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# Heritage Statement

Proposed Householder Extensions at  
Hallcliffe,  
Thorpe Bank,  
Fylingthorpe,  
Whitby,  
YO22 4UA

for  
Mr & Mrs Watkinson

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### THE PROPOSAL

The proposal is for the erection of a single storey extension on the north-east elevation of the existing house to form a day room and entrance lobby; the erection of a 1½ storey extension on the north-west elevation of the existing house to form an entrance and study; the erection of a replacement garage with associated alterations to a garden retaining wall and vehicle crossover.

### ASSESSMENT OF THE SITE'S EXISTING IMMEDIATE AND WIDER CONTEXT

- **Use –**  
The site and buildings are used as a single, private residence in the village of Fylingthorpe fronting Thorpe Bank which is the through route leading from the A171 Whitby/Scarborough road to Robin Hood's Bay.
- **Character –**  
The house consists of a main, three storey (including loft) block constructed in the mid-nineteenth century with a later two storey addition on the north-west elevation.  
The main elevation of the house faces south-east onto an area of open field with effectively the rear elevation facing Thorpe Bank.  
The house is set within a plot which runs parallel with Thorpe Bank providing an amenity area to the north-east which is currently screened by a dense conifer hedge when viewed from the northern approaches but open to the public highway along the north-west side.  
The other three sides of the house are set relatively close to the respective boundaries and contain no windows of significance.  
There is a single garage at the north-east end of the site with a frontage hard-standing within the curtilage and a dropped crossing over the public footway on Thorpe Bank.  
The site is elevated above Thorpe Bank and generally follows the gradient of the highway from the south-west towards the north-east.  
The house is built of local stone with a blue slate, pitched roof covering. The elevations are fairly plain with stone lintels and cills at most openings and stone copings along verges. There are three stone chimney stacks; one centrally at each gable.  
The window frames are all in painted timber mostly in vertical, sliding sash patterns but with some modern casement patterns on the later addition. The sash windows are a mixture of plain sashes (north-east elevation), 6/8 over 8 pane sashes (south-east elevation), and 2/4 over 2/4 pane sashes (north-west elevation).  
The entrance doors on the south-west and south-east elevations are modern pattern, painted timber.  
The garage is a modern timber framed building with timber boarded cladding.
- **Special designation –**  
The site is within a Conservation Area and is subject to an Article 4 Direction.  
There are no listed buildings on the site and none on adjacent sites.

There are no buildings of local interest on the site and none on adjacent sites.

There are no Tree Preservation Orders attached to the site.

### ASSESSMENT OF THE PROPOSED IMMEDIATE AND WIDER CONTEXT

- **Uses –**  
The general use of the site will be unaffected by the proposal.
- **Character –**  
The property has seen little alteration in the internal layout since first built with the exception of the later addition which contains a kitchen and bathroom.  
The basic room arrangement will remain but spaces for kitchen, utility and relaxation will be updated and extended to introduce a more contemporary feel to both the interior and external appearance.  
The existing house orientation is towards the open land to the south-east which is outwith the curtilage and general enjoyment of the property. The private amenity area is largely out of view from within the house as a result of which it is not used to the best advantage.  
One of the aims of the proposed north-eastern extension is to enable the occupiers to better appreciate the outside amenity area by being able to see over it and gain easier access from within the house. A second, and important, aim is to create a living space which allows more light into an area of the house which will get the most use.  
The current 'main' entrance to the house is on the south-east elevation and the 'secondary' entrance is on the south-west elevation off what is effectively the back yard but it is used as a first point of call by visitors and occupiers. This part of the house is the least attractive with a plain elevation facing the public highway and does not read as an entrance. Once inside the house using this entrance it is necessary to pass through two rooms to gain access to the central staircase and lounge areas which is considered to be unsatisfactory in terms of best use of space.  
The proposed north-west elevation extension will improve the appearance of that part of the building and make better use of the space both internally and externally by providing a defined main entrance which leads directly to the central, internal circulation space.  
The design of the proposed extensions reflects the style and proportions of the existing building but with a contemporary approach leaving the identity of the original building intact. The choice of materials being proposed will match and tie in with existing materials to provide a degree of continuity.
- **Special designation –**  
The proposal will not introduce anything to justify attachment of additional special designations to the site and existing designations will not be adversely affected.

#### RELEVANT PLANNING POLICIES

- **Local Planning Policies -**  
Relevant policies contained within the adopted NYMNP Local Development Framework are:  
DP4 -- Conservation Areas.  
DP19 -- Householder Development.
- **National and Regional Policies -**  
The National Planning Policy Framework (NPPF) Section 12 - Conserving and Enhancing the Historic Environment applies.

#### COMMUNITY INVOLVEMENT

The proposal is minor and localised in nature. As such it is considered unnecessary to undertake a full consultation of the local community.

It is noted there will be an opportunity for local representations to be made to the authority through the normal consultation processes during the application period.

#### EVALUATION AND SUSTAINABILITY

- Current local and national planning policies/guidelines are supportive of proposals which are beneficial to existing uses, which this proposal is.
- The proposal does not seek to alter the character of the area.
- The proposal affords an opportunity to improve the quality of life for the occupiers and visitors.

#### DESIGN

- **Justification -**  
The existing house is in need of updating by virtue of it currently containing poor use of space with an inefficient internal layout, poor relationship with the amenity space and a poor entrance arrangement.  
The existing garage does not satisfactorily cater for a two car household and visitors.  
It is considered these proposals address the shortcomings of the existing house and garage and provide a fresh, contemporary feel to the house without detracting from the quality of the setting and original building.
- **Local Land Use Policies -**  
DP4 -- Hallcliffe has remained unaltered in external appearance for around 100 years and can be easily seen from the public highway on three elevations with the fourth (main) elevation facing away from public gaze.  
An unsuccessful attempt has been made by a previous owner to screen the amenity area by the planting of a conifer hedgerow across the north-eastern part of the amenity space. However, the hedgerow has not been well managed and has grown out of control for several years. The proposals in this application include the removal of the hedgerow which, it is considered, will improve the general setting of the property and benefit the Conservation Area as a whole.  
The general topography along Thorpe Bank does not allow for full screening of the amenity space and it is considered that any attempt to construct substantial screen walls, fences or hedgerows around the site cannot be sympathetically undertaken and would not

be in the best interest of the Conservation Area. The proposal therefore does include modest but effective alterations to the highway boundary marker by levelling off the existing stone wall and fitting metal railings to the top. Over time planting can be added to the inside line of the railings to soften the boundary without taking away the required definition afforded by the wall.

The design, scale and use of materials in the two proposed house extensions is sympathetic to the existing house and will improve the street elevations by introducing interest to the roofscape and by adding interest to plain elevations.

The more contemporary design elements of the extensions will not detract from the original design concept of the house but will allow the occupiers to introduce a modern feel to the interior without destroying the traditional arrangement.

Examples of contemporary against traditional design can be seen throughout the district adding to the interest and progress of Conservation Areas.

The modern approach is successfully linked to the traditional original by use of matching facing materials and use of coping stones to gables pitched at the same angle as the existing roof.

In order not to conflict with the existing main south-east elevation two window frames taken from the existing north-east elevation will be re-used in the proposed extension; thus providing a successful transition from traditional to modern.

The existing timber clad garage is of no merit and the size does not provide for sufficient space for two cars which is a common requirement in modern households. The proposed replacement garage will provide sufficient space and also allow visitors to park off-road.

The design and scale of the proposed garage is a reflection of the house style using matching materials. Stone copings will not be included in the garage design as it felt that would be unnecessary on an ancillary building.

A quantity of roof slates set aside from when the house roof was repaired/re-covered recently will be incorporated into the garage roof covering.

The removal of the conifer hedgerow and minor alterations to the garden retaining wall will benefit the general landscaping and provide improved access from garage to house.

DP19 -- In addition to the justification outlined above and in order to meet the requirements of this policy the following further justification is offered.

The residential amenity of the neighbouring occupiers will not be adversely affected by the proposals in that there will be no over-looking or over-shadowing to or from neighbouring property; the general residential use will be maintained; removal of the conifer hedgerow will improve the setting; replacement of the timber clad (temporary) garage will improve the setting; the scale and appearance of the proposed extensions will not detract from the objectives of the Conservation Area; the proposal will add to the vibrancy and continuing success of the area.

- **National Land Use Policies**  
NPPF – The proposal meets the requirements of Section 12 this policy by helping to conserve and maintain the historic importance of the buildings in the area.
- **Amount –**  
The proposal seeks to carry out minor works where a relatively small additional building volume is involved and with only localised interest.
- **Layout –**  
The proposal does not adversely affect the amenity of neighbouring buildings.
- **Scale –**  
The scale of the proposal is minor in terms of the overall impact upon the Conservation Area and immediate surroundings.

#### **CONCLUDING STATEMENT**

This Heritage Statement has been written in support of a proposal to erect extensions and a replacement detached garage to an existing house.

The statement demonstrates the following steps required by Section 42 of the Act in that:

- the context of the site has been considered and documented with references to relevant planning policies.
- the design of the proposal has been justified in terms of the use, layout, scale, and appearance.

Further:

- The proposal complies with the relevant LDF policies and national planning strategies and guidelines.
- In conclusion it is considered that the proposal meets the requirements of national, regional and local planning policy and that the authority should be supportive of the scheme and grant consent.

**END**

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