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# Heritage, Design and Access Statement

for proposed works at:

The Forge,  
High Street,  
Egton,  
North Yorkshire,  
YO21 1TZ

client:

Mr & Mrs Grayson

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**THE PROPOSAL**

The proposal is for the conversion and change of use of a redundant storage building into a holiday letting cottage, together with the replacement and slight re-positioning of an existing garden shed for use as a garden shed and bike store.

## **ASSESSMENT OF THE SITE'S EXISTING IMMEDIATE AND WIDER CONTEXT**

- **Use –**

The site is part of a private dwelling (The Forge) occupied by the Applicants. The subject buildings are on land to the east (rear) of The Forge and are used for general storage.
- **Character –**

The main building is a single storey outbuilding with a pitched roof originally intended for the housing of livestock and general storage. The building is of good quality design with a red pantile roof covering and stone copings finished plain without kneelers. The walls are in good quality stonework of local sandstone with a herringbone tooled finish. Openings carry plain, stone lintels with rebated soffits. Cills are in plain stone set flush with the wall surface.

There is a series of slit openings on the west and east elevations which would have originally provided ventilation for the livestock.

There are two internal pigstys at the southern end taking access directly from the outside.

There is currently a small, separate, single storey building at the north-western corner of the main building which is set slightly lower and was formerly used as a wash-house connected with the adjoining public house, The Horseshoe. The use of this building has long since ceased.

There is a single storey, relatively modern addition to the main building in the form of a corrugated, metal clad shed.

There is a small, detached, metal clad building to the west of the main building used as a garden shed.

The buildings are located to the east (rear) of The Forge on a parcel of land between the private amenity area and a paddock (edged blue) belonging to The Forge. This land currently serves as parking and general storage for The Forge.

Access to the site is by right of access over land in the ownership of the adjoining dwelling, Market Place, with gated entries at both ends.
- **Special designation –**

The site is within the Egton Conservation Area.

The site is subject to an Article 4 Direction.

There are no tree preservation orders attached to the site.

The Historic England register records Grade 2 listings under List UID 1173537 jointly for The Forge and Market Place as follows:

*Two houses. 1704 on lintel, altered in C19 and C20. Hammered and herringbone-tooled sandstone; pantile roof with stone dressings, stone and brick stacks. 2-storey, 4-window front to The Forge, with 2-storey bay at left; 2-storey, 2-window front to Market Place Cottage. The Forge (to left): 4-panel door in quoined and chamfered opening beneath attached flat hoodmould. Lintel inscribed: 1704. Left of door, C19 2-light mullioned window with 6-pane casements. 4-pane sash window at right and small 4-pane firewindow at right end. First floor windows: C19 2-light mullioned window with 8-pane sashes at left end; 12-pane sash over door; two 4-pane sashes at right end. Coped gables and shaped kneelers. End*

*and centre stacks. C20 board door beneath tooled lintel in bay to left. Market Place Cottage: inserted board door between C20 altered windows. Small 4-pane fixed light in chamfered and quoined opening at far left. C20 windows on first floor. Coped right gable and right end stack. Rear: quoined and chamfered doorway and chamfered stone window surrounds survive. Market Place Cottage included for group value.*

- **Spaces –**

The subject buildings are within a group of low rise buildings and are screened from the public highway by The Forge and Market Place which front High Street. The area surrounding the buildings is marked by stone walls and timber fences providing a sense of enclosure.

Immediately to the east (rear) of The Forge there is a small, amenity area with a group of outbuildings belonging to The Forge. To the south of the subject buildings is a small parking area currently used by The Forge and further to the east a paddock (edged blue) leading to open farmland. The closeness and range of small outbuildings belonging to The Forge and the adjoining Horseshoe public house suggest this area was a hive of activity in 18<sup>th</sup> and 19<sup>th</sup> centuries, but has declined into slight disrepair in recent decades as the uses of the various main buildings have changed.

- **Access routes –**

The site takes vehicular and pedestrian access directly from adopted highway, High Street, via an access owned by and shared with Market Place. The access is gated at the highway entrance but there is ample run-in for cars to park off the highway to open and close the gate.

- **Access to services/transportation –**

High Street is the main highway through Egton and links with the A171 about one mile to the north. In a southerly direction the street leads to Grosmont.

There is a regular bus service along High Street which provides public transport links with surrounding towns and the railway network.

## **ASSESSMENT OF THE PROPOSED IMMEDIATE AND WIDER CONTEXT**

- **Use –**

It is proposed to make better use of the buildings through conversion into a single holiday letting cottage. The two main subject buildings are currently separated from each other by a very narrow gap which is to be bridged by the erection of a glazed link allowing the two parts to become one.

The existing garden shed will be replaced with a structure of the same footprint and eaves height and moved approximately 1.0m towards the south of the current position in order to close the gap up to the southern boundary fence. The building will be re-clad using similar materials as existing on the roof and replacing the existing metal cladding with timber boarding on the walls.

The various parcels of land surrounding the buildings will retain their current use as amenity and parking spaces.

The corrugated metal shed attached to the main building will be removed as it is alien to the character of the group of buildings and no longer has any real benefit in terms of use.
  
- **Character -**

The character of the original buildings will be maintained and removal of the metal shed will allow openings in the external wall to be once again visible.

The proposal involves the restoration of the shell of the buildings using like-for-like materials and with no alterations to the existing openings.

The internal alterations are modest with retention of the main, lateral dividing wall.

The smaller building will be re-oriented to face into the site by formation of 3 openings on the south elevation which mirror existing openings on the north elevation. The existing north elevation openings will be walled up in stone panels recessed into the reveals to preserve the original design.

The two buildings will be linked using an all glass infill across the current gap which is just 345mm wide.

The resultant internal layout will provide one bedroom accommodation for tourists having finished room sizes of:

lounge	5.60 x 3.80m
bedroom	3.80 x 3.15m
kit/diner	3.52 x 3.10m
shower	2.12 x 1.85m
  
- **Spaces –**

The proposal does not affect or change the use of the surrounding spaces. However, restoration of the subject buildings will benefit the immediate surroundings by virtue of making better use of the spaces and by the removal/repair of run down buildings.
  
- **Archaeology –**

There is no visible evidence of archaeological remains.

However, if, during the course of construction of this project, items of interest are found the Applicant will record the findings and notify the local Archaeology Advisory Service inviting their

interest. Given the past uses of the site there is potential for finding items of localised interest.

- **Contamination –**  
There is no visible evidence of contamination on the site. Further and more detailed studies will be undertaken as a matter of course during and throughout construction and appropriate action will be taken in consultation with the appointed Building Control Body should materials of risk be found.
- **Accessibility –**  
Access to the site from the public road and transport network will remain as existing.  
Within the site the approach to the proposed letting unit and car parking area will remain as existing. The car parking area will be re-surfaced in gravel replacing the current grass finish.
- **Security –**  
Each external door and window being installed shall be fitted with multi-point locking systems designed and installed to PAS24 – 2012 standard.  
Natural surveillance will be improved locally by the introduction of another habitable building.
- **Impact on Existing Trees –**  
There are no trees on the site or on adjoining sites affected by the proposal.
- **Topography/gradients –**  
The site is generally level and there are no proposals to alter that.
- **Special designation –**  
The site will remain within the Egton Conservation Area and the proposals do not justify changes to the current planning status.  
The subject buildings are not listed but are situated within the curtilage of a listed building. The proposed restorations will generally upgrade the setting by enabling run down buildings to be brought back into use with very little alteration to their external appearance.

### **SOCIAL CONTEXT**

- **Effect from the proposed works –**  
The proposed works will create a holiday letting unit which will add to the local tourist trade.
- **Over-looking/over-shadowing –**  
The proposal is for retention of existing buildings which do not result in overshadowing of neighbouring properties. The proposed positioning of window openings is such that the minimum distance between any window and windows on neighbouring properties will be 25.0m which exceeds the minimum recommended distance stated in the local RDG. There will, therefore, be no overlooking created as a result of the proposal.
- **Impact on local services –**  
The proposal will be beneficial to local services by introducing increased trade for the local outlets by virtue of bringing in a small number of additional visitors each year.

**ECONOMIC CONTEXT**

- **Employment –**  
Short term employment will be provided throughout the construction period and longer term employment will be created for service staff and suppliers to the local tourism industry.
- **Effect on attractiveness of area to investors –**  
The proposal will improve the attractiveness of The Forge to visitors and investors in the area by being promoted and used for tourism. The proposed additional unit is therefore seen as positive in this context.



**RELEVANT PLANNING POLICIES**

- **Local Plan Policies -**

Relevant policies contained in the adopted Local Plan are:

- DP3 - Design
- DP4 - Conservation Areas
- DP5 - Listed Buildings
- DP14 - Tourism and Recreation

- **National and Regional Policies –**

National Planning Policy Framework (NPPF) section 3  
paragraph 28 – Supporting a Prosperous Rural Economy and,  
paragraph 132 - Conserving and Enhancing the Historic Environment.

**COMMUNITY INVOLVEMENT**

The scale of the proposal does not warrant a pre-application public consultation process.

It is noted that the proposal will be subject to wider consultation by the LPA through the normal planning process following registration of the application.

**EVALUATION AND SUSTAINABILITY**

- Current local and national planning policies/guidelines are supportive of proposals which are beneficial to existing uses and the rural economy, which this proposal is.
- The proposal meets the aims and objectives of the adopted Local Plan insofar as the recommendations contained in DP3, DP4, DP5 and DP14 have been taken into account.
- The proposal does not seek to alter the character of the area.
- The proposal affords an opportunity to improve the quality of life for visitors to Egton and tourists in general to the area by adding to and improving available facilities for tourists and encouraging longer stays in the area with consequential economic benefits to local businesses.

## **DESIGN**

- **Use Justification –**

Tourism in Egton and surrounding areas is long established and the proposal seeks to improve upon the current facilities being offered to tourists by introducing a wider range of options and thus encouraging tourism.

- **Local Plan Policies**

### **DP3 - Design**

This Policy seeks to ensure that in order to maintain and enhance the distinctive character of the National Park development will be permitted where it meets a range of criteria.

These include:

(1) Siting – the siting of the proposal is determined by the location of the existing buildings which are within a group of buildings and can be used without interference with existing buildings and their occupiers.

(2) Scale – There will be a net reduction in building area by removal of the metal shed extension. Otherwise, the current buildings are of a scale in keeping with the group of buildings and area in general.

(3) Design – the design approach is one of simplicity reflecting the style and materials already in use on the original buildings. Minor changes are planned to the appearance of the smaller building by the introduction of three inward facing openings; otherwise the overall appearance of the buildings will remain as existing and as originally designed.

(4) Waste – spaces for refuse bins are indicated in a semi-concealed area of the site adjacent an existing outbuilding.

(5) Sustainability – the design includes the use of natural, cladding materials including the re-use/retention of existing materials. Any new materials introduced will be obtained from sustainable sources. The new internal floor construction and internal wall and roof lining will include high levels of insulation materials to minimise energy use and where possible those materials will be obtained from sustainable sources, eg, sheeps' wool.

(6) Landscaping – the site is within an area of natural landscape which will not be altered.

(7) Safety and Security – security measures will be included in the design of opening doors and windows contained in the proposed unit and personal surveillance across the site will be improved by removal of concealed areas.

### **DP4 – Conservation Areas**

This Policy seeks to ensure that new development in a Conservation Area preserves and enhances the character of the area.

(1) Features – this corner of the site has contained secondary buildings for almost three hundred years and the proposed design seeks to maintain that status by use of a simple design approach and by retaining existing buildings.

(2) Scale – the scale, proportion and design detailing are all established within the existing buildings.

(3) Demolition – removal of the existing metal shed will benefit the overall appearance of the buildings and setting and will, therefore, improve the character of the Conservation Area. There will be little change to the general appearance of the existing buildings.

#### **DP5 – Listed Buildings**

This Policy seeks to ensure that any proposed changes to buildings within the curtilage of a listed building do not have an unacceptable impact upon the listed building.

The proposed changes to the external appearance of the two outbuildings will be minimal and there will be no extensions other than the narrow link between the two buildings which will be difficult to see from any aspect in any case.

The re-cladding of the garden shed will improve the appearance of the building making it more compatible with other buildings.

The removal of the metal shed extension will positively affect the external appearance and will remove an alien structure.

The change of use of the buildings into holiday letting accommodation will enable the buildings to be properly maintained in the long term ensuring the character of the group remains intact.

#### **DP14 – Tourism and Recreation**

This Policy sets down criteria where new proposals can be supported by the authority:

(1) Visitors – the proposal is intended to create an additional place to stay within the National Park for tourists. The new letting unit will not undermine the special qualities of the National Park due to its location which is semi-concealed to the general public and which is already a feature of this corner of the site.

(2) Access – access to the site is easily achievable on foot, by cycle, by public transport (on a bus route), by car and by rail (Grosmont and Whitby Stations). The proposal will not alter access arrangements into the site and will provide adequate car parking facilities on site.

(3) Activity – the proposal is small in scale and will not add significantly to the local activity.

(4) Existing building – the proposal makes better use of an existing building which has been redundant for some time and removes an existing shed which is not being fully utilised and is not in itself suitable for conversion.

- **National Land Use Policies**

**NPPF** – paragraph 2 (Introduction) states – *‘Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.’*

It is considered this proposal is non-contentious and can be determined positively within the scope of the Local Plan.

Paragraph 28 (Supporting a prosperous rural economy) states - *'Planning policies should support economic growth in rural areas..... and should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.'*

It is considered the sympathetic conversion of truly redundant outbuildings together with a change of use will indeed be of benefit to the local tourist industry and will enable a new rural enterprise to establish itself in Egton with all the consequential benefits that will bring to the local economy.

Paragraph 132 (impact upon the Heritage Asset) states - *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.....As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification."*

The proposed conversion involves very little alteration to the existing buildings whose appearance will be improved by the removal of the existing metal shed extension and re-cladding of the garden shed. In terms of design, therefore, the setting of the listed buildings will not be harmed or adversely affected by the proposal. In terms of a change of use the long term future of the redundant outbuildings will be assured, thus preserving the setting of the listed buildings.

In summary:

- **Amount –**  
The proposal is for the conversion and change of use of redundant outbuildings into a holiday letting unit.
- **Layout –**  
The proposal does not adversely impact upon the current layout of the site, neighbouring house or area in general.
- **Scale –**  
The scale of the proposed development is relatively modest and subservient to the main building and does not have an adverse or overbearing impact on the character of the Conservation Area.
- **Landscaping –**  
Existing landscaping will be managed and retained where possible and it is considered there is no need for additional hard or soft landscaping.
- **Appearance –**  
The appearance of the proposed building will be in character with other outbuildings in the area and will be sympathetic to the character of the setting.
- **Access –**  
Access into and around the site will not be adversely affected by the proposals.

## **CONCLUDING STATEMENT**

This Heritage, Design and Access Statement has been written in support of a proposal to convert and change the use of existing redundant outbuildings to form a holiday letting unit.

The statement demonstrates the following steps required by Section 42 of the Act in that:

- the context of the site has been considered and documented, and includes an accessibility audit, together with references to relevant planning policies.
- the design of the proposal has been justified in terms of use, amount, layout, scale, landscaping, appearance and access arrangements.

Further:

- The proposal complies with the relevant Local Plan policies and national planning strategies and guidelines.
- In conclusion it is considered that the proposal meets the requirements of national and local planning policies and that the Council should be supportive of the scheme and grant planning permission.

**END**