

ACCESS AND DESIGN STATEMENT

**PROPOSED REPLACEMENT WINDOWS AND
CONSERVATORY ALTERATIONS**

At

THE MILL HOUSE

WHITBY

NYMNPA

23/09/2021

For

Mr and Mrs J Ita

**Prepared by
Stephen McGivern
Poets Cottage
Lealholm
YO21 2AQ**

September 2021

1.0 Design

1.1 Context

The building is a former mill building which subsequently became a Village Hall and was converted to a dwelling in 1990, and is set in the Conservation Area of Lealholm. The building fronts the main road but the conservatory to be altered is set to the rear, whilst the windows to be replaced are set in three elevations. The building is stone built to three stories and covered with modern concrete tiles.

The building has been substantially altered during its lifetime, with a number of additions including a front porch and side extension, and it is clear the levels of the windows have been altered, presumably due to the alteration of floor levels, when the use changed from a mill.

1.2 Amount of development and impact on surroundings

The proposals envisage the replacement of windows in existing openings, except one which is slightly repositioned and enlarged (to facilitate adequate daylight and ventilation to an existing habitable room) It also proposes the replacement of a pitched conservatory roof with a flat 'orangery' style roof with lantern lights which may be seen as more in keeping with the period of the building.

1.3 Appearance

The windows pattern is of a traditional vertical sliding sash type which is more in keeping with 'vernacular' design in the vicinity. The Clients have spent a lot of time researching a source of windows which respects the appearance of traditional windows while providing a thermal performance recent energy cost rises now demand. They have selected 'Genesis sliding sash windows' for this reason

The design of the rear conservatory roof also permits the upgrading of insulation levels as well as being less light and visually intrusive

2.0 Access

The application has no issues which affect access to or within the property. Access to the repositioned entrance doors to the rear conservatory will conform to current building regulations.

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HERITAGE STATEMENT

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1.2 Significance of Heritage Asset

The conservation area of Lealholm has been designated as many of the buildings are traditional moorland village buildings, constructed of traditional materials mainly coursed sandstone with clay pantile roofs. The subject property was originally a mill, and sympathetic conversion has preserved many of the features such as the mill race under and around the building. The scale of the building reflects its former uses and the fact that it is set back and in a significant sized plot separates it from adjacent buildings. The proposals affect none of these characteristics.

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1.4 Appearance

The windows pattern is of a traditional vertical sliding sash type which is more in keeping with 'vernacular' design in the vicinity. The Clients have spent a lot of time researching a source of windows which respects the appearance of traditional windows while providing a thermal performance recent energy cost rises now demand, and have chosen '**Genesis sliding sash**' which replicate all details of traditional timber sliding sash windows which makes them absolutely indistinguishable even when close to.

The design of the rear conservatory roof also permits the upgrading of insulation levels as well as being less light and visually intrusive