

## DESIGN ACCESS & HERITAGE STATEMENT

### West House, Middlewood Lane, Fylingthorpe, Whitby YO22 4TT

The property lies within the North Yorkshire Moors National Park Boundary but the building itself is not listed. The property is a two-storey mid terrace building and a private dwelling. The building is stone built with timber casement windows that are not original and a pantile roof. There is a nearby listed building, Inthorpe which is two doors to the southeast of West House. Inthorpe is Grade II Listed for reasons detailed below

II House, early C19. Herringbone-tooled coursed sandstone. Purple slate roof with stone ridge, copings, kneelers and stacks. 2 storeys, 3 bays. Central boarded door with 3-pane overlight. 12-pane sash above; 16-pane sashes inside bays on both floors, all with flush lintels and projecting cills. Rusticated quoins. Prominent shaped kneelers and chimneys. Short side walls run forward from house. Front wall is ramped down near outer ends. Chamfered copings, and pair of corniced monolith piers in centre; C20 wood and iron gate.

Listing NGR: NZ9435705016

It is fair to say that although the casement windows to West House are no in keeping with the surrounding area and listed building the property contributes positively to the area.

### The Proposal

The applicant would like to replace all the existing timber casement windows to a upvc sliding sash 'heritage rose', to the front elevation and upvc casement to the rear, supplied and installed by Andy Vasey Glazing.

### Design

The proposed replacement windows are to replace old rotten timber frames. The existing casement windows are now beyond repair, offer extremely poor insulation and causing a considerable amount of condensation. The applicant is concerned that when opening some of the windows, the casement may even fall out. The existing front windows are not original to the property, and these were once sliding sash windows.

The windows to be replaced are to both front and rear elevation of the property and all the windows to are proposed to be replaced. The proposed designs of the front windows will be similar the once original windows, siding sash, window drawings and site photos are attached to the application. The designs of the rear will be more uniform.

The proposed replacement sash windows to the front elevation will be Roseview Heritage upvc sliding sash with decorative horns, deep bottom rail, slim midrail, mechanical joints to the centre transom and authentic putty line. These will be in smooth white upvc. The specification of the Roseview Heritage sash window is attached to the application and has previously been approved for use within the area. We have also attached the Roseview Brochure.

The proposed replacement rear windows will be white upvc casement, profile details are attached to the application.

In terms of installation all the proposed windows are to be set back within the reveals behind the stonework where the existing apertures allow. This to ensure they do not project forward in order to give the appearance of the traditional windows. There will be no alteration to the proposed size of the windows and no alteration to the existing stone cills or lintels. The frames will be double glazed to comply with building control. All the windows will have clear glass, except the rear bathroom which will have obscure glazing.

The existing casement windows now looking untidy, and the opportunity is to restore the original appearance of the property with sliding sash windows. It is fair to say the property once contribute positively to the overall character and appearance of the surrounding area and although these replacement windows are to be in upvc this does not distract the appearance of the area itself. The proposed use of the Roseview Heritage window will mean that the windows will be exceedingly difficult to distinguish between upvc and a traditional timber sash.

The current casement windows do not offer a positive contribution to the nearby Listed building and although they do not affect its significance, replacing these windows in sliding sash will have a much more positive effect to the host building, listed building and the surrounding area.

The use of the Roseview profile with its features and detailing complements the age of the property and blends in with the surrounding area. There are standard heavy framed white upvc windows within the immediate area and neighbouring property and these windows do not adversely affect the street view within the area. To the rear of the property one of the adjoining neighbours already have standard white upvc casement.

Often local authorities have taken the view that the replacement of windows with uPVC sliding sash units can be acceptable in conservation areas and national parks, provided that the replacement windows are of an appropriate heritage design and specification. The applicant has chosen a higher quality conservation type profile in the Heritage Rose, supplied by Andy Vasey Glazing and in return will have no detrimental impact on the area or the host building itself.

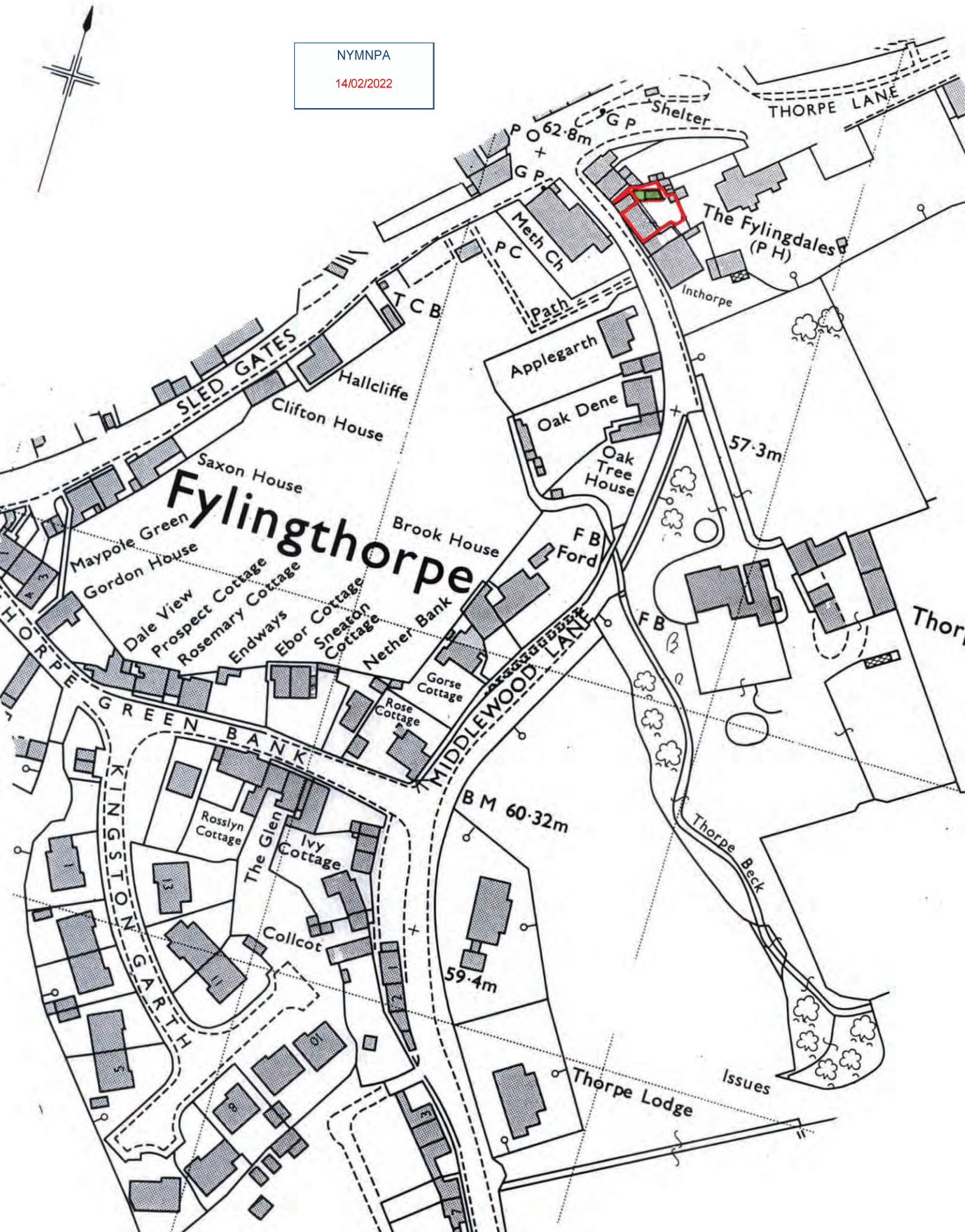
## **ACCESS**

The windows will be accessed from the inside when being replaced



LOCATION MAP SCALE 1:2500@a4

West House, Middlewood Lane, Fylingthorpe, Whitby YO22 4TT





NYMNP

14/02/2022

# Rose Collection

Conservation Brochure

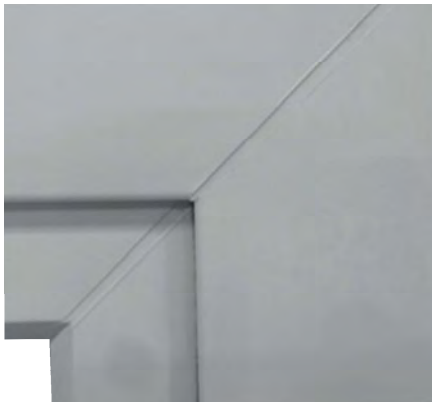
*Discover why the Rose Collection has been approved in some of the UK's most sensitive conservation areas.*

***Slim sightlines. Run-through sash horns. Mechanical joints. Packed with authentic features.***





Windows with clip on sash horns **(above)** are not usually allowed in conservation areas whereas windows with run-through sash horns **(below)** have been approved.



Windows with welded corners **(above)** are not usually allowed in conservation areas whereas windows with mechanical joints **(below)** have been approved.



## uPVC in Conservation Areas

Sash windows are quintessentially British; they've been an important part of our architectural heritage from the late 17th century right through to the early 20th.

However, original windows can be unsecure, draughty and cold and - unless properly maintained throughout their lifetime - often found in a state of disrepair. As a result, many original sash windows have been replaced, often with inappropriate low-cost casements.

Fortunately, measures have been introduced to stop this process. Sensitive and important buildings are granted Listed status, which prevents any changes being made to the fabric or appearance of the building. More commonly, areas of architectural or historic interest are designated as conservation areas in order to preserve their character and appearance.

Historically uPVC has not been allowed in conservation areas, as modern windows couldn't replicate the traditional window features that contribute to an area's character. However improvements in technology and design have allowed us to create a range of fully authentic uPVC sash windows that have earned their place as a viable alternative to timber.

As the UK's leading uPVC sash window manufacturer Roseview Windows are at the forefront of this. We have been manufacturing for more than 30 years, culminating in the creation of The Rose Collection – the most authentic uPVC sash windows on the market.

Take our Ultimate Rose window as an example. We've spent years designing authentic details into Ultimate Rose, and the result is a class-leading window with woodgrain finishes, industry-leading slim sightlines, putty-effect glass lines, timber-style mechanical joints and our in-house designed run-through sash horns. Features like these make all the difference, and many find it hard to spot the difference between Ultimate Rose and traditional timber.

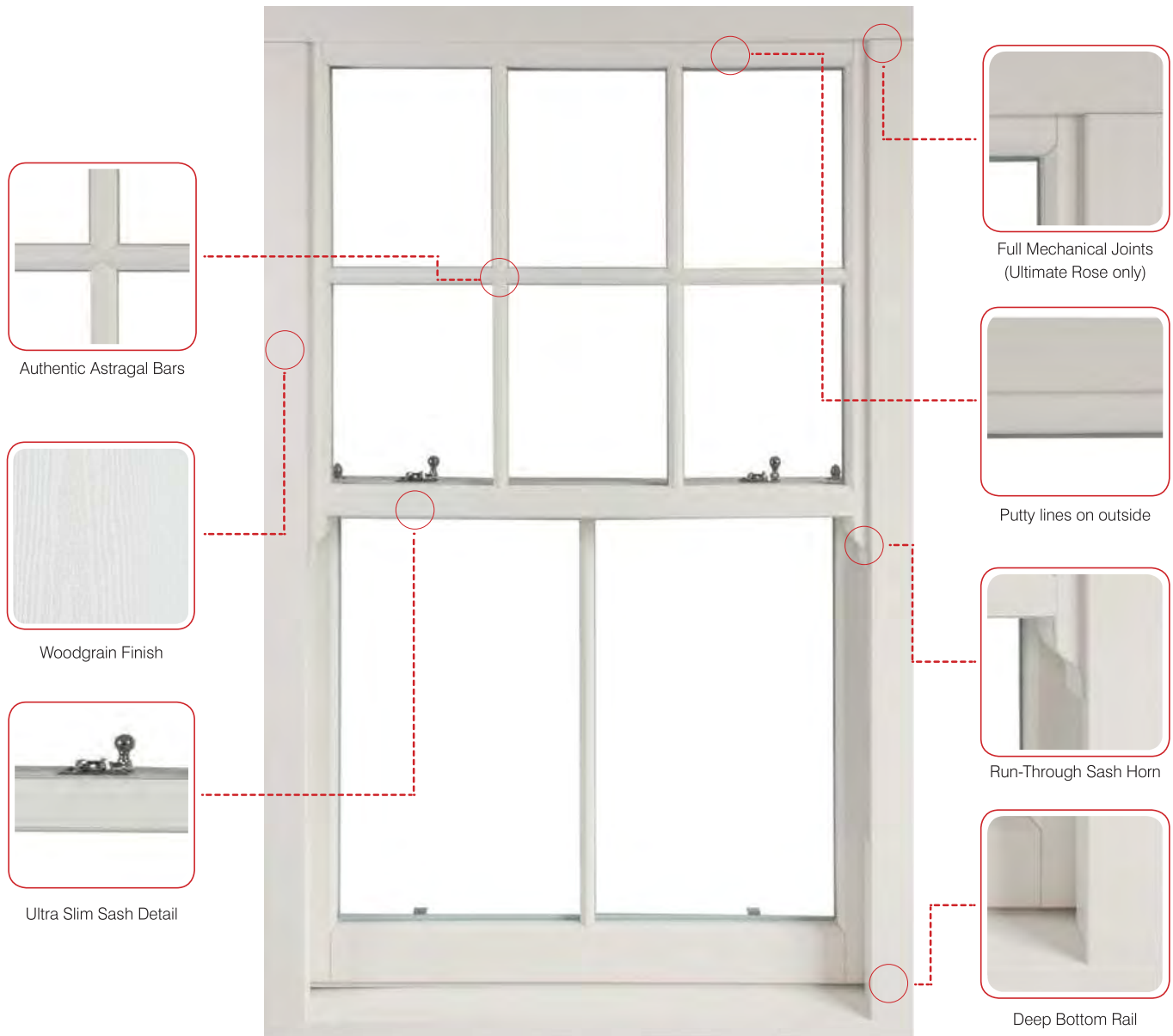
We believe that sensitively-designed, high-end uPVC sash windows are a suitable alternative to timber in the conservation market. We also believe that where original windows have been replaced with inappropriate alternatives, the The Rose Collection can help restore a building to its original appearance.

We take a pro-active approach to conservation areas. Our Managing Director Willie Kerr is a member of the Glass and Glazing Federation's Traditional Window Group, which serves to inform conservation officers and English Heritage on the benefits of uPVC and why sensitively-designed windows could be allowed in conservation areas.

We regularly talk to conservation officers ourselves and demonstrate our windows to them, so they can see for themselves whether they are appropriate for use. As a result of our efforts, Roseview products have been accepted for projects in dozens of conservation areas across the UK.

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Designed to replicate the fine details of an original timber sash, the Heritage and Ultimate Rose are the pinnacle of uPVC sash windows. Features include:

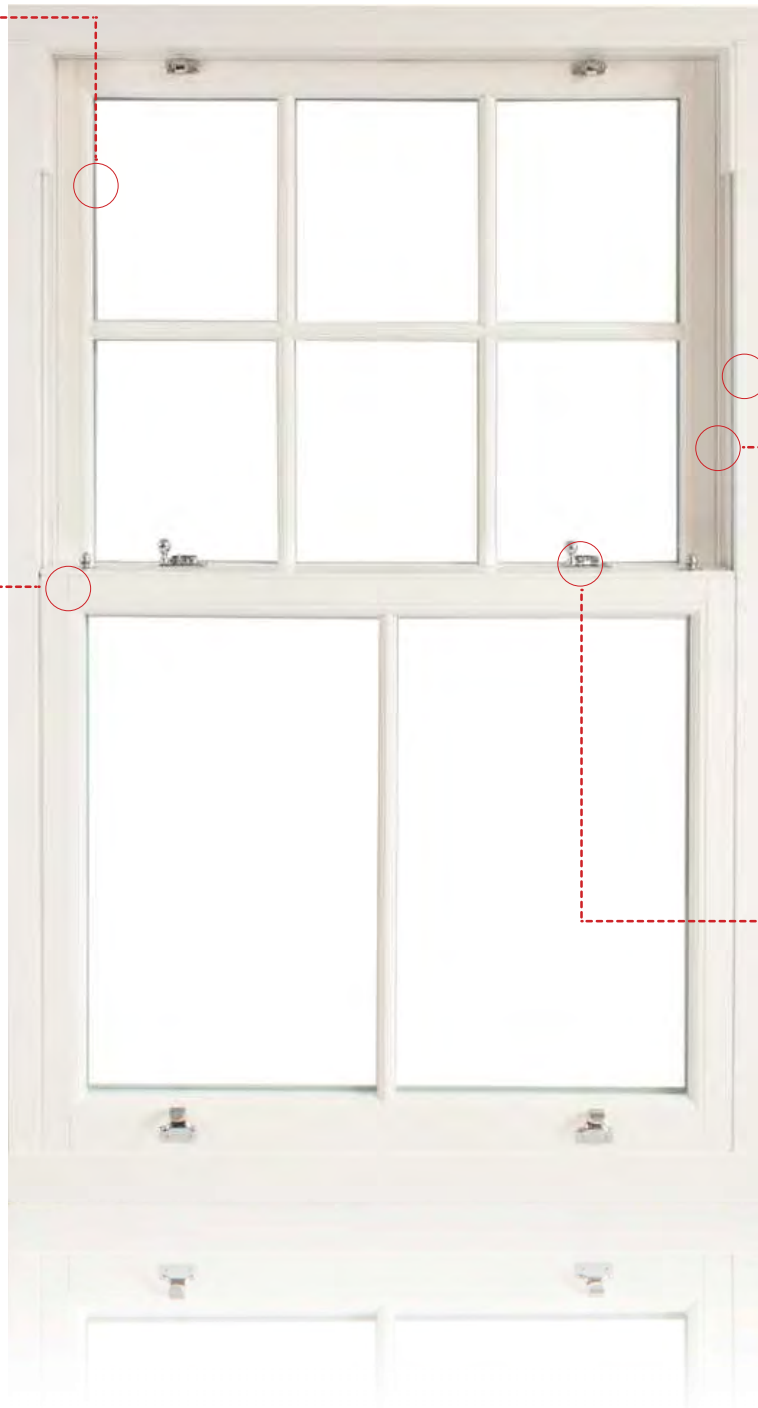
- Full mechanical joints - no welds used on the window, mimicing traditional joinery. (Ultimate Rose only)
- Run-through horn - continuous part of the sash
- Woodgrain finish - looks and feels like timber
- Bespoke traditional furniture (optional extra)
- Limit stops for enhanced safety and security (optional extra)
- Authentic surface mounted astragal bars - in a range of period designs
- Modern benefits include:
  - Energy 'A' rating as standard
  - Tilt facility for easy cleaning
  - Maintenance free - no more painting!



Internal Ovolo detail



Full Mechanical Joints  
(Ultimate Rose only)



Woodgrain Finish



Restrictors  
(Optional extra)



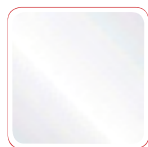
Bespoke Cam Catch  
(Optional extra)

*The Rose Collection is available in a range of colours, textures and finishes*

**Hardware Colours**



Chrome



Satin



Brass

**Foil Colours**



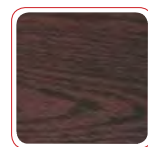
White Woodgrain



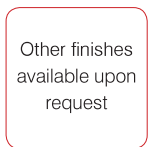
Cream Woodgrain



Golden Oak



Rosewood



Other finishes  
available upon  
request





### Original timber window features

With its run-through sash horns, slim sightlines, authentic putty glass lines and mechanical joints, the Ultimate Rose achieves an incredibly convincing level of authenticity.

Take a look at the picture on the right. On the left there's an original timber window, complete with peeling paint, rotting frame and single glazing. On the right you can see a brand new Ultimate Rose. Note how the fine details make the Ultimate Rose indistinguishable from the timber window, but is more secure, warmer, draught-free and will never need repainting.

It's no surprise the Ultimate Rose accepted in some of the UK's most sensitive conservation areas.

### Benefits and sustainability

As well as being virtually indistinguishable from real timber, the Rose Collection offers many advantages over timber. uPVC offers increased thermal and acoustic performance, ease of operation, and low maintenance.

uPVC is also a sustainable material, with the ability to be recycled numerous times. In fact, Over 300,000 tonnes of post-consumer uPVC is already being recycled across Europe each year.

57% of the molecular weight of PVC is derived from common salt, which is an abundant natural resource, with the remaining 43% derived from hydrocarbon feedstocks. It takes less non-renewable fossil fuel to make than any other commodity plastic.





Here's what makes it so spectacular:



**The Outside**

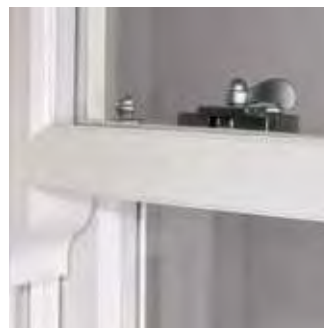
- Authentic putty lines & glass lines
- Range of textures and colours available
- Period astragal bars available in various designs
- 44mm meeting rail
- Optional run-through sash horn
- Deep bottom rail

## The **Heritage** Rose

Authenticity is the watchword of the Heritage Rose. Accepted for use in conservation areas as discerning as the London Borough of Kensington and Chelsea, Lincoln, Worcester, and Cambridge, the Heritage Rose looks every inch the iconic timber sash window – while delivering the convenience and all-round excellence of modern uPVC.

All around the UK, more and more people are choosing the Heritage Rose when it comes to replacing their existing windows – won over by a generous selection of colour and finishing options, its robust energy and security performance, and, above all, its incomparable vintage charm.

With its sleek sight-lines, deep bottom rail, external putty lines and other period detailing, the Heritage Rose is near-indistinguishable from a timber original, offering a level of class and authenticity second only to the Ultimate Rose.



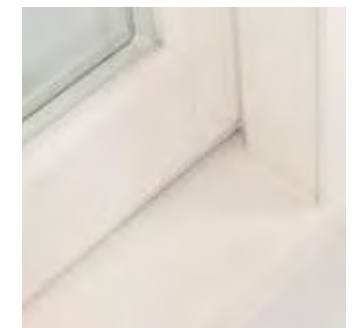
Meeting rail and RTH



Acorn furniture



Polished weld (Optional)



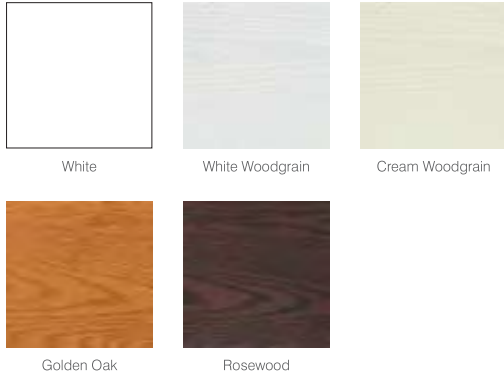
Deep bottom rail



*Impeccably authentic,  
and accepted in  
conservation areas  
right across the UK*

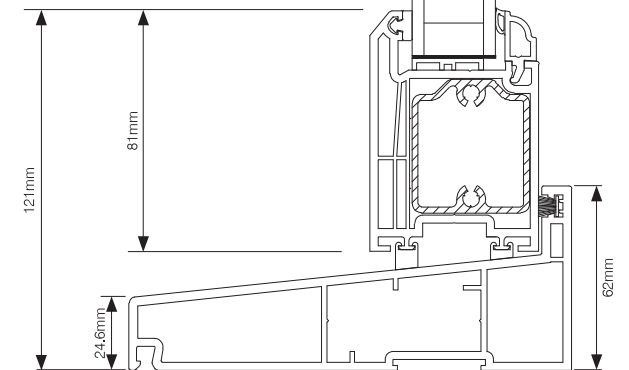
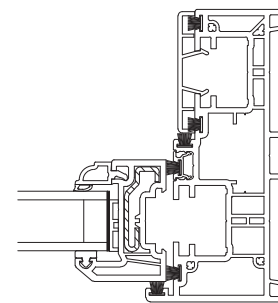
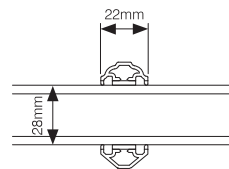
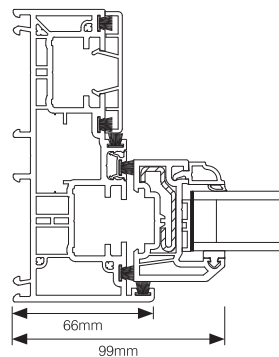
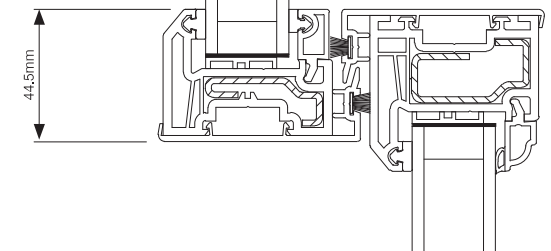
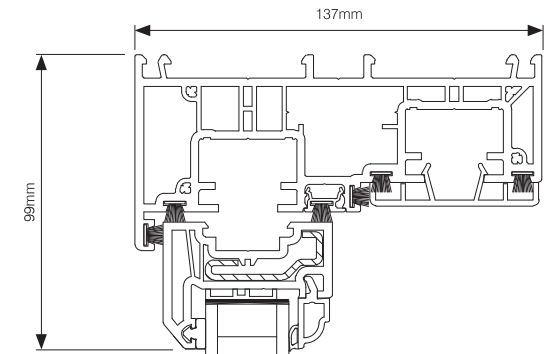
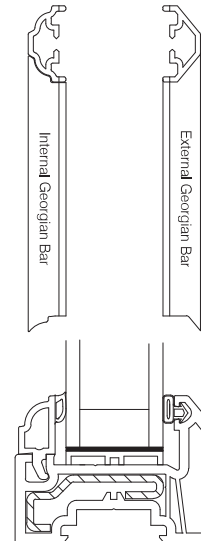
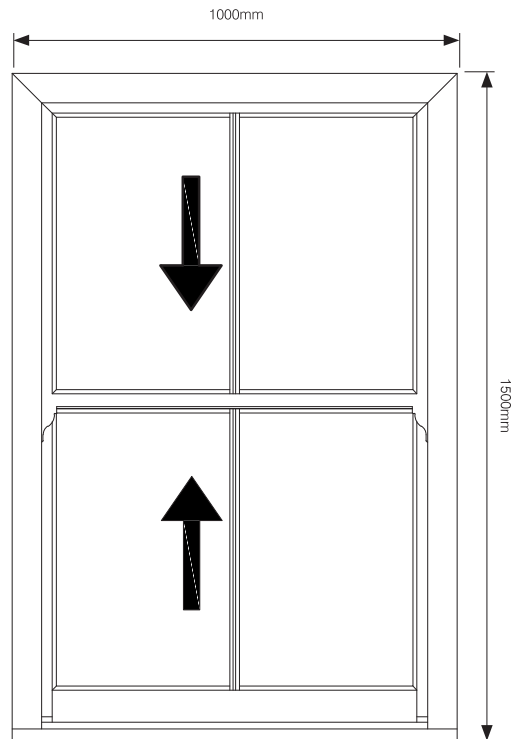
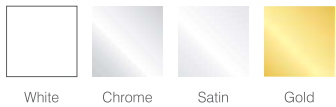
# TheHeritageRose

## Colour options



We can also supply the Heritage Rose window in any RAL colour. Please ask for details.

## Colour hardware options







- A-rated energy efficiency
- Tilting sashes for easy cleaning
- Secured by Design-enhanced window security (optional)
- Authentic astragal bar designs and layouts
- Extensive array of colours & woodgrain finishes
- Wide choice of window furniture and glazing options
- Limit stops that restrict how far sashes open, enhancing safety (optional)
- Market-leading authenticity, with deep bottom rails, putty lines and decorative sash horns



SITE PHOTO West House, Middlewood Lane, Fylingthorpe, Whitby YO22 4TT

NYMNP  
14/02/2022



bedroom 2

bedroom 1A

bedroom 1B

dining room

living room



REAR ELEVATION



living room rear

bathroom



landing



kitchen A

kitchen B



## Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information

Determining whether a Development may be CIL Liable - For submission with Planning Application

**Please note:** This version of the form should only be used for submissions relating to planning applications in England. There is a legacy version of the form for use in Wales: [Download the legacy version of this form](#)

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information.

**Please read the associated Guidance Note before you complete the form. This and additional per-question help can be viewed at:** [https://ecab.planningportal.co.uk/uploads/1app/cil\\_guidance.pdf](https://ecab.planningportal.co.uk/uploads/1app/cil_guidance.pdf)

Please complete the form using block capitals and black ink and send to the Collecting Authority.

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including exemption or relief.

### Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'. Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions). Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

### 1. Application Details

Applicant or Agent Name:

Heaps

Planning Portal Reference (if applicable): PP-10562679

Local authority planning application number (if allocated):

Site Address:

West House, Middlewood Lane, Fylingthorpe, Whitby YO22 4TT

NYMNPA

14/02/2022

Description of development:

PROPOSED REPLACEMENT FRONT WINDOWS

## 2. Applications to Remove or Vary Conditions on an Existing Planning Permission

a) Does the application seek to remove or vary conditions on an existing planning permission (i.e. Is it a Section 73 application)?

Yes   
If 'Yes', please complete the rest of this question

No   
If 'No', you can skip to **Question 3**

b) Please enter the application reference number

c) Does the application involve a change in the amount or use of new build development, where the total (including that previously granted planning permission) is over 100 square metres gross internal area?

Yes  No

d) Does the application involve a change in the amount of gross internal area where one or more new dwellings (including residential annexes) are to be created, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes  No

If you answered 'Yes' to either c) or d), please go to **Question 5**

If you answered 'No' to both c) and d), you can skip to **Question 8**

## 3. Reserved Matters Applications

a) Does the application relate to details or reserved matters on an existing permission that was granted prior to the introduction of the CIL charge in the relevant local authority area?

Yes   
If 'Yes', please complete the rest of this question

No   
If 'No', you can skip to **Question 4**

b) Please enter the application reference number

If you answered 'Yes' to a), you can skip to **Question 8**

If you answered 'No' to a), please go to **Question 4**

## 4. Liability for CIL

a) Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

Yes  No

b) Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes  No

If you answered 'Yes' to either a) or b), please go to **Question 5**

If you answered 'No' to both a) and b), you can skip to **Question 8**

## 5. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes  No

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes  No

If you answered 'Yes' to either a) or b), please note that you will need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim'. The form must be submitted to the Collecting Authority, **and** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*  
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*  
The relief previously granted will be rescinded and the full levy charge will be payable.

You will also need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim' if you think you are eligible for discretionary charitable relief, or discretionary social housing relief (if this is available in your area).

If you wish to claim exceptional circumstances relief, and if the charging authority have made exceptional circumstances relief available in their area (please check their website for details), you will need to complete 'CIL Form 11: Exceptional Circumstances Relief Claim'. The form must be submitted to the Collecting Authority, **AND** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

All CIL Forms are available from: [www.planningportal.co.uk/cil](http://www.planningportal.co.uk/cil)

c) Do you wish to claim a self build exemption for a whole new home?

Yes  No

If you have answered 'Yes' to c), please note that you will need to complete 'CIL Form 7: Self Build Exemption Claim - Part 1'. This form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*  
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*  
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: [www.planningportal.co.uk/cil](http://www.planningportal.co.uk/cil)

d) Do you wish to claim an exemption for a residential annex or extension?

Yes  No

If you have answered 'Yes' to d), please note that you will need to complete either 'CIL Form 8: Residential Annex Exemption Claim' or 'CIL Form 9: Residential Extension Exemption Claim'. The relevant form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

In respect of a residential annex, a Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*  
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*  
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: [www.planningportal.co.uk/cil](http://www.planningportal.co.uk/cil)



## 6. Proposed New Gross Internal Area

a) Does the application involve new **residential development** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

Please note, conversion of a single dwelling house into two or more separate dwellings (without extending them) is **not** liable for CIL. If this is the sole purpose of your development proposal, you should answer 'No' to Question 4b above.

Yes  No

If yes, please complete the table in section 6c below, providing the requested information, including the gross internal area relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does the application involve new **non-residential development**?

Yes  No

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area:

| Development type  | (i) Existing gross internal area (square metres) | (ii) Gross internal area to be lost by change of use or demolition (square metres) | (iii) Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres) | (iv) Net additional gross internal area following development (square metres)<br>(iv) = (iii) - (ii) |
|---|--|--|--|--|
| Market Housing (if known)                                     |  |  |  |  |
| Social Housing, including shared ownership housing (if known) |  |  |  |  |
| Total residential   |  |  |  |  |
| Total non-residential   |  |  |  |  |
| Grand total   |  |  |  |  |

## 7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal area that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in section 7c.

|                  | Brief description of existing building/part of existing building to be retained or demolished. | Gross internal area (sqm) to be retained. | Proposed use of retained gross internal area. | Gross internal area (sqm) to be demolished. | Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)? |                             | When was the building last occupied for its lawful use?<br>Please enter the date (dd/mm/yyyy) or tick still in use. |
|------------------|--|---|---|---|---|-----------------------------|---|
|                  |  |   |   |   | Yes <input type="checkbox"/>  | No <input type="checkbox"/> |   |
| 1                |  |   |   |   | Yes <input type="checkbox"/>  | No <input type="checkbox"/> | Date: <input type="text"/><br>or<br>Still in use: <input type="checkbox"/>  |
| 2                |  |   |   |   | Yes <input type="checkbox"/>  | No <input type="checkbox"/> | Date: <input type="text"/><br>or<br>Still in use: <input type="checkbox"/>  |
| 3                |  |   |   |   | Yes <input type="checkbox"/>  | No <input type="checkbox"/> | Date: <input type="text"/><br>or<br>Still in use: <input type="checkbox"/>  |
| 4                |  |   |   |   | Yes <input type="checkbox"/>  | No <input type="checkbox"/> | Date: <input type="text"/><br>or<br>Still in use: <input type="checkbox"/>  |
| Total floorspace |  | <input type="text"/>                      |   | <input type="text"/>                        |   |                             |   |

## 7. Existing Buildings (continued)

c) Does the development proposal include the retention, demolition or partial demolition of any whole buildings **which people do not usually go into or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period?**

Yes  No

If yes, please complete the following table:

|   | Brief description of existing building (as per above description) to be retained or demolished. | Gross internal area (sqm) to be retained | Proposed use of retained gross internal area | Gross internal area (sqm) to be demolished |
|---|---|--|--|--|
| 1   |   |  |  |  |
| 2   |   |  |  |  |
| 3   |   |  |  |  |
| 4   |   |  |  |  |
| Total of which people do not normally go into, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission |   |  |  |  |

d) If the development proposal involves the conversion of an existing building, will it be creating a new mezzanine floor within the existing building?

Yes  No

If Yes, how much of the gross internal area proposed will be created by the mezzanine floor?

| Use | Mezzanine gross internal area (sqm) |
|-----|-------------------------------------|
|     |                                     |
|     |                                     |
|     |                                     |

## 8. Declaration

I/we confirm that the details given are correct.

Name:

Craig Rowell

Date (DD/MM/YYYY). Date cannot be pre-application:

19/01/2022

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

### For local authority use only

Application reference: