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## HERITAGE STATEMENT for EXTERNAL WORKS at CHAPEL GARTH, EGTON BRIDGE.

### 1. SIGNIFICANCE of HERITAGE ASSET.

The significance of Chapel Garth is that it is sited adjacent to St. Heddas Roman Catholic Church which is a Listed Building, the Heritage Asset, and that it is also within the 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 yet 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 13<sup>th</sup> 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.

Chapel Garth is a modern detached house which was given Planning Permission on 15<sup>th</sup> March 1999 reference 40320107E. The property is set in a large open site with a variety of mature trees, it is adjacent to the Catholic Church and fronts the main thoroughfares within the village on the eastern and southern boundaries.

Photograph 1 shows the relatively prodigious scale of the Church set against Chapel Garth.

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 style 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. Window frames and external door have been renewed as the existing Planning Approval reference NYM/2017/0547/FL.

Planning Permission was granted in 2017 for an extension to be built above the Garage, for the renewal of existing window frames, for alterations to the front entrance, for alterations to rear window openings to form doorways and for the replacement of a uPVC conservatory (approved 2002) with a new extension. To date the window frames have been renewed, work to the front entrance completed and the rear window openings are now door openings. Internal works associated with these have also been completed.

Presently, the applicants have made an application for Variation of Condition relating to the proposed single storey extension at Ground Floor Level. To be clear, work has not begun on this element of the approval.

## 2. WORKS PROPOSED.

It became clear during the Pre-Application process that Chapel garth does not enjoy Permitted Development Rights and consequently the Heritage Statement is a component of the requirement to apply for Planning Permission for external works which are being proposed.

The works for consideration in the application are:

- a. Renewal of the existing driveway surface. Photographs 2 & 3 & 4.
- b. The lifting of paving to the south and west of the house in order to reduce the step height between interior and exterior. Photographs 5 & 6.
- c. Construction of a retaining wall and extension of the paved area to the south west. Photograph 7.

## 3.0. ASSESSMENT of IMPACT of THE WORKS on THE HERITAGE ASSET & MINIMISATION of IMPACT

### 3.1. Driveway.

The area of the driveway is intended to remain the same as existing save for the small amount which has been previously approved in order to improve the access from the roadway at the site entrance.

The levels of the driveway are intended to be the same as existing and similarly the surface is to be similar.

It is considered that the proposed works to the driveway are not significantly different to the existing installation and therefore do not materially affect the Conservation Area or the setting adjacent to the Listed Building.

3.2. Lifting of paving level. The intention is to form an easier step height, between the interior and exterior of the building of 150mm. The existing step is 200mm+ and is not considered to be satisfactory for the owners for

the medium term future.

The alteration is in the order of 50mm and it is considered this to be de minimis as the visual variation would be almost indiscernible and consequently causing no material harm to setting against the Listed Building or of the Conservation Area.

### 3.3. Retaining Wall and Extended Paving.

This section of the proposal is located to the south west area of the site where public views into the site are extremely limited due to distance and topography. The site for the proposal is presently and largely occupied by existing landscaping works which include hard paving and the former site of a small greenhouse. The intention is to unify this stepped area of the site as it represents a safety hazard as a patio area.

The proposed retaining wall has been sited inside of an existing hedge (west boundary) in order to preserve the hedge which has grown to about 600mm tall. There is another advantage in planning terms in that as the wall is moved in an easterly direction the contour rises and the amount of wall exposed is therefore reduced. The wall is stated in the application as being faced with natural stone to match the house walling. Over time it is considered that due to the location and nature of the site, that the wall will disappear from view by the healthy vegetation in this location. The intention of the applicant is not one of vociferousness but simply to make the paving a safe and useful area.

It is considered that the retaining wall and paving extension, are in such a discreet location and of such a modest extent, that it would not cause demonstrable harm to either the heritage Asset or to the Conservation Area.

It is for all the above reasons it is considered that in attentive maintenance of the property and the modest works applied for, the overall development will only have a positive contribution to make to the Conservation Area and its setting adjacent to the St. Heddas Church.

END.

PHOTOGRAPH 1.  
CAHPEL GARTH with  
ST.HEDDAS R.C. CHURCH as  
THE BACKCLOTH.



PHOTOGRAPH 2.  
EXISTING DRIVEWAY SURFACE



PHOTOGRAPH 3.  
DRIVEWAY KERB EDGE.  
Garden adjacent Church.



PHOTOGRAPH 4.  
DRIVEWAY KERB  
GARDEN EDGE.



PHOTOGRAPH 5.  
DOOR STEP & PAVING LEVELS



PHOTOGRAPH 6.  
EXISTING PAVING. ELEVATION  
GARDEN AREA SOUTH..



PHOTOGRAPH 7.  
INTO SITE from  
BROOM HOUSE LANE.



LOCATION of PROPOSED  
RETAINING WALL IN FRONT  
of EXISTING CONSERVATORY  
to be OBSCURED  
by VEGETATION.