

Historical Information, Existing Site and Surrounding Area

Number 10, Main Road is a substantial stone built house dating around 1825. The property is typical of the older properties within Aislaby which is a heritage village consisting of many old, traditional dwellings and more modern units. It lies within the North Yorkshire Moors National Park.

Proposed Works

1. Replacement of all front elevation false, top opening sash windows with more traditional vertical sliding sash windows. To maintain the buildings traditional appearance, these would be in highly detailed woodgrain effect materials in a sympathetic off-white colour scheme.
2. Construction of three Dormer windows to replace three existing skylights on the front elevation (several of the older properties nearby have Dormer windows).
3. Addition of a skylight to the rear elevation to give natural light to a staircase and the replacement of an existing skylight with a larger unit, the same size as the new one.
4. The regularisation of the bay window (changed many years ago and out of time as far as planning is concerned) – see attached.
5. The addition of lead flashing - see attached.

Design Principles

1. The existing sash windows are non-traditional, top hung, outward opening windows. We wish to revert back to vertical sliders as is more traditional and would like to replace all of the front elevation windows (including the bay) with uPVC windows with vents in a traditional woodgrain effect in sympathetic off-white to make them appear to be made from traditional materials. Our reason for requesting uPVC would be to both improve the warmth and the ventilation within the house as our surveyor recommends modern materials which benefit old houses, providing better air and heat circulation which help prevent damp, something that this house is prone to.

We believe that the high quality detailing in the woodgrain effect uPVC along with the more traditional opening will improve the overall look of the windows and NYMP suggested that this may be an acceptable option in a sympathetic off-white colour.

We attach a copy of Cowen's brochure - Vertical Slider Window Systems from VEKA and also a sample of the woodgrain effect material in off-white. You will see that the VEKA system has a run-through sash horn offering enhanced aesthetics to compliment the traditional sash window style. We also attach a picture of a house in Ugglebarnby with Cowen's vertical slider sash windows and a picture of our current top opening windows.

We would like the appearance of the house to remain as traditional as possible (hence the vertical sliders and woodgrain effect) whilst maximising the benefits of modern materials to ensure that the building remains in good repair.

2. The design of the Dormers (replacing modern skylights) is more traditional and in keeping with the style of the property. They are found throughout the North Yorkshire Moors National Park. They will provide a more balanced look to the front elevation and complement and match the sash windows on the front elevation below.

Our reasons for requesting Dormer windows are as follows:

- We believe that Dormers would enhance the look of the house from the main road as they are more traditional and would complement and match the sash windows on the front elevation below.
- The loft room is one space and incredibly dark so would benefit from having more light.
- The Velux windows cannot be left open if it rains as they pivot centrally so ventilation would be greatly improved with Dormers and vents, something that this house needs.
- There are already a significant number of houses nearby with Dormer windows so they wouldn't look out of place. There are very few skylights in the road.
- The house doesn't overlook any other houses so the windows wouldn't directly impact on anyone's privacy.

NYMNP
08 MAY 2017

Design Principles (continued)

3. The rear facing skylights except for one are existing and none are visible from the main road. The addition of a skylight to the rear elevation is to give natural light to a staircase.
4. The regularisation of the bay window to complete planning.
5. The addition of lead flashing is to prevent the ingress of water and ensure that the building remains in good repair.

Construction and Appearance

The construction materials and design follow that of the existing house with the addition of uPVC and lead flashing.

We would like the appearance of the house to remain as traditional as possible (with vertical sliding sash windows in woodgrain effect materials in a sympathetic off-white colour scheme) whilst maximising the benefits of modern materials to ensure that the building remains in good repair.

The more traditional vertical sliding sash windows and Dormer design are much more in keeping with the style of the property and are found throughout the North Yorkshire Moors National Park. The Dormers will provide a more balanced look to the front elevation.

Environmental Impact

There is no anticipated impact to the environment.

Access

Access by existing entrances.

N.B. - we would also replace the side windows on the house to match the front elevation. There is one on the ground floor which does currently match the front elevation and two on the second floor which don't match at all. Although they do not require planning permission, they are visible from the main road so would look more in keeping if they matched the rest of the windows on the front elevation – see attached picture.

