

NYMNP

28/07/2020

DESIGN AND HERITAGE STATEMENT
PROPOSED HOUSE ALTERATIONS
LOWDALES COTTAGE,
HACKNESS, SCARBOROUGH. YO13 0JU.
FOR MR & MRS GLAYSHER.



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DESIGN AND HERITAGE STATEMENT

7th JULY 2020

LOWDALES COTTAGE.

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FOR MR & MRS GLAYSHER.

Background and Heritage Statement

- The Historic England listing for Lowdales Cottage is as follows.

Cottage. Late C17 with mid C19 alterations. Coursed rubble and dressed stone with ashlar dressings. Pantile roof, with a brick ridge and a brick gable stack, and ashlar coped gables with kneelers. Quoins. Single storey plus attic. South front has off centre 3 light glazing bar sliding sash, with to left a 2 light similar window and to right a single light window. Set back addition to left has a 2 light casement. Above 2 gable dormer windows with decorative barge boards. Single storey lean-too addition to east. North front has a plank door to left and a small fixed light addition to east has a 2 light sliding sash. West front has a further 2 light sliding sash with glazing bars. Interior. Has Inglenook with salt cupboard, with match boarded dado. Central stairs and cupboards have monk and planton panelling. West room also has a match boarded dado and a simple stone fire surround with late C19 grate. C17 chamfered beams and window seats. Roof has central upper cruck-truss, and re-used rafters.

- My general assessment as an Architect with 40 years' experience working with hundreds of historic buildings is that the original cottage was a simple 2 bay single storey building with a cruck frame and a steep pitched roof allowing for two rooms in the roof. In probably the mid to late C19 the external walls were lifted by 800mm or so to give a more spacious attic floor and the dormers were introduced. The East lean-too was probably added at the same time as the roof was lifted as it coincides with the later roof line. It is clear that the masonry was lifted as the upper stone is very different. It is interesting that the cruck frame was retained when the roof was lifted and again this remains at the lower level of the roof.
- The Cottage is typical of a simple estate farm workers cottage of the period and would have been associated with the neighbouring Lowdales Farm and that in turn would have been part of the Hackness Estate.
- Apparently at the end of the C20 the property was falling into disrepair which would not have been helped with it having no mains services. The Hackness estate presumably decided

that it would be sensible to carry out improvements and a Planning Application was made in 1993 for a two storey extension to the house to provide an extra bedroom and a kitchen and dining room which was approved. It seems likely that when the work was complete or with the benefit of approval the property was sold out of the estate.

- In 2007 a further application was made by A & S Walker for some minor internal alterations and then in 2008 for a sun room onto the 1993 addition and finally in 2009 for a garage and multi use accommodation all of which were approved. It was noted in the applications that the property had had 3 significant outbuildings which had been demolished in the 1990's.
- Lowdales Cottage has made a very attractive dwelling in this beautiful setting and very much maintains the National Park core principles of enhancing appearance and character of the building, preserving and enhancing the character of the area and the use of high quality materials appropriate for the location.
- In terms of the listed building status the primary South Elevation of the dwelling remains largely unaltered for the last 150 years. The North elevation is more bland and clearly the 1993 extension has improved the appearance in an appropriate manner. The further extensions are away from the body of the listed building and generally enhance the overall appearance and the accommodation of the property.
- Mr and Mrs Glaysher have now owned Lowdales Cottage for a couple of years and have generally set about ensuring sustainability of services and maintaining the highest standard of repairs.
- David Bamford Architects have been practising for 38 years including within the North Yorkshire Moors National Park at Ridge Hall, Staithes for 20 years. Most of the practise work is smaller scale domestic work including many listed buildings although larger work includes the redevelopment of the Raithwaite Estate at Sandsend into 2 Hotels, the Lakeside house and around 20 holiday cottages. The main Hotel was given an award by NYMNPA for the best commercial development in the national Park.

Design Statement

- Mr and Mrs Glaysher have owned Lowdales cottage for a couple of years having moved from Kettleness and Robin Hoods Bay before that – so have lived in the national park for many years and expect that Lowdales Cottage will remain home for many years to come. They have 6 children of which 2 are of school age.
- Mr Glaysher is a senior manager in banking and traditionally had to spend much of his time working away from home. As is no doubt the case for many individuals the Pandemic has demonstrated that working from home has significant benefits and very few drawbacks he therefore is intending for the future to remain working at home. The primary objective for the Planning Application is to establish a properly equipped home office facility rather than using the dining room which is clearly unsuitable for a range of reasons.
- The obvious solution to the home office is to convert the garage which has always been used for storage rather than vehicles and can be easily achieved by swapping the garage doors for matching timber glazed screens and knocking through a door into the adjoining room.
- Following from the above the domestic storage would be displaced – this could be accommodated into a suitable timber shed and would need to accommodate normal domestic paraphernalia plus cycles and equipment including a large mower for the 2.5 acre small holding together with the inevitable materials and back up for a dwelling that is totally off the grid for mains services. We consider that the best position for the shed is immediately onto the gable end of the building furthest away from the historic heart of the house. It is envisaged that the shed should be clearly subservient to and in different and appropriate materials from the house itself – the use of green oak for the cladding under a slate roof are considered appropriate for the area and make a quiet statement onto the house reflecting the general subservient nature of the use. It was considered that this would be a better solution than a separate building which could create unnecessary sprawl across the site and possibly detract from the setting of the listed building.
- A further consideration for the shed is that the electric service for the house is provided by a diesel generator, a ground mounted array of photovoltaic panels and some batteries. In the main the service is provided by the generator and it would clearly be better to install a more robust PV system with effective storage. GB Sol produce a PV slate which is intended for conservation and listed buildings to replicate natural slate (see illustrations). It would seem sensible to fit these to the shed and link them to a whole house battery system to significantly minimise the use of the diesel generator.

- The link from the outbuilding to the sun room has been a source of consternation since Mr and Mrs Glaysher moved into the property as it has constantly leaked and there is no benefit to the 2 external doors. It is therefore proposed that the structure is replaced above floor level in matching green oak as the sun room which it connects to with a pitched roof finished in lead and following the pitch line of the adjoining pergola. This should resolve the problems in a more appropriate fashion.
- Very little work is proposed to the landscaping which is all generally appropriate. It is proposed that the gravel drive and pathway is adjusted round the shed with some stone paving outside the glazed screens to the studio and to the pergola with some box hedging to define some small planting areas adjoining the access drive to give some visual softening.
- We consider that the proposed work will provide the additional accommodation required without detracting from the listed building and generally upholding the principles of the nation park authority.

Other Matters

- FLOOD RISK ASSESSMENT – Lowdales Cottage is in the Environment Agencies Flood Zone 3 as the attached plan and this is a zone that considers that flooding is likely.

In 2009 the Environment Agency advised about Lowdales Cottage, Hackness – The location you have selected is in an area which fell outside the extent of extreme flood, at the time of our assessment of the likelihood of flooding. Generally this means that the chance of flooding each year from rivers or the sea is 0.1% (1 in 1000) or less.

No flooding of Lowdales Cottage itself has occurred as advised by the owners following advise from previous owners.

The Sun room is clearly at most risk due to its location adjoining the watercourse and because the floor level is 500mm below the main body of the house and 600mm below the garage wing. The sun room is constructed with a solid floor and a glazed oak frame so if a flood did occur then it is unlikely to cause serious permanent damage. The proposed shed will be 500mm above the sun room making flooding even less likely and again the proposed construction is a oak clad timber frame which is unlikely to be significantly damaged by flood water.

- The proposed shed will be drained to a sustainable soakaway.
- The proposed development will have no effect on the foul drainage system which runs to a package treatment system.
- The proposals will have no effect on neighbouring properties.
- There is a public bridleway to the south east of the property following the line of the access track. There is no significant view of the proposed work due to the dense hedging. There is generally no significant view of the property from any public vantage point other than the access gate – see photographs.
- The Cottage can provide parking for numerous cars and bin collection remains as existing.
- The proposals will have no effect on local ecology. It is likely that there will be bats in the valley however the only work proposed to existing structures is the reforming of the link which currently has a largely glass roof with no potential for bat roosting.



View of Lowdales cottage from the West and across the stream. The property is clearly most attractive within the National Park.



View of Lowdales Cottage from the South. The Southern range of the building is the original C17 cottage which would have had the roof lifted in the mid 19C by 800mm or so to give more generous attic accommodation and create the dormer windows. No work is proposed to this section of the house.



View of Lowdales Cottage from the access track. The high stone walls and hedges restrict public view to the access gate. Again the visual impression is very much one of an attractive and appropriate dwelling within the national park.



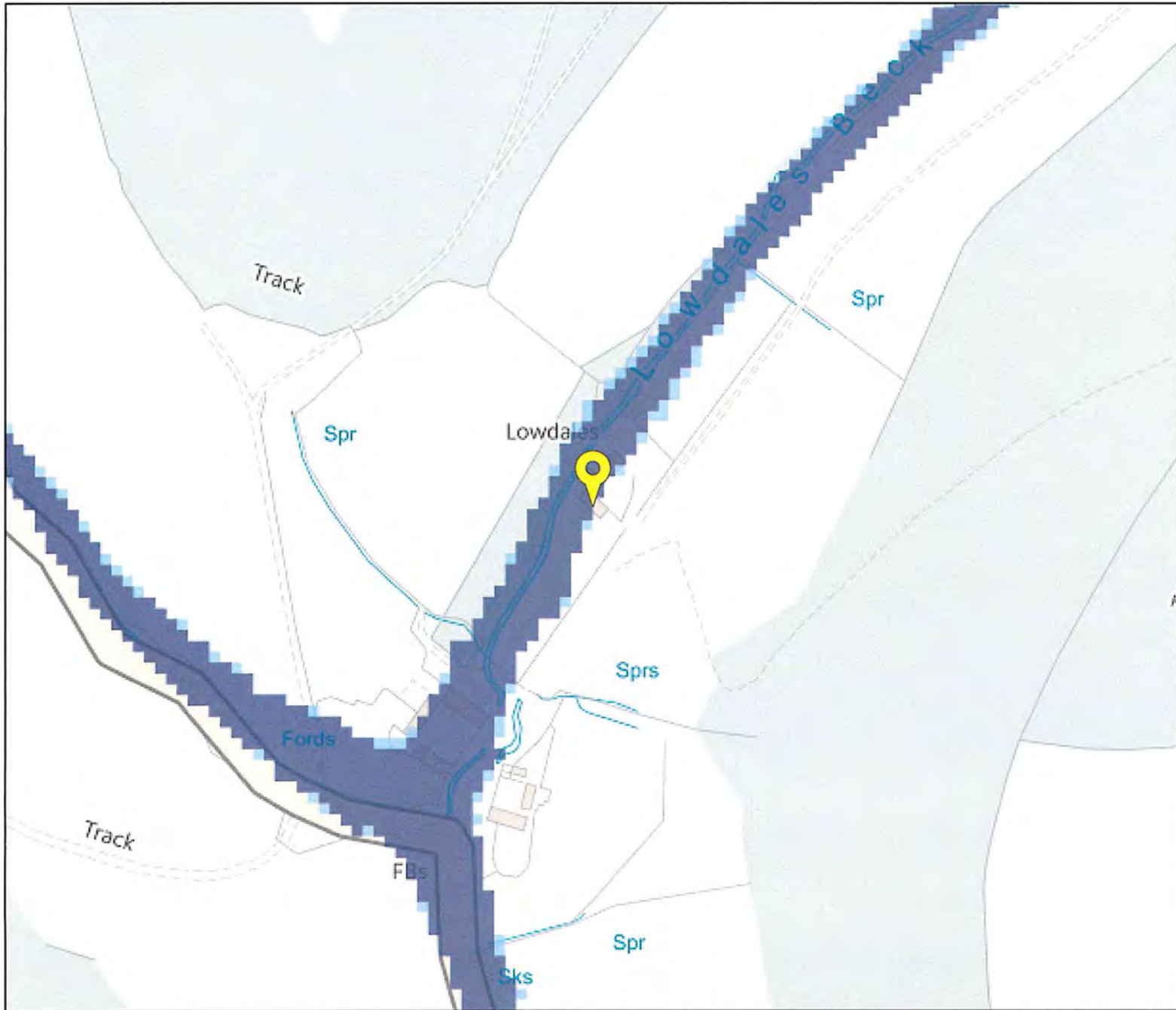
View of Lowdales Cottage from the east across the driveway. It seems clear that the new and the old buildings blend harmoniously together.



View of location for the proposed shed at Lowdales Cottage. The gable window will be sacrificed although the room is also served with 2 roof windows. It is considered that the shed in this location will add more positively to the group of buildings rather than separating it. The material contrast will also visually define the shed as a subservient utilitarian addition in appropriate materials.



View of the existing glazed link. This has a glass framed roof which leaks and needs to be replaced. It is considered that it would be better to replicate the oak frame as the sun room and use a pitched roof to follow the line of the adjoining pergola which can be just seen in the photograph. The roof would then be finished in sheet lead with a welted verge drip.



Flood map for planning

Your reference

bamford

Location (easting/northing)

495435/491736

Scale

1:2500

Created

8 Jul 2020 16:51

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area





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