

NYMNPA

02/11/2021

Heritage Statement



Extension and Alterations
to
5 Sledgates, Fylingthorpe, YO22 4TZ



imaginative architecture + engineering design

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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 the construction of a rear single storey extension, roof dormer windows and rationalisation of the front elevation with traditional porch and detailing.

The requirement for a Heritage Statement is created by the property being on the edge, but not within the Fylingthorpe Conservation Area.

Details are illustrated on drawings:

D12052-01	Location and Block Plan
D12052-02	Existing Plans and Elevations
D12052-05	Proposed Plans and Elevations

2.0 History and Asset description

The property is situated close to the centre of Fylingthorpe village, just beyond the edge of the Conservation Area which covers the village to the east of the subject property.

The house is detached and sits on a large plot that steps out wider to the west, running behind 'Northlands' and flares towards the east.

It is a detached property of relatively modern construction. Although not known, we would estimate that it was constructed in the 1930's or 40's.

Over its life it has had various alterations with the main one being demolition of the previous rear extensions and construction of a single storey mono-pitched roofed addition.

No elevation is obviously the 'principle' elevation and you will see this application intends to rationalise this situation. The current north elevation (road frontage) has a variety of openings, including a rather random bay window. There is little consistency or quality to the previous works on the property. The rear (south) elevation has a relatively 'sub-urban' look, with a lean-to roof on a single storey extension. Apart from the entrance door on the side (east) elevation, both sides are blank.

Walls are finished with a render with no apparent detail, such as cills or lintels.

The tiled roof has copings and there are chimney stacks to both gables.

There is a collection of small buildings in the rear garden to the east side of the garden providing utility uses for the main house.

In terms of the street view, no.5 relates to no.6 and no.7 to the east, both in terms of age, general style and position on the site.

Buildings to the north on the opposite side of the road are more recent structures. They present low level bungalow appearance to the road but are split level houses to the rear due to the steeply sloping ground.

The property to the east marks the start of the conservation area and is a traditionally constructed property, reflecting the older centre of the village. It has a small stone and pantile building adjacent to the drive entrance of no.5 and then to the east side of the plot sits a large pantile and rendered house. It sits forward of no.5 right up against the road.



Photograph 1
Front (north) road side elevation



Photograph 2
Rear (south) elevation



Photograph 3
Range of utility buildings with No.4 to the rear



Photograph 4
Rear viewed from south-east

3.0 Policies and Influence

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

Strategic Policy C	Quality of Design of Development
CO17	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.

Policy CO17 encourages extensions and alterations to be subservient to the main/original property. It also limits the size of alterations to 30% of the original house floor level.

4.0 Proposals, Impact and Mitigation

The proposals are split into 3 main sections which are set out separately below.

4.1 Front Elevation

It is the purpose of this application to improve the amenity of the street scene and subject property by creating a more traditionally detailed and scaled appearance.

Currently the most viewed side of the building lets down its contribution to the street scene and therefore the amenity of the area in general.

It is proposed to create an elevation that contributes positively. The upgrading of this façade includes a modest Porch to create a new entrance, removal of the bay window and its replacement with a plain window centered below the bedroom window above.

The same treatment has been given to the windows on the other side of the Porch and a first-floor window sat centrally above the Porch gives a balanced appearance.

Included within the works will be stone cills to all windows and stone copings/corbel detail to the Porch.

Traditionally sized and detailed dormer windows will also be centered above the first and ground floor windows.

Walls will be rendered. The colour of the render will be a heritage shade which is to be agreed.

It is felt that the works create an elevation that uses suitable materials, proportionate scale and a balanced appearance to improve the visual amenity of the area.

Importantly it creates a more acceptable view when looking towards the adjacent conservation area and no. 3 which is a rendered and pantiled building with stone detailing.

4.2 Rear Elevation

A single storey rear elevation is proposed, added to the rear of the Living Room.

The rear of the property views across open countryside to the south.

As previously mentioned, no.5 sits further back than the property to the east and is not available to be viewed together with the conservation area.

Due to this situation we are treating the rear of the property on a more contemporary manner.

The extension will further the living accommodation on the ground floor, creating an 'L' shape with a sheltered patio between it and the Dining Room.

Its construction will not affect the amenity of either neighbour. The separation from no.6 is approximately 3.5m and it sits over 20m west and further back than the rear of no.4.

Render will be used to the walls which will tie it in to the main house. Windows and doors will be a dark finished aluminium.

4.3 Rear Roof

This is to be opened up with modern dormer style windows and a set of deep rooflights between. As noted in 4.2, the rear elevation sits on its own in terms of surrounding properties and visual influence on other buildings.

The dormer windows will be constructed using dark grey steel sheet and dark aluminum frames to the glazing.

The glazing is to be treated with light reducing film. This is designed to ensure light emitted from the house is kept to acceptable levels.

4.4 Areas, Policy Co17

1. Existing building Ground Floor included as historic land reg plan	84 m ² .
2. Existing First Floor included	64 m ² .
3. Total existing building	148 m ² .
4. Total existing plus 30%	192.4 m ² .
5. Proposed Ground	117.5 m ² .
6. Proposed First	64 m ² .
7. Rear dormer windows and front dormer windows	14 m ² .
8. Total proposed	195.5 m ² .

These figures show a gain of 32% overall floor area.

Note; the Land Registry Plan used for the original ground floor area is included within this application. Also, the area included for the roof accommodation is the area gained by the four dormer windows and not the full roof space as this could be created under Permitted Development.