

Design and Access Statement 3 Arncliffe View, Egton

Having purchased the cottage, 3 Arncliffe View, in 2008 we would like to undertake a sympathetic refurbishment that is fully in keeping with its age, style, listed status and its neighbours. Key to this is the replacement of the doors and windows, as they have all suffered considerable wear and tear over the years and are no longer wind and water- proof.

With a view to environmental concerns, we would like to install double glazing, using bespoke joinery so that the windows are historically accurate but provide a warmer living space.

The cottage has five windows:

To the front aspect there is one ground floor window and one first- floor window. The first-floor window is currently a different style both to the ground floor and the house next door. We would like to ensure both the historical aspect is correct by replacing the first-floor window with a more appropriate style, rather than a direct replacement. This will help to ensure that the appearance of the row of cottages which make up Arncliffe View is not compromised.

See below the front of the 3 Arncliffe View – the windows to the right of the blue front door (facing the cottage) are the ones referred to above. The first-floor window to the left is that of no 2 Arncliffe View and this would be the preferred style for the first-floor replacement.

FRONT FACADE



To the rear of the cottage there are three windows. On the ground floor there is a small cloakroom window and a larger kitchen window. The kitchen window is a double-glazed unit and was installed by the previous owners as part of the kitchen extension. See photo below.

KITCHEN WINDOW



To the first floor is the bathroom window. This is extremely rotten and in grave danger of falling apart, as can be seen by the photo below of both it and the cloakroom window:

CLOAKROOM WINDOW (ground floor) and BATHROOM WINDOW (first floor)



The new windows would all be made of US Scandinavian redwood with traditional ovolu mouldings. They would then be treated with a preservative and painted with TEKNOS long life semi-gloss paint in white.

We would like to replace both the navy painted front door (see picture of front house façade) and white back door (photo below) with double boarded FLB doors in the same style as the existing doors. Currently both doors swell with the damp in the winter becoming difficult to open and shut. This is particularly problematic with the front door, which is now splitting at the bottom and leaking when it rains, causing a damp patch.

FRONT DOOR, BOTTOM SECTION



BACK DOOR



Our aim with the window and door replacement is to ensure that our cottage continues to be a beautiful Listed Building, in the best condition that it possibly can be.

The cottage is easily accessed from the front with adequate off-road parking for a skip and a builder's van, ensuring that no neighbours are inconvenienced. Access to the back of the house is through the back-garden gate, via a farm track to which we have legal right of way for maintenance and repair work. We have a cordial relationship with the farmer (the owner of the farm track) and our immediate neighbours and would ensure that everyone was made aware of the dates of work and exactly what was being done.

HERITAGE STATEMENT FOR PLANNING APPLICATION REFERENCE NYM/2020/1002/NEW

FOR 3 ARNCLIFFE VIEW

Assessment of Heritage Significance

3 Arncliffe View is a cottage in the historic village of Egon.

Egton is a village 5 miles West of Whitby, situated in the North Yorkshire Moors National Park, the census of 2011 recording a population of 448.

Records as far back as 1056 show a 'manor of Egton' and records throughout the centuries have shown that a settlement has existed as a one street village, descending the hill (known as Egton Bank) towards the bigger settlement of Egton Bridge. The current village church was built in 1879, replacing a structure which had been built in the 14th century.

Many dwellings in the village are listed buildings. No 3 is in a terrace of dwellings of varying sizes on one side of the main street, located at the top of the hill. In the terrace numbers 1,3,4 and 5 are also listed buildings. There are several listed buildings on the opposite side of the road including the Wheatsheaf Inn.

NYMNPA

04/01/2021



No 3 is attached on the left (when facing) to a double fronted cottage, no 2, which is not a listed building, and on the right to a farmhouse built in 1880 which is listed. No records exist as to the exact date when number 3 was built but the entry for it in the Historic England listing (reference 1148784) indicates that it was constructed in the late 18th century with 20th century alteration.

Records indicate that the cottage was a farm cottage, owned by the Mulgrave Estate before being sold in 2002. Since then three families have owned it consecutively and it has been used as a single family holiday cottage.

The cottage is constructed of herringbone tooled sandstone with a pantile roof. There are stone sills to both windows at the front (one upper, and one lower) and there are tooled lintels to all openings. Neither of the two front façade windows or the door are the original and the first-floor window is of a different style from the original, being a casement window as opposed to a sash.

Changes were made to the rear façade as part of renovations in 2002/2003 which involved incorporating an existing outbuilding and creating a large kitchen diner, and installing a downstairs cloakroom, a modern bathroom on the first floor and a second bedroom in the attic. This work was done by previous owners. The rear façade is not overlooked by any residential buildings but opens from the back gate into the farmyard of no 4 Arncliffe View.

Assessment of Impact

The proposed works are:

A. WINDOWS

Existing white painted wooden single glazed external windows to be replaced with double glazed units made of US Scandinavian Redwood, treated with a preservative to extend their life, and then painted with TEKNOS long life semi glazed paint in white.

The existing windows are rotting and falling apart. The single glazing allows for moisture to adversely affect the poor-quality wood, reducing the life of the windows considerably and allowing the damp and cold into the building.



The impact of the replacement windows will be positive. It will help to preserve the life of the building but at the same time it will be impossible for anyone passing through Egton and viewing the house from the road to know that the windows have been replaced as the external façade will appear unchanged.

However, what it be possible would be to replace the first-floor window to the front façade with a sash window, which would be more in keeping with the period in which the cottage was built. This could be styled to match the first-floor windows of no2 Arncliffe View.



B. EXTERNAL DOORS

FRONT DOOR

The existing navy blue painted wood front door with one square pane with an unusual circular pattern to be replaced with an identical styled double boarded FLB door made of US Scandinavian redwood, treated with a preservative, and painted with TEKNOS long life semi glazed paint in navy blue.

The existing door is severely cracked at the bottom. The wood expands and contracts with the damp and cold and then the warmth of summer. The result of this is that the door is extremely hard to close and lock. The force needed to close the door has resulted in it splitting. The rain seeps in at the bottom and is causing damp patches in the entrance.



The impact of the new door will be positive. Again, the external façade will be unchanged but the effect of a watertight door on preserving the structure of the building and preventing the need for any significant building repairs in the future will be great.

BACK DOOR

The existing door is a white painted wooden door with a four-pane window. This would replace a double boarded FLB door made of US Scandinavian redwood, treated with a preservative, and painted with TEKNOS long life semi glazed paint in white in the exact same style.



The existing door is made of a wood which expands and contracts with the damp and cold and then the warmth of summer. The door is less exposed than the front door but does allow the rain to seep in at the bottom and onto the kitchen floor.

The impact of the new door will be positive. Again, the external façade will be unchanged, but the result will be to have a watertight door, stopping damp from coming into the house. This will have a long-term effect of reducing the chances of damp and damage to the structure and integrity of the building.

Mitigation Strategy

All the joinery will be bespoke, ensuring that the integrity of the building can be maintained, and the exact requirements of each of the windows can be precisely manufactured. No damage will be done to any part of the fabric of the building.....the existing windows will be removed and replaced without requiring the removal or replacement of the original stone lintels.

A local builder who has two decades of experience of working with local stone cottages and is sympathetic to the requirements of listed buildings has been engaged for this job.

