

Planning

From: andrea holmes
Sent: 19 July 2019 17:29
To: Planning
Subject: Heritage statement- Oak Dene

Application for listed building consent for installation of replacement timber windows to front elevation at Oak Dene, Middlewood Lane, Fylingthorpe, Whitby, YO22 4TT.

Heritage statement

What is significant about the heritage asset?

Oak Dene is one of eight, special interest, grade II, listed buildings residing within the conservation village of Fylingthorpe.

Fylingthorpe was designated a conservation area in 1995 in recognition of the qualities of individual buildings and the historic layout and interrelationship of properties.

Oak Dene is opposite the oldest building in the conservation area, Thorpe Hall (1680).

Just below Oak Dene is Thorpe Beck, a fresh water source that runs through the village and Thorpe Hall's grounds. It has a little stone bridge, producing of picturesque lane that is partly lined with mature trees. Some of the pavements approaching Oak Dene are raised above the road to avoid flood water. these are flagged which add considerable historic character to the street scape.

Oak Dene is attached on its left side to Oak Tree House, also a grade II listed building. The left of OakDene and adjoining Oak Tree House is mid 18th century. Built of course tooled sandstone with red pan tiled roof, stone ridge, coping and brick stacks. The right side of Oak Dene is late 18th century and has Welsh slate roof. The 4 front windows of Oak Dene are locally distinctive but now a rare variation of the multi pane sash.

What works are proposed?

To replace the 4 front facing windows of Oak Dene. The timber to all 4special interest windows are rotten and failing see appendix I. They would be replaced in hard wood, single glaze and identical in design to the existing windows see appendix I. The existing window openings will not be altered.

What impact do the works have on the part of the heritage assets affected?

At the present time glass is starting to fall out of the timber frames. To preserve the heritage of this grade II listed building and the windows that have such significance they need to be replaced like for like . This will ensure the building can be safe and secure for its elderly owner while maintaining the character of the village and preserving the rare example of multi pane sash windows.

How has the impact of the proposal been minimised?

Exact replica, bespoke hard wood, multi pane sash windows.

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From: andrea holmes
Sent: 19 July 2019 17:30
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Subject: Design and Access statement - Oak Dene

Application for Listed Building consent for installation of replacement timber windows to front elevation at Oak Dene, Middlewood Lane, Fylingthorpe, Whitby, YO22 4 TT

Design and Access Statement

Reason for the submission- All 4 front facing windows of the property need to be replaced due rotten and failing timbers of each window see appendix I. The application to seek permission has been made to North Yorkshire Moors National Park Authority who have a formal process of publicising the work to inform local residents . Any local concerns can be voiced through this process.

The property is owned by an elderly lady who's health care needs have recently advanced. The property needs to be safe and secure for her to inhabit the property. Over recent years the up keep has been overlooked due to her advancement in years and failing health.

All 4 front facing windows will be replaced like for like. Hardwood , single glaze, right and left tripartite windows with central opening sashes. This is due to their architectural and historic significance as out lined in Conservation Area Character Appraisal and Management Plan- Fylingthorpe , October 2017, NorthYork Moors National Park.

Oak Dene is a grade II listed building, coursed tooled sandstone property comprising of 2 builds. The left hand side of the front door is mid 18 century, pan tiled roof with stone ridge, coping and brick stacks. The right side is late 18 century with Welsh slate roof.

Once the windows have been replaced the appearance and general historic interest of the property will be identical prior to the work thus ensuring the village keeps its character and historic interest.

During the work, access to the property will be via the two approaching paths. Road access will not be impeded. Contractors vehicle will be parked on the street just above the property. This is where all other property owners neighbouring Oak Dene park their vehicles.

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Existing Windows



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Replacement Windows



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