



Ref: 1454

9th February'17

North York Moors National Park
Planning Department
The Old Vicarage
Bondgate
Helmsley
YORK
YO62 5BP



Design, Access and Heritage Statement

Proposed Alterations to Easter Cottage, High Street, Thornton le Dale

1.00 DESIGN STATEMENT

- 1.1 Easter Cottage is an existing Listed building on the north side of Thornton le Dale High Street which is one of a row of cottages to the east of Appletree Farm
- 1.2. The Cottage is listed as follows:
House. Mid C18 with later alteration. Squared limestone with brick extension; pantile roof; brick stacks; 1 rebuilt. Central entry plan with rear access passage to left; rear extension added. 2- storey, 2-window front. Right of centre board door with glass panel, and board door to left, to rear access passage. 2-light small-pane horizontal sliding sashes throughout. Thin timber lintels to all ground floor openings. Coped gable and shaped kneeler to left. End stacks.
List number: 1241100
Date listed: 05/02/1986
Grade: II
- 1.3 The cottage has been altered in the past at the rear of the premises with one previous alteration being the addition of a "conservatory" extension with a pitched roof in profiled fibreglass which has become fragile and badly discoloured.
- 1.4 The intention of this application therefore is to replace the fibreglass roof with a new pantiled roof at the same level as the existing lean to kitchen roof. This would have a raised glazed feature window to introduce more light into the interior – there are no further alterations to the property
- 1.5 Materials – the new works will be constructed in natural clay pantiles, natural stone and white painted timber door and window frames all to match existing
- 1.8 There is no known planning history of the building.
National Park Planning Policies which have been considered in the design of the proposals are:-

BE1 - preserving and enhancing the character and appearance of the area;

BE3 and BE4 – changes to Listed Buildings

BE6 and GD3 - to seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

National Policy PPG 15 – Conservation of Heritage and the planning of the historic environment.

North York Moors Local Development Framework

Core Policy G – Landscape Design and Historic Assets – which seeks to ensure that the landscape, historic assets and cultural heritage are conserved and enhanced.

2. ACCESS STATEMENT

- 2.1 The general traffic arrangement to and from the site remain as existing. There are no proposed changes to the existing vehicular or pedestrian accesses to the property.
- 2.2 Internal access to within the building will be covered by Part M of the Building Regulations

3. HERITAGE STATEMENT

- 3.1 Although the proposed alterations are to a Grade II listed building, the principal listing is to the frontage and roof line of the property none of which is affected by the proposal
- 3.2 Mitigation strategy – we feel that all the points listed as requirements under the mitigation strategy heading have been met.
 - a). Sensitive Design – the buildings have been designed to form a natural extension to the existing using the appropriate materials and traditional detailing
 - b). Choice of materials - see above
 - e). Recording – there is no disturbance to the ground so no archaeological remains can be affected by the works.

4. CONCLUSION

- 4.1 That the proposal to alter the roof on the existing extension at the rear of the premises is an improvement to the existing and should be recommended for approval

ALAN CAMPBELL



Proposed Alterations and Extensions
Easter Cottage, High Street, Thornton le Dale
For: Judith Morrison

NYMNP
13 FEB 2017



existing profiled fibreglass roof to be removed and replaced with natural clay pantiles



replacement pantiled roof to be raised to same level as existing roof over kitchen

photographs as existing of area to be altered

scale n.t.s.
date - Jan '17
ref. 1496/12

Alan Campbell Chartered Architect
Cliff Bridge Studio, 7 Cliff Bridge Terrace
Scarborough, North Yorkshire, YO11 2HA

