

## HERITAGE STATEMENT

### Foxhill Paddocks, Low Road, Throxenby, Scarborough YO12 5TD Proposed Rooflights & Flue.



The application is for installation of new conservation rooflights and flue to stove.

The property was formerly known as Raincliffe Farmhouse and dates from the late 18<sup>th</sup> Century, extended and remodelled early C19.

Coursed sandstone with brick dressings and red brick extension in garden wall bond; slate and pantile roof; bricks stacks. Garden front: 2-storey, 5-window front. 6- Panelled doors to left and right of centre. 2-light horizontal sliding sash over door to right and later inserted C20 fixed light window over door to left. Remaining windows are 3-light, small pane horizontal sliding sashes.

All openings have segmental arches of gauged brick. Street front: 2-storey, 3-window brick range with 1½ storey stone outshot to right. C20 door in outshot return wall, and blocked doorway to centre of brick range. 16-pane sashes with segmental arches to left. C20 windows to right except for 2- light small pane horizontal sliding sash beneath thin timber lintel to ground floor end right. Coped gables and shaped kneelers. End and right of centre stacks.

The property was listed on the 1<sup>st</sup> May 1986.

The property was converted to two residential homes with Planning Permission been granted via appeal in 2014 following its previous refusal.

It has also received planning permission on the 6<sup>th</sup> April 2017 for subdividing the dwelling to form 1 holiday letting cottage.

The proposal is to install four no. Velux or similar approved conservation rooflights 1 in each of the rooms to the Holiday letting cottage.

In addition, it is proposed to install a stove to the Dining Lounge with a flue extended through the roof.

TI works will involve minor alterations to the property alterations to the property, with the removal of pantiles externally and plasterboard internally and formation of opening with the insertion of Velux or similar approved conservation rooflight.

The Stove flue will have smaller hole formed for the insertion of flue pipe running vertically and out through the apex of the roof.

