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HERITAGE STATEMENT for ALTERATIONS and EXTENSION at CHAPEL GARTH, EGTON BRIDGE. APPLICATION No. NYM/2017/0547/NEW.

NYMNPA

22/07/2021

1. SIGNIFICANCE of HERITAGE ASSET.

The significance of the Heritage Asset is that it is a Conservation Area.

Following a search of the Local Planning Authority's website and verbal enquiry, it was established that a Conservation Area Appraisal has not been published.

Egton Bridge is a moorland village, accessible to and from the villages of Egton, Glaisdale, Grosmont, Goathland and Rosedale. The village is set along the banks of the river Esk and ancient trods lead one to believe that the village lay on the route from Whitby Abbey to Rosedale Abbey, a historic crossing point marked obviously by two sets of stepping stones.

The village had a period in history, from around the 13th century where markets and fairs were regular occurrences and as a consequence many of the buildings have a vernacular agricultural appearance.

In more recent history, the railway appeared and therefore, a good smattering of railway architecture adorns the village.

The Roman Catholic Church, which occupies a site approximately 50 metres to the south of the railway station was consecrated in 1879 and the architecture is of the Gothic style.

The remaining significant building is Egton Manor, a large country house forming the administrative centre of Egton Estate and constructed in 1893 in the Victorian style

2. WORKS PROPOSED.

Chapel Garth, the property subject of this Planning Application, is a detached house set in a large open site adjacent to the Catholic Church and fronting the main thoroughfares within the village on the eastern and southern boundaries.

The house was constructed around the year 2000, the main elevation being a double fronted composition with a projecting gabled central outshot. The architecture of the house can perhaps be described as modernist

with a vernacular 'Yeoman farmer' form and using North Eastern Railway materials and construction. The roof covering is natural slate and sawn stone tabling is detailed at the verges. The walls consist of natural stonework which is squared and pitch faced in the scale and style of railway architecture. Standardised window frames set the pattern for the fenestration.

The Planning Application for consideration proposes;

- a. The demolition of a standardised white coloured uPVC conservatory dating from circa 2002.
- b. The erection of an extension, generally on the site of the existing conservatory.
- c. A first floor extension above the existing motor car garage.
- d. Removal of existing window frames and installation of new.

3. ASSESSMENT of IMPACT of THE WORKS on THE HERITAGE ASSET & MINIMISATION of IMPACT

Conservatory and Extension.

The existing uPVC conservatory is of a faux Victorian style which is at odds with the intentions of a Conservation Area. The conservatory faces due south and the heat build up is intolerable for habitation in summer months and in winter the building is intolerably cold.

It is considered that the situation represents an opportunity to remedy these matters in order to create a more acceptable form of accommodation and the removal of the present conservatory is a positive contribution to the Heritage Asset.

The extension is proposed roughly on the site of the existing conservatory and is designed to have a slated roof which is a sympathetic and traditional material and examples of which are plentiful in Egton Bridge. The intent of the front (east) elevation, which is to be constructed in matching stonework, is to present a single storey extended form of the main elevation. It is characteristically of a similar solidity and creates a reduction in scale to the southern gable of the house, before reaching the garden area.

The impact on the Heritage Asset is one of a positive contribution to the regularity of the current built form.

The remaining two sides of the proposed extension, are of a simple, modernistic form and construction. The structure is intended to be exposed and of timber frame which pays homage to the

magnificent species of trees which are largely grouped on the southern end of the garden and then 'march' singularly and in true Victorian regularity, along the boundary wall towards the railway station. The use of natural materials, open form and simple, honest structure is considered to be consistent with vernacular forms which can be found round about and is at one with Conservation Area principles.

First Floor Extension to Garage.

The principle here is to create a further bedroom to the living accommodation. The proposal is that only a section of the length, on elevation, of the garage is used for the space required. There are a number of advantages to this;

- a. Unwanted space and consequently cost, is not created.
- b. The addition, as for the ground floor extension, steps the overall building downwards at the gable, making a gentler composition and one that creates some patina to the house.
- c. In visual terms, it reads as some other living accommodation to the main house, still a part of it, but not contributing in any way to the increase in scale of the original building.
- d. The stepped effect at the northern gable does not provoke conflict with the setting of the neighbouring Church.

It is for all the above reasons it is considered that the development will only have a positive contribution to make to the Conservation Area and not pose adverse impact upon it.

END.

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VARIATION of CONDITION APPLICATION.

JULY 2021.

ADDENDUM to APPROVED HERITAGE STATEMENT.

APPLICATION No. NYM/2017/0547/NEW.

Section 3 of the approved Heritage Statement has the heading ' Assessment of Impact of the works on the Heritage Asset & minimisation of impact. The Variation of Condition Application relates solely to amendment to the design of the ground floor extension which is to replace the existing conservatory. It is advised that the original Heritage Statement is read in advance of this addendum for contextual information.

Conservatory and Extension.

First two paragraphs read the same from “ The existing uPVC conservatory” to “ the regularity of the current built form.” The variation is to read:

The remaining two sides of the proposed extension, are of a simple, modernistic form and construction. The intention is to create a very simple appearance which is limited in its number of elements and so being more akin to the simplicity of the host building. This is in contrast to the existing uPVC conservatory which consists of a whole new form and appearance and alien design. Instead of being a dominant feature of the building composition and landscape, the proposed extension forms a simple backcloth to the mature trees and garden providing a more rural aspect to the site as a whole.

The use of natural materials, open form and simple, honest structure is considered to be consistent with vernacular forms which can be found round about and is at one with Conservation Area principles.

It is for all the above reasons it is considered that the development will only have a positive contribution to make to the Conservation Area and not pose adverse impact upon it.

END.

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