

NYMNP

27/01/2021

Heritage, Design and Access Statement

Old School House,
Thorpe Green Bank,
Fylingthorpe,
Whitby,
YO22 4TU

for

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THE PROPOSAL

Consent is being sought for carrying out various internal, minor and non-structural alterations as described on the accompanying drawings.

ASSESSMENT OF THE SITE'S EXISTING IMMEDIATE AND WIDER CONTEXT

- **Use –**

The use of the site and building is as a single dwelling under Use Classes Order (2020) C3 at the end of a row of similar properties fronting the Thorpe Green Bank.

- **Character –**

The subject building was constructed late nineteenth century over two storeys in local coursed sandstone finished in herringbone tooling which is a typical, local feature and with a pitched roof covered in blue (Welsh) slate. The building is located at the junction of Thorpe Bank and Thorpe Green Bank with three exposed elevations facing the public highway and a small buffer garden to the western end.

Each elevation is ornate with mullioned windows containing deep stone lintels and cills with metal latticework glazing. First floor level window openings have tre-foil heads and the front facing ground floor window openings have shouldered heads along with the main entrance door opening.

There is a hexagonal spirelet with a blue slate covering and lead hips above the main front entrance which is contained in an extruded porch. The walls to the spirelet contain an oculus.

There is a small paved yard at the rear with outbuildings off originally used as a wash-house and privvy. The privvy appliances have long since been replaced but the original copper in the wash-house remains.

Original gutterings and fallpipes have been replaced with modern PVC. Additionally PVC soil waste pipework has been fitted on the rear elevation.

The overall design and layout remains as original with only replacement/addition of internal fixtures and fittings having taken place.

The setting of the building is within an area which largely comprises similar, traditional styles at the eastern edges of Fylingthorpe village.

- **Special designation and setting –**

The site is within the Fylingthorpe Conservation Area limits which is also covered by an Article 4 Direction.

The building is Grade 2 listed under Historic England's schedule UID ref. 1173141.

There are no Tree Preservation Orders attached to the site.

- **Spaces –**
Spaces immediately around the building consist of a small buffer strip facing the public highway along Thorpe Green Bank, a small enclosed garden fronting Thorpe Bank to the side and a small enclosed yard at the rear. Further afield spaces around the site are all developed with an arrangement of surfaced highways and individual housing plots.

- **Access routes –**
Pedestrian access into the site is via the front and rear entrances. There is no vehicular access into the site from the public highway.
The property is located at the junction of Thorpe Green Bank and Thorpe Green, the latter being the main route through Fylingthorpe and on to Whitby in a northerly direction or Scarborough in a southerly direction.
All local routes are surfaced for both vehicles and pedestrians.

- **Access to services/transportation –**
Thorpe Bank is the main access route through the village along which frequent bus services travel linking with Whitby and Scarborough. From those locations there is onward travel by rail available.

ASSESSMENT OF THE PROPOSED IMMEDIATE AND WIDER CONTEXT

- **Use –**
The general use of the building will remain as a single dwelling under Use Classes Order (2020) C3.

- **Character -**
The overall character of the building will not be adversely affected by the proposals. There will be no alterations to the external appearance of the building except for the addition of a boiler flue and replacement of existing PVC rainwater/soil waste goods with traditional cast iron.

Illustrations of proposed fixtures and fittings to be included are:-



boiler flue through external stone wall – approximate projection of 200mm – diameter of pipe approx. 80mm



cast iron gutter brackets to replace the existing PVC fittings



cast iron radiators to replace existing panel radiators at ground floor level



cast iron radiators to replace existing panel radiators at first floor level



brass power outlet covers to replace existing plastic fittings



brass light switch covers to replace existing PVC fittings

- **Spaces –**
The proposal does not affect or change the use of the surrounding spaces. Vehicular and pedestrian accesses will continue unchanged.

- **Archaeology –**
There is no visible evidence of archaeological remains based on a walk-over inspection.
However, if, during the course of construction, items of interest are found the Applicant will record the findings and notify the local Archaeology Advisory Service inviting their interest. Given the most recent uses of the site there is little potential for findings.
- **Contamination –**
There is no visible evidence of contamination on the site based on a walk-over inspection. Further and more detailed studies will be undertaken as a matter of course during and throughout construction and appropriate action will be taken in consultation with the appointed Building Control Body should materials of risk be found.
- **Accessibility –**
Access to the site from the public road and transport network will remain as existing.
Within the site the approaches to the building will remain as existing.
- **Security –**
Existing security will not be compromised by the proposal and there will be no increased risk due to there being no new entry points.
- **Impact on Existing Trees –**
There are no trees within influence of the proposed works on the site or on adjoining sites.
- **Topography/gradients –**
Existing site levels will be retained without alteration.
- **Special designation and setting –**
The proposal will not introduce anything to justify attachment of additional special designations to the site and existing designations will not be adversely affected.

SOCIAL CONTEXT

- **Effect from the proposed works –**
The proposed works will improve the living conditions for the house and occupiers and be beneficial to the owners.

- **Over-looking/over-shadowing –**
The proposal does not involve additional window openings or the creation of vantage points and will not, therefore, result in overlooking or over-shadowing of any property beyond the application site.

- **Impact on local services –**
There will be no changes likely to impact upon local services.

ECONOMIC CONTEXT

- **Employment –**
Short term employment will be provided throughout the construction period, otherwise there will be no advantage in this respect.

- **Effect on attractiveness of area to investors –**
The proposal will improve the attractiveness of the property to visitors and investors in the area by making better use of otherwise underused spaces. The proposal is therefore seen as positive in this context.

RELEVANT PLANNING POLICIES

- **Local Plan Policies -**
Relevant policies contained in the adopted Local Plan are:

ENV11 - Historic Settlements and Built Heritage

- **National and Regional Policies –**
National Planning Policy Framework (NPPF)

COMMUNITY INVOLVEMENT

The scale of the proposal does not warrant a pre-application public consultation process.

It is noted that the proposal will be subject to wider consultation by the LPA through the normal planning process following registration of the application.

EVALUATION AND SUSTAINABILITY

- Current local and national planning policies/guidelines are supportive of proposals which are beneficial to existing uses which this proposal is.
- The proposal meets the aims and objectives of the adopted Local Plan insofar as the recommendations contained in relevant policy ENV11 have been taken into account.
- The proposal does not seek to alter the character of the area.
- The proposal affords an opportunity to improve the quality of life for the occupiers by improving available facilities.

DESIGN

- **Use Justification –**

The proposed changes will restore some of the previously altered features back to traditional materials. There is no structural work proposed and all internal work relates to the reinstatement of previously altered installations using traditional methods and materials where possible and available.

- **Local Plan Policies**

ENV11 – the proposal seeks to restore existing features and any minor alterations or installations will be carried out using traditional methods and materials. Examples of restoration works being proposed are the replacement of current rainwater goods and soil waste goods with cast iron fittings together with re-plastering/patch plastering of internal walls using hot lime plaster techniques encompassing the removal of previously applied gypsum based plaster. The proposed boiler flue installation through the external wall will involve the installation of a discreet small bore balanced flue finished in black metal.

- **National Land Use Policies**

NPPF – paragraph 2 (Introduction) states – *‘Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.’*

The proposed works are compatible with the character of the locality in terms of scale, design and use of materials enhancing the special qualities of the NYMNP.

In summary:

- **Amount –**
The proposal seeks to carry out minor works where a no additional building volume is involved and with only localised interest.
- **Layout –**
The proposal will greatly improve the enjoyment of the property by the occupiers.
- **Scale –**
The scale of the proposal is small and in keeping with the dwelling and other similar properties in the locality.
- **Landscaping –**
Existing landscaping will be managed and retained and it is considered there is no need for additional hard or soft landscaping.
- **Appearance –**
The appearance of the buildings will not change.
- **Access –**
Access into and around the site will not be altered by the proposals.

CONCLUDING STATEMENT

This Heritage, Design and Access Statement has been written in support of a proposal to carry out minor works.
The statement demonstrates the following steps required by Section 42 of the Act in that:

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- the context of the site has been considered and documented, and includes an accessibility audit, together with references to relevant planning policies.
- the design of the proposal has been justified in terms of use, amount, layout, scale, landscaping, appearance and access arrangements.

Further:

- The proposal complies with the relevant Local Plan policies and national planning strategies and guidelines.
- In conclusion it is considered that the proposal meets the requirements of national and local planning policies and that the planning authority should be supportive of the scheme and grant planning permission.

END