

Our ref. WG477\_HS  
11 July 2017

**Heritage Statement**

**WG477 MIDSTREAM COTTAGE  
THORNTON LE DALE**

**INTRODUCTION**

This heritage statement has been prepared to accompany the householder planning application for replacement windows and erection of a single storey rear extension and double car port at Midstream Cottage, Priestman's Lane, Thornton le Dale.

This statement follows NYMNPAs guidance to satisfy the requirement for a heritage statement to explain the significance of the heritage asset (in this instance Midstream Cottage and its role within the Conservation Area) and any impact of the proposals on that significance.



## THE ASSET AND ITS SETTING

Midstream Cottage is not a listed building but is located within the Thornton le Dale Conservation and North York Moors National Park. Grade II Listed Brook House and Beck Hall are located opposite to the east of Priestman's Lane.

A pre-application enquiry confirmed the property as pre-dating the 1854 Ordnance Survey, perhaps having originated as a coach house or gardener's cottage. The property has been significantly altered at different times but the front (east) elevation retains historical and architectural character, most noticeably through the composition and window and door detail.

Unsympathetic alterations include a two storey extension to the west and north elevations, probably 20<sup>th</sup> Century. The dormer and bow windows to the west elevation also convey more of a dormer bungalow character than cottage through horizontal proportion. The detail of the extension is evidently 20<sup>th</sup> Century lacking any historical reference.

Nonetheless, Midstream Cottage remains an attractive property sited within pleasant grounds contributing positively to views within the Conservation Area through its prominent location north of Beck Isle.

## ASSESSMENT OF HERITAGE SIGNIFICANCE

The property pre-dates the 1854 Ordnance Survey, and by 1890 a rectangular footprint appearing to extend to the present length of the building is evident (suggesting the north extension might have replaced / incorporated earlier built-form).

The plan-form does not change until the 1978 Ordnance Survey by which time the current footprint (to include westward catslide and eastward garage) is evident.

The building materials are coursed stone to the older parts of the property, with the 20<sup>th</sup> Century extensions walled in more random split faced rubble. Roofing material is natural red clay pantiles. The half round clay ridge tiles are likely a replacement for angular stone suggesting the property has been re-roofed at least once in its history.

A number of single glazed horizontal sliding sash windows survive within the east elevation along with two entrance doors which are of high historical and architectural value. However, the many windows to the west elevation are 20<sup>th</sup> Century casements of low architectural value and detract from the overall appearance of the building.

Given the modest nature of the proposals it is not deemed necessary to instruct further expert assessment beyond the scope of this statement.





## ASSESSMENT OF IMPACT

The accompanying application proposes both repair and extension of the property, to include:

- **Replacement windows:**

A full window schedule following inspection of the property accompanies the application. The surviving horizontal sash windows, along with the pivot hung arched windows are of high architectural value and will be retained. The low quality casement windows will be replaced with stormproof casement windows with double glazing and, subject to appropriate joinery detail, will improve the architectural value of the property.

- **Re-roof:**

Full re-roof will be on a like-for-like basis. The existing pantiles appear to have been reused from an earlier re-roof exercise so will likely be exhausted and will be replaced with new handmade pantiles. Any salvage shall be set-aside for re-use on either the principal roofplane (east front) or the proposed car port.

Ridge tiles will be replaced with angular stone which is more appropriate for a property of this status.

- **Single storey rear extension:**

A Garden Room extension is proposed to the rear of the property. Following pre-application consultation with NYMNP it was agreed that an extension of modest scale should be proposed extending off the two storey gable (itself a 20<sup>th</sup> Century extension).

The 20<sup>th</sup> Century extensions are unsympathetic to the original architecture of the Cottage and the proposed extension provides the opportunity to remodel the upper floor and mask the lower floor thus improving the general composition of the west elevation.

Pre-application consultation also agreed that a material change to Oak frame with glazing and low stone plinth should achieve a modest, light, appearance which would better compliment the property than a more traditional, stone and pantile extension which might appear massive.

A lead flat roof with roll batten detailing applies traditional material detail to a mildly contemporary flat roof solution.

The extension should appear modest and transparent within the garden setting improving the appearance of the west elevation.

- **Car port extension:**

The double car port is Oak framed with pantile roof to clearly appear as an outbuilding ancillary to the Cottage.

An Oak framed Porch link will better define the routine entrance to the house off the driveway to the north.

The proposals will not harm the significance of the Conservation Area, and actually offer the opportunity to improve the overall architectural quality of the property and thus its contribution to the views within the Conservation Area.

## MITIGATION STRATEGY

The lightweight material approach to both car port and single storey rear extension mean they are perfectly feasible of being removed at a later date.

The lightweight material choice also mitigates the risk of otherwise adding to the mass of extensions already implemented which would further envelop and diminish the historic and architectural character of the property.

As such, sensitive design decision in terms of scale, mass and material will result in a refurbished and extended property offering significant architectural and historical value to the Conservation Area.

## CONCLUSION

Midstream Cottage makes a positive contribution to the impression of the Conservation Area through its prominent location within a particularly attractive and historic setting of Beck Isle. The property will continue to be a significant landmark building within local views.

The conclusion of the pre-application consultation with NYMNPA has achieved a set of proposals which have the opportunity to enhance the architectural detail of the property whilst achieving the homeowner's ambition for modest additions to the accommodation.

