
DESIGN & HERITAGE STATEMENT

for: **Proposed Two Storey Side
Extension, New Vehicular Access,
New Garages & Internal Alterations**

at: **Grove Cottage, Thorpe Bank,
Fylingthorpe, Whitby, YO22 4UA**

date: 21st October 2019

Job no: 219045

issued for: Planning

Description

Grove Cottage is a semi-detached residence which sits within the Fylingthorpe Conservation Area. It was built in the early-mid 18th Century. The dwelling is 2 storey, with a gable end to one side and an adjoining wall to 'The Manse' at the other. It has an existing two storey side addition which has been added to the gable end. The external walls of the dwelling are all stonework (primarily painted) with the exception of the front wall of the main house which is brickwork (also painted). There has also been a conservatory added to the back of the side addition. The roof to the main house and side addition are covered in red tiles. At the front of the main house there is a small flat roofed dormer window.

Windows to the building are a mixture of upvc and timber in both a sash and casement style and are double glazed.

Design

Under this variation of condition application the proposal is to alter the materials of the front wall of the existing cottage and the boundary wall which runs alongside the road.

The front wall of the existing cottage is currently brickwork which has been painted white. The existing brickwork is in a poor state of repair, and due to this, our clients would like to take down the outer leaf of the wall and replace it with stonework to match the approved extension and multiple other properties in the area.

The existing boundary wall is to be taken down and rebuilt as part of the approved plans to allow for better visibility along the road. The approved plans showed the wall being re-built in brickwork to match the existing. Our clients would like instead like to re-build to boundary wall in stonework to match the main house. It is our opinion that using stonework throughout would be more consistent and give a nicer aesthetic.

The majority of houses on Thorpe bank are constructed using stonework.

Summary

We believe that our proposals are in keeping with the existing property and The Fylingthorpe Conservation Area, present no significant impact to the neighbouring properties and complement the existing building.

Photographs



Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation



Existing Access



Grove Cottage & Neighbouring Property



Properties Opposite



Aerial Image