

## Heritage Statement

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### Extension and Alterations

Rose Cottage, Thorpe Green Bank, Fylingthorpe YO22 4TU



imaginative architecture + engineering design

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NYMNP

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## 1.0 General Introduction

This statement is submitted to accompany an application to the North York Moors National Park Planning Authority for a single storey rear extension, gable high level window and minor internal alterations.

Drawings D11361-01A, 02A, 04C and 05B show details of the proposals.

## 2.0 History and Asset Description

The house is a detached stone and pantile structure sat in a corner plot close to the centre of the village. It has an asymmetrical double fronted front elevation, with an Ad Hoc stone and slate extension to the lower east elevation, which uses the original side boundary wall to form one perimeter wall.

The rear has a number of more recent alterations that form a single and two storey extension both with mono pitch slate and pantile roofs. The last approval was NYM/2010/0074/LB.

The Historic England List No. is 1148708, the property is Grade II.



Photo 1  
Rear Elevation showing Mono Pitch Extensions



Photo 2  
Rear/West Side View



Photo 3  
Side Elevation (East)

### 3.0 Policies and Influence

The proposals will be considered with regard to Local Authority Policies: -

Core Policy G: Landscape, Design and Historic Asset  
Development Policy 3: Design  
Development Policy 4: Conservation Areas  
Development Policy 5: Listed Buildings

### 4.0 Proposals, Impact and Mitigation

The application proposals involve the demolition of the single storey rear extension and its replacement with a larger single storey extension. The extent of the new build element will be limited by an existing stone wall that forms the back of the outside WC. This wall will require raising by approximately 600mm to accept the line of the new roof.

In relation to the host building the proposed extension is modest and subservient both physically and visually. It is considered that its impact on the amenity of the rear elevation is neutral given that it replaces an existing extension which is not original and of limited quality or appeal.

The new timber glazing is designed to control with and not mimic the more traditional timber openings and it is noted that no original openings are present on the rear and only 2 are situated on the side (west) elevation.

The new slate roof repeats the finish of the previous roof to be removed and like the contrasting windows provides a different but natural material from the main house roof. Two conservation style rooflights will be inserted in the new roof to improve light to the rear of the kitchen.

Also, on the rear elevation a new rooflight is proposed to spread light into the roof space bedroom. Whilst facing mainly north it will catch some light especially early morning.

The front and mainly original elevation is totally unaffected by the proposals.

On the east gable elevation, it is proposed to insert a small timber sliding sash window. Matching in detail the existing window but not symmetrical due to the offset chimney breast.

This style of opening is not uncommon in the area at high level on either side of the chimney stack and therefore carried out using the right traditional methods with stone head and cill it will not erode the asset building.

Internally there are limited alterations proposed to the attic floor. These changes include the removal of timber flank walls and the provision of an ensuite facility.

The walls to be removed are a modern addition to the building formed with sawn softwood and lined with gypsum plasterboard.

They were presumably provided for storage space. Doors into these walls are also of modern style and materials.



Photo 4  
Stud Wall and Door, Attic Sitting Room

The ensuite will be created with no alteration to existing walls or openings. The stairwell up to the attic also remains unaltered.



## 5.0 Summary

It is felt that the careful approach to design of these alterations has resulted in a sensitive solution to the design brief.

All parties involved have been fully aware of the special nature of Listed Buildings and their importance within the general setting.

The details proposed can be carried out and completed without eroding this important asset. Indeed, the extension which takes up the position of an existing extension and associated storage space would enhance without detract. The main elevations of Rose Cottage are not impacted on.

We request that these details are accepted as suitable alterations to this building.