

Mr & Mrs R Banton
Millstones,
Egton,
Whitby
YO21 1TX

NYMNPA

28/09/2023

Millstones, Egton

Replacement of timber windows with UPVC

Heritage Statement

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1.0 Existing Use

The property is a detached three bedroom two storey dwelling, with side attached garage, relatively recently constructed in the early nineteen eighties, which lies within the Egton conservation area parallel to the main street running through the village

1.2 Scope of the works

The proposals are for the replacement of the existing painted timber windows with upvc double glazed windows and the rear painted timber stable door with a painted composite stable door.

1.3 Appearance

The existing dwelling is constructed in coursed natural reclaimed stone, which is believed to have originated from a demolished mill in the West Riding of Yorkshire, and has a pantile roof covering and painted timber Georgian style casement windows.

1.4 Elevations

The elevations are as shown on the accompanying elevations drawing and existing elevation photographs.

1.5 Scale n/a

1.6 Impact on the conservation area

All listed buildings and period properties help to sustain the heritage of our towns and villages and it is vital to sustain these properties for future generations to enjoy and appreciate, This helps to sustain the character and architectural merit of these properties within there street scene setting, thus maintaining the heritage of these areas.

However this needs to be carefully balanced with today's requirements for their upkeep, maintenance, security, noise and running costs especially with regard to heat loss and draughts, and helping to reduce carbon omissions

Although the property sits between the Grade 11 listed dwellings of Cross View and 1 Egton Village, this dwelling is detached and of a relatively recent modern construction. The new upvc windows are high quality units, with grained finish with all styles are to match the existing within unaltered openings.

It should be noted that there are also a number of nearby properties within the village which already have upvc windows fitted.

Also approval has also been granted for a upvc window to the recent approval for the rear single storey extension to the property which has yet to implemented

1.7 Conclusion

In view of the above, and the minor nature of the works involved, it is therefore felt that the proposals will not affect the nature or character of the street scene or detrimentally impact on the conservation area in general.



Spectrum Design

Architectural Design, Planning &
Building Regulation Applications

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Existing Dwelling photographs



Front Elevation A (facing highway)



Rear Elevation (D)