

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



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Similar works had been proposed previously and withdrawn pending further liaison.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

Design and Access Statement (V2)



Extension and Alterations

Rose Cottage, Thorpe Green Bank, Fylingthorpe YO22 4TU



imaginative architecture + engineering design

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1.0 General

1.1 The Statement

This statement is submitted to accompany an application to the North York Moors National Park Planning Authority for a single storey rear extension and rear elevation roof light.

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

This is to be read in conjunction with the Heritage Statement.

1.2 The Existing Situation

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 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.

Fylingthorpe is classified as a Local Service Village within the spatial vision and strategies of the current (2008) plan of the National Park.

It forms part of an important asset within the National Park as it is closely linked with Robin Hoods Bay, the centre of which is less than a mile away.



Photograph 1
Rear Elevation showing Mono Pitch Extensions



Photograph 2
Rear/West Side View



Photograph 3
Side Elevation (East)

2.0 Proposals

2.1 Design/Siting

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 so that it does not project beyond the width of the main house.

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 new timber glazing is designed to compliment the traditional timber openings and it is noted that no original openings are present on the rear and only 2 are situated on the side (west) elevation.

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 roof space 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.

2.2 Requirement

Previous extensions to the rear of the building, whilst helping improve living accommodation, fall short of fulfilling current living standards. In addition, they do not help the subject property in terms of visual merit.

The proposals seek to redress this situation by improving both the internal living space and by lifting the general appearance of the property.

The circulation space will also be improved and be far more inclusive due to the improved kitchen and utility areas, whilst leaving the appearance, proportions and layout of the original house unaltered.

3.0 Context/Policies

3.1 Policies

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

3.2 Context Relating to Policies

The proposals have, during the design process, considered the relevant policies to ensure compatibility with the design ethos of North York Moors National Park.

Generally previous sections deal with this but a list below helps clarify certain elements:-

- The extension is modest and subservient to the host building.
- The new extension can not be viewed with the existing front elevation.
- The design is not a copy of previous detail but a separate element that, as policies prefer, can easily be recognised as such.

4.0 Access

4.1 External

There are no alterations proposed to the external access of the house. The proposals do not create any intensification of use.

4.2 Internal

As noted previously the dwellings function will be greatly improved by the more spacious kitchen/dining and entrance area. These will also comply with Building Controls Document M 'Access and Use of Buildings'.