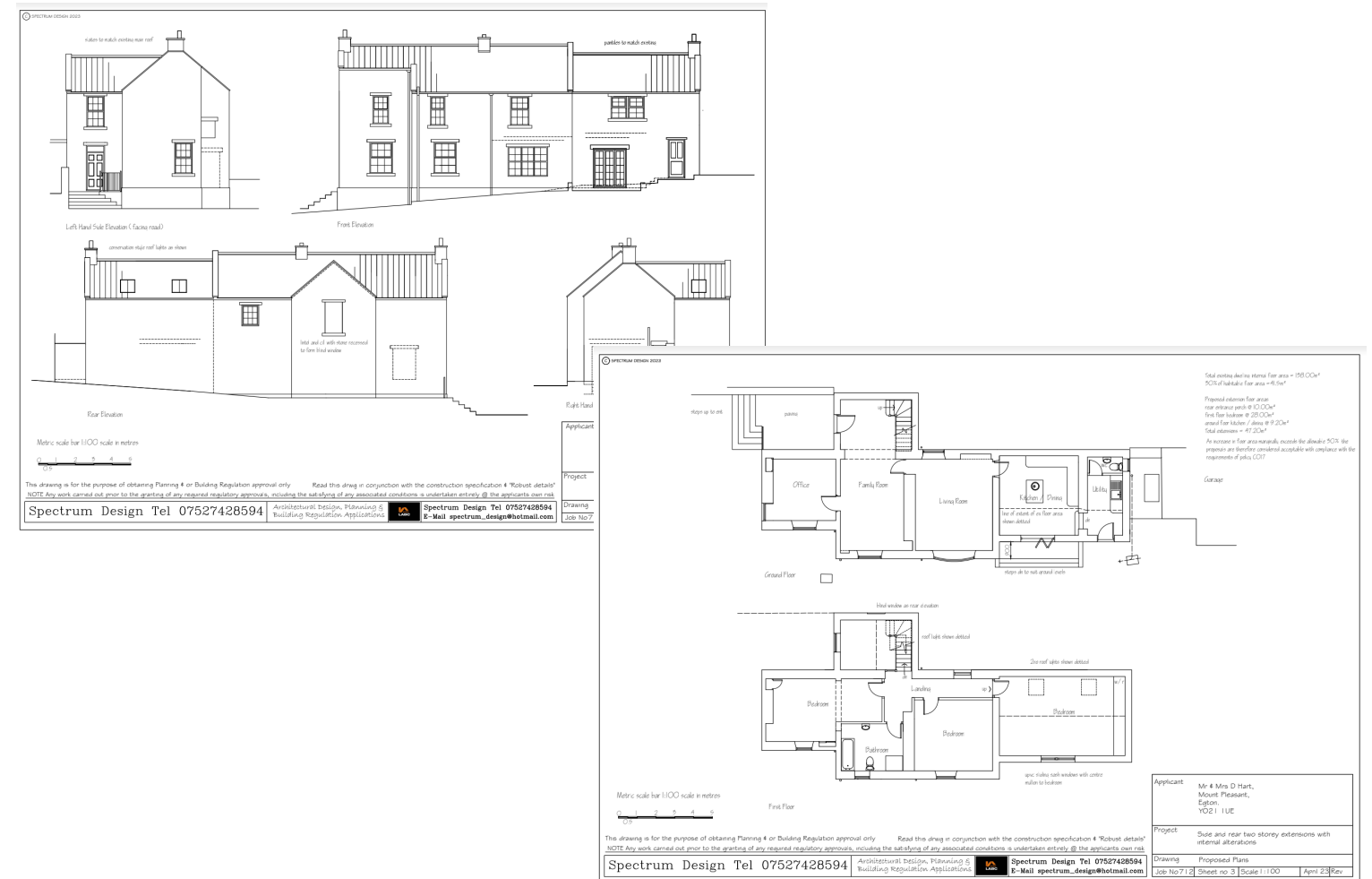


2.0 Character Assessment

2.1 Mount Pleasant

With the appearance of a typical rural farmstead or small-holding, the built fabric of Mount Pleasant displays evidence of substantial alteration since its initial construction. Built perpendicular to the Egton to Grosmont road, it forms an introduction to the village when entering from the Grosmont direction, the simple architecture being representative of the vernacular tradition of the area.



Planning and Design and Access Statement

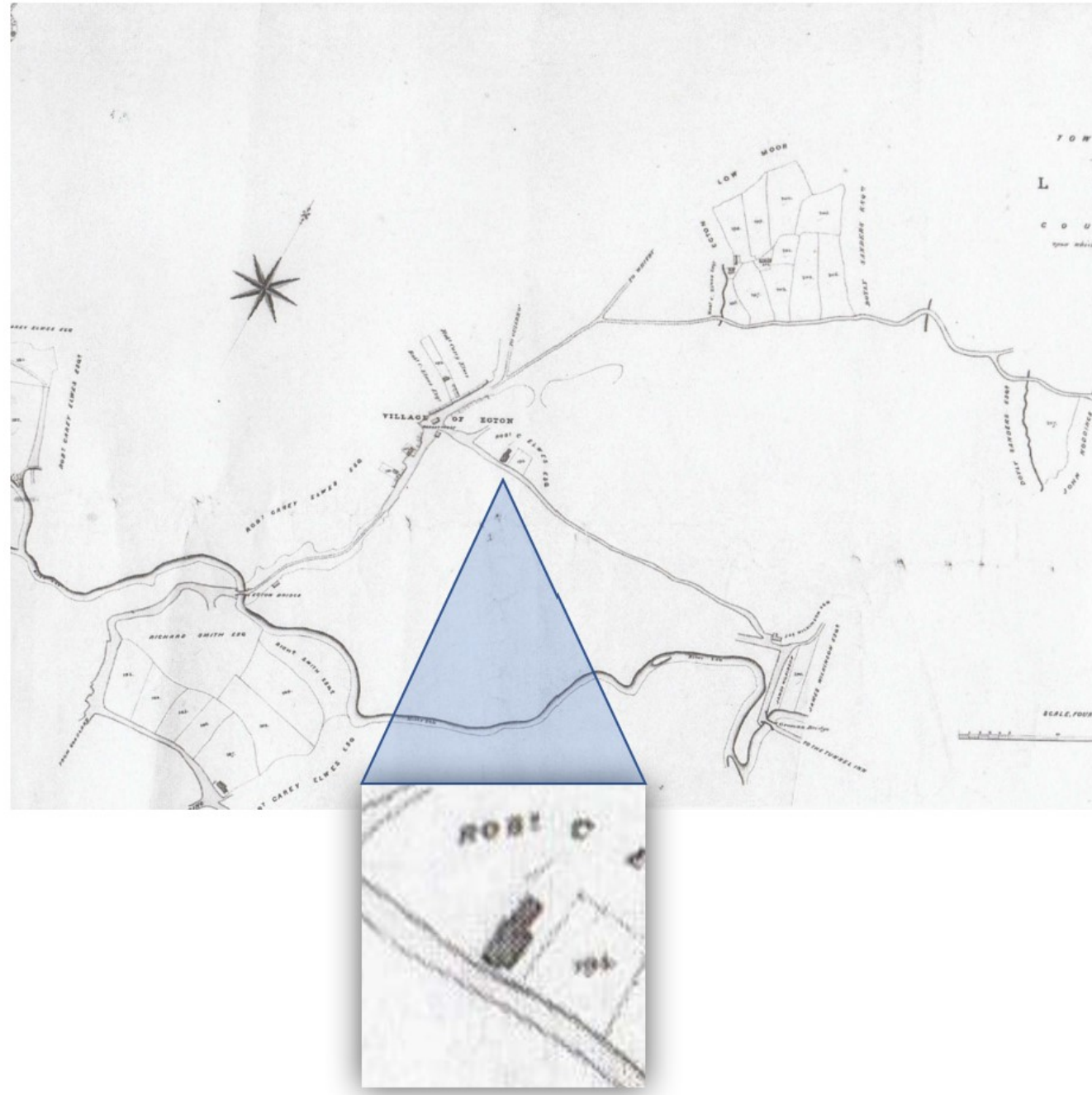
Mount Pleasant, Egton

1.0 Introduction

1.1 This document has been produced to illustrate considerations behind a proposed rear two storey cross wing extension and side extension at Mount Pleasant, Egton. It aims to explain how the proposed changes have been designed to preserve the character of the building and the immediate area by taking a sympathetic approach in compliance with the North York Moor's National Park *Design Guide Part 2: Extensions and Alterations to Dwellings Supplementary Planning Document*.



2.2 In planform the building is in the traditional linear layout, though has been subject to much alteration since its initial construction. The first clear indication of the building in map form found is an 1842 tithe map, which appears to show the narrower wing nearest to the road-side. An earlier map dating from 1636 may possibly show a building on the present site, but owing to inaccuracies it is not possible to be certain. The first edition OS map clearly shows Mount Pleasant, even annotating the name of the property.



1842 Tithe Map showing the house in its current planform. Reproduced by permission of North Yorkshire County Record Office.



1636 Map, potentially showing a building on the site



1853 OS Map. Reproduced with permission of the National Library of Scotland

2.3 The alterations to which the building has been subject are manifested in a number of blocked up windows, a blocked up door, mismatched masonry coursing and an evident raising of the eaves with subsequent alteration of floor heights. Prior to the eaves being raised the narrower section closer to the road appears to have been constructed, its proximity to earlier windows of the gable of the main house indicating it is a later addition. However, the presence of a now blocked up window in the gable of that extension itself is evidence that it was added before the overall height of the house was increased.

2.4 The later openings that correspond with the increase in height are formal in proportion, although it is notable that the ground floor windows are larger than those on the first floor indicating a lack of “piano nobile” pretension. It is likely to be at that phase the current slate roof was added, meaning that particular alteration is likely to date from after the mid 19th century.

Right—Uneven stone courses in grey, straight joints in red and upper level courses in yellow

Below and right—infilled former openings marked in blue



2.5 Potential phasing is shown below. The earlier parts of the house left blank show evidence of change, though it is hard to gauge which parts are earliest, the mis-aligned courses possibly representing an earlier iteration of the house or a later infill section. The repetition throughout of coarse diagonal “pick-faced” dressed masonry confuses matters further, such dressing indicating 17th century origins (RCHME1987, 206) or possibly earlier but its use within the raised eaves and gables instead hints at a later intention to match the earlier parts of the building. A 1980s era photograph shows all but the base courses of masonry of the house covered with a white render, since removed, which may have been a modern intervention rather than a historic limewash or shelter-coat.



2.6 Documentary evidence of the occupiers of the house is found in the Saturday 10th April edition of the *Yorkshire Gazette*, where the death of Margaret Peckett of Mount Pleasant, Egton, is recorded. In 1876 Mount Pleasant was advertised for let in the Saturday 17th June edition of *The Yorkshire Post and Leeds Intelligencer*. It is described as a “...desirable detached residence...” and states that “The house commands very extensive and picturesque views, and is suitable for a retired tradesman;”.

2.7 By 1877 there is a possibility that the house had been sub-divided, the *Whitby Gazette* of Saturday 11th August of that year carrying an advertisement for “Furnished Lodgings”. An 1895 *Whitby Gazette* advertisement in the Friday 9th August edition advertises furnished apartments to let, consisting of “2 sitting and 3 Bed-rooms” and in 1913 the *North Star* of Thursday 10th July advertises a bedroom and sitting room to let, potentially further indicating sub-division. It may therefore be that around 1877 is when the building was increased in height with corresponding blocking up of windows and altered floor levels. However, by 1954 the *The Yorkshire Post and Leeds Intelligencer* edition of Wednesday 10th March advertises the entire property for sale, described as “An attractive Small Holding with good house and buildings and land extending to about 3 ½ acres.”.

3.0 Planning History

3.1 A search of North York Moors National Park records reveal the following applications:

Application number: 40320036E
Proposal: alterations to outbuilding to form a residential annexe
Application type: Application for Full Permission
Address: Mount Pleasant, Egton
Decision date: 28/06/1999
Decision: Approved with Conditions

Application number: 40320036B
Proposal: ALTERATIONS AND EXTENSIONS TO DWELLING
Application type: Application for Full Permission
Address: Mount Pleasant, Egton
Decision date: 03/08/1977
Decision: Approved with Conditions



Application number: 40320036B

Proposal: ALTERATIONS AND EXTENSIONS TO DWELLING

Application type: Application for Full Permission

Address: Mount Pleasant, Egton

Decision date: 03/08/1977

Decision: Approved with Conditions

Application number: 40320036

Proposal: OUTLINE ERECTION OF DWELLING

Application type: Outline Application

Address: Mount Pleasant, Egton

Decision date: 08/09/1976

Decision: Refused

Application number: 40320036A

Proposal: OUTLINE EXTENSION TO DWELLING

Application type: Application for Full Permission

Address: Mount Pleasant, Egton

Decision date: 01/01/1900 (sic)

Decision: No Decision (conv data)

Application number: 40320036D

Proposal: erection of workshop, store and change of use of building to showroom

Application type: Application for Full Permission

Address: Mount Pleasant, Egton

Decision date: 14/07/1988

Decision: Approved with Conditions

4.0 Planning Policy

4.1 It is suggested that this proposal will be assessed against Policy C017 (reproduced below) of the North York Moors National Park Local Plan and guidance within *Design Guide Part 2: Extensions and Alterations to Dwellings Supplementary Planning Document* (NYMNP, 2008)

"Policy C017 - Householder Development

Development within the domestic curtilage of dwellings should take full account of the character of the local area, the special qualities of the National Park and will only be permitted where:

- 1. The scale, height, form, position and design of the new development do not detract from the character and form of the original dwelling or its setting in the landscape;*
- 2. The development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling; and*
- 3. The development reflects the principles outlined in the Authority's Design Guide.*

In the case of extensions and alterations to the existing dwelling, the following criteria must also be met:

- a) Any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension; and*



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b) The design and detailing should complement the architectural form and character of the original dwelling and any new roofline should respect the form and symmetry of the original dwelling.

Where permission is granted, future extensions may be controlled by the removal of permitted development rights. In the case of existing outbuildings and the development of new outbuildings, the following criteria must also be met:

- i. The outbuilding should be required for purposes incidental to the residential use of the main dwelling;
- ii. Any new or extended outbuilding should be proportionate in size and clearly subservient to the main dwelling;
- iii. New outbuildings should be located in close proximity to existing buildings;
- iv. If the proposal involves works to improve or extend an existing outbuilding, the original structure must be worthy of retention and capable of improvement; and
- v. It should be demonstrated that any change of use of existing outbuildings is not likely to lead to future proposals for additional outbuildings to replace the existing use.

All proposals for residential annexes should also meet the requirements of Policy CO18 Residential Annexes.”

5.0 Proposal and Assessment

5.1 The proposal is to construct a cross wing on the rear elevation and to increase the height of a lower adjoining section of the house, which may have originally been an adjoining barn but is understood to have been subsumed into the residence many years ago. Both the rear cross wing and the enlarged adjoining section will tie in below the ridge of the of the house roof, retaining the subservient proportions as required by the *North York Moors National Park Design Guide Part 2: Extensions and Alterations to Dwellings*, Supplementary Planning Document.



Proposed plans and elevations



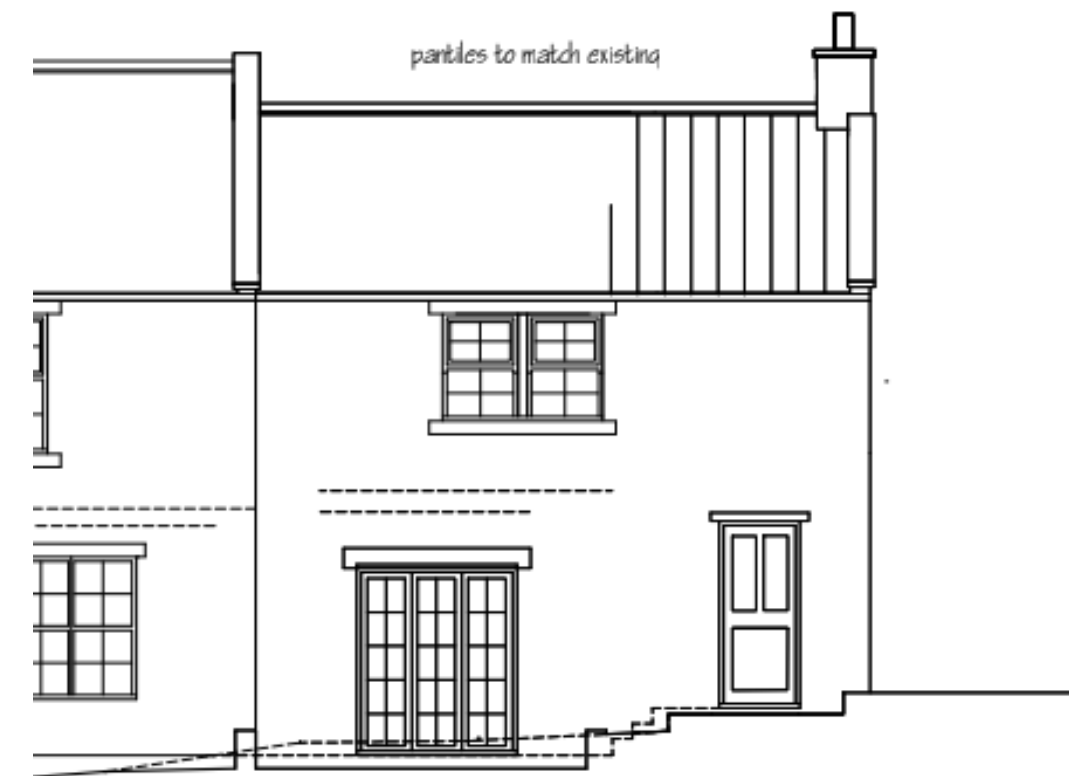
5.2 The rear cross-wing has been designed to mimic a traditional approach to extending vernacular farmhouses, as can be seen throughout the North York Moors and as illustrated in the RCHME publication *Houses of the North York Moors* (1987), within which are a number of examples of established houses with later rearward additions. Traditionally styled conservation roof lights will be added to the northern roof slope of the cross-wing and the western roof slope of the main house which, whilst reflecting a historic characteristic, will nevertheless be largely screened from view owing to orientation and intervening modern development.

5.3 The rear gable of the cross-wing will feature a “blind” window in the form of rebated masonry with a cill and lintel, to avoid an overly monolithic appearance and to reflect the evolutions that the original house has been subject to. Given the current proportions of the property, which are as a result of the 19th century increase in eaves height, it is considered that a classically proportioned doorway with fanlight above is most appropriate, rather than an overly simple cottage door.



Detail of side and rear elevation of proposed cross-wing

5.4 The alteration to the adjoining section has taken local tradition as its inspiration, the first floor window opening being punctuated with a thick mullion to ensure sympathetic proportions to the existing apertures in the main house. The wide ground floor opening shows traditional fenestration and due to the development being set back from the main house will not be readily noticeable from the road, thereby having a minimal impact upon the street scene. With a masonry lintel above, the opening is redolent of a Victorian era alteration rather than an overtly modern addition, thereby adding to but not conflicting with the variety of evolutions seen in the fabric of the house. It is also notable that the first floor window is not directly aligned with the ground floor opening, again reflecting the vernacular evolutions of the house and ensuring that informal character is preserved.



Detail of adjoining extension

6.0 Access

6.1 Access arrangements are unchanged.

7.0 Conclusions

7.1 The overall scheme aims to increase living space in the house in a manner that adheres to NYMNPA residential design guidance and is compliant with relevant policy. The extensions are designed around traditional precedents, of the type that can be seen on many historic farmhouses throughout the North York Moors. The result is an unintrusive, characterful scheme that reflects the local vernacular and preserves the street scene when entering the village. It is therefore suggested to be in compliance with both *Design Guide Part 2: Extensions and Alterations to Dwellings Supplementary Planning Document* and Policy CO17 of the North York Moors National Park Local Plan.

References:

NYMNPA (2008) *Design Guide Part 2: Extensions and Alterations to Dwellings Supplementary Planning Document*. NYMNPA.

RCHME (1987) *House of the North York Moors*. HMSO.

15 Sept 2023

T Brown (Assoc IHBC)

