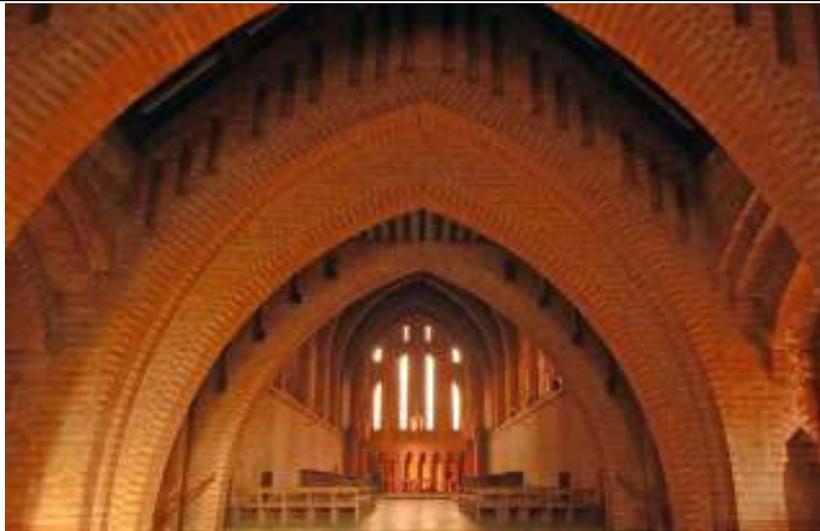
### 2.1. Introduction

- 2.1.1. The stables form part of a group of buildings that are associated with the Grade I listed church building that forms part of the early 20<sup>th</sup> century Abbey at Quarr; the church is recognised as being of international and national importance.
- 2.1.2. One of the priorities of the phased programme of work is to the creation of a Visitor Information Centre in the stable block. Other works that will be carried out in this initial phase include:
  - Repair and/or replacement of external joinery and masonry to the courtyard elevations and to the outer south elevation to enhance the appearance and presentation of the stable block and create a good first impression for visitors.
  - Overhaul and replacement of rainwater goods.
  - The replacement and relocation of the entrance gates to the carriageway to the south range; to reinstate the traditional location of the gates.
  - Relocation of the existing solar heating panel from the south roof slope of the north range.
  - Removing the existing surface finishes in the courtyard, creating a level courtyard paved with stable setts.
- 1.4 The creation of a Visitor Information Centre within the stables would be achieved by:
  - 1.4.1 A general programme of repairs carried out in accordance with good building conservation practice.
  - 1.4.2 Removal of a redundant stair and an existing partition to the ground floor of the north range to provide useable functional space.
  - 1.4.3 Widening of an existing door opening to an internal partition in the north range to improve access between the rooms housing the proposed 'Film' and 'Introductory Exhibition'.
  - 1.4.4 Provision of new rooflights of a patent glazing design to the north slope of the north range above the 'Introductory Exhibition'.
  - 1.4.5 Upgrading of roof and wall insulation.
  - 1.4.6 Replacement of the existing floors to create a level floor and facilitate the provision of underfloor heating.
- 1.5 The proposed scheme provides a compatible new use that requires the minimum amount of alteration and will provide access for the Abbey and wider community to the buildings and site.

### 3. HERITAGE STATEMENT

#### 3.1. Significance of the heritage asset [general]

- 3.1.1. Quarr Abbey is recognised as a site of international significance; it is included on the 2012 World Monument Watch, which is a means for the World Monuments Fund to raise awareness about the importance of heritage preservation and about new threats facing heritage sites.
- 3.1.2. From 266 site nominations from 80 countries received for inclusion on the 2012 World Monument Watch an independent panel of experts selected 67 sites from 41 countries and territories on six continents. The 2012 Watch includes Quarr Abbey [see extract below]:



The ancient, now-ruined Cistercian Abbey of St. Mary's at Quarr was founded by Baldwin de Redvers in A.D. 1132 on the windswept cliffs and ancient woodland of the Isle of Wight. The monastery survived as both a religious institution and defensive structure until its destruction in the sixteenth century during the Dissolution of the Monasteries. The modern Quarr Abbey was constructed in the early twentieth century by architect Dom Paul Bellot after the arrival of an order of French Benedictine monks. The monastic buildings, considered some of the most important twentieth-century religious structures in the United Kingdom, were constructed from Belgian brick in a medieval style combining French and Moorish architectural elements. The complex is surrounded by a beautiful landscape of gardens, fields, farm buildings, medieval ruins, and the ocean. The medieval ruins are in need of repair, as are the monastic buildings and surrounding infrastructure. Monastic life is fundamental to the living tradition of the complex, but the shrinking community of monks has been challenged by the maintenance of the abbey and its cultural resources. Increased awareness about the significance of the monastic complex and the surviving spiritual life within its walls will hopefully help garner support for the repair, maintenance, and management of the structures, as well as improve visitor facilities and public engagement. It may also shed new light on a problem faced by many historic religious institutions the world over, where thinning congregations and dwindling communities impact ways of life as well as the structures so integral to their practice.

- 3.1.3. The Grade I listed status [refer to 3.2 below] reflects the national significance of the Abbey, together with its significance to the region, the Isle of Wight, and locally, as place of worship and as a principal landmark building for residents and visitors to the island; the church is visible to those crossing the Solent by ferry from Portsmouth and to those walking the coastal footpath.

### 3.2. Copy of list entry

List entry taken from the English Heritage website:

[http://list.english-heritage.org.uk/resultsingle\\_print.aspx?uid=1235008&showMap=1&showText=1](http://list.english-heritage.org.uk/resultsingle_print.aspx?uid=1235008&showMap=1&showText=1)

#### List Entry Summary

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

Name: QUARR ABBEY

List Entry Number: 1235008

Location

QUARR ABBEY, FISHBOURNE PARK ROAD

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

**County:**

**District:** Isle of Wight

**District Type:** Unitary Authority

**Parish:** Fishbourne

National Park: Not applicable to this List entry.

Grade: I

Date first listed: 18-May-1972

Date of most recent amendment: Not applicable to this List entry.

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#### Legacy System Information

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

Legacy System: LBS

UID: 411110

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#### Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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RYDE

632/7/100 FISHBOURNE PARK ROAD  
18-MAY-72 BINSTEAD  
QUARR ABBEY

I

Benedictine monastery, incorporating an earlier detached house with stable courtyard. The north range incorporates the circa 1850 Gothic style former Quarr Abbey House with stable range to the west to which was added, in three phases between 1907 and 1914, a series of monastic buildings and church for a Benedictine order of monks designed by Dom Paul Bellot in Expressionist style. The Refectory, Dormitory, Chapter House and North, West and East sides of the cloisters were built in 1907, the Abbey church to the south was built between 1911-12 and the entrance block, including guest accommodation and south and south west sides of the cloister completed in 1914.

**MATERIALS:** The monastery is built entirely of Belgian bricks, in a mixture of bond patterns, with some structural concrete, some exposed concrete details and tiled roof. The incorporated earlier house and stable wing to the north are built in Isle of Wight squared, snecked, uncoursed stone rubble with slate roof.

**PLAN:** The north range comprises the existing house with attached stable courtyard to the west, to which was added, incrementally, the monastic buildings around a square cloister with refectory to the west; chapter house and dormitory to the east; entrance block including guest accommodation to the south; and church to the south-west. The church comprises an aisleless nave, the south western end with one bay porch and three bay accommodation for congregation, leading to five bays of a taller monk's choir. The massive north-east tower has the sanctuary beneath and is flanked by transepts with side chapels. There is a crypt underneath the east end.

**DESCRIPTION:**

**CHURCH**

**EXTERIOR:** The Church, built in 1911-12, has a dramatic west elevation with massive pointed arch to the porch with a series of stepped inset panels rising to a stepped gable and similar panelled end piers with pyramidal caps. Behind the porch the south west end of the nave has pseudo-machicolations and end towers. The south-western tower has long insert panels and is surmounted by a circular, columned and louvred, bell turret with conical roof. The sides of the nave have machicolated parapets, pointed arched windows in groups of three at the top and triangular pointed windows to the base. The east tower has massive squared corner turrets, a machicolated parapet and four tall thin windows. The transepts have stepped gables with pyramidal caps to end piers and triangular openings.

INTERIOR: The congregation is divided from the monks choir by a series of transverse pierced arches with arched passages in the bases. The easternmost arch has pierced balustrading and decoration. Steps lead up to the monks choir which has undecorated lower walls concealing internal passages, internal arches in front of the windows and pierced ribbed arches defining the bays. The roof structure has a series of purlins. The sanctuary has four huge ribbed diagonal arches crossed in turn by four ribs connecting the centres of the four sides rising into the tower from concrete respond capitals. The transepts have elaborate entrances with gables, pierced hexagonal openings and almost Moorish arches. The north-east wall has eight pointed arches. A staircase with vaulted roof leads to a vaulted brick crypt with flat concrete roof under the north-east end of the church.

#### ENTRANCE BLOCK AND GUEST ACCOMMODATION

EXTERIOR: Constructed in 1913-4 this is attached to the church at the south-west end and comprises a long range of two to three storeys. The northern part of the south-west front is of identical brickwork to the church with triangular headed arches, the southern part has flat-arched casements with concrete lintels, triangular buttresses and four arched doorcases. The principal feature is a projecting North German, or Dutch, type stepped gable with square topped ribbed panel complementing the church porch and large arched opening with oak door. The north west elevation has a corresponding projecting stepped gable with a clock face to one side pier, but the ground floor was integrated into the existing cloisters and has almost Moorish triple triangular-headed arches with lozenge-shaped cutouts above. The range attached to the north-east is of two storeys only with small triangular-headed windows above and the same elaborate cloister arches below.

INTERIOR: Not inspected.

#### DORMITORY, CHAPTER HOUSE, REFECTORY AND NORTH, WEST AND EAST CLOISTERS

These monastic buildings were all built in 1907 and comprise a dormitory wing at the east side of the cloisters which incorporates a chapter house, a refectory wing at the west side of the cloisters and the north cloister which links both monastic blocks and is attached to the south-west side of the mid-C19 Quarr Abbey House.

The dormitory block is of three to four storeys with gables and three tall panelled chimneystacks. The south-west side has top floor paired triangular headed casements divided by blank panels. There are flat-arched windows with concrete lintels and arched openings. At the southern end is a projecting single-storey chapter house which has arched openings, divided by pilasters and gabled ends. There are similar windows to the north-east side. The chapter house interior is of four bays with simple transverse arches.

The refectory wing on the west side of the cloisters is of two storeys, the upper floor with cambered arches divided by pilasters, the ground floor on the north east side incorporating the pointed brick arches of the west cloisters, partially interrupted by a tall narrow gabled bellcote. On the south-west side there are blank cambered arches to the upper floor and the penticed roof of the lower floor pierces the pilasters and has a series of pointed arched windows. The refectory has wide transverse arches with alternating colours of brick, pierced decorations, capitals and corbels in concrete, together with a single freestanding column. There is a hexagonal brick pulpit on concrete base and square brick piers.

The cloisters are single-storey with transverse arches, one section with stepped capitals.

#### REMAINS OF QUARR ABBEY HOUSE AND ATTACHED STABLE RANGE

**EXTERIOR:** The former Quarr Abbey House now forms the north range of Quarr Abbey. It comprises an L-shaped range of two storeys, the northern end having two full-height projecting gables with kneelers, the northernmost with canted bay, the other with five-light mullioned and transomed casements. The L-wing terminates in a pavilion like structure with stepped gables on three sides and mullioned and transomed windows. The other range of two storeys, facing south-west, was the service end and has plainer mullioned windows with yellow brick dressings. It is attached to a plainer stable courtyard, mainly of one storey but with a taller gabled entrance to the west with arched entrance.

**INTERIOR:** The former Quarr Abbey House retains coloured glass to two window bays, a hall with arched opening and arched fireplace with C19 tiles and there are two Gothic style fireplaces, one with painted shields, probably of the Cochrane family.

**HISTORY:** The medieval Quarr Abbey was founded in 1132 by Baldwin de Redvers for monks from Savigny in France and became part of the Cisterian Order in 1147. The monastic buildings were situated to the north west of the current Quarr Abbey. Following the Dissolution of the Monasteries Quarr Abbey passed to John Mill, a Southampton merchant, and stone from the monastic buildings was reused in local buildings.

The 1864 Ordnance Survey map shows a large house called Quarr Abbey House on the northern part of the site of the present Quarr Abbey. This was built as the residence of Sir Thomas John Cochrane (1789-1872), who rose to fame in the Napoleonic Wars as a young naval commander and was eventually made Admiral of the Fleet in 1865, died at Quarr Abbey House and is buried in Kensal Green Cemetery.

Following French anti-clerical legislation of 1st July 1901 Abbot Paul Delatte (1848-1937) of the Benedictine Abbey of Solesmes sent a monk to England to find a house for the community. On 19th August 1901 a lease contract was signed on Appuldurcombe House at Wroxall on the Isle of Wight. In 1907 the Order acquired contacted Quarr Abbey House and its estate. One of the Order, Dom Paul Bellot (1876-1944) was a qualified architect from the Ecole des Beaux Arts in Paris, and he drew up plans for the new abbey which incorporated the existing Quarr Abbey House.

The building of the refectory, dormitory, chapter house and three sides of the cloisters began in 1907 and was completed within a year by 300 builders from the Isle of Wight. After this the monks moved to Quarr Abbey, at first using a temporary wooden church moved from Appuldurcombe. In April 1911 work began on the abbey church and it was consecrated on October 1912. The entrance block, including guest accommodation and the south and south west sides of the cloister were finished in 1914. In 1922 the community of Solesmes returned to France but a small community of monks was left at Quarr and became an independent house, first a priory then, from 1937, an abbey, and gradually English monks were recruited to the community.

#### SOURCES:

D Lloyd and N Pevsner, *The Buildings of England - Isle of Wight* (2006) p215-218.  
C Martin, *A Glimpse of Heaven* (English Heritage 2006) p162-163.  
Dictionary of National Biography entry for Sir Thomas John Cochrane.  
Quarr Abbey Website.

REASONS FOR DESIGNATION:

Architecturally, the design of the church, entrance block including guesthouse, chapter house and refectory demonstrate exceptional innovation, originality and spatial quality;

It is unique in England among monastic buildings as a pioneer building of C20 Expressionism, with influences from Berlage and de Clerk in Holland and Gaudi in Spain, which have been fused in a unique combination with earlier Spanish ecclesiastical and even Moorish influences, particularly from the mosque at Cordoba;

The architect's virtuoso use of brickwork and early use of exposed concrete roofs, lintels and capitals is exceptional;

Quarr Abbey was the outstanding achievement of the architect, Dom Paul Bellot who also built monastic buildings on the continent of Europe and Canada.

The abbey church was considered by Nikolaus Pevsner to have the finest interior of any building on the Isle of Wight;

Quarr Abbey incorporated an existing mid C19 house which has historical interest as the home of Sir Thomas John Cochrane (1789-1872).

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Map

National Grid Reference: SZ5621392726

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1235008.pdf](#)



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### **3.3. Significance of the heritage asset [stable block]**

- 2.2.1 The stables are now included in the list description [see 3.2 above] and are therefore Grade I listed.
- 2.2.2 The stables are an ancillary building that once served the former Quarr Abbey House that now forms the north range of Quarr Abbey.
- 2.2.3 Over time the function of the stable buildings has evolved to one where it is used to service the church buildings of the modern Abbey. The current uses of the stables include a visitor bookshop, accommodation, basic storage and as an informal entrance for deliveries of food and supplies to the kitchens and the administrative and support staff to the Abbey.
- 2.2.4 The proposed use[s] of the stable block will allow the building to continue to serve the Abbey.
- 2.2.5 The two-storey gabled entrance to the south range, the arched carriageway and the courtyard are the principal features of interest of the stable block.
- 2.2.6 The 20<sup>th</sup> century Bellot buildings have a greater significance than the 19<sup>th</sup> century stable block. However, the stable block is still of special interest and reflects the development of the site.

## **4. THE PROPOSED ALTERATIONS**

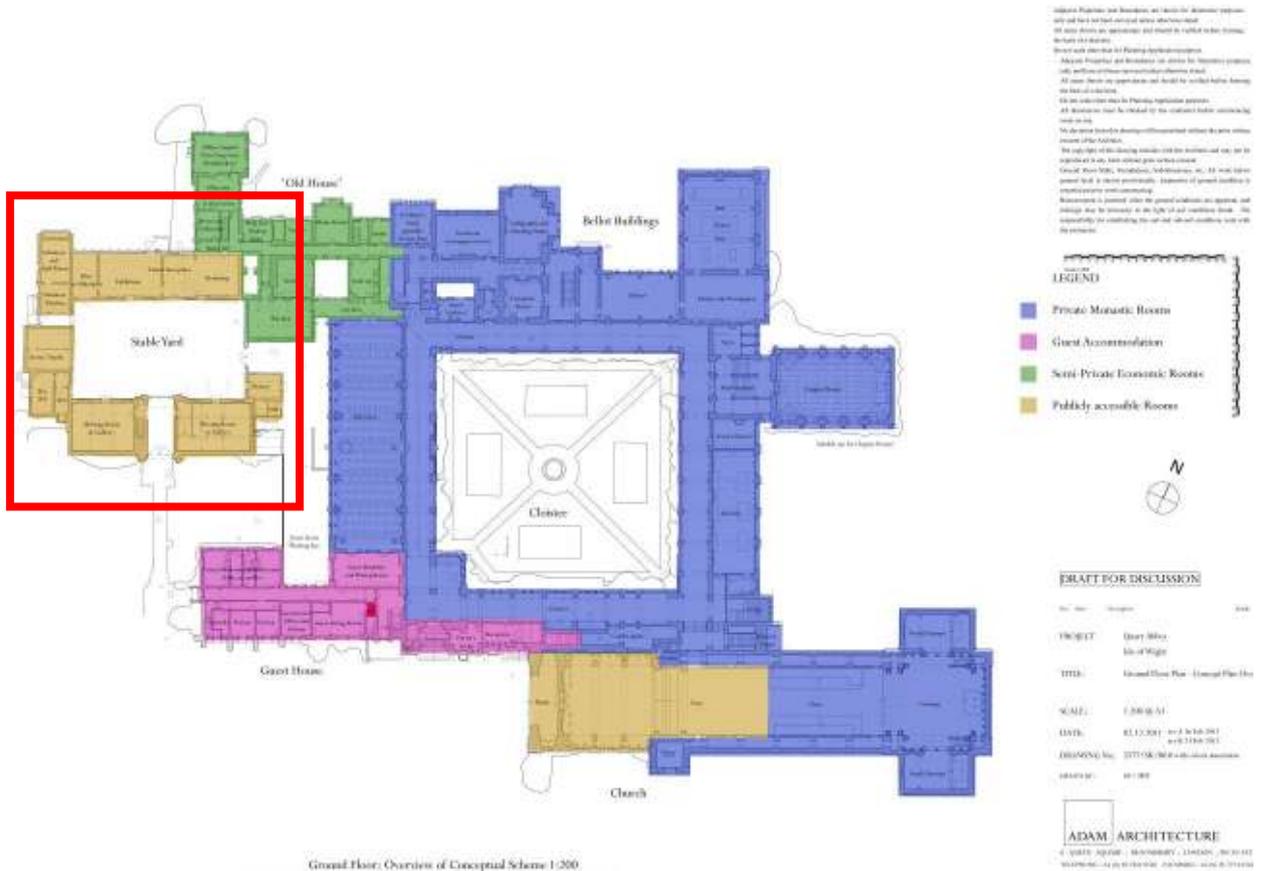
### **4.1. The proposed location of the Visitor Information Centre**

- 4.1.1. A number of potential locations have been explored with the Abbey community and HLF-funded project team for the siting of the Visitor Information Centre. The locations considered include:
  - a. Basement below refectory
  - b. Crypt
  - c. Bookbindery
  - d. Medieval Barn
  - e. Stable yard
  - f. New Building
- 4.1.2. The stables is the preferred location for the Visitor Information Centre as they are well placed for those arriving at the heart of the site, located directly opposite the tea room and adjacent to the main church entrance.
- 4.1.3. The courtyard has the potential to be an attractive public space, connecting new information and exhibition areas, the bookshop, art gallery, an education/meeting room and artist's or potter's studios. The courtyard itself could also contain outdoor educational materials and art or craft displays.
- 4.1.4. The stable yard is currently out of bounds to the public, poorly used and in a poor state of repair. Investment in these buildings would bring about a marked improvement in their condition and usefulness. Of the historic buildings on site, these buildings are rated as of least significance and are therefore more tolerant of adaptation and change than the Bellot buildings. The stables can accommodate the relatively modest alterations that would be required to achieve suitable accommodation and improved access without significant loss of fabric or character.

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- 4.1.5. An integral part of maximising the use of the stables is to bring the attic space to the south range into active use. The attic rooms above the current bookshop and gallery can be readily upgraded to accommodate a compatible use, such as studio space for local artists, utilising the existing stairs [subject to meeting access and escape requirements].
- 4.1.6. The stable yard is a good place to tell the story of the changes that have taken place at Quarr, being a relic of the Victorian country house which was retained as ancillary to the modern abbey.
- 4.1.7. The stable yard is comfortably removed from the monastic cells and church, and close to the kitchen, joinery shop and other working areas of the site – therefore modest increased noise levels in this area should not be disruptive to the monastic community.
- 4.1.8. The current and proposed use of the Abbey buildings makes the stables the most appropriate location for any increased level of public access on site and any associated intensification of use. The stables are sufficiently remote from the monastic buildings and the privacy of the Abbey community can be maintained. Refer to Fig 1.



**Fig 1: Overview of Conceptual Scheme [Drawing No. 5577/SK/06B – Adam Architecture]**  
The plan illustrates that the stables [within the red rectangle] are an appropriate location for the proposed Visitor Information Centre and general increased public access uses as they are physically separate and removed from the monastic use of the remaining Abbey buildings.

## 4.2. Details of the proposed alterations

- 4.2.1. Refer to Drawings: 5577 SK\_01 C, 577 SK\_02 C & 5577 SK\_03 B.
- 4.2.2. The need to strip and recover the roofs provides the opportunity to introduce an insulated "warm roof" above the stable block range. The walls and floors will also be insulated so that the stable can provide a comfortable and energy efficient building. Refer to Drawing No. 522/31.
- 4.2.3. The replacement of the dilapidated timber doors to the west courtyard elevation and the modern glazed doors to the north courtyard elevation with bespoke purpose made double-glazed half-glazed doors and screens. Refer to Drawings. 522/32, 522/42, 522/33 & 522/44.
- 4.2.4. Wherever possible the remaining external joinery will be repaired, or replaced, on a like-for-like basis using traditional carpentry details and profiles.

## 5. THE STATEMENT OF NEED

### 5.1. The Abbey Community

- 5.1.1. The problems facing the monastic community at the Abbey is recognised by the 2012 World Monument Watch, refer to 3.1:

The medieval ruins are in need of repair, as are the monastic buildings and surrounding infrastructure. Monastic life is fundamental to the living tradition of the complex, but the shrinking community of monks has been challenged by the maintenance of the abbey and its cultural resources. Increased awareness about the significance of the monastic complex and the surviving spiritual life within its walls will hopefully help garner support for the repair, maintenance, and management of the structures, as well as improve visitor facilities and public engagement. It may also shed new light on a problem faced by many historic religious institutions the world over, where thinning congregations and dwindling communities impact ways of life as well as the structures so integral to their practice.

- 5.1.2. The proposed improvement works to the stables, and changes in how the stables are used, are an integral part of the 'master-plan' for the site and buildings which includes the following:
- To balance the desires of the community to increase access for the general public with the community's need to maintain privacy and to maintain the contemplative nature of the Abbey and its surroundings.
  - To review the use of buildings across the estate and to identify where changes in use or to the buildings should be considered.
  - To explore the potential for the buildings to allow income-generating activity to sustain the estate and buildings.
  - To provide strategic direction to future projects and avoid potentially abortive building work or piecemeal development.
  - To enhance the overall setting of the listed building group for the benefit of the monastic community and visitors.
- 5.1.3. Without the ability to make considered adaptations and improvements the, highly significant, monastic community at Quarr will be put at increased risk.

## 5.2. Condition

5.2.1. The stables are in a poor and rapidly deteriorating condition.



The external fabric is in need of extensive repair, reflecting a history of inadequate levels of maintenance and repair and the age of the building. The repairs needed include:

- Recovering of roof slopes
- Strengthening and improved structural detailing to roof frames and walls
- Repair/replacement of stone copings
- Repair/replacement of external stone dressings
- Overhaul of the rainwater goods
- Overhaul of the external joinery

- 5.2.2. The stables have become of secondary importance; they are not open to the general public and are largely concealed behind the timber gates in the carriageway. Consequently, regular repair and maintenance has not been a priority for these buildings and there is a backlog of repair [5.2.1].
- 5.2.3. The most effective means of improving the condition of the stables is the creation of a new ancillary use, a Visitor Information Centre, that can actively serve and support the continued use of the Abbey.
- 5.2.4. The building needs to be brought back into full beneficial use to justify the capital expenditure needed to repair and improve the condition, and appearance, of the stables.
- 5.2.5. Without a new use the stables cannot be brought back into full beneficial use and the building will fall into further disrepair; making future repair unlikely and eventual loss almost certain.
- 5.2.6. The proposed alterations and change in how the stables are used justifies the proposed scheme as it will encourage continued active repair and maintenance of the stable building for the foreseeable future.

## **6. IMPACT OF THE PROPOSED ALTERATIONS**

- 6.1 The visual impact of the proposed alterations on the significance of the heritage asset is considered to be minimal; the intention of the proposed scheme is to retain the appearance and character of a Victorian stable courtyard.
- 6.2 Modern interventions, such as replacement windows and doors, will be honest in their appearance and performance – with the use of double-glazing – but respectful to surviving windows and doors in their scale and proportions.
- 6.3 The proposed work to the stables will be a positive impact, as it will assist in improving the condition, appearance and presentation of this building. The proposed works will be in an important step towards reinstating the stables as a fully functional ancillary building. This is in-keeping with the original design and use of the stables.
- 6.1.1. The proposed alterations are consistent with good conservation practice, as they are designed to maximise the retention of the historic fabric.
- 6.1.2. The proposal is a balanced and considered scheme that manages the process of change in a manner that allows an intensification of use of the stables, but in a compatible and sympathetic manner, that make the building fit for purpose and achieve a long-term beneficial use that can support the continued use of the Abbey – which is should be the role of an ancillary building such as a stable.

## **7. THE PROCESS OF CONSULTATION**

- 7.1 Representatives of the planning department of the local authority, Isle of Wight Council, visited Quarr Abbey on Monday 30<sup>th</sup> of January 2012 to discuss the proposed scheme to the site and buildings at Quarr with members of the project design team.
- 7.2 The works to the church were discussed with the Planning Officer, Stuart Van-Cuylenburg, and Lee Byrne [Principal Conservation Officer] and Julie Wilkins [Conservation Officer].
- 7.3 The officers of the Council were able to express that they “fully support the principle of the proposal” subject to the submission of detailed drawings.
- 7.4 Even though no specific objections were raised to the proposed alterations constructive comments were provided on the detailing of specific items; these comments have been taken into account in developing the scheme, for example:
- The promotion of low intensity use of the attic rooms to the south range rather than dormitory accommodation or other uses that would need to meet stringent controls and regulations, thus reducing conflicts between the conservation of the heritage asset and the need to comply with regulations.
  - Amending the design so that existing windows to the south courtyard elevation were not made into full height door openings.
  - That the provision of skylights reflect the position of the rafters; achieved by the proposed use of patent glazing systems rather than an ‘off the shelf’ units.

## **8. SUSTAINABILITY**

### **8.1. Wood-burning stoves**

The proposed scheme will incorporate the use of wood-burning stoves to provide background radiant heating and hot water for under-floor heating.

Underfloor heating will provide consistent low-level heating, rather than intermittent heating, this is a compatible and favourable means of heating older buildings and will contribute to the long-term preservation of the historic building fabric.

### **8.2. Energy saving measures**

The use of natural daylight to provide light and also maximise thermal gain, passive solar gain, with the use of half-glazed doors and screens and the introduction of a selective number of skylight windows to secondary roof slopes.

The provision of opening windows, roof lights and doors will enable natural ventilation to be maximised and controlled by the users of the building to adjust the internal environmental conditions.

The introduction of insulation to the roof, walls and floors of the heated spaces will reduce the levels of energy consumption once the building is in active use. The insulation provided will meet the minimum requirements of the Building Regulations, which will achieve a relatively high standard of performance for a historic building.

The proposed insulation details meet current Building Regulation [Part 1LB] standards applicable to refurbishments.

### **8.3. Material selection**

The materials selected to make improvements to the building will, wherever possible, be:

- Compatible with the performance of the historic building fabric;
- User friendly during the installation process;
- User friendly for those who visit and work in the building, with minimal toxins and potential health related problems.
- Will assist in providing a healthy internal environment, with improved temperature and humidity levels controlled by the building fabric; which will reduce the exposure of children and other visitors to potentially harmful mould growths.

### **8.4. Good custodianship**

Maximising the use of an existing building will improve the management of existing resources and as a result reduce the demands and impact on the environment.

The proposed adaptations and improvements will allow enable the monastic community to be better equipped to face the challenges ahead that threaten their continued use of Quarr.

The proposed alterations to the stables are part of a proactive programme of works ensure that the Abbey is sustainable in use, and sustainable in a physical and spiritual sense. This is good conservation in practice, of both the environment and the building.

### **8.5. Biodiversity**

- 8.5.1. The recommendations of the ecological report [Jonathan Cox Associates. February 2012] has identified the potential use of the stables by bats.
- 8.5.2. The impact of the proposed alterations will be significantly mitigated by working with the ecologist to ensure that habitat is not disturbed or lost. The proposed alterations provide opportunities for the continued presence by species of ecological importance and to create opportunities for new species to become established and enhance the biodiversity of the site.

## **9. ACCESSIBILITY**

- 9.1 The proposed work to the stables will provide access to a building that is not currently readily accessible.
- 9.2 The proposed works will confirm with building regulation requirements and will enhance the access and visitor experience.
- 9.3 The ground floor is to be designed to be a single level floor to minimise steps and gradients, making the 'Welcome' area and the adjacent rooms, in particular, readily accessible.
- 9.4 The internal floor levels will correspond with the resurfaced courtyard so that obstacles to access can be removed or at least mitigated.

## **10. REFERENCE DOCUMENTS**

- Summary of site-wide master-planning work. [Adam Architecture. February 2012].
- Overview of Conceptual Scheme [Drawing No. 5577/SK/06B. Adam Architecture. February 2012].
- Quarr Abbey Conservation Plan [Purcell Miller Tritton. March 2008].
- Ecological report [Jonathan Cox Associates. February 2012].

## 11. SUMMARY

- 11.1 The proposed scheme has been designed to 'work with the existing building' and therefore involves relatively minor alterations that do not detract from the appearance or character of the stable block.
- 11.2 The proposed use as a Visitor Information Centre will introduce the need for the building to provide an appropriate standard of accommodation that complies with modern day standards in respect of access, safety and energy conservation, as well as the expectations and requirements of the visitors to the Abbey. The proposed alterations and improvements will enable the stables to meet these standards, expectations and requirements without compromising the integrity of the building.
- 11.3 The proposed scheme will endeavour to ensure that good building conservation practice and environmental standards are fully adopted in the repair, improvements and associated works. These will include:
- Keeping the loss of historic fabric to a minimum.
  - The retention of the historic character of the building and its setting.
  - Services to be designed around the existing building fabric.
  - Landscaping to reflect previous schemes that recognises and retains the relationship of this building with the adjacent buildings and site.
- 11.4 The proposed change is an appropriate and positive response to a significant need; it is a solution that will help improve the visitor experience, manage visitors and make a positive contribution to the maintenance and upkeep of the Abbey buildings so that they can be passed onto future generations in a sound condition.
- 11.5 The proposed alterations are relatively minor and do not detract from the appearance or character of the stables or other buildings on the site, they are an integral part in providing long-term solutions to the future well-being of Quarr Abbey and its community.
- 11.6 In addition to the benefits to the building, the site and the Abbey community the proposed scheme also creates positive benefits for the wider community, as it enables and enhances the visitor experience of Quarr Abbey.
- 11.7 The benefits of the proposed change significantly outweigh the impacts on the appearance of the stables and the heritage asset in general.
- 11.8 The considered adaptations and improvements to the stables will help mitigate the threats and risks to the monastic community at Quarr and make a significant contribution to their continued presence at Quarr Abbey.
- 11.9 It is clear that the benefits of the proposed scheme significantly outweigh the impacts of the development.