

Heritage Statement – The Croft, 6 Main Road, Aislaby

13 JAN 2017

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What is significant about the heritage asset?	What works are proposed?	What impact do the works have on the part of the heritage asset affected?	How has the impact of the proposals been minimised?
<p>The planning application relates to the limited refurbishment of an existing residential property in Aislaby, namely The Croft, 6 Main Road.</p> <p>Aislaby is a relatively small rural village overlooking the Esk Valley, with sandstone cottages clustered around a main street on the hillside. Aislaby became a separate parish to Whitby in 1865.</p> <p>The community is served by the Church of St Margaret, built in 1987 to replace a chapel built in 1732 (which itself replaced a mediaeval chapel), and the Forge Inn. Aislaby is located 3 miles from Whitby, 5 miles from Sandsend and overlooks Sleights which is 1 mile away.</p> <p>Set in a conservation area, Aislaby has significant heritage assets including a considerable number of properties having listed status. The village comprises of</p>	<p>Replacement of current storm-proof windows with traditional Yorkshire style.</p> <p>Removal of the front porch as advised by the Building Conservation Officer.</p> <p>Removal of two chimney stacks to the first floor - constructed without any formal approval approximately 60 years ago.</p> <p>Repair roofing components incl defective pan tiles and renew missing gutters and fallpipes</p> <p>Conversion of the garage to a habitable space incorporating discreet windows and using reclaimed stone to fill in the</p>	<p>Positive impact. New windows will complement the original character and features of the building</p> <p>Positive impact. The poorly constructed porch was added around 50 years ago. Removal will return the front façade to its original design.</p> <p>Positive impact. The chimney stacks are structurally defective and their removal will take the roof design back to original.</p> <p>Positive impact. Will facilitate proper rainwater removal to protect the structure of the building from the elements.</p> <p>Positive impact. The current garage requires structural works to preserve that part of the building. The conversion work</p>	<p>Traditionally manufactured windows/doors to be locally sourced. Decorated to complement adjacent buildings and as approved by the Building Conservation Officer.</p> <p>Once removed the remaining original stone surfaces to be cleaned and pointed as required and as specified by the Building Conservation Officer.</p> <p>Only reclaimed pan tiles and sand stone ridge tiles are to be used to match the existing roofing components to the original chimney locations. Agreed with the Building Conservation Officer.</p> <p>Only locally sourced reclaimed materials will be used.</p> <p>Only locally sourced reclaimed stone and traditionally constructed softwood windows will be used to replace the garage</p>

<p>agricultural and residential buildings of varying designs and sizes. Properties forming the original village were constructed from locally sourced solid sandstone with pan tile roofs. Specific individual architectural features were incorporated into original property designs, and these have been retained to maintain the character of the buildings in the area. Any subsequent residential conversions or extensions have been sympathetically designed to complement the original property features.</p> <p>Whilst The Croft 6 Main Road is not a listed building, within the immediate vicinity Hedghog Barn to the rear (recently refurbished) and Ivy House Farm to the west facing elevation are both listed.</p> <p>Given the setting in a conservation area with assets of significant historical importance, any proposed external works to The Croft 6 Main Road are to be relatively limited in scale externally, and designed to be sympathetic and complementary to the existing building, location, and built environment. The</p>	<p>original garage door location.</p> <p>Fit new multi-burner to the new lounge area (converted garage) for space heating only.</p> <p>Fit new LPG boiler for under-floor and water heating.</p> <p>Provide improved off road parking on geo-block to the rear of the property thereby assisting traffic calming measures on the highway.</p> <p>Internal space redesign and insulation to floors, walls and roof space to facilitate modern living.</p>	<p>will facilitate this.</p> <p>Positive impact. Due to the absence of mains gas the multi-burner will be used as an alternative to LPG for space heating. These are commonplace for space heating of properties in the Aislaby area.</p> <p>No impact. As with neighbouring properties LPG is the main source for space and water heating in the absence of mains gas.</p> <p>Positive impact. The provision of suitable off road rear parking will take pressure off the highway at busy times and assist traffic calming.</p> <p>Positive impact. Good levels of insulation throughout the building will reduce CO2 emissions of the property and conserve energy. Internal space redesign will also maximise the benefits from new</p>	<p>doors, any pointing will match the remainder of the building. The side elevation is only just visible from the main road and the design will reflect similar conversion designs in the area - and as discussed with the Senior Planning Officer.</p> <p>The internally located multi-burner flue will not be seen from the main road or front façade. Only sustainable locally sourced fuel will be used.</p> <p>LPG bottles will be discreetly and safely located within the rear garden area. They will not be visible from the main road of the conservation area.</p> <p>Off-road parking will not be visible from the conservation area highway.</p> <p>All insulation is to be internally provided to external walls so will not affect the external appearance of the building in any way.</p>
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<p>property is approximately 200 years old and key external architectural features are to be retained. In order to support these principles a pre-application assessment has been conducted with the Senior Planning Officer and building conservation officer for the area. Advice has been incorporated into the planning submission.</p>		<p>space heating provision and fuel conservation.</p>	
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