

Twelve, Broxa Lane, Hackness – Heritage Statement

Assessment of heritage significance

“Twelve” is part of a small estate village associated with Hackness Hall. The single row of cottages was constructed in the late 18th and 19th centuries to house workers on the estate, replacing the medieval village of Hackness which was demolished when the hall was built in around 1798. Census records for the 19th century indicate that most of the cottages were occupied by skilled tradesmen; many of the outbuildings and workshops associated with those trades are extant in some form adjacent to the cottages. “Twelve” was occupied by successive tailors. The cottage is not present on the 1st edition 6” Ordnance Survey map which was surveyed in 1849, although the workshop at the back of the cottage is shown. The small Victorian addition to the side of the cottage is depicted on the 1890 edition of the 1st edition 25” Ordnance Survey map.

The significance of this cottage and its associated workshop is that it is part of a group of estate workers dwellings, the overall form of which has been little changed since the end of the 19th century. It demonstrates the relationship between domestic and occupational life and provides evidence for the development of a working estate in the late 18th and 19 centuries.

Work proposed

A small extension is proposed to be built on the side elevation of the cottage, adjacent to a late Victorian addition to the property. It is also proposed to re-roof the late Victorian addition, replace one rooflight within this part of the roof and insert a second small rooflight above the back door.

Assessment of impact

Th re-roofing will restore the appearance of the late Victorian extension by replacing modern concrete tiles. Visually there will be a small change to the appearance of the cottage, but the extension will contribute a 21st century element and add to the interest and history of a dwelling which has been changed historically. The overall form and character of the cottage will be little changed and its significance in the context of the wider estate village will not be affected. There will be minimal impact on the setting of the other cottages in the village.

Minimising the impact

The extension has been kept to a size and proportion which will not dominate the overall form of the historic building. Stone to match the existing walls of the cottage will be used for the extension which will be roofed in Welsh slate to match the main roof. The new slate roof will be continued over the late Victorian addition. The use of the same materials will ensure that the new part of the cottage will blend in with the old. The extension will have contemporary design details for the glazing (glazed upper walls in oak framing and glazing within the roofline) which will complement the traditional style of the original and this will enable the 21st century elements to be differentiated clearly and the history of the property easily read. The new rooflights to be inserted in the late Victorian addition will be conservation rooflights.