

**John Blaymires**  
**ARCHITECT**  
**56 Pasture Lane Seamer**  
**Scarborough YO12 4QR**

**HERITAGE STATEMENT**

**Detached garage with associated parking Lowdale Hall Sleights ,Whitby  
application no. NYM/2017/0807**

The new building concerned is to be located in the grounds of a listed building known as Lowdale Hall which is a late 18<sup>th</sup> century house. To the rear of the main house there are a range of other buildings including storage buildings and a barn /stable building which was recently converted into 2 dwellings.

The main view of the front of the house is unobstructed with a large gravelled turning and parking area. To the east of the main building there are a number of large mature trees which provide a significant background to the dwelling. There is a large open grassed area to the front beyond the immediate gravelled parking area.

This proposal is to erect a timber built garage building within the large grassed area to the front of the main dwelling. However in order to maintain the setting of the listed building the garage will be sited well away from the existing building towards the tree background. It will be a single storey structure built of traditional materials and because of its location it is argued it will not have any adverse effect on the of Listed building on the site. The open views from and towards the Hall will not be affected. Furthermore the siting is such that no trees will be affected by the garage and the background of mature trees will be completely retained.

As the existing access and parking areas to the front of the building are informal ie formed in gravel rather than tarmac or hard paving the new parking areas will formed in the same way to retain the same character. To summarise it is argued that the proposal will have no adverse effect on the setting or the appearance of the listed building because of its proposed siting and the use of suitable materials particularly in the use of gravelled areas for vehicular access. The proposed building will be very much subservient to the existing main building and the existing setting.

