

2 APRIL 2019

NYMNPA

02/04/2019



## DESIGN AND ACCESS STATEMENT

ERECTION OF EXTENSIONS TOGETHER WITH AN INCREASE IN RIDGE HEIGHT AND ALTERATIONS TO NORTH ELEVATION ROOFSCAPE TOGETHER WITH ASSOCIATED PARKING AND LANDSCAPING AT BRICKYARD COTTAGE, RAVENSCAR (FORMERLY ROCK HEAD)

FOR: MR & MRS M HOLLINGWORTH

Purposely left blank

## Contents

1. Introduction .....	4
2. Purpose of Statement .....	4
3. Planning History .....	4
4. Pre-Application Advice .....	5
5. The Site .....	5
6. Non-Designated Heritage Asset – Statement of Significance .....	8
7. The Proposal .....	13
8. Planning Policy Context.....	16
9. Conclusion.....	18

### Table of revisions

Rev/version no.	Date	Amendment details	Revision prepared by
01	01/04/2019	Client amends	CWP

Purposely left blank

## 1. Introduction

- 1.1 Cheryl Ward Planning has been appointed to submit a planning application in relation to the area outlined in red on the attached location plan at Brickyard Cottage, Robin Hood Road, Ravenscar (Formerly Rock Head), YO13 0ES.
- 1.2 The client has instructed that the property be refurbished, improved and extended in order that it can be brought up to modern living standards. It uses innovative design that is sympathetic to the local character and history of the site. The changes will allow the property to be occupied as a 'principle residence' taking advantage of the spectacular location.
- 1.3 The accompanying plans identify the site and its relationship to the landscape and a small traditional outbuilding close to the house.
- 1.4 The application is a householder application for planning permission under the Town and County Planning Act 1990.
- 1.5 This Statement is prepared by Cheryl Ward Planning who holds an MSc in Town Planning and is a Chartered Member of the Royal Town Planning Institute (RTPI) and associated ICN and NERN networks.

## 2. Purpose of Statement

- 2.1 The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. Its aim is to assist those assessing the application to understand the design and access rationale. In summary, it provides a structured way of describing the development proposal.

## 3. Planning History

- 3.1 A search of the Authority's online records reveals there is no planning history associated with the application site.
- 3.2 **NYM4/027/GD25** is an application to provide an overhead electricity line to bring in the supply of electricity to the house in September 1975.
- 3.3 The electricity pole lies to the east of the house approximately in line with the front of the house and could potentially be earmarked for removal and undergrounding of wires if the development is permitted.

## 4. Pre-Application Advice

- 4.1 The applicant first entered into pre-application discussions with the National Park Authority in January 2018 in respect of seeking guidance over which parts of the proposal may/may not require planning permission, the heritage status of the building and initial design considerations.
- 4.2 In March 2018 the applicant's commissioned a Historical Appraisal of Brickyard Cottage to inform an assessment of significance of the site and the building(s).
- 4.3 Further to this the National Park planning officers and building conservation team have subsequently confirmed that the property is not a designated heritage asset but some features (whilst not protected) are of notable interest.
- 4.4 The applicant has subsequently given careful consideration to the building's historic character and fabric and where possible features of interest have been preserved and form part of the scheme. These features are mentioned later in the Statement.
- 4.5 In turn the Authority has confirmed that the property benefits from permitted development rights as set out in Parts 1 and 2, Schedule 2 of the Town and Country Planning General Permitted Development Order 2015.
- 4.6 Utilising permitted development rights would only allow for works to take place at the rear of the cottage away from the seaward views which the applicant is seeking to make the most of. The applicants have therefore made the decision to apply for planning permission for a side extension (east) and involves works to the north elevation of the cottage where it will be easier to develop in respect of the ground levels and available spaces.
- 4.7 Further positive advice has been forthcoming from the Authority planning officers following a meeting in November 2018 and this has subsequently led to the proposal which is now put forward for consideration.

## 5. The Site

### Site context and surroundings

- 5.1 The application site is located in the North York Moors National Park and is located some 500 metres south west of Ravenscar on the east coastal hinterland.
- 5.2 Access is taken from Raven Hall Road and onto Robin Hood Road heading in a westerly direction. At the end of the public highway the road continues along a private track for approximately 320 metres and ceases at Brickyard Cottage which lies at the end of the track. The access does not serve any other property.
- 5.3 In a wider context the site is located 7.4 miles north of Scarborough and 6.2 miles south of Whitby and is within easy reach of the NYM Moors and east coast.

- 5.4 Brickyard Cottage sits between the historic alum works of High Peak and nearby Green Dike all of which are designated as Scheduled Ancient Monuments and are unaffected by the proposed development.
- 5.5 The area is well linked to a network of roads, footpaths (including the Cinder Trail) and cycle paths and bridleway ways. This means the site can be sustainably linked from one site to another without necessarily using a car.
- 5.6 Path No. 334017 and Path No. 334019 lie in close proximity to the application site however both are unaffected by the proposed development including during and after construction of the development.
- 5.7 The Historic Assessment confirms that from the earliest 1853 OS Map the property is recorded on the map although it is unnamed. By the 1892 edition it is identified as Rock Head and further 1910, 1926, 1952 mapping confirms the same. It is not clear when the name was changed to Brickyard Cottage.
- 5.8 The remainder of the Historical Assessment which accompanies the planning application provides an Analysis of the entire building (internal and external).

#### Local Landscape and Topography

- 5.9 The local landscape can be described as an area mixed with local quarries and former alum workings within the cliffs mined predominantly for ironstone and alum. The vegetation pattern and site characteristics is irregular, and the cliffs appear to have botanical interest with the local habitat consisting of dry heath, bracken, scrub, sand shingle and semi-natural deciduous woodland.
- 5.10 There are no trees present at the application site or close to Brickyard Cottage that would be affected by the proposed development.
- 5.11 The land is deeply incised with quarry edges nearby and winding watercourses that flow towards the sea and with the property being in a remote location this provides a sense of calm and tranquility.
- 5.12 The dwelling is built into the land and sits below the access road and is accessed via a set of steps to a level platform.
- 5.13 The property is one and a half storeys although there is evidence to show that there has been an increase in wall height explained in more detail in 3.2 of the accompanying Historical Assessment.
- 5.14 Boundary treatments are not a commonly found in the locality.

- 5.15 In summary, the area falls within the 'Coast and Coastal Hinterland' as defined in the Authorities 2003 Landscape Character Assessment. The landscape here is described as undulating or rolling coastal and coastal hinterland with characteristic coastal settlements and fishing villages crowded into tight cliff-foot locations or confined to narrow valleys where they meet the sea. Other deep valleys are frequently lined with deciduous woodland, which contrasts with the openness of the surrounding farmed landscape.
- 5.16 In planning terms the site is deemed to fall in the 'open countryside' which is defined as areas with no development, sporadic development or isolated buildings.

#### Geographic Information

- 5.17 Magic provides authoritative geographic information about the natural environment from across government. The information covers rural, urban, coastal and marine environments across Great Britain including the application site and is a reliable source of information.
- 5.18 It confirms that the majority of land to the south west (outside of the application site) is Registered Common Land and is a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA). These areas are outside of the applicant's control and would be unaffected by the proposed development.
- 5.19 The woodland closest to the application site doesn't comprise ancient woodland however it is noted as an area where woodland improvement could take place but is of a 'lower spatial priority'.
- 5.20 Snipe, Curlew and other farm birds can be found to exist in the locality.

#### Flood Risk

- 5.21 The Governments long term flood risk information database shows the application site at extremely low risk from flooding from sea, surface water and reservoirs. A flood risk assessment is not deemed to be necessary in this instance.



## 6. Non-Designated Heritage Asset – Statement of Significance

- 6.1 The application site and property are deemed to be a non-designated heritage asset by the NYM National Park, and this is required to be taken into account during the householder application.
- 6.2 Whilst it is confirmed that Brickyard Cottage is not historically significant the purpose of the 'Statement of Significance' is to describe the justification for a low impact, modern scheme where it is proportionately relevant as set out in the NPPF and local planning policies.
- 6.3 In common with the host building the scheme is not aimed at dominating the landscape but instead aims to be compatible with the host building, will function well and add to the overall quality of the area for the lifetime of the development.
- 6.4 This short assessment should help to inform the planning process and provide an assessment of impact on the character of the non-designated heritage asset.
- 6.5 The Statement incorporates building conservation measures to retain parts of the outbuilding and features that have been identified throughout the Historical Assessment and the Building Conservation Officers review of the building. It provides a record of the elements of the building that are to be retained.
- 6.6 Paragraph 197 of NPPF2 states that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the asset in a manner that it proportionate to their importance.

### Internally

- 6.7 The original ground floor plan is important, and the majority of the g/f plan format will remain in-tact with respect to the cellular and compartmental form acknowledged. Internally some new openings are planned between rooms to allow for circulation space and for the accommodation to flow succinctly otherwise rooms sizes will remain the same.
- 6.8 The original (end) store is to become a ground floor bedroom with a new opening to access the central room of the house. This will house a new staircase and w.c. facility. A further opening in the north elevation will provide access to the extended bathroom located at the north west corner of the house.
- 6.9 Moving through the original dwelling, the central ground floor room is currently used as a bedroom and contains an early 20<sup>th</sup> century replica of an Ingleneuk fireplace. This is to be removed as part of the proposal and will become a functional area providing circulation space and access to the first floor and the remainder of the ground floor.

- 6.10 The living room will remain a living room making use of the existing openings. Following inspection, the staircase which occupies the south east corner of the room and takes up a majority part of the room is to be removed. Its condition appears to be a relatively recent addition and the exceptionally narrow steps and passage are unlikely to pass building regulation standards. Removal of the staircase will make way for a doorway through the south east corner and end gable of the house.
- 6.11 At the rear (south) an existing window will be made into a doorway off the half landing to provide an external access direct to the car parking area proposed for the south side of the house.
- 6.12 At first floor the original cellular plan form is also important and will remain virtually in-tact. From right to left, the current void will be utilised to provide a first-floor bedroom, the central area the room will become a functional space to gain access to the bedrooms at either end of the house together with a small w.c. facility.
- 6.13 An existing large flat roof dormer which currently spans both upper floor rooms is to be removed and two sets of rooflights will provide access to a new flat roof area over the existing kitchen.
- 6.14 The roof is to be raised by a good course of stone and the north elevation walling will be reinstated following the removal of the lean-to roof. The chimney breast which rests on a metal sheet just above first floor level is to be removed and a doorway created to a small snug area.
- 6.15 There is to be a void over the main body of the side extension.

#### Exterior of the Building

- 6.16 There is no principle facade or architectural orientation to the building which is built over one and half storeys. It is generally of coursed oblong sandstone pointed with cement mortar with evidence of occasional rough tooling and a noticeable fillet of brickwork where the south elevation wall has been increased. In some places the rough stone and pointing is of poor quality particularly where alterations and changes have been made however despite its cliff location has not suffered badly from corrosion of the stone/brickwork.
- 6.17 The property will benefit from repointing throughout in a lime-based mortar mix.
- 6.18 Other than a small serviceable outbuilding which is to be fully retained in situ there is little in the way notable external features and whilst the building takes on a vernacular and traditional, possibly even agricultural form it is of no architectural or historical significance.
- 6.19 That said, the applicant is keen to ensure that any future development of the property is well considered in conjunction with the Authority and is sympathetic and subservient to the host building and its surroundings (albeit a stand-alone property).

### Heritage Significance

- 6.20 The dwelling is of typical stature of buildings in the area and was probably constructed in the early eighteenth century as a field barn and has evolved from there.
- 6.21 The building has experienced some change in its history namely an increase in height, a mix match of stonework of varying type and size, later chimney stacks, additional openings and blocking up of others, poor quality pointing and water tabling possibly been added at a later date.
- 6.22 The 1892 OS Map names the building as Rock Head, potentially a connection to the nearby alum quarries. Given the property was worthy of a name, is likely to mean it had by then become a dwelling.



Fig 1. – Source: National Library of Scotland, OS One Inch, 1885 – 1900

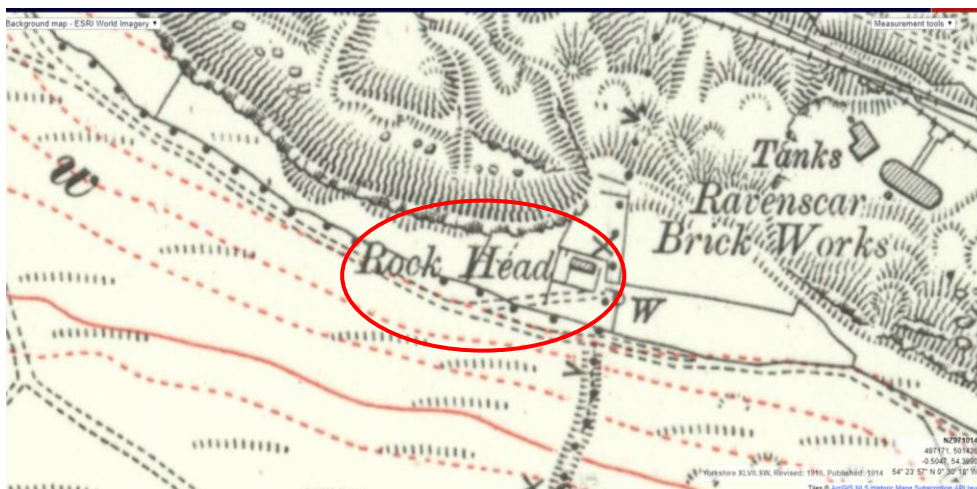


Fig 2. – Source: National Library of Scotland, OS Six Inch, 1888 – 1913

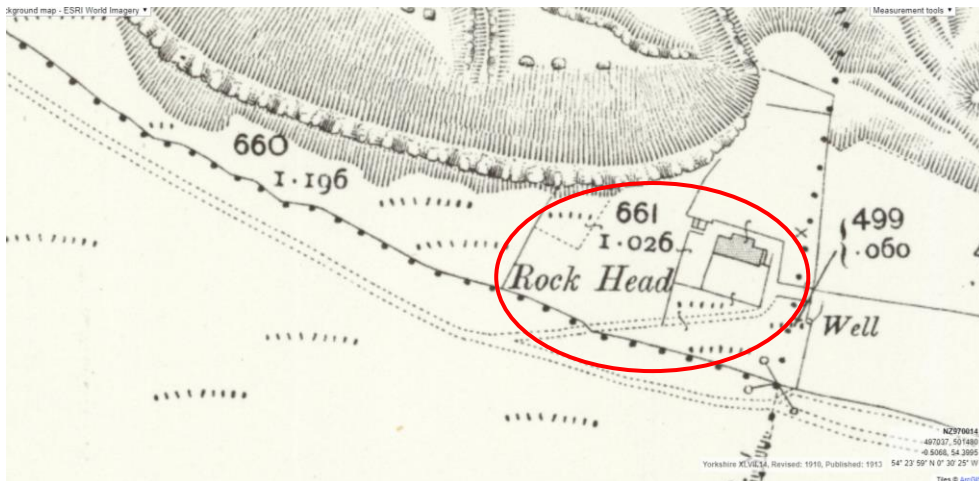


Fig 3. – Source: National Library of Scotland, OS 25 Inch, 1892 - 1914

### Assessment of Impact

6.23 The proposal seeks to retain Brickyard Cottage in its entirety together with:

- existing entry points to remain in the same position
- repointing of the original cottage (poor quality pointing will be racked out and improved)
- new rainwater goods to protect the original and new parts of the structure will ensure its long-term conservation from water ingress and penetration
- removal of large flat roof dormer window and restoration of original roofscape
- removal of lean-to roof to north elevation to allow original coursed stonework to be reinstated and revealed
- improved site drainage to protect existing and proposed structure and sub bases
- window to stonework ratio to be realigned and rebalanced
- consolidation of north elevation ad hoc extensions with simplified footprint
- an extension which is stepped down at ridge and eaves level in line with Part 2, Design Guide

### Proactive Mitigation Strategy

6.24 Allowing the building to evolve is essential for its continued use. Paragraph 127 of NPPF states that decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
- is visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- are sympathetic to the local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change (such as increased densities)
- establish a strong sense of place, using the arrangement of spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

### Elements to be retained

- 6.25 The applicant is committed to recording elements of the proposal together with any findings to help inform the past and ensure the buildings long term conservation is upheld.
- 6.26 Allowing the building to evolve will allow a new chapter to commence and with that it is proposed that the following internal features are to be retained:
- stonework of the fireplace in the original living room,
  - stone step and old door that lead from the porch into the living room and
  - the stone floor trough that will be in the ground floor bedroom

### Heritage Conclusion

- 6.27 In line with NPPF2, protection of the setting of heritage assets need not prevent change. Historic England, Good Practice Advice in Planning 3 advises ‘indeed change may be positive, for instance where the setting has been compromised by poor development. Many places are within the setting of a heritage asset and are subject to some degree of change over time’.
- 6.28 NPPF2 policies, together with guidance on their implementation in the Planning Policy Guidance (PPG) provide the framework for the consideration of change affecting the setting of designated heritage assets.



Fig 4. – Brickyard Cottage and landscape topography



Fig 5. – Stone trough in store



## 7. The Proposal

- 7.1 Development Policy 19 and Part 2 of the Design Guide (Extensions and Alterations to Dwelling) have been used to inform the proposal together with the applicant's design brief in response to the scale, form, character and massing of the existing building.
- 7.2 The primary purpose of the development is to provide a larger, more functional and flexible kitchen and dining space at ground floor level along with a master bedroom and usable guest rooms at first floor level as well as usable outside space, including a vehicle parking area.
- 7.3 Entering along the access track, the south elevation and east gable end of the house together with the northerly (seaward) views are revealed. This feels like the back of the house and there are little openings. It is not clear where the principle elevation and the main entrance are. In this respect, the design proposal aims to keep this part of the house sympathetic and quiet.
- 7.4 The site generally consists of a split curtilage with the access ceasing at a much higher level than the cottage which sits at a lower level on the coastal plateau below. The north (seaward) elevation is the sites greatest asset and as such, the existing dwelling does not take advantage of this either from inside or outside the dwelling.
- 7.5 An existing telegraph pole bringing electricity to the cottage occupies a position to the east of the house. The closer the extension can be sited to the pole the more likely the opportunity to lose the pole for good and underground the wires via a short distance to the extended part of the dwelling.
- 7.6 The size of the existing building as a whole is modest in scale and lacks functional requirements and presents many constraints to modern family life.
- 7.7 To provide the required space it is proposed to introduce a side extension to the east gable of the house and increase the roof height by a marginal amount but enough to provide sufficient headspace at first floor level.

### Design Concept

- 7.8 Given the number of alterations and additions already carried out to the existing building it has been necessary to carry out research using historical OS Maps to gauge the development history of the property and to provide an understanding of the building's formal hierarchy.
- 7.9 It is thought that the building originated as a field barn or as a building concerned with the local alum mine and works carried out at Ravenscar. The building uses traditional methods of construction and materials (a distinct variety) within the walls and chimneys both inside and outside of the building. The building is of a local vernacular type.

- 7.10 The proposed extension occupies the site of a former building (evidence of a concrete pad/foundation) off the east gable end which appears the most logical in terms of site functionality. The reasons are twofold:
- the site is available and vacant and
  - makes use of an open space to take advantage of the sites best asset which is the northerly seaward views without taking away anyone else's view or changing the landscape vista
- 7.11 The side extension is single storey and measures 7.5 metres long and 4.57 metres wide. The length is commensurate with the long house style exhibited in the existing cottage and with this it would fall in close proximity to the nearby electricity pole. The ridge and eaves height are lower than that of the host building.
- 7.12 The structure is designed to be lightweight so that the host building remains the dominant form. The materials chosen for the extension consist of horizontal timber boarding and a standing seam zinc roof.
- 7.13 The design introduces large areas of glazing to the north elevation for the reasons given above. Windows are to be powder coated aluminium frames and set in a deep reveal.
- 7.14 To the remainder of the front elevation is to be remodelled in a way that provides a much better stonework to window ratio, windows that will allow the important views from inside the property, currently the windows are too low to take a proper view, albeit in a simple and traditional form in a deep reveal.
- 7.15 The changes to the front elevation make use of the existing lean-to projecting element but don't encroach beyond the existing building line. The existing lean-to roof will be lost to form a flat roof and reveal the stonework of the main elevation behind.
- 7.16 With the north elevation well screened from view there is a unique opportunity to make use of the space on the flat roof which will have access from the two first floor bedrooms. A non-reflective glass balustrade will provide a transparent protective edge still allowing views of the north facade.
- 7.17 A modest cantilevered canopy is proposed over what remains the main entrance to the house.
- 7.18 To the west gable, a first-floor window is to be adapted to create a deep reveal feature window using the apex of the roof to cast a shape and glazing bars which cleverly create a vertical line with the glazed door below and a retained element of blank space to the right-hand side.
- 7.19 The south elevation continues to be played down with few openings but provides a connection to the parking area created at the rear on scrub land which serves little purpose. A direct link from the parking area to the house provides a more sheltered access route during inclement weather.
- 7.20 The proposal aims to use traditional architectural forms in a contemporary manner to establish a strong dialogue between that which is new and that which is old.

- 7.21 With respect to materials it is proposed that a blend of traditional and contemporary materials will create a strong compatibility between the new elements and the existing building.
- 7.22 The materials used generally reflect the underlying geology of the area which accounts for the prevalence of sandstone, with the occasional use of brick (chimneys) and timber cladding associated with agricultural buildings.

#### Landscaping

- 7.23 The land within the curtilage directly behind the cottage (south) is to be re-configured to provide much needed parking space for users of the cottage and visitors. A small area will be created to allow 2/3 cars to park close to the house preventing the need for vehicle parking on the existing track where parking, turning and manoeuvring is severely restricted.

#### Access

- 7.24 Vehicle access to and from the site via the existing track will remain unchanged. Accessing the site for the purposes of the proposal does not pose a constraint to the development or other road users.



## 8. Planning Policy Context

### Planning and Compulsory Purchase Act 2004

- 8.1 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. It carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a led system of development control.
- 8.2 Under section 70(0) of the 1990 Act and section 38 (6) of the 2004 Act, the determination of planning applications must be in accordance with the approved Development Plan unless material considerations indicate otherwise.

### National Planning Policy (NPPF) (2012)

- 8.3 National planning policy is set out in the National Planning Policy Framework (NPPF) which was published in July 2018. It provides a framework within which regional and local policy is set. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.
- 8.4 Paragraph 7 of the recently published NPPF states that ‘at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs’.
- 8.5 Paragraph 8 of the NPPF states that ‘achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways’ (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) an economic objective
  - b) a social objective
  - c) an environmental objective
- 8.6 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay or where there are no development plan policies, or the policies which are most important for determining application are out-of-date, granting permission unless:
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 8.7 Paragraph 38 of the NPPF advises that ‘local planning authorities should approach decisions on proposed development in a positive and creative way .... to secure developments that will improve the economic, social and environmental conditions of the area’.
- 8.8 Paragraph 131 of the NPPF states that ‘in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings’.
- 8.9 In addition to the above, paragraph 172 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.

North York Moors National Park Authority – Core Strategy and Development Policies (2008)

- 8.10 The Core Strategy and Development Policies document sets out the policies which guide where new development will take place in the NYM National Park and to determine planning applications.
- 8.11 The Core Strategy and Development Policies was adopted in November 2008 and is nearing its term for providing up to date planning policy. The Strategy works in conformity with the National Planning Policy Framework (NPPF), referenced above.
- 8.12 An overall summary of National and local planning policies considered relevant to the case are summarised in the table below:

DOCUMENT	POLICIES AND DENOTATION
National Planning Policy	
National Planning Policy Framework (NPPF) (2018)	Paragraphs 2, 7, 8, 10, 11, 38, 39, 127, 171, 172, 197, 198
Local Development Plan in force	
NYM Local Development Framework (2008)	Core Policy A – Delivering National Park Purposes and Sustainable Development Development Policy 3 – Design Development Policy 19 – Householder Development
Supplementary Planning Documents	Design Guide, Part 1 – General Principles Design Guide, Part 2 – Extensions and Alterations to Dwellings

## 9. Conclusion

- 9.1 The proposal has been developed in respect to the applicant's design brief and in direct response to the history, siting, orientation, layout and density of the existing dwelling and the constraints and opportunities of the site.
- 9.2 The applicant has engaged in pre-application discussions with NYM Officers and taken on board useful advice which secures a reduction in overall length of the side extension (originating with a longer length) and changes to windows to give more of a vertical emphasis.
- 9.3 The proposal offers an element of planning gain with the removal of an incongruous north elevation dormer which dominates the roofscape of the dwelling and the architectural integrity of the building which its removal will restore.
- 9.4 The proposal seeks to reinforce the understanding of the existing dwelling and utilises the spaces within the existing buildings footprint and other features of the site that contribute to the character and quality of the dwelling and connections with the local environment.
- 9.5 The development will allow the dwelling to evolve and a new planning chapter to commence in the history of the site which will be recorded for future use.
- 9.6 The proposal is visually attractive, yet simple, as a result of good architecture and uses the space, layout and appropriate and effective landscaping to optimise the potential of the site to accommodate and sustain an appropriate amount of mix of development with an appropriate and innovative design.
- 9.7 The proposals have been developed in line with local and national planning policies in particularly Development Policy 3 and Development Policy 19 of the NYM Core Strategy and Development Plan Documents. The development exhibits a scheme that is intended to be natural and authentic and subservient to the existing building and does not compromise its character or the landscape setting.



## Cheryl Ward Planning

Offering a high quality, technical and locally focused Planning and Development Consultancy service. With a pragmatic and conscientious approach to all projects our core aim is to achieve the best possible outcome for our clients.

Accompanied by an in-depth knowledge of the local area and a deep-rooted understanding of local authority planning requirements the business is well equipped to deal with all-encompassing planning matters specialising in planning applications (all types) – town and rural i.e. residential, rural and equine planning projects whether it be traditional or contemporary in design.

Our planning services are continually developing to keep up with the changing dynamics of the UK planning system. This helps to widen our knowledge so that our clients are furnished with the most up to date planning criteria.

Operating to a multidisciplinary approach means we are accomplished at working with a range of stakeholders including private individuals, Estate Directors, farmers, land owners, private and public organisations/groups, Parish Councils, other professionals, clients and applicants.

Our services include:

- Pre and post planning advice
  - Appraising sites for development potential
  - Agricultural and Forestry Notifications
  - Planning Supporting Statements
  - Discharge planning conditions
  - Check and send service – Cheryl Ward Planning can check forms, plans and other documents etc to make sure your application will be validated by the Council. Finally, we will submit your application via the Planning Portal on your behalf.
- Planning Enquiries
  - Planning Applications (all types)
  - Design and Access Statements
  - Variations/amendments to planning approvals
  - Prepare and submit planning appeals

NYM Moors, Yorkshire Dales, Whitby, Scarborough, Ryedale, Hambleton, Redcar and Cleveland, Selby, Wolds, North Lincolnshire, North East

5 Valley View, Ampleforth, York, YO62 4DQ

## Brickyard Cottage

This assessment of historic fabric has been carried out in order to inform an assessment of significance of Brickyard Cottage, Robin Hood Lane, Ravenscar. Site fieldwork to record historic fabric and assessment of apparent changes provides some illustration of the possible evolution of the building.

### 1.0 Introduction

1.1 Brickyard Cottage is a remote vernacular two storey building of indeterminate construction date, which has been subject to significant change since originally built. Of a simple linear planform with an extension on the northern elevation overlooking the North Sea, the house is built on the coastal slope with the southern elevation facing a steep bank.

### 2.0 Site Description

2.1 Located within the North York Moors National Park, Brickyard Cottage sits between the historic alum workings of High Peak, designated as Scheduled Ancient Monuments. Accessed by a track from Robin Hood Lane, the cottage is within the vicinity of a number of other heritage assets including the GII listed Crag Hall Farm (of a plan derived from a longhouse) and nearby Green Dike, also a Scheduled Ancient Monument.

2.2 From the earliest 1853 OS map the property is unnamed. By the 1892 edition it is identified as Rock Head, with the same name recorded on the 1910, 1926 and 1952 editions. It is not clear when the name was changed to Brickyard Cottage.

### 3.0 Analysis

3.1 The entire building, consisting of the principal part of the house and northern extension, was inspected externally and internally. There is no obvious principal facade and the elevations are identified by the directions they face.

#### Exterior

##### Northern Elevation

3.2 The wall forming the main part of the house is generally of coursed oblong sandstone pointed with cement mortar with occasional evidence of rough diagonal tooling, a form of decoration typical of the 17th century (RCHME 1987, 206). Courses tend to diminish in height upwards and a break just below eaves height, where larger more regular blocks have been used to increase the wall height, is evident. This wall has one timber casement window of recent origin. Immediately adjacent and partially obliterated by that window are straight joints with a lintel, possibly indicating an earlier small aperture (Fig. 1).





**Fig 1 - Northern elevation showing possible filled aperture. Note the more regular and larger blocks on the top course of masonry**

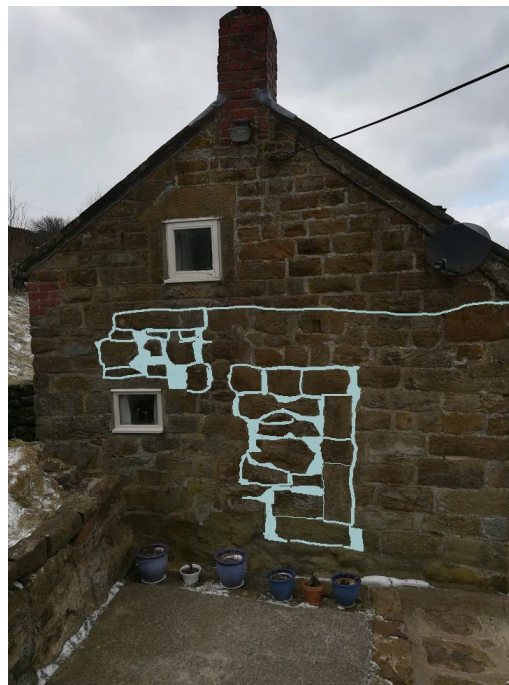
- 3.3 The wall forming the northern elevation of the extension is of large, square, rock faced sandstone blocks but with some random coursing, possibly in an attempt to replicate the less regular coursing of the original part of the house. The extension is unlikely to be bonded to the earlier northern wall, although the join is obscured by extensive use of cement mortar (Fig. 2). At the eastern end the extension narrows and is rendered so building materials are thus unknown. The extension contains three timber casement windows of recent origin.



**Fig 2 - Extension meeting northern elevation**

## **Eastern Elevation**

- 3.4 The eastern elevation, forming a gable end, is constructed of a mix of sandstone blocks and roughly shaped sandstone rubble, pointed with cement throughout. Above eaves level the coursing becomes more regular. Centrally at ground level a distinct long straight vertical joint, separated by ill fitting rubble in-fill from another less traceable but possible straight joint, together with a large roughly tooled block at the bottom with a 3 piece flat arch lintel at the top, appears to indicate a former doorway (Fig. 3). A block above this possible doorway appears to have had a peg hole cut into its face. Nearby to the left and above is a smaller amount of disturbed masonry with significant cement fill and an apparent masonry lintel, possibly indicating a former aperture (Fig. 3).
- 3.5 The peak of the gable features a chimney stack constructed of engineering brick and engineering brick is also visible at eaves height on the southern gable corner, both of which most likely date from the early to mid 20th century, being sourced from the nearby Whitakers brick works which operated from 1900 until the 1930's. This elevation features two small square windows, one at ground floor level and another at first floor level. The upper window is bordered by narrow vertical stones each side and the lintel appears to be a re-purposed kneeler, turned upside down and with scutched tooling.
- 3.6 At the base of this wall is a single course of larger but irregular blocks mixed with smaller stones. It has been stated anecdotally that the ground level surrounding the house was lowered in the 1980's and the lowest visible blocks are likely to constitute the base course.



**Fig 3 - Eastern elevation showing filled apertures and building break indicating rebuilding of gable**

## **Southern Elevation**

- 3.7 Constructed of coursed oblong sandstone of similar characteristics to the visible sections of the northern elevation where unobscured by the extension. Some stones also display rough diagonal tooling in common with the northern exterior wall.
- 3.8 Towards the eastern end of this elevation is an apparent infilled aperture, demarcated by a solid lintel and two vertical stones, infilled by 3 smaller stones (Fig. 4). Whilst the entire elevation is pointed with cement mortar the mix used for the infill appears lighter and smoother and may therefore be more recent than the rest of the re-pointing.
- 3.9 This elevation has two windows, both recent timber casements with single masonry lintels above. Next to each are signs of recent stone repair and fill. Immediately to the left and upwards of the westernmost window a stone cill and lintel are present with a single large square block in between. Adjoining the square block are two smaller stones and a straight joint, indicating another possible earlier aperture (Fig. 4).
- 3.10 Towards the western end is a distinct straight joint in line with an interior wall (Fig. 4). This joint must signify a break in construction phasing with the last third of the length of this elevation being a later extension. Masonry coursing is slightly more irregular and the stones themselves are also less defined in shape and generally smaller. That pattern continues towards the western gable, where the end of the southern elevation contains large squared sandstone blocks in contrast to those used elsewhere in this elevation. In the upper half of this later extension are two protruding stones of an unknown function.
- 3.11 This entire elevation is noticeable for the use of engineering brick to raise the eaves height. Of a minimum of 4 courses depth going to a maximum of 6, as well as obviously indicating that the roof height has been raised the bricks also indicate that the building perhaps originally reduced in height towards the west.



**Fig 4 - Southern elevation showing likely filled apertures, break in building line and insertion of bricks at eaves level**

## **Western Elevation**



- 3.12 Constructed mainly of rock faced coursed rubble, with a similar organisation to that seen on the extended end of the southern elevation, both of which are likely to have been rebuilt simultaneously. Although coursed, smaller infill stones are used in places and the bond is not always regular. At the corner joining the southern elevation large squared blocks have been used giving the impression of quoin stones. Some of these large stones at the corner, along with others seen within this elevation, show rough diagonal tooling and may thus predate those used for the majority of the wall, possibly having been re-used from elsewhere.
- 3.13 The engineering bricks seen on the southern elevation wrap around on to this elevation and at eaves height show a slight corballed chamfer. At the join with the sandstone there is a short straight joint giving the impression of an earlier narrower roof slope. Although there are no other noticeable indications of alterations on the exterior of this elevation, an inspection of the interior as described in paragraph 3.29 indicates that this exterior wall was rebuilt when the roof height was raised.
- 3.14 A single central non opening timber window of indeterminate age with no solid lintel above is present approximately at eaves height. Below is a door with timber frame but no lintel visible.

### **Roof**

- 3.15 The roofs, including that of the extension, are pantiled throughout. Stone ridge tiles top the main roof.. The eastern gable has sandstone copings which are absent from the western gable. Pierced by two brick chimney stacks with clay pots and lead flashing. The northern roof slope features a flat roofed dormer window with lead flashing beneath. Guttering is plastic throughout supported by non-historic rise and fall brackets.

### **Interior**

- 3.16 The cottage consists of two principal ground floor rooms and, at the western end, a probable former byre that cannot be accessed from the main house. The extension contains a narrow kitchen and small bathroom / w/c . The ground floor is quarry tiled throughout, likely to be resting on a concrete floor. The upstairs consists of two rooms in the roofspace.
- 3.17 **Kitchen and bathroom**  
The extension itself contains no historic features although access to the house is provided by a low door. The northern elevation forms the dividing wall between the kitchen and living room but is covered with thick coats of masonry paint thus obscuring any possible features.

- 3.18 **Living Room**

The living room is notable chiefly for a sandstone fireplace which is of large sandstone blocks of varying regularity and shape. Thick cement mortar joints are apparent, some of which contain broken tiles to mimic "tile repair" techniques. The masonry appears to have been covered with a resinous varnish type substance which has imparted a semi-gloss sheen to the masonry. At mantle level is a row of apparently handmade brick supported on a cast iron plate. The stones forming the sides of the chimney breast contain wide distinct herringbone dressing and remnants of limewash in pink, white and ochre, indicating that the stones may have originally been sourced from a part of an external wall. The appearance of the fireplace and breast give the impression of a recent pastiche structure.

3.19 The ceiling consists of machine cut chamfered lateral joists with tongue and groove floorboards visible above. There is also a single longitudinal joist towards the southern end of the room which may be decorative rather than structural. At the northern wall the joists rest on a large timber which itself appears to be supported by the lateral walls.

3.20 The wall dividing this room from the next is of thick masonry with a twisted timber lintel similar to those seen in many historic rustic buildings, although the wood has been treated with the same substance as the fireplace giving a plastic like finish. Behind that timber the doorway height reduces with what appears to be a masonry lintel but is in fact hollow and appears to have been installed to lend a rustic appearance to the interior.

### 3.21 **Ground Floor Bedroom**

The doorway mentioned in 3.20 leads to another ground floor room currently used as a bedroom. The floor drops by a small amount, a change in levels that can possibly be traced in the southern elevation as mentioned in paragraph 3.11. This room contains an ingleneuk style fireplace of handmade brick and sandstone blocks. In a similar style to the fireplace found in the living room, this construction also has wide joints of cement mortar and appears to be a pastiche representation of a rural hearth. However, within the ingleneuk is a smaller fireplace and, although the building materials are unknown due to thick coats of masonry paint, its diminutive size means it is likely to be of engineering brick and thus possibly an early 20th century intervention.

### 3.22 **Staircase**

Accessed from the living room is a spiral staircase with risers and treads constructed of machine cut tongue and groove, which by its condition appears to be relatively recent. The rear of the stairs cannot be seen due to a hollow treatment applied to give the appearance of masonry. The entrance to the stairway is framed by a timber door frame with small hinges still apparent but no door. The frame is now filled with a recent steel gate.

### 3.23 **First floor**

The easternmost room has machine cut timber tongue and groove floorboards and is pierced by the chimney breast from below. The chimney breast rests on a metal, probably cast iron, sheet just above floor level. The breast itself is of sandstone blocks of similar characteristics to the breast and fireplace on the ground floor. The internal wall of the southern elevation is clearly stepped, illustrating a difference in thickness between the sandstone and upper courses of brick (Fig. 5).



**Fig 5 - Stepped internal southern wall showing differing thickness of brick and stone courses**

3.24 Roof rafters are not visible being covered by tongue and groove boarding but the purlins protrude into the room, which appear to be machine cut timbers and the entire roof structure is likely to date from the early 20th century, having been erected when the walls were raised. However, adjacent to the eastern gable and obscured by plasterboard is evidence of a lower roofing timber which aligns with the lower oblique walls, and is likely to be a remnant of the previous roof structure. This room also contains half a flat roofed dormer, the other half being in the adjacent room.

3.25 Divided by a thick masonry wall, a low doorway with a thin timber lintel provides access to the next room. The door is of rustic batten construction and appears to be historic. The dividing wall shows an angled protuberance that indicates an earlier lower roof slope (Fig. 6).



**Fig 6 - Indication of earlier roof slope in dividing wall**

3.26 The adjoining room contains a brick built chimney breast pointed with cement mortar. The bricks appear to be historic and handmade. While the bricks may pre-date the

engineering bricks seen on the outside walls, this is more likely to indicate the chimney breast is a recent intervention built from salvaged materials as the stack above is of engineering brick and thus an earlier breast, probably built of engineering brick, is likely to have been present.

3.27 Immediately to the right of the chimney breast is a small alcove reminiscent of a blocked up window, partially filled in a rustic manner in the relatively recent past. There also appears some evidence for an aperture in a similar location when viewing the far side of the wall, discussed in paragraph 3.28.

### 3.28 **Former byre**

The westernmost room runs from ground floor to roof height and can only be accessed externally. The interior walls are untreated and a number of features can be seen. Set into the northern wall is a stone feed trough and set into the dividing wall between the byre and house are some sawn off timber remains, likely to be evidence of stalls. Further up is evidence of straight joints and the possibility of an aperture (Fig. 7). The walls themselves show evidence of limewash both white and pink, although much of the stonework has been subject to clumsy cement pointing.



**Fig 7 - Possible former aperture in former gable end, within byre**

3.29 High up the gable wall sits the window mentioned in para 3.14, which is within the outer leaf of the wall. The inner leaf is host to an unshaped timber lintel and the exterior is supported by a recent *Catnic* steel lintel. The timber lintel may be one of perhaps two earlier lintels as the wall itself does not show evidence of being single leaf, evidenced by the depth of the block work seen in the window reveal. This interior wall also shows evidence of the earlier roof slope as mentioned in para 3.25 with the raised gable visible above (Fig. 8). The roof timbers are clearly visible and appear machine cut, the rafters and purlins which likely to be contemporary with the rest of the roof structure.



**Fig 8 - Evidence of earlier roof slope in western gable**

#### **4.0 Interpretation**

- 4.1 The floorplan of the cottage is strongly reminiscent of the longhouse typology, although the location seems an unlikely site to choose as a dwelling being built into a northward facing slope screened from the south. Whilst in a remote and inhospitable location, there is however evidence for workers cottages being sited near to the alum works separate from established settlements (Harrison 2002, 318 ).
- 4.2 The dimensions also reflect the typology of excavated longhouses as illustrated and described by Grenville (1997, 140) Jarrett & Wrathmell (1977, 108), Wrathmell (1984, 31) and Harrison (1991) which evolved into a hearth passage layout as described by Harrison & Hutton (1984). That, along with the presence of the dividing walls appearing to separate the byre from the forehouse certainly seem to point in the direction of that most traditional North Yorkshire farmhouse layouts (RCHME 1987), albeit missing any visible remains of wall representing a hearth or cross passage.
- 4.2 However, an analysis of the building shows reason to rule out such a conclusion. The three room planform is only arrived at as a result of later additions, namely the western extension, and the presence of infilled apertures at varying levels suggest departures from the established typologies. For example, the former doorway in the eastern gable (Fig. 3) is at odds with the established cross passage opening.
- 4.3 The height of apparent infilled apertures, two or possibly three of which are found at higher levels, with others seen at lower levels, is also unexpected in a true longhouse. It must be acknowledged that later development of the longhouse saw the introduction of second storeys, although there is no evidence to indicate the height of the cottage has been increased before the introduction of engineering bricks into the walls.
- 4.4 Another key piece of evidence to identify a longhouse is the position of the fireplace, or hearth. In this case the fireplace and chimney breast against the eastern gable is not likely to be original, backing a former doorway (Fig. 3) and is not in a location that reflects a longhouse and hearth passage typology. The other chimney breast, on an

internal wall that prior to the construction of the byre formed the western gable, may possibly be older although both chimney stacks are built of engineering brick and are thus likely to be contemporary with the roof being raised by the insertion of brick in the walls. Further, evidence in the westernmost replica ingleneuk of an earlier fireplace indicates a hearth much smaller than those illustrated in studies of the longhouse tradition.

- 4.5 If the westernmost fireplace were to be considered a longhouse hearth it would also be expected to find indication of a doorway in the same wall, providing access to the hearth passage. However, the far side of the wall against which the fireplace is built shows no indication of an infilled doorway (Fig. 7).
- 4.6 Therefore, whilst initially the evidence points to a longhouse, key elements are missing to provide confidence in making such an assumption. Instead it seems more likely that the cottage may have initially been built as a field house or field barn. Some contained hay lofts (Historic England 2006, 68 and Brunskill 1992, 65) which would explain the higher level window apertures and such buildings were commonly split into two with a byre and haystore (RCHME 1987, 172), a planform that this building would adhere to prior to the western extension. It also appears to be a practical place to site a building to provide shelter for cattle at a highly exposed location.
- 4.7 There is another possibility, that the building was initially erected in connection with the earliest alum quarrying activities, which commenced in the mid 17th century. The evidence and recording of such buildings from that period is however absent from the historical record and therefore no presumptions can be made with any likelihood of accuracy.
- 4.7 The fieldwork carried out does not provide an indication of the age of the building other than the rubble type stone used in construction and occasional evidence of rough diagonal tooling, which according to the RCHME (1987, 206) indicates 17th century construction. However, the mix of stones, some with tooling marks and some without, indicates that stone is likely to have been recovered from other sources.
- 4.8 Whilst it is not possible to state the date and initial purpose of the cottage with certainty it is significant that it is shown but not named on the 1853 OS Map, which could indicate its use as an agricultural building. However the 1892 OS map names the building as Rock Head, a name surely derived from the nearby quarry faces and, given the property was worthy of a name, is likely to mean it had become a dwelling.
- 4.9 It must however have been occupied in something like its original form, as the engineering bricks employed to raise the height of the cottage and build the chimney stacks were not produced locally until 1900 and no evidence of earlier fireplaces have

been found. One other explanation may be that a small scale and unrecorded brick manufacturer was in operation prior to expansion into a large scale operation.

- 4.10 In summary it is posited that Brickyard cottage originated as a fieldhouse prior to 1853, and was most likely built from salvaged stone. The 1853 OS map shows a building of similar length to present and the western extension was thus likely present before that date. By the late 19th century the building was occupied and it was around this time, or during the early years of the 20th century, that the walls were raised, a new roof structure installed, the outer leaf of the western gable was rebuilt and two chimney breasts and stacks built, now replaced with “faux rustic” style breasts and fireplaces. More recently the northern extension and flat roofed dormer was added. An indication of the likely phasing of the building is shown at Appendix 1.

## References:

Brunskill, R. W. (1992) *Traditional Buildings of Britain*. Victor Gollancz Ltd.

Grenville, J. (1997) *Medieval Housing*. Leicester University Press.

Harrison, B (1991) 'Longhouses in the Vale of York, 1570-1669'. *Vernacular Architecture*, (22:1, 31-39).

Harrison, B (2002) *Staintondale, North Yorkshire: A Moorland Estate of the Knights Hospitaller*. In: Joan Thirsk (ed) *Rural England, an Illustrated History of the Landscape*, Oxford University Press. pp. 307-322.

Harrison, B & Hutton, B (1984) *Vernacular Houses in North Yorkshire and Cleveland*. John Donald Publishers Ltd.

Historic England (The List) *Peak Alum Works*

<https://historicengland.org.uk/listing/the-list/list-entry/1018146>

Historic England (nd). *Historic Farmsteads: Preliminary Character Statement - North East region part 3*.

Jarrett, M.G. & Wrathmell, S. (1977) 'Sixteenth and seventeenth-century farmsteads: West Whelpington, Northumberland', *Agricultural History Review*, (25.108–19).

RCHME, 1987, *Houses of the North York Moors*, HMSO.

Wrathmell, B (1984) 'The Vernacular Threshold of Northern Peasant Houses', *Vernacular Architecture*, (15:1, 29-33).



APPENDIX 1



Original



First evolution



Early 20th Century



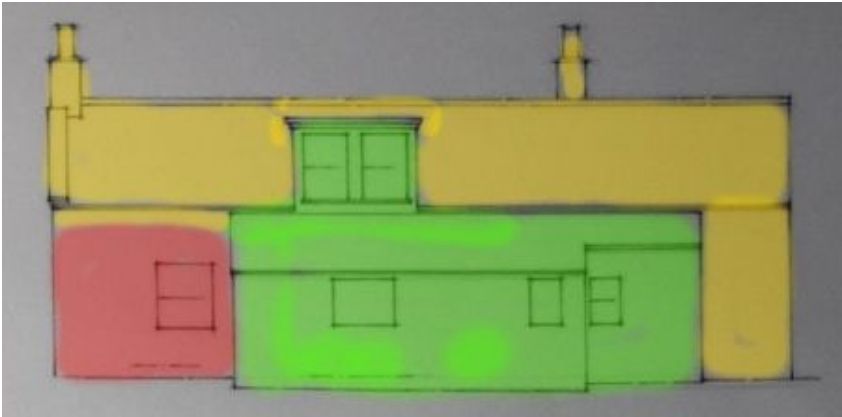
Mid / late 20th C



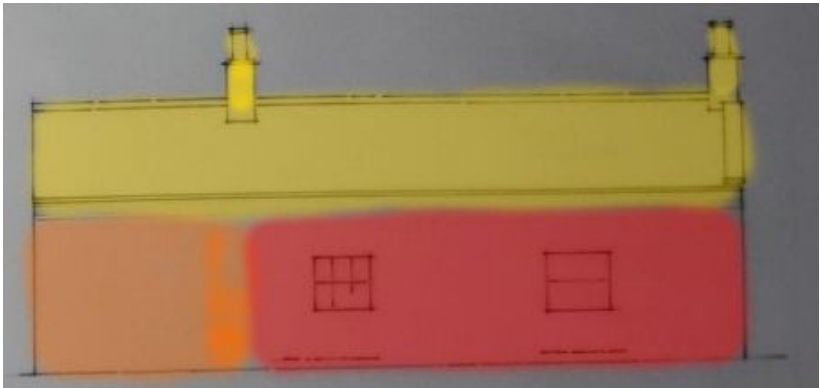
Eastern elevation



Western elevation



Northern elevation



Southern elevation