

**Gordon House
Thorpe Green Bank
Fylingthorpe
Whitby
YO22 4TU**

Specification

Remove the existing front door and frame to the kitchen entrance. Check for suitable foundation in this area, if unsuitable provide 1.0m deep strip footing tied into existing foundation.

Build up approx. 1.0m high externally in stonework to match the existing with a lightweight thermal block internally. Plaster and skim to the inner leaf.

Fit new sash window to match the existing fitted with low E double glazed units argon filled. Windows to be painted suitable colour to match existing. Mastic seal around the perimeter of window.

NVAA/NDP
21 NOV 2013

Heritage Statement

**Gordon House
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YO22 4TU**

Proposed removal of existing door and installation of sash window to principal elevation

Introduction

I have been instructed by the owner and occupier of the property, Gordon House, Thorpe Green Bank, Fylingthorpe to provide a Heritage Statement to support the proposed removal of an existing door and replace with the installation of a window to the principal elevation of the dwelling house.

Working on behalf of the Applicant, the following statement has been prepared in support of the proposed development. It will describe the existing site and surroundings, set out the proposed development, provide an analysis of the proposal, and outline key design and architectural features of the property.

This Statement should be read in conjunction with the proposed plans and all other documentation submitted as part of the proposal.

Site and surroundings

The site is located within the small village of Fylingthorpe, historically an agricultural village that would have supported the nearby fishing village of Robin Hoods Bay. There is still a strong agricultural presence within the village with a mix of property and building types which include agricultural buildings, barn conversions, former farm houses and small workers cottages. The village whilst still has an agricultural premise is now predominantly residential.



NYMADA
21 NOV 2018

The predominant construction material is stone with natural slate tiled roofs although the introduction of modern grey concrete interlocking tiles can be seen throughout the village, the host property included. Victorian sash windows appear to be the prominent fenestration, however again in some instances evidence can be seen of modern style windows being inserted. The village of Flyingthorpe is designated as a Conservation Area on the Councils Development Plan.



Proposal

The Applicant seeks consent to replace the existing door with a Victorian sash window to match the ones within the original dwelling house. The door opening to be replaced is positioned awkwardly within the building from both an aesthetic view point but also in terms of internal layout, the current opening may not be original and this contention will address later within the statement.



Existing and proposed elevations plans should be read in conjunction with this statement.

Policy

NPPF Chapter 7 (Requiring good design) - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

NPPF Chapter 11 (Conserving and enhancing the natural environment)
The planning system should contribute to and enhance the natural and local environment.

NPPF Chapter 12 (Conserving and enhancing the historic environment) In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Local Plan Policy DEC5 The Historic and Built Environment

Historic rural, urban and coastal environments will be conserved and where, appropriate, enhanced and their potential to contribute towards the economic regeneration, tourism offer and education of the area exploited, particularly those elements which contribute to the areas distinctive character and sense of place. In order to ensure this:

- Proposals affecting a Conservation Area should preserve or enhance its character or appearance especially those elements identified in any Conservation Area Appraisal;

Assessment

This a modest property which has rooms within the roof space, it is constructed of local stone and sits under a pitched roof finished with dark grey concrete interlocking tiles. The property has a smaller subordinate aspect to the side elevation that bounds the road, it is unclear if the was original to the property or a subsequent extension.



The porch entrance is utilised as the main entrance. The porch itself is an addition to the property, the stone coursing does not line through and the stone lintel detailing is more ornate and out of context with the original more simple Victorian style.



Below is the existing opening to be replaced by a Victorian sash window of equal size and scale to the existing shown adjacent to the door opening. It is possible that the original opening was that of a window, it is clear that the stone lintel above the door is a replacement and would likely in our opinion have been replaced when the door opening was created.



There is an outbuilding to the bottom of the garden of Gordon House that was once used as a labours sleeping accommodation. There is still a fireplace located in this little building. It has been suggested, that the door to the kitchen may have been introduced to prevent the need for working staff using the principle entrance disturbing the owners. This would also prevent the need to bring food stuff and waste through the main family hall.

The lintel over the door is to be retained, stone to match the original will be sourced and keyed in to the original elevation and brought up to a stone sill, the sash window to be installed will in all respects match the one adjacent and the rest of the property

The host property has little in terms of Architectural detailing, it is a traditional simple Victorian farm house style property, the proposed replacement of the door opening with window would not in our opinion erode the character and or appearance of the property but would enhance and preserve its original farm house appearance.

The proposal is of limited scale and complexity and would not result in any adverse impacts upon the Character or the property or the Conservation Area, the proposal therefore in our opinion conforms to the Principle aims of Chapters 11 and 12 of the National Planning Policy Framework and Policy DEC5 of the Scarborough Local Plan.

Conclusion

The proposal is considered to comply with the principle aims of the National Planning Policy Framework Guidance and the Authorities Local Development Framework Policies Document on providing sustainable development, protecting residential amenities and preserving the Conservation Area.