

**D21213 D3906 DESIGN AND ACCESS STATEMENT**  
**Brow Hill Cottage Ravenscar YO13 0NH**

## PROJECT DETAILS

The Proposed works include retaining and repairing the two historic sash windows to the first floor of the west elevation and replacement of the remaining poor quality modern casement windows to the ground floor of the North, East and west elevations, and two dormers to the east elevation with new Timber windows incorporating sealed double glazing.

The size of the existing apertures will remain the same. There are no proposed works or alterations to the apertures, lintels, sills, or surrounds. The size of the existing frames and apertures will remain the same. There are no proposed works or alterations to the apertures. The Stone around the window apertures will remain in situ and will not be altered in any way

## BACKGROUND

### Site Assessment

The Heritage asset is a stone construction semi -detached dwelling with pantile roof set in a rural location in a small enclave of dwellings.

It is believed the property was constructed in the C18 with numerous alterations over history including dormer windows on the north elevation and a later C21 single - storey addition.

## EVALUATION

There are two remaining historic vertical sliding sash windows on the first floor of the west elevation. All of the other windows in the original cottage are poor quality modern casement window of varying designs and configuration with no consistent fenestration detail.

It is evident from our site investigations that numerous historic repairs have been carried out over time, and the modern casement windows have been filled and patched over the years, but have now reached the end of their useful life. The two historic sliding sash windows however can be renovated and are in fact in better condition than the poor quality modern casement windows. These are to be retained and repaired.

The purpose of the application is to seek Listed Building Consent to renovate the two historic windows and the replacement of the remaining poor quality modern casement windows

It is considered that the proposal will not impact or cause harm to the Heritage asset.

## USE

The proposed works will reinstate ventilation, natural light and means of escape, and to improve the thermal efficiency of the dwelling

## APPEARANCE

The renovated window frames will remain and the proposed replacement windows are to provide a consistent design throughout, improving the overall external appearance of the dwelling in keeping with the original historic detail.

All frames will be decorated in white externally to match the existing colour scheme.

## ACCESS

Access to the dwelling will be unaltered.

EST 1979

# ERW

— Timber Windows & Doors —

NYMNPA

14/10/2021

Document D21213 D3906

HERITAGE STATEMENT

**Brow Hill Cottage Ravenscar YO13 0NH**  
**PROJECT DETAILS**

Proposed renovation and restoration of decayed wooden windows



West Elevation



North Elevation

ERW Ltd, Renovation House, Skippers Lane  
Skippers Lane Ind Est, Middlesbrough, TS6 6HA

Company Reg No.  
7018411





East Elevation

### The Nature of the Asset.

The Heritage asset is a stone construction semi -detached dwelling with pantile roof set in a rural location in a small enclave of dwellings.

It is believed the property was constructed in the C18 with numerous alterations over history including dormer windows on the north elevation and a later C21 single storey addition. The building is listed with the adjoining dwelling under listing number 1148638. The building was listed in 1990. The building has been altered under previous Listed Building Consent Applications: 20004/0879/LB & 2015/0915/LB. The current windows in the original part of the dwelling are simple poor quality modern casement windows.

Extract from the Listing appears below:

Heritage Category:

Listed Building Grade: II

List Entry Number: 1148638

Date first listed:

04-Jan-1990

Statutory Address:

BROW COT

Statutory Address:

BROW HILL COTTAGE

Statutory Address:

BROW COT

Statutory Address:

BROW HILL COTTAGE

National Grid Reference:

NZ 96487 02172



## Details

### FYLINGDALES STOUPE BROW NZ 90 SE 12/178 Brow Cot and Brow Hill Cottage

GV II House and cottage. Cottage possibly the earlier C18 downhouse of a hearth-passage plan farmhouse; house possibly a 1769 rebuild of the upper end. Cottage herringbone-tooled coursed sandstone; house lightly-tooled coursed sandstone with very large raised quoins. Pantiled roofs with stone ridge, copings and kneelers, brick and stone stacks. Each 2 storeys, 2 bays, the house of wider proportions. Paired boarded doors in centre of house. Flanking 3-light modern casements in old openings; 3-light windows above retain their flat, stone mullions. Cottage has blocked door at right (probably former passage door) under lintel with big raised keystone. Similar keyed lintels to other ground-floor openings, including door and altered flanking windows, that on left in reduced opening with floating key above, that on right with off-centre key. Tiny first floor sashes under eaves. House has very wide gable copings, and kneelers moulded like cornices; left stone chimney heightened in brick, rebuilt brick chimney at right. Cottage has narrower copings, block kneelers, old brick chimneys at centre and left. Rear elevations: house has long lean-to, the left part modern, the right C19 with modern casement. 2 dormers above. Cottage has early catslide extension with 2 dormers and rebuilt brick end chimney. Houses of the North York Moors, RCHM, p.102.

Listing NGR: NZ9648702172

### The extent of the Asset

The property is a 2 storey stone built semi-detached residential building.

### The significance of the Asset.

The building is stone built structure with pantile roof and 2 small historic vertical sliding box sash windows to the first floor of the west elevation, and poor quality modern casement windows to the original building, and there is a modern single storey extension to the north gable approved under Listed Building Consent Application no. 2015/0915/LB

### The Proposed Works

The poor quality modern casement windows have come to the end of their useful life. The Proposed works include retaining and repairing the two historic sash windows to the first floor of the west elevation and replacement of the remaining poor quality modern casement windows to the ground floor of the North, East and west elevations, and two dormers to the east elevation with new Timber windows incorporating sealed double glazing.

The size of the existing apertures will remain the same. There are no proposed works or alterations to the apertures, lintels, sills, or surrounds.

## The Impact of the Asset

It is considered that the proposal will not impact negatively or give rise to cause harm to the Heritage asset, and will in fact help to preserve historic fabric, ensuring the asset can remain in use as a residential dwelling for future generations. The poor quality modern casement windows have no historic value or interest. Renovating the historic vertical sliding sash windows will preserve the remaining original historic fabric and detail.

The overall impact of the proposed works would be to rationalise the existing situation by introducing consistency to the design of the window fenestration, without detriment to the listed building.

D21213 D3906 Brow Hill Cottage Ravenscar YO13 0NH Photomontage of existing casement windows



Modern casement window showing rot to casement and outer frame



Modern casement window showing rot to casement and outer frame. Inappropriate, inconsistent design.



Modern casement window showing rot to casement and outer frame. Inappropriate, inconsistent design.

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Modern casement window to rear dormer showing sealed glazing to frame



Modern casement window showing sealed double glazing to frame and decay to sill