

NYMNPA

30/06/2021

Heritage Statement



Removal of Pre-Cast Concrete Garage & UPVC Conservatory
Construction of 2 Storey Side Extension and Rear Garden Room

to Ivy Cottage, Egton, YO21 1TX



imaginative architecture + engineering design

TM
bhd
partnership

Address: Airy Hill Manor, Whitby, North Yorkshire YO21 1QB

Contents

1.0 General Introduction

2.0 History and Asset description

3.0 Policies and Influence

4.0 Proposals, Impact and Mitigation

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 construction of a 2 storey side extension and rear elevation Garden Room, following removal of a pre-cast concrete Garage to the south side of the Cottage and rear elevation upvc Conservatory.

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

Details are illustrated on drawings:

D12063-01	Location and Block Plan
D12063-02	Existing Plans and Elevations
D12063-03	Proposed Plans and Elevations

2.0 History and Asset description

The property is situated within the centre of Egton Village, on its western edge.

It forms part of a pair of buildings with Cross View, which is a thatched roofed Listed property.

The boundary between the houses is rather random and steps away from Cross View and into the front and rear elevations of Ivy Cottage.

The northern end of the cottage is single storey and houses the Kitchen and Bathroom, while the remaining areas are 2 storey, with bedrooms to the first floor. This layout creates a reduced standard of habitation for occupants.

Externally the property is formed using coursed natural stone walling, with a marked difference of quality between the front and rear elevations. The rear walling is of a much more random nature, the majority is rock faced, although occasional tooled finished stones are visible. This is a contrast to the front which has regular courses of faced stonework.

The roof is non-interlocking clay pantiles, with stone copings to front and rear. Both chimneys are also coursed stone.

Many historic alterations to Ivy Cottage have occurred. These include the 2 most obvious and recent which are the rear upvc Conservatory and the pre-cast concrete Garage to the side.

On the front elevation alteration to stonework shows that the dormer windows are likely to have replaced a pair of lower, eaves level, windows which sat directly above the ground floor sliding sash windows.

The plastic sheeted Porch is also a more recent addition.

To the rear elevation there are more obvious changes to openings and masonry.

The Kitchen window straddles the site boundary and the adjacent door into the Conservatory leaves a very small pier of masonry, which would not have been an original feature.

The large Lounge window has a concrete lintel and adjacent to this the outline of a former opening can be seen. A stone lintel is also set in the wall but has little reference to current or previous openings. Windows to the rear are upvc.



Photograph 1
Side Elevation, Pre-Cast Garage



Photograph 2
Rear Elevation



Photograph 3
Front Elevation

3.0 Policies and Influence

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

Strategic Policy C CO17	Quality of Design of Development 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 and is linked to a Listed Building.

The setting of the Listed Building must be considered when designing in the immediate area. Its status must be protected by considering the impact any changes made.

4.0 Proposals, Impact and Mitigation

Following removal of the rear Conservatory, it is proposed to form a new Garden Room in a similar location.

Materials are to be traditional to ensure an improvement of the current situation. The floor level is to be reduced from that of the existing, which allows the Garden Room to 'sit' lower on the rear façade and have a more traditional roof pitch. The roof is to be a plain natural grey slate, with 2 conservation style rooflights by the "Rooflight Company".

The rear roof slope of Ivy Cottage remains unaltered, which gives a consistency of eaves and ridge lines, which in turn present a simplicity that has historically ensured it does not compete visually with the adjacent thatched roof.

The new Garden Room is ensured to be subservient to both the adjacent property and the host building. It is set below the eaves line and its base follows the natural slope of the land. The stone boundary wall also creates a positive visual separation.

To the side elevation it is proposed to construct a new extension. The ground floor provides a Garage to replace the one removed and the first floor is occupied by a Bedroom.

It should be noted that the alterations do not increase Bedroom numbers but they allow the provision of a first-floor family Bathroom which gives the obvious improvement to standard of living.

Our clients understandably feel that the standard of living improvement outweighs the need for further Bedroom accommodation.

The design of the extension follows the North York Moors National Park “Domestic Extension Design Guide”.

The materials chosen, stone and pantile, are locally and area wide accepted as both traditional and policy compliant.

The extension is set back from the front elevation and set down from the ridge to give a subservient appearance to the host building. This also reflects the slope of the topography and it therefore appears as a natural break in levels.

The rear wall of the extension does extend beyond the rear of the house to ensure the Garage, although small, does suit most cars.

A small rear elevation dormer window is proposed, which will match the 2 refurbished dormer windows to the front in terms of materials and style.

The style is simple and utility which appears to have been how the current dormer windows were designed. The refurbishment will allow for improved finishes such as lead cheeks and roof with timber rolls. Also improved insulation levels.

The Porch is also to be replaced with a new gabled roof version. This again has been kept modest to ensure the massing and outline of the original house are the dominant feature.

As with the rear elevation, the setting of the adjacent Listed Building and general amenity of the Conservation area are retained at their current standard. There is a potential improvement due to the removal of the pre-cast concrete Garage and upvc Conservatory.