

From:
To: [Planning](#)
Subject: NYM/2022/0523 E12063- Nymnp Air Source
Date: 12 October 2022 08:27:24
Attachments: [R-12063-03 Heritage Statement Air Source Ivy Cottage.pdf](#)

Dear Sir/Madam,

Please see attached a Heritage statement as requested for this project.

I am very sorry for the delay in providing this, your request was missed.

If possible could you deal with this as promptly as you are able as the clients are wishing to install the Heat Pump as soon as they can.

Let me know if you have any queries.

Kind regards

Neil



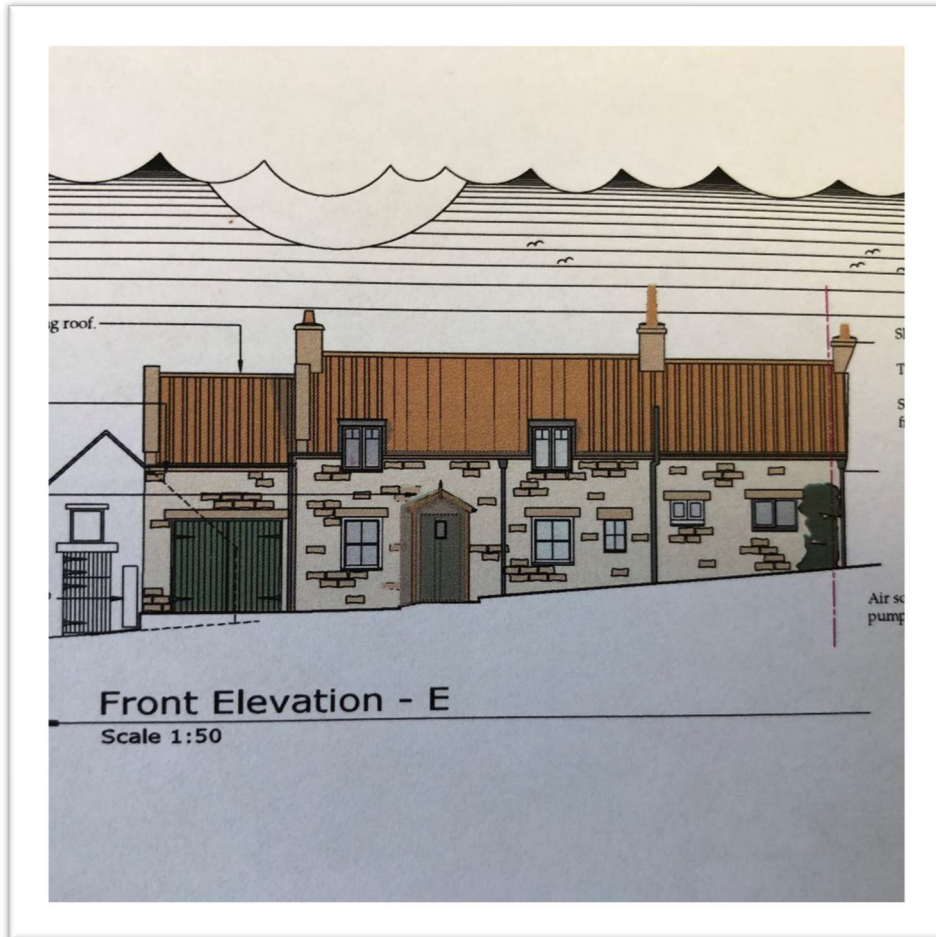
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Heritage Statement



Installation of Air Source Heat Pump

to Ivy Cottage, Egton, YO21 1TX



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Contents

1.0 General Introduction

2.0 History and Asset description

3.0 Policies and Influence

4.0 Proposals, Impact and Mitigation

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 installation of an Air Source Heat Pump to Ivy Cottage. It is a variation of Planning Conditions on approval ref NYM/2021/0508

The requirement for a Heritage Statement is created by the property being within the Egton Conservation Area.

Details are illustrated on drawings:

D12063-01B Location and Block Plan
D12063-03F1 Proposed Plans and Elevations

2.0 History and Asset description

The property is situated within the centre of Egton Village, on its western edge.

It forms part of a pair of buildings with Cross View, which is a thatched roofed Listed property.

The boundary between the houses is rather random and steps away from Cross View and into the front and rear elevations of Ivy Cottage.

The northern end of the cottage is single storey and houses the Kitchen and Bathroom, while the remaining areas are 2 storey, with bedrooms to the first floor. This layout creates a reduced standard of habitation for occupants.

Externally the property is formed using coursed natural stone walling, with a marked difference of quality between the front and rear elevations. The rear walling is of a much more random nature, the majority is rock faced, although occasional tooled finished stones are visible. This is a contrast to the front which has regular courses of faced stonework.

The roof is non-interlocking clay pantiles, with stone copings to front and rear. Both chimneys are also coursed stone.

Many historic alterations to Ivy Cottage have occurred. These include the 2 most obvious and recent which are the rear upvc Conservatory and the pre-cast concrete Garage to the side.

On the front elevation alteration to stonework shows that the dormer windows are likely to have replaced a pair of lower, eaves level, windows which sat directly above the ground floor sliding sash windows.

The plastic sheeted Porch is also a more recent addition.

To the rear elevation there are more obvious changes to openings and masonry.

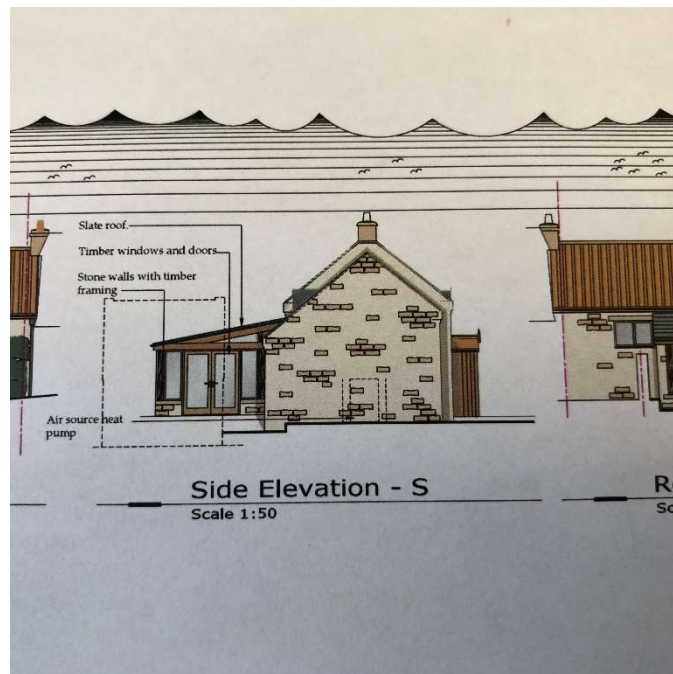
The Kitchen window straddles the site boundary and the adjacent door into the Conservatory leaves a very small pier of masonry, which would not have been an original feature.

The large Lounge window has a concrete lintel and adjacent to this the outline of a former opening can be seen. A stone lintel is also set in the wall but has little reference to current or previous openings. Windows to the rear are upvc.

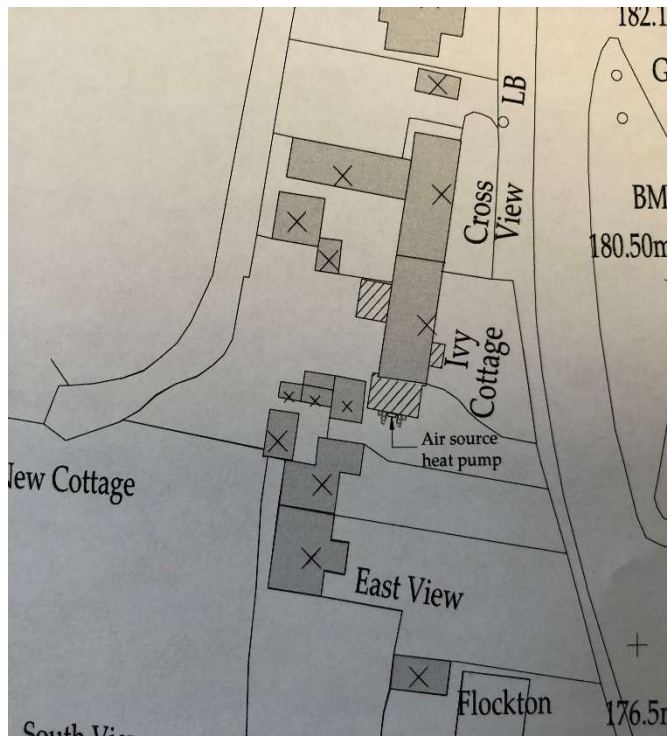
Works are currently ongoing to carry out the approved details in application ref NMY/2021/0508/FL.

These works include a two-storey extension to the South Gable.

The previously approved drawings provide a better illustration of how the site will look compared to the photographs.



Photograph 1
Drawing extract



Photograph 2
Drawing extract

3.0 Policies and Influence

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

Strategic Policy C CO17	Quality of Design of Development Householder Development
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These policies seek to ensure that the quality of design respects the existing amenity of both the area and that of the host building.

This is particularly relevant as the property lies within a Conservation Area.

4.0 Proposals, Impact and Mitigation

The proposals are to install the Air Source Heat Pump adjacent to the new South Gable of the property.

The property forms part of the village conservation area and as such sets a standard of visual amenity. This influenced the siting of the unit. It is set well back from the front elevation of the building (3m) and is over 15m from the site boundary.

The area will also be screened by timber fencing and planting as illustrated on the drawings.

This location is also on the opposite side/end of Ivy Cottage to the Listed Building which lies to the North. It will not be viewed in the same vista as this property.

The position next to the garage allows for the majority of associated plant and pipework to be housed within the garage reducing visual impact.

Our clients are proposing the installation to reduce the reliance on fossil fuels which accords with current good building practice.

We believe this is to be carried out in a manner which will also protect the status of the local area.