

Design and Access / Heritage Statement
6 High Street
Egton, Whitby



HERITAGE IMPACT ASSESSMENT

PPS5 STATEMENT
APPLICATION FOR LISTED BUILDING CONSENT

6 HIGH STREET
EGTON, Nr WHITBY

81 Bondgate, Darlington, Co Durham, DL3 7JT

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Introduction

In line with the provisions of The Town and Country Planning (General Development Procedure) Order 1995, this statement provides an outline of the design and access principles adopted by the application and in line with the requirements of PPS5 constitutes a Heritage Statement.

The application for Planning and Listed Building Consent has been submitted on behalf of Mr and Mrs Stack who are seeking to convert the roof space of the property to provide additional living accommodation.

Site



Figure 1.0 Aerial View of Egton

Egton is a small village and civil parish in the Scarborough district of North Yorkshire, England about 5 miles (8.0 km) west of Whitby. Nearby is the village of Egton Bridge which is home to Egton Railway Station.

Egton largely consists of one street ascending the slope of a hill, with the site of Egton Hall and the new church of St. Hilda halfway down the hill. The site of the old church of St. Hilda is half a mile to the north-west.

No. 6 High Street stands on the western side of the village with the rear facing open countryside and the eastern (front elevation) facing the village.

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Due to the isolated location of the village, the local ways of speech were very unusual to the extent that the village was included in the Survey of English Dialects and a full book was written on the local dialect by Hans Tidholm.

According to the 2001 UK census, Egton parish had a population of 459 though the population may have altered slightly over the last decade.

Site Photographs

Photograph 01:- Front (East) Elevation



Photograph 02:- West (Rear) Elevation



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Planning History

There is no planning history associated with this property.

Planning Policy Context

PPS5 was published on 23rd March 2010 setting out the Government's national policies on the Conservation of the Historic Environment together with accompanying Historic Planning Practice Guide.

Paragraph 6 of PPS5 confirms that planning has a key role to play in conserving the nations' heritage assets and utilising the historic environment in creating sustainable places. The guidance suggests that the Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

Policy HE6 confirms that the Local Planning Authority should require the applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail required should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.

Policy HE7 of PPS5 sets out a number of general policy principles guiding the determination of applications for consent relating to all heritage assets. Policy HE7.2 suggests, in considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations

Description of the Heritage Asset

The property is a two storey, mid terrace dwelling constructed in the early 19th century constructed from dressed honey coloured sandstone which is typical of villages in the area, the external walls support a traditional pitched clay pantile roof. The property lies in the centre of the village opposite the Wheatsheaf Inn, there is an area of grass in front of the property which could be classed as the village green.

Internally the property is divided by a large internal wall which indicates that it was originally two smaller dwellings that have been amalgamated, this is further evidenced by the fact that the first floor ceiling on the left side of the property is a raised tie design whilst on the right side the ceilings are flat.

The ground floor of the property comprises a kitchen / dining area and a lounge whilst at first floor there are two bedrooms and a bathroom. The internal features of the building are conservative and Victorian in style

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Assessment of the Heritage Asset

The property has a Grade II listing and was first listed on 06/10/1969, the listing states:

Listing Text:

EGTON EGTON VILLAGE
NZ8006-8106
(west side)
15/30 Nos.5,6,7 and Arncliffe
6.10.69 View, and garage
attached to No.5
GV II

Four houses and attached garage. Early C19; No.5 and Arncliffe View altered in late C19; Nos.6 and 7 remodelled in C20. Dressed sandstone with slate or pantile roofs. No.5 (at left end): 2-storey, 2-window front, and 2-storey, 1-window bay at right. C20 panelled door beneath divided overlight flanked by 4-pane sashes to main part; similar windows on first floor. Coped gables and end corniced stacks. Bay to right has board door, beneath 16-pane sash, and right end stack. Double board doors on strap hinges beneath long painted timber lintel to garage. Nos.6 and 7: 2-storey, 3-window front. No.6 has panelled door in chamfered, quoined opening; C20 board door to no.7. All windows 16-pane sashes. Centre and right-of-centre stacks. Arncliffe View: 2-storey, 3-window front. C20 panelled door beneath overlight flanked by 4-pane sashes; similar windows on first floor. Coped gables and end corniced stacks. Painted stone sills to all windows, and tooled lintels to all openings.

Listing NGR: NZ8080706487

As far as can be ascertained the property is Listed because of its date of construction and its overall position in the historic village setting. The English Heritage Listing focuses on the front elevation of the building noting the quoined openings and corniced chimney stacks, the rear of the property is not specifically mentioned in the Listing.

The alterations visible to the front elevation of the property, where openings have been altered or built in illustrate how it has undergone several stages of alterations. The rear elevation of the property also has been altered to some extent with a French window at ground floor level and a small porch which are not original to the property. This reflects the changing demands of its occupiers and it is felt that the proposal should be viewed as another stage in the buildings history.

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Proposed Works

The conversion works involve the following aspects:

- Introduction of steel sections to supporting new timber floor structure to loft space.
- Strengthen existing roof structure using concealed steel sections to strengthen the existing timber members
- Insulate / dry line loft space and install rooflights
- Provide new staircase

Justification

The property has recently come into the ownership of Mr and Mrs Stack They now require additional bedroom accommodation, however due to the restricted nature of the site the only alternative for enlarging the property is the conversion of the roof space.

Design Considerations

The front elevation of the property is to remain completely unaltered. Alterations will only be visible from the rear of the property which cannot be seen from the public highway due the enclosed nature of the site.

Four roof lights are required to provide natural daylight and ventilation into the new bedrooms and bathroom, approved traditional conservation roof lights are to be specified with traditional lead flashings.

Access to the roof space requires a new staircase at first floor level, it is proposed to reduce the size of the existing bathroom by altering the position of a timber stud wall and installing a new timber flight open to the first floor landing. The new staircase would be in a similar style to the existing stair with matching newels and spindles.

It is proposed to provide two additional bedrooms and a small bathroom in the existing loft space. The proposed layout works with the existing structure of the building and although the property is fairly narrow the steep pitch of the roof allows a greater proportion of the loft space to be utilised than is usually the case.

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Impact on Heritage Asset

Although not of special significance, there is no doubt that the heritage asset represents an important part of Egton's architectural heritage, it is felt that the proposal does not negatively impact the asset on either the building itself nor its setting.

Furthermore the proposed changes have intentionally been restricted to the rear elevation of the property which is not viewed from the public highway thereby preserving the traditional street scene of the village.

Access and Parking

The proposed works would not impact the existing parking or access arrangements for the property.

Conclusion

All works to be carried out to this Listed Building are to be done so with utmost care and attention. The materials specified are to be of high quality and it is felt that the proposal would sensitively alter the property and not result in any adverse impact upon the Listed Building, we therefore respectfully ask that the scheme is supported by the Local Authority.