

Twelve, Broxa Lane, Hackness - Design and Access Statement

Site

The property is located in the small village of Hackness within the single row of cottages on Broxa Lane which constitutes the southern part of the village. It is elevated above road level and is built into a slope at the back. There is an open aspect to the front and farmland at the rear of the property. The cottage is the right-hand of a pair of semi-detached cottages - Little Garth adjoins the property on the west side. There is a small garden to the front and a larger garden to the side, which together form an L-shaped plot. To the east and south of the side garden is the garden belonging to River View.

Existing dwelling

The existing cottage dates largely from the 1850s, although it was built to incorporate a pre-existing tailor's workshop which now forms the rear part of the property. A small addition was built on to the east side of the cottage in the later Victorian period. The cottage appears now very much as it did at the end of the 19th century and retains many of its original features. To the immediate east of the cottage there is an original brick-built pigsty with a clay pantile roof (now used as a store); the area between the pigsty and the cottage forms a yard enclosed on three sides with a high stone wall retaining the slope at the back.

The cottage has stone walls, largely coursed rubble limestone with dressed stone quoins and detailing around the windows and doors. The main part has a slate roof, and the former tailor's workshop has a clay pantile roof. There are decorative timber barge boards to the gables. The late Victorian addition has been re-roofed at some point with modern concrete tiles and has had a poorly made/fitted single glazed roof light set into it. The windows are white painted timber; those in the former tailor's workshop are Yorkshire horizontal sashes, while the remainder are casements (mostly original). The front and back doors are both modern ledge and brace doors, but the former tailor's workshop has two original doors in a simple boarded style. There is an external timber stair which gives access from the yard up to first floor level into the tailor's workshop, but this structure is a replacement of the original.

Proposed extension

It is intended to build a small extension at the back of the cottage which will adjoin the late Victorian addition to the side elevation, in order to create sufficient additional floor area to allow a downstairs WC to be installed without losing space from any of the existing downstairs rooms. The extension area will form part of a new and enlarged, better functioning kitchen, and the new WC will be constructed in part of the former kitchen. The opportunity will be taken to re-roof the late Victorian addition to be continuous with the extension. The single glazed rooflight on this part of the cottage will also be replaced and a small new rooflight will be inserted over the back door to provide some natural light into the entrance corridor. In order to make way for the extension, the timber stair giving first floor access to the former tailor's workshop will be relocated to run alongside the retaining wall at the back of the yard.

Design

The overriding principle of the design has been to alter the cottage as little as possible in order to conserve its character, while allowing the modern extension to add a 21st century element. Functionally, the new extended kitchen will allow better use of space, a better flow between kitchen and pantry and increased natural lighting to the work areas, making it more suitable for modern living.

The walls of the extension will be stone in the lower part with glazing above to let in as much light as possible on both sides. Stonework will match that in the existing cottage to provide continuity from old to new and stone from the original building will be re-used where possible. The north wall will be stepped in from the corner of the original cottage adjacent to the tailor's workshop door to emphasise the subservience of the extension to the host building and retain the junction between the main cottage and the older tailor's workshop.

Glazing for the upper extension walls will be set within a simple unpainted oak frame, with square sectioned timbers forming mullions separating four tall panes on the east wall, and three on the north. The glazing on the east side will be fixed-light, but there will be an opening casement on the north side to provide ventilation. The use of a different material and style for the fenestration will enable the extension easily to be differentiated as a contemporary addition, while the use of natural timber in simple lines and profiles will be in keeping with the spirit of the original dwelling as a worker's cottage. The use of oak will also be echoed in the external timber access stair and platform which it is intended to replace with a green oak structure.

The roof of the extension will be covered in slate to match the main cottage roof, and will be continued over the late Victorian addition, replacing the existing concrete tiles. The rooflight over the late Victorian addition will be replaced with a double-glazed conservation rooflight and a small new conservation rooflight will be added over the existing entrance door to provide natural light into an area which receives no natural light at present. The conservation rooflights will be in keeping with this part of the cottage and will restore the late Victorian addition to something closer to its original appearance, helping to retain the character of the original cottage. Within the roof of the extension, a further contemporary detail will be included which will help to differentiate the 21st century part of the cottage as well as increase the amount of natural light entering the kitchen: two sections of Rafterline patent glazing will be set into the slate roof and will run almost the full length of the roof slope. The glazing will sit flush with the slate and so will be much less obtrusive than a conventional roof window and therefore will not draw the eye to the roof line.

Access

The existing requirements for access and the current access arrangements will be unchanged by the proposal.

Impact and context for design

The full extent of the extension will only be visible from a close distance within the curtilage of the property; nothing will be visible from the frontage of the property. Partial views will be possible from River View's garden and the west-facing windows of the house behind Garage Cottage, partly obscured by the former pigsty, garden wall and vegetation. There will also be partial views from the road for a short distance between the driveway to River View and opposite the front door to Garage Cottage, but only when there are no leaves on the trees in River View's garden. The extension will, therefore have only a very limited visual impact on neighbouring properties.

In line with the principles contained in Development Policies 3 and 19 of the North York Moors Local Development Framework and the associated Design Guide, the size and location of the extension mean that it will remain subservient to the host building and will not detract from its character as a worker's cottage. The use of stone and slate to match the existing cottage will help to retain its vernacular character and ensure that it continues to sit well within its local setting. Although the use of unpainted oak framing and roof glazing introduces more contemporary features which are not of the local vernacular, they will complement and respect the more traditional styling, enabling the 21st century construction to be differentiated and the history of the building read more clearly. The contemporary elements will add to the variety of this building, resulting in a diverse elevation which reflects the different periods of construction in the history of the cottage, in common with many vernacular buildings within the National Park which have been altered and added to over a long period of time.



View of eastern elevation. Area of proposed extension partly obscured by pigsty and water butt.



View from road outside gate to River View (zoomed in). Proposed extension scarcely visible behind tree.



View from road opposite River View. Upper part of extension will scarcely be visible through trees



View from road opposite Garage Cottage. Upper part of extension will just be visible through trees



Area of proposed extension with late Victorian addition on left.