

Heritage Statement



Demolition of existing rear extension and replacement with new
Also, one rear elevation conservation rooflight

at

Rose Cottage, Thorpe Green Bank, Fylingthorpe YO22 4TU



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1.0 General Introduction

This statement is submitted to accompany an application to the North York Moors National Park Planning Authority for a single storey rear extension, gable high level window and minor internal alterations.

Drawings D11361-01A, 10A and 11B, show details of the proposals.

Similar works had been proposed previously and withdrawn pending further liaison.

The subsequent liaison with officers was beneficial and productive. Sketch proposals were provided and discussed before the current scheme was presented. It is felt this scheme helps meet part of the client brief, whilst protecting the amenity of the asset.

2.0 History and Asset Description

The house is a detached stone and pantile structure, sat in a corner plot close to the centre of the village. It has an asymmetrical double fronted front elevation, with an ad hoc stone and slate extension to the lower east elevation, which uses the original side boundary wall to form one perimeter wall.

The rear has a number of more recent alterations that form a single and two storey extension, both with mono pitch slate and pantile roofs. The last approval was NYM/2010/0074/LB.

The Historic England List No. is 1148708, the property is Grade II.



Photograph 1
Rear Elevation showing Mono Pitch Extensions



Photograph 2
Rear/West Side View



Photograph 3
Side Elevation (East)

3.0 Policies and Influence

The proposals will be considered with regard to Local Authority Policies: -

Core Policy G: Landscape, Design and Historic Asset

Development Policy 3: Design

Development Policy 4: Conservation Areas

Development Policy 5: Listed Buildings

4.0 Proposals, Impact and Mitigation

The application proposals involve the demolition of the single storey rear extension and its replacement with a larger single storey extension. The extent of the new build element will be limited to sit fully behind the main house footprint. This is reduced from the previous proposal.

In relation to the host building the proposed extension is modest and subservient, both physically and visually. It is considered that its impact on the amenity of the rear elevation is neutral, given that it replaces an existing extension which is not original and of limited quality or appeal.

The proposed timber framed openings are of traditional size, proportion and detailing. Although they will still provide light and views of the garden.

The new slate roof repeats the finish of the previous roof to be removed and provides a different but natural material from the main house roof.

Also, on the rear elevation a new rooflight is proposed to spread light into the landing. Whilst facing mainly north, it will catch some light, especially early morning.

The front and mainly original elevation is totally unaffected by the proposals.

5.0 Summary

It is felt that the careful approach to design of these alterations has resulted in a sensitive solution to the design brief. Aided by the subsequent liaison with officers.

All parties involved have been fully aware of the special nature of Listed Buildings and their importance within the general setting.

The details proposed can be carried out and completed without eroding this important asset. Indeed, the extension which takes up the position of an existing extension and

associated storage space, would enhance without detracting. The main elevations of Rose Cottage are not impacted on.

We request that these details are accepted as suitable alterations to this building and will provide additional living space commensurate with the number of original bedrooms.