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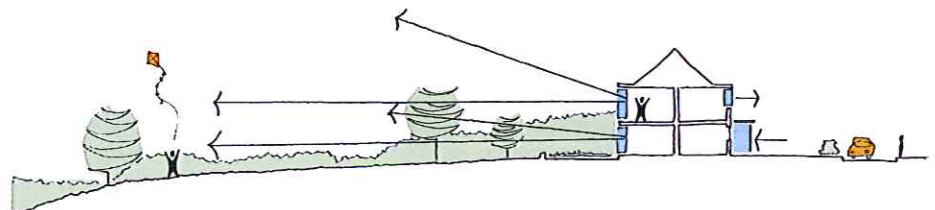
**16016\_The Foxes\_Extension & External Alterations**

15A Main Road, Aislaby, Whitby YO21 1SW

for Mr Stuart Fusco

**Design, Access & Heritage Statement**

September 2016



## 1.0 Introduction

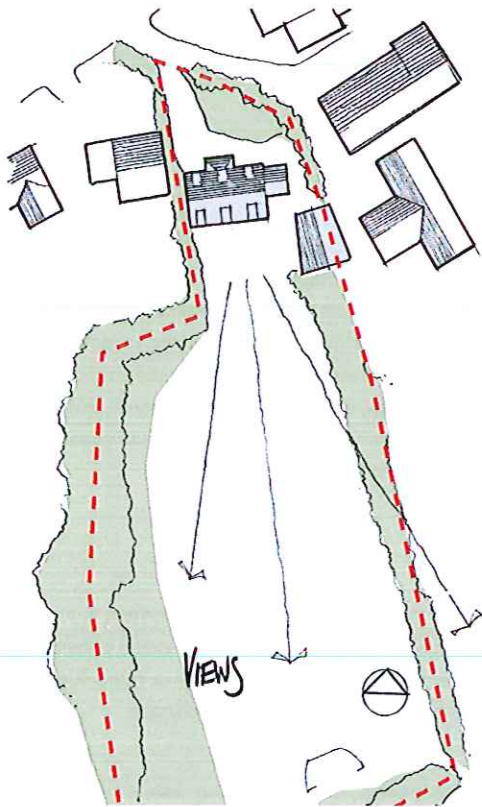
This design & heritage statement supports the planning application by Mr Stuart Fusco for the proposed extension and external alteration of his property, called The Foxes.

The property is located within the village and Conservation Area of Aislaby, near Whitby, within the North York Moors National Park.

This statement should be in read alongside the related planning application drawings.

Ian Hazard was appointed as architect to review the feasibility of the project and to produce design proposals for the external alteration and extension of the property.





Site Plan - not to scale

## 2.0 The Site

The site of the existing dwelling is centrally located within the village and Conservation Area of Aislaby, near Whitby.

The plot is accessed from Main Road and is approximately 1.5 acres in size and incorporates the existing dwelling and a detached garage.

There is a modest sized garden and driveway to the front of the property and a large mature garden to the rear which offers panoramic views South over Esk Dale towards Sleights and Eskdaleside.

## 3.0 The Existing Property

The existing detached dwelling is understood to have been built in the 1980's as a retirement home for the owners.

The design of the property is based upon the chalet bungalow typology with a two room deep plan layout, providing a comfortable level of accommodation both at Ground Floor level and also at First Floor level, within the pitched roof.

The property is generally of masonry cavity wall construction, using the vernacular sandstone for the outer leaf of the external walls. The pitched roof is clad with vernacular red clay pantiles and clay tiles are applied to the sloping roofs of the dormer windows, which have lead cheeks. The external windows and door frames are modern brown coloured, wood effect, UPVC with double glazed units. The existing rainwater goods and fascias are also modern UPVC.

A single storey side extension to the dwelling contains a Utility room, which may have been built at the same time as the main dwelling, or shortly afterwards.

While the dwelling has been built using local materials, it generally lacks the visual appeal, quality detailing, simple elegance and good proportion of the traditional vernacular buildings in the region. The use of UPVC within the external windows, rainwater goods and fascia boards is detrimental to the appearance of building, as is the detailing of the dormer windows.

Viewed from the street, the building does offer a sense of privacy to the occupants, however, the scale of the detailing and materiality of the existing porch does little to provide a welcoming entrance to guests or visitors.

Given, the very different conditions to the front and rear of the building -*village street and open countryside*- the building also does little architecturally to respond to the varying conditions of the site.



Existing building viewed from the North and Main Road



Existing building viewed from the South and the garden

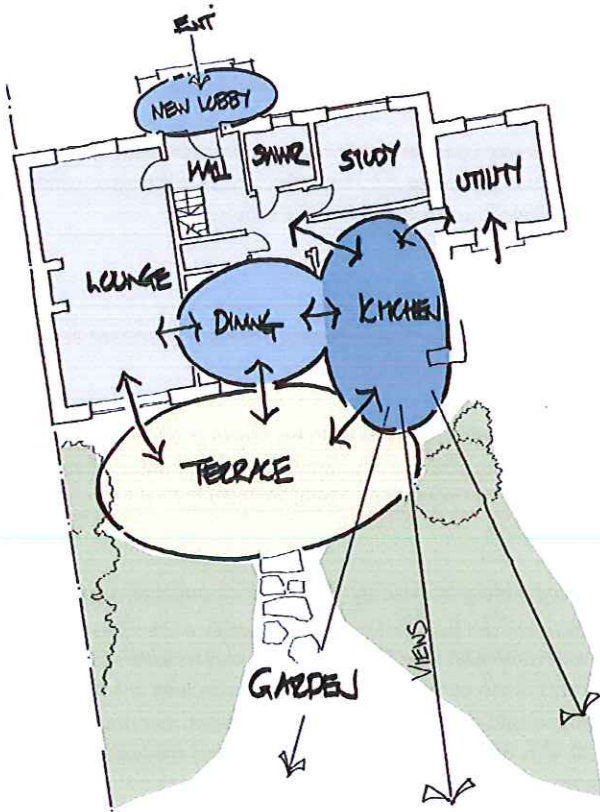
## 4.0 The Proposed Development

### External Alterations

- To a large extent, the experience of the existing dwelling is defined by the garden setting and the expansive views from the rear of the property. However the property itself lacks visual and aesthetic presence. Although the building uses local materials within its construction, it does not demonstrate an understanding of sensitivity to detail, scale and proportion which is inherent within the good examples of local vernacular architecture. Consequently, the building requires some form of sensitive contemporary external alteration to provide a sense of quality and detail, and to help achieve a pleasing visual aesthetic.

### Ground Floor Level

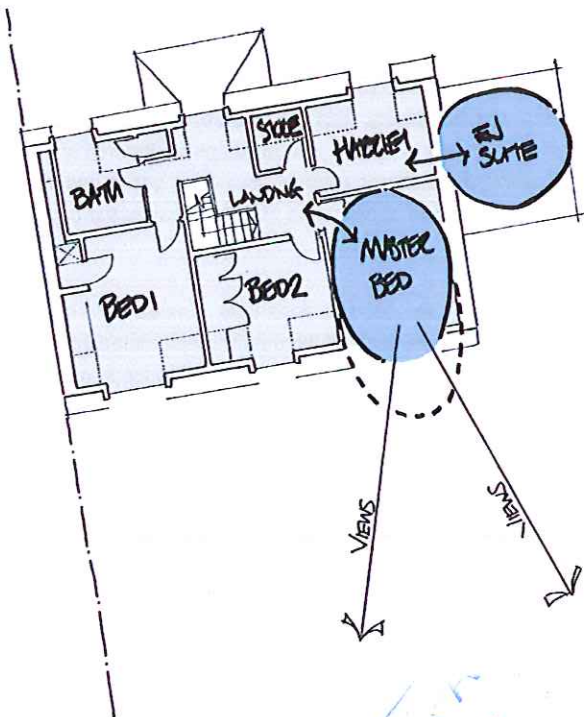
- At ground floor, the main purpose of the development is to extend the Kitchen out into the Garden, to create a strong visual connection to the landscape and the views, but also to provide a more functional and social Kitchen/Diner space for day-to-day family use.
- As part of the proposals to develop the external appearance of the building, a new Lobby space is proposed that provides a more welcoming, contemporary and transparent, entrance to the building from the street.



Ground Floor Design Brief

### First Floor Level

- At First Floor level, the Master Bedroom is located above the Kitchen, with views South over the Garden towards Sleights. Options developed for the extension of the Kitchen at Ground Floor level are also to consider the option to extend or remodel the Master Bedroom to exploit the potential of its position within the building along with the views and sunlight available.
- At first floor level, the main purpose of the development is to provide an accessible En-suite bathroom facility for the applicant's disabled daughter. Options for the re-location of her Bedroom within the dwelling have been reviewed and it was concluded that it should remain in its existing First Floor location, if an En-Suite can be provided as a second storey to the existing side extension.



First Floor Design Brief

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### 5.0 Site Constraints and Opportunities

The proposed development requires the extension of the existing property both to the rear, to provide for the requirements of the Kitchen, and to the side on top of the existing extension, to provide the required accessible En-Suite facility.

Working within the principles of good design, and also the constraints of NYMNP Planning Policy, any extension to the existing dwelling should respect its scale, height and form. As an extension, it should be read as secondary to, not more prominent than, the original dwelling.

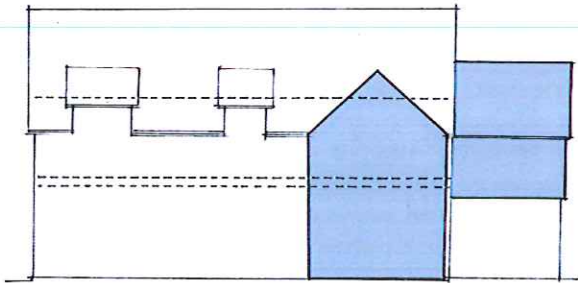
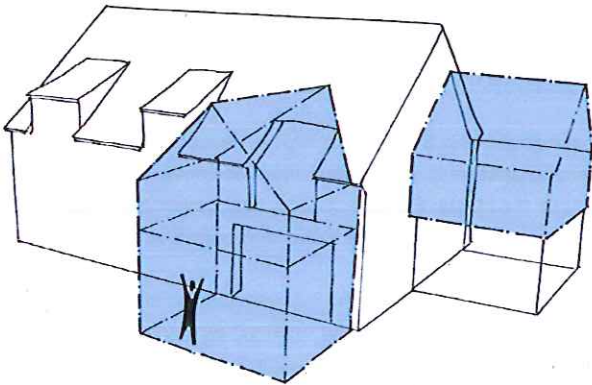
Working with the chalet bungalow typology of The Foxes, the height of the eaves to the existing roof is the limiting height of the eaves to any new extension to the side or the rear of the building. As such the eaves of any new extension roof should not be higher than the eaves of the existing roof.

On this basis several massing options have been explored with respect to the form of the rear extension, to understand how an extension to the Kitchen may be provided while also being of benefit to the Master Bedroom above.

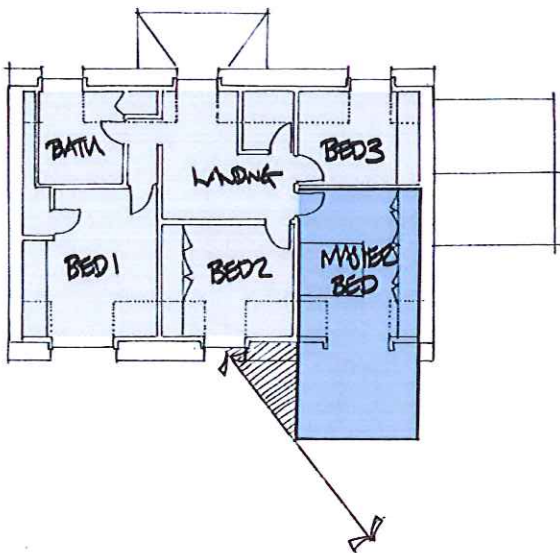
It was concluded that any option to extend the Kitchen that also looked to extended the size or aspect from the Master Bedroom above, by utilising a pitched roof, actually offered little benefit to the Master Bedroom. Such an extension would create a very long Master Bedroom in plan, that received little daylight to the rear of the room. The ceiling space within the First Floor of the extension would also be limited by the eaves of the existing roof and the new space would be compromised spatially as a consequence.

The existing rooms located along the Southern facade of the building currently enjoy panoramic views across Eskdale, and a two storey extension would limit the views to the Dining Room and Bedroom 2 while blocking out morning sunlight into these rooms.

A single storey extension with a pitched or lean-to roof also proves problematic given the proximity of the window to the Master Bedroom, above the Kitchen.



Two storey rear extension and additional storey to existing side extension



Potential for overshadowing caused by a new two storey extension

## 6.0 Design Proposals

Given the constraints to a rear extension placed upon the development by the existing dwelling, the options for a rear extension to the Kitchen are limited in terms of architectural massing.

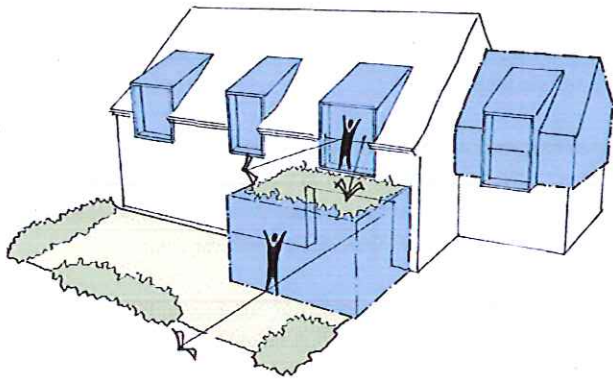
As such, the proposal is to provide a largely glazed contemporary style single storey extension to the Kitchen, that does not obscure the views available from the Master Bedroom above. The provision of a green roof to the extension may be of benefit to the Master Bedroom.

As part of the design approach to the exterior of the building, the existing dormer windows are proposed to be replaced with new contemporary, sensitively detailed dormer windows with lower sills to exploit the views from the Bedrooms out across the landscape to the South. The increased vertical opening size of the dormer windows to the rear of the property work to improve the proportions of the rear facade as a whole composition but also to help the building respond to the different site conditions between the front and the rear of the property. The dormer windows to the front of the property are proposed to be replaced in a similar manner but with a reduced openings size, to retain a sense of privacy from the street.

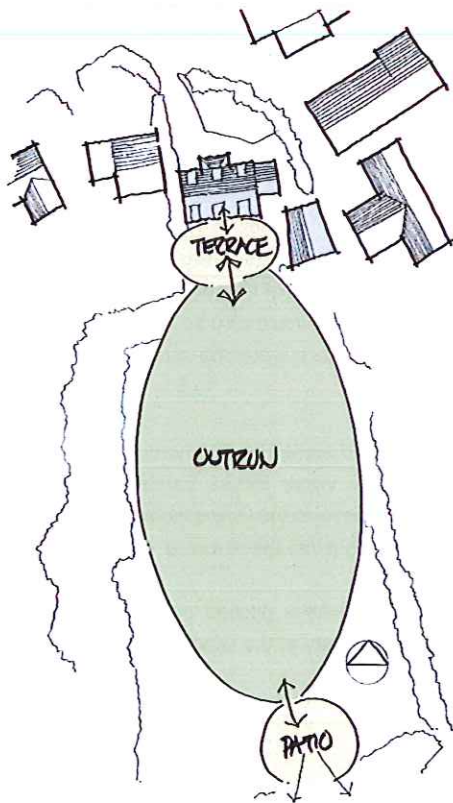
An additional 'lightweight' storey is proposed to the existing side extension to provide the new accessible En-Suite facility. To overcome the height restrictions to the new roof dictated by the height of the existing eaves, dormer windows will be required to provide the required head height into the eaves of the new space.

A new landscaped terrace area is proposed to the rear of the building that will help to mediate spatially between the scale and intimacy of the spaces in the dwelling, the large outrun field of the garden and the expansive landscape beyond.

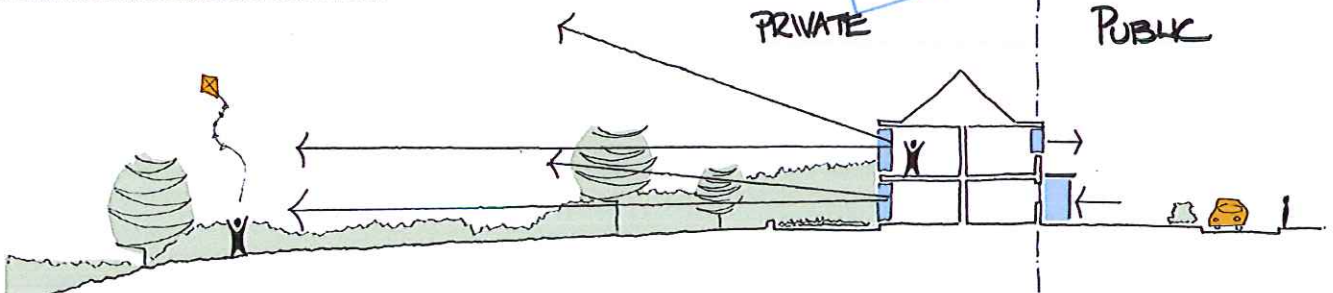
The design, materials and detailing developed for the contemporary rear extension are proposed as being applied to the design of the new porch to the front elevation, to provide a more transparent, contemporary and welcoming entrance to the building.



Proposed single storey rear extension, side extension and replaced dormers



New external terrace, reducing the scale of the landscape



Responding to different site conditions

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**7.0 Access**

The existing vehicle and pedestrian access to the site, from the public highway will remain unchanged.

**8.0 Materiality**

The good qualities of the existing building are related to its basic materiality. The materials of the building, sandstone and red clay pantiles are used throughout the region within the vernacular architecture. These materials are in good condition on the existing building and as such they do not need replacing. They actually help to connect the building to the region, its landscapes and the Conservation Area.

As a chalet bungalow, the roof and the dormer windows are two of the defining characteristics of the existing building. The proposal is to work with the dormer window element and to replace the existing dormer windows with new good quality contemporary, sensitively detailed, zinc clad dormers.

The existing modern materials used externally, such as the UPVC windows, rainwater goods and fascia boards are proposed to be replaced with a balance of good quality, authentic contemporary and traditional materials including timber, zinc and aluminium framed glazing systems.

Traditionally, the roofing materials would have been a mixture of clay pantiles and slate. The slate being more expensive would have been used on the main dwelling and the cheaper clay pantiles on the smaller more subservient building masses. The proposal is to retain the clay pantiles to the main roof of the house and to use slate on the small new roof to the first floor extension, to visually break up the building mass.

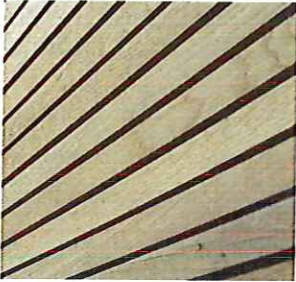
**9.0 Consultation**

The design proposals were submitted to the North York Moors National Park authority for Pre-application advice on the 10th of June 2016 - NYMNP reference Enq. 12364.

The proposals were positively received by the Case Officer Cheryl Ward, and her recommendation to lower the height of the sills to the dormer windows to the front of the property have been incorporated into the design proposals.



Existing sandstone



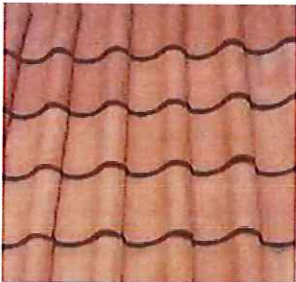
Timber cladding



Zinc cladding



Aluminium Framed Glazing



Red Clay Pantiles



Natural Slate Roof tiles

## 10.0 Heritage Statement



Historic OS map of Aislaby, published in 1853

The Heritage Asset with respect to the proposed development at The Foxes, is the *Aislaby Conservation Area*. A *Conservation Area Appraisal* of the Aislaby Conservation Area has not been produced by the North York Moors National Park Authority.

### Assessment of Heritage Significance

The parish and village of Aislaby are located approximately 3 miles West of Whitby, along the hillside overlooking the River Esk. The village is also within the North York Moors National Park and sits between the *Coastal Hinterland* and *Central Valley* landscape character areas.

It is understood that the name Aislaby is derived from the Viking Old Norse 'Aslacr's Farm', and it may be that the existing settlement pattern for the village was laid down at this time.



Photograph taken along Main Road, towards the Chapel and White Row

The settlement pattern of the village is *nucleated*, centring around the village chapel, the village pond, the school and the pub, on Main Road. However, in modern times the settlement pattern has become more *linear*, as growth and development have extended at either end along Main Road.

A walk around the village and the historical OS map published in 1853 reveal a variety of building types and settings relative to Main Road, including the *Woodlands Estate Hall*, gentrified detached houses such as *Pond House*, detached farmhouses set back from the road such as *Church Farm*, and terraced cottages such as *White Row* which sit in smaller plots closer to and aligned with the road.

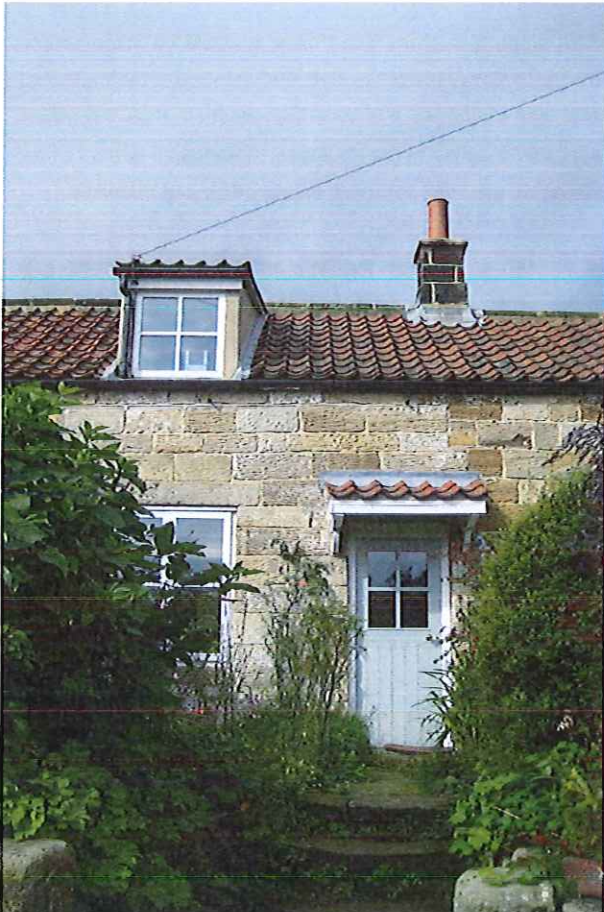
The variety of building typologies suggests that the village was once a vibrant socio-economic community, resulting from a mix of livelihoods including agriculture and stone mining, along with smaller trades and industries such as tanneries and black smiths.

The buildings in the village are generally constructed from regional materials such as solid sandstone walls and a mixture of clay pantile and slate roofs. The detailing and style tends to reflect the type of building. The cottages and farmhouses demonstrating the simple, local detailing typical of the vernacular and the more gentrified properties such as *Pond House* reflecting the more national architectural styles and detailing of their period.

A search of Historic England records confirm the presence of a number of Listed Buildings in the Conservation Area, including The Parish Hall (Grade II Listed), 36 White Row (Grade II Listed), Pond House (Grade II\* Listed) and School Farm House and Outbuilding (Grade II Listed) in the immediate vicinity of the proposed development.



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Number 46 White Row, Aislaby - Low single-storey dwelling with accommodation let into the roof space.

In modern times much of the industry that once provided livelihoods to its occupants has declined considerably. Agriculture remains and leisure has provided new means of employment and income as is the case more regionally. However, there are a good proportion of permanent residents living in Aislaby, which has helped it retain a sense of place along with the continued feeling of a 'living' village.

#### Assessment of Impact and Mitigation Strategy

There are few modern properties in the heart of the village, and The Foxes is one of two such properties built on a plot of land in the centre. The historic OS maps suggest that the land they are built upon was vacant of buildings up until their construction in the 1980's.

While The Foxes is a modern intervention to the village, it contributes positively to the Conservation Area in its size and placing, set back from Main Road. The property is also concealed from the public highway to a large degree by the mature planting along its northern boundary.

The building style and typology of The Foxes may have been originally inspired by *White Row*, the small workers cottages on the opposite side of the street. The cottages in *White Row* are low single-storey dwellings with first floor accommodation let into the roof space, evident by the dormer windows. In this sense, and also the use of the local materials such as sandstone and clay pantiles, The Foxes makes significant steps towards a positive architectural response to its setting in the Conservation Area.

Generally speaking the traditional dwellings within the village, such as *White Row*, demonstrate a good sense of proportion to the facades which is common within the vernacular. The properties also are detailed simply, using natural, authentic materials, which creates a feeling of craftsmanship, even on the most humble of dwellings. It is when considering the proportion, detailing and materiality of The Foxes where it responds less successfully to its setting. Whilst it seems to have borrowed the simple typology of the *White Row* cottages, the property is larger in scale than the cottages, and the proportions of the elevations seem distorted. The detailing of the dormer windows lacks the sensitivity of the more traditional examples, and the use of some modern materials such as UPVC undermines a sense of craftsmanship.



The Foxes, photographed from the driveway at the front of the property

With this in mind, an important aspect of the brief for the development at The Foxes is to address the unsatisfying visual experience of the building externally and from Main Road.

Given that building reflects its context in the basic architectural decisions made as to its type and style, the design proposals are intended to reinforce this response to the surrounding Conservation Area, rather than to overwrite or conceal the elements of the existing building with superficial architectural gestures.

On a modern property such as The Foxes, it would be inappropriate and in-authentic to simply mimic the style and detailing of the traditional buildings that form its setting. It is more appropriate to draw inspiration from the *essential* qualities of the traditional buildings, in terms of how they were detailed, and their approach to proportion and materials.

The intent is then to replace the key architectural elements that undermine the sense of proportion and detailing such as the dormer windows, the entrance porch, the fascia boards and rainwater goods, and replace them with new elements that while contemporary in style, improve proportion and make use of natural and authentic materials. The proposed use of Zinc for example, requires the expertise of specialist craftsmen to carry out the installation work on site. Using materials such as Zinc is a commitment to a higher level of detailing that is intended to establish an overall sense of craftsmanship to the building.

It is felt that this 'light touch' approach to addressing the aesthetic issues of the existing building will mitigate the current issues relating to detail, materiality and proportion of the building, and reinforce the overall positive impact the property has on the Conservation Area in terms of its locally inspired typology and placing.

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## 11.0 Conclusions

The architectural design proposals within this Design Statement have been developed in response to the applicant's Design Brief, the setting of the Conservation Area, and in direct response to the form, scale and massing of the existing dwelling and the constraints and opportunities of the site.

The proposals have also been developed in line with the *North York Moors National Park Authority Local Development Framework Core Strategy and Development Policies - Development Policy 19 - Householder Development* and also the *North York Moors National Park Authority Design Guide Part 2: Extensions and Alterations to Dwellings, Supplementary Planning Document*. With this in mind, the proposed development has been carefully articulated to ensure that the new extensions to the property are subservient to the existing building and do not compromise its character, or the amenity of the neighbouring occupants.

The proposed external alterations to improve the general visual appearance of the building have been designed to work with the existing architectural elements that define the building's character, rather than to ignore or replace them. The proposed materials and architectural detailing are intended to be natural and authentic, in order to provide a high quality contemporary addition and alteration to the building that complements the existing property and reinforces an existing relationship to the surrounding Conservation Area.



Rear perspective view of the proposed development



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