
DESIGN & HERITAGE STATEMENT

for: **Variation of Condition Application
(Condition 2 of Planning Approval
NYM2019-0347-FL)**

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

date: 26th Feb 2020

Job no: 219045

issued for: Planning

NYMNPA

27/02/2020

Architectural • Structural • Residential • Commercial • Planning • Building Control

The Sidings, Old Station Masters House, East Cowton, North Yorkshire, DL7 0DS

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1.0 Brief

This design statement is to support an application for the Variation of Condition 2 of the planning application reference NYM2019-0347-FL. We are seeking approval to alter the materials of the front wall of the existing cottage only.

2.0 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.

3.0 Planning History

NYM/2019/0347/FL Alterations and construction of two storey side extension following demolition of lean-to and conservatory together with demolition of existing outbuildings, construction of garage and new vehicular access.

Planning Approved – 3rd September 2019

NYM/2019/0700/FL Variation of Condition 2 (material amendment) and 8 of planning approval NYM/2019/0347/FL to allow replacement stonework to front wall of the dwelling together with stone boundary wall.

Planning Refused – 4th December 2019

4.0 Design

The front wall of the existing cottage is currently brickwork which has been painted along with the existing stonework to the part side and rear elevations of the property. The existing brickwork is in a poor state of repair and therefore it is intended to remove the paintwork throughout and replace the outer leaf of the front wall with face stonework to match the refurbished existing stonework, the approved extension and outbuildings.

The use of brickwork to the front elevation is not an original feature of the building and therefore it is the intention to reinstate the property back to its original construction and materials with original stonework used throughout. The original finish is clearly displayed on the existing gable ends of the property which details the original stonework, coursing and colour.

The painted finish of the building makes it virtually impossible to differentiate between the existing brickwork and stonework, therefore the retention of the existing painted brickwork facade does not add any heritage value to the Conservation Area. The painted finish masks the brickwork/stonework therefore once the paintwork is removed to reveal the natural finish below, this will create an unsightly, ugly building that will be out of character with the local area due to the mixture of materials.

The nearest surrounding properties have either been constructed entirely in brickwork (painted and face finished) or entirely in stonework. No other properties have adopted this mix of construction.

5.0 Planning Considerations

A previous variation of condition application was submitted, as detailed in Section 3.0, to obtain consent to alter the materials of the front wall of the cottage and new boundary wall to stonework, which was refused on the basis that re-building the existing cottage wall and constructing the new boundary wall entirely in stonework would be detrimental to the character of the area as the existing dwelling would not be able to be differentiated easily.

In studying the planning officer's report for this application, it is noted that there was no specific objection to replacing the cottage wall with stonework but the main issue was to retain separation between the extended dwelling and new boundary wall by using separate materials.

On this basis, as planning approval has already been granted for a two storey side extension and garage outbuilding that are both constructed in natural stonework, then it would be logical to also replace the existing brickwork with matching stonework, that will return the property back to its original form, which integrates well within the streetscene and will significantly enhance the conservation area.

6.0 Summary

We believe that our proposals will significantly improve the aesthetics of the extended dwelling, that is in keeping with the immediate surrounding area and the Fylingthorpe Conservation Area as a whole. The proposals present no impact to the neighbouring properties.

7.0 Photographs



Existing Front Elevation



Existing Side Elevation (Original Stone Gable End)

219045 – Grove Cottage, Fylingthorpe



Existing Rear Elevation



Grove Cottage (with Stone Gable End) & Neighbouring Property

219045 – Grove Cottage, Fylingthorpe



Properties Opposite Site