

NYMNPA

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Design & Heritage Statement

Internal alterations to existing modern timber stud partitions & installation of a new small timber stud partition to sub divide existing room & create new boot room

Hawsker Hall Low Hawsker YO224LE

Date 30/04/2019

Prepared by Nigel Barron (applicant / homeowner)

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Context & proposals

This application relates to three proposals for minor alteration works at this address. The proposals will have a very limited impact on the historic asset as all existing partitions are modern in construction using timber and plasterboard with light plaster skim. It is proposed these will be replaced in the same materials. No new drainage / plumbing services need to be installed as existing services are already present thus mitigating any impact on the fabric of the building.

1. Removal and relocation / rebuilding of existing modern timber/plasterboard stud partitions in bedroom 2 to create a better use of space and update the en-suite facility in that room which currently has to be used as the main family bathroom despite its small size.
2. Removal and relocation / rebuilding of existing modern timber /plasterboard stud partitions in bedroom 3 to create a family bathroom more in keeping with modern family living
3. Installation of a small timber stud partition in the existing ground floor lean-to single story extension. The extension is a much later addition to Hawsker hall and looks to be circa 1930/40's in construction. The dividing stud partition and door will allow the creation of a small boot room area at the existing entrance to the extension.



Image of existing modern stud partition with existing door (to be reused)



Image of existing small "family" bathroom



Image of existing modern stud to en-suite in bed 3. Period door to be retained and reused in new scheme

Image of later lean-to extension and entrance door to proposed boot room



Heritage statement:

We purchased the property in November 2018 as our family home and the property was listed grade 2 back in July 1989. (list number 1174741) The property is Georgian and we believe our part of the hall was built circa 1770. There is a later 19/30/40's single story brick lean-to extension added to the west elevation of the property.

The original Hall was built in two stages at different dates and is now occupied as two separate dwellings. The East elevation being the earliest part with the west elevation being built some years later. We own the west section and this application relates to that. An extract of the listing from Historic England is below and that is the reason for requiring a heritage statement.

HAWSKER-CUM-STAINSACRE LOW HAWSKER NZ9207-9307 21/150 Hawksker Hall - II House, now two dwellings. Early C18, enlarged in late C18; some C20 alteration. Early part in roughly dressed, whitewashed sandstone; later part in red brick in Flemish bond on sandstone plinth, rendered on left return. Pantile roof with brick stacks. Early C18 front: 2 storeys, 4 bays with irregular fenestration; 1½-storey, 2-window range at right. Right-of-centre plank door beneath 6-pane overlight in 2-storey part. Windows on both floors are 12-pane sashes, two at left of door and one at right. Coped gables and shaped kneelers. End stacks. Lower end has C20 part-glazed door at right of 12-pane sash, and two C20 top-opening lights above. Coped gable at right, and left end stack. Late C18 front: 2 storeys, 6 windows. Centre-right, part-glazed door beneath overlight and bracketed hood. Ground floor windows are paired 12-pane sashes. First floor windows are also 12-pane sashes, single over the door and at far left, and paired elsewhere. All windows have painted stone sills, painted wedge lintels and louvred shutters. Parapet partly obscures raking dormers with 4-pane lights in front range of double-span roof. Coped gables and right end and centre left stacks. RCHM, Houses of the North York Moors, 1987: pp.43-44, 207, 220; figs.52-53, 400a.

The front elevation of our property is totally hidden from view from any public highway and is accessed down a private roadway that is part of our property .

None of the proposed works will in anyway alter or detract from the original footprint of the property or change the look of any of its elevations. There are no works to any of the original existing walls, openings or staircases. The current stud partitions will be simply relocated to form a better use of family space and sanitation facilities. The current sanitary facilities are in need of repair and replacement due to leaks and damage/age etc

The original doors that are already in use in the existing stud partitions will be repaired and reused in this new plan so as to preserve the asset along with their locks and door furniture.

Summary

As a family we bought this period property as we fell in love with its charm, history and location and would not wish to do anything that would impact that in a harmful way. We believe these well thought out proposal will enhance family life without harming the historic nature of our property. We hope these proposals will be approved.