

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

This is a resubmission of an original scheme submitted November 2010 which was subsequently withdrawn following comments from the Conservation Officer. Following consultation with the Council this amended scheme has sought to address the concerns of the Officer by retaining as much of the original fabric of the building by scaling back the proposed works. In particular the principal truss and existing ceiling and cornice over the master bedroom are to be retained and unaffected by the works.

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 but remodelled in the early 20th century. It is 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.

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To the front elevation of the property there is evidence that the building has been significantly altered since its construction, historic photographic evidence below shows that the building was subsequently converted at the turn of the 20th century to form an additional dwelling in the terrace.

Photograph 03 shows the property in its original form when compared to the current front elevation it illustrates the changes the building has undergone. The original picture reveals that there were no ground floor openings in the front of the original property, although there is evidence that much older openings have been built in. An additional chimney was also erected at the time of the remodelling to serve what is now the kitchen / dining room and bedroom above, evidenced by the use of brickwork to form the flue in the loft. It is not clear from the photograph what that part of the building was previously used for.



Photograph 03

The changes to the building reflect the changing demands of its occupiers of time, and it is felt that the proposal to convert the roof structure should be viewed as another stage in the building's history.

The roof structure is traditional comprising timber rafters supported by purlins running horizontally between supporting walls, over the bathroom there is a raised tie king post truss. The roof structure does not appear to be original to the building as the timbers are machined rather than hand cut and is considered to date from the early 20th century when the building was remodelled.

Internally the property is divided by a large internal wall which originally separated the dwelling from the attached outbuilding, there is further evidence of the difference in original use of the two sides of the building by the fact that

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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 flat ceiling to the master bedroom comprises softwood v-jointed tongue and grooved boards which are unpainted, to the perimeter of the ceiling there is a plaster cornice which is an unusual combination of materials and possibly has arisen out of an attempt to domesticate the room when it was converted in the early 20th century.

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

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 and internal features are not specifically mentioned in the Listing.

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Proposed Works

The conversion works involve the following aspects:

- Introduction of 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
- New partition wall to first floor bedroom
- Erection of satellite dish to rear elevation



Justification

The property has recently come into the ownership of Mr and Mrs Stack who propose to live in the house for the long term and plan to bring up a family there. In order to meet their future needs additional bedroom accommodation is required, however due to the restricted nature of the site the only alternative for enlarging the property is the conversion of the roof space. Mrs Stack has prepared a personal statement of justification which is appended to this statement.

Design Considerations

It is proposed to provide an additional bedroom 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.

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.

Three 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. The Conservation Officer has requested that the position of the rooflights be more randomly positioned, however this is not possible as they are positioned between the existing purlins in the roof with little scope for movement.

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 an existing 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.

Whilst the raised tie ceiling over the landing and half of the front left bedroom is to be removed the existing truss is to be retained and will remain exposed

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by partially embedding it in the new stud wall forming the stairwell to the right hand side of the new staircase. The remaining portion of t-fall ceiling in the front bedroom is to be retained and under drawn with a suspended plasterboard ceiling.

The boarded ceiling and cornice over the master bedroom are to remain unaltered, it is proposed to form an additional bedroom by splitting the large master bedroom, a stud partition is to be erected in the position of a wall that was removed in the 1980's when the bathroom was located on the right rear side of the house and what is now the bathroom was a bedroom.

Existing door discharging onto the stairwell are to be treated with intumescent paint so as to meet Building Regulations standards for fire protection without physically altering the appearance of the doors.

The satellite dish to the rear was ideally to be site behind the chimney stack but no reception was available in this position and so was erected on a pole off the rear elevation. It should be noted that several other properties along the terrace have dishes in similar locations.

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 building itself nor its setting for the following reasons:

- Alterations to external elevations are to be restricted to the rear elevation preserving the street scene of the village.
- The main roof structure is to be strengthened but largely unaltered.
- The proposed alterations to the internal structure (ceilings) relate to non original features of the dwelling.
- It is proposed to retain important features such as the cornice and boarded ceilings over the master bedroom

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.