

Heritage Statement



Side (east) Single storey rear extension
to 2 Railway Cottage, Goathland, YO22 5LY



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1.0 General Introduction

This document has been drafted to assist with the consideration of a Planning Application to the North York Moors National Park, for a single storey side extension.

The requirement for a Heritage Statement is created by the property being within the Goathland Conservation Area.

Details are illustrated on drawings:

D12028-01	Location and Block Plan
D12028-03	Existing Plans and Elevations
D12028-05	Proposed Plans and Elevations

2.0 History and Asset description

The property is part of a pair of dwellings, originally constructed as the name suggests in conjunction with the railway lines which passed through Goathland, one of which still exists 400m to the east, which is the North York Moors Railway running to Pickering.

The properties were immediately adjacent a former line, which ran on the eastern side, where Goathland Garage now exists.

The houses reflect a general design style associated with the railway. They have natural stone walls, with decorative buttresses and tall feature gabled dormers.

The roof of this property is finished with double roman concrete tiles, which are a replacement for the original roof covering which is likely to have been slate.



Photograph 1
Existing side elevation



Photograph 2
Rear/west elevation



Photograph 3
View from the south elevation

3.0 Proposals, Impact and Mitigation

The proposals are to provide a single storey extension, with a mono-pitch roof, which wraps around the rear corner via a hip, to create the garden room replacement.

The extension will create an additional living space, including a ground floor bedroom with shower room. This will allow for a more usable and inclusive living environment, which will specifically help our clients standard of life.

The garden room will form a more suitably designed extension, which ties in with the traditional property appearance. The materials to be used, natural stone walls and tiled roof, are proposed to ensure a more sympathetic design than the more recent conservatory.

The proposals also seek to replace the present concrete panel garage with a rendered version, tucked more into the corner. The garage will also be tiled to tie it visually with the house.

4.0 Policies and Influence

This application is likely to be considered under the following Local Plan Policies: -

Strategic Policy C	Quality of Design of Development
CO17	Householder Development

These policies seek to ensure that the quality of design respects the existing amenity of both the area and that of the host building.

This is particularly relevant as the property lies within a Conservation Area.

In respect of the above the following details are relevant: -

- The materials chosen for the design are very much a continuation of the materials used in the area and on the host building.
- The south elevation has a distinct buttress to both ends. This buttress is retained and the extension set behind so that the outline of the front/south elevation is retained unaffected by the proposals.
- The current appearance of the building will be improved by a rebuild of the current conservatory/porch.
- The roof to the extension will have a reasonable pitch to it. This is helped by the wrap around recess to the lower first floor window.
- The extension is modest in size and is very subservient to the main house.
- The extension sits between the host building and a high hedge. Viewing of the works is limited.
- The design also seeks to improve the standard of occupation for our client, with better circulation and the option of ground floor habitation.