

**DESIGN and ACCESS STATEMENT****Dalton Cottage - Egton Bridge**

**Aim:** To repair and refurbish this Grade 11 listed dwelling and bring it back to habitable condition.

**Context:** Dalton Cottage is situated on the south side of the river Esk in Egton Bridge, on an elevated site on a north facing hillside. Access to the property is from an unadopted road leading off from the main highway between the recently converted garage block and Kirkdale Cottage.

The general development form in the immediate environs is open with all properties having extensive grounds. While the other properties have well maintained gardens, Dalton Cottage extensive grounds appear to have had little past cultivation and are overgrown with tree and shrub cover. Access round the dwelling is difficult.

The following is from the Listing description; 'House early C19; extended later in the C19. Tooled sandstone with slate roof; extended partly in rock-faced sandstone. Central-entry plan with service extension at the left rear. 2-storey, 2-window front. 6-panel door, with two glazed lights, in architrave; 16-pane sashes with stone sills. Tooled lintels to all openings. Raised eaves course. Coped gables and block kneelers. End corniced stacks. Left return: 4-pane sashes in extension. Under Closing Order at time of resurvey.

The dwelling has not been lived in since a landslide in the 70's made the property structurally unsafe and uninhabitable. A 'Structural Appraisal,' enclosed with this application is enclosed, by R. Agar Associates which describes the present condition and recommends action to be taken.

Meetings have been held with the NYMNP regarding making the dwelling habitable again. The planning officers, in keeping with national policy regarding Listed Buildings, are keen to see this happen and have encouraged the client to forward a scheme of proposals.

Two draft schemes have been discussed with the Authority and the agreed favoured design has been worked up and forms this application.

**Present Condition:** The structural condition report confirms that with some repair, the original earlier C19 structure can be saved. The accommodation to this part consists at ground level, the two principal rooms on either side of the centrally positioned front entrance door. A centrally placed staircase leads to two bedrooms immediately above the ground floor rooms. Unfortunately a section of floor at the top of the stairs has collapsed. This prevents access to the bedrooms. Facing west, the elevation is the principal architectural feature to the property with its balanced four window 16-pane sliding sash windows and centrally 6-panel entrance door.

Externally, subsistence cracking is evident, especially at the north-west corner. The door lintel is cracked and the moulded door lining is incomplete. The condition of the sash windows is poor.

Internally there are no outstanding architectural features worthy to be saved. There are no cornices or balusters to the stair. The 'modern' tiled fireplaces have been ripped off the walls. The timber floor to the south-west room has collapsed.

The later rear C19 two storey extension with single storey lean-to comprised at ground floor a kitchen, larder, wc and outdoor store. At first floor there is one room. Unable to gain access, this may have been a bathroom. What can be viewed, there are no architectural features of note.

Continuing from the lean-to, a substantial dressed stone spine wall runs southwards. On either side two mono-pitched structures are attached. One was previously a garage, the other an outdoor store. Both structures are roofless and in a state of dilapidation.

As stated in the structural report the extension and outbuildings have suffered from lateral displacement of some 400mm and as such are no longer stable and require rebuilding.

**Design Proposals:** The design criteria for the repair and refurbishment is to return the dwelling back to the original form before the dwelling suffered from the landslip and to update the facilities to the present standards. It is fortunate that the original part of the dwelling, both in architectural value and in size, will not be demolished. This part includes the main frontage, the west elevation. Stonework repairs as detailed in the structural report and felting of the roof are proposed. The existing slates on the roof will be refixed and new 16-pane single glazed sliding sash windows inserted.

Internally, it is proposed to dryline the outside walls with 50mm studding with insulation and faced with plaster board. This will be set 25mm from the face of the existing wall to maintain an air space. The south-west room the collapsed timber floor will be replaced. This will consist of t&g boards on battens on insulated concrete slab. This construction will not require breaking through the masonry walls to create air circulation.

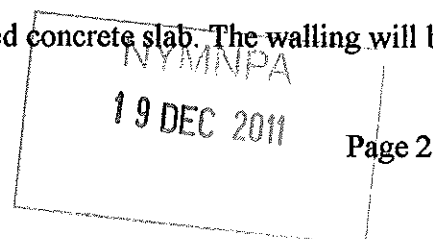
The existing staircase will be retained and new fireplaces inserted. As no decision has been made on the actual design of the latter, this will have to be made a 'reserved condition.'

Due to the condition of the later rear extension as highlighted in the structural report, this will be required to be demolished and the proposal is to rebuilt it as previous. While the west elevation form is simple and balanced the east elevation comprises various elements of the lean-to, garage and outbuilding together with the gable of the main house structure. It is proposed to maintain this looser articulation of form by rebuilding the garage on the same footprint but replacing the door opening with a sash window.

Within the open south aspect courtyard created, it is proposed in effect to rebuild the outbuilding back to form a glazed lean-to onto the rear extension of the dwelling. This in planning terms eases the internal circulation between rooms and allows an open aspect for the extension without the outbuilding obscuring the view.

The construction of the rebuild section will use the existing demolished masonry, backed off to form a cavity with the inner insulated block leaf. Care will be taken in demolition to preserve the cornice chimney stack to enable it to be rebuilt as before. Features such as the projecting top course of walling will be replicated and rainwater goods will be cast iron. Any additional slates required will be second hand to match the existing. Windows, except for the glazed walling to the new lean-to, will be sliding sash 4-pane and be single glazed.

Internally the floor finish will be quarry tiles on an insulated concrete slab. The walling will be finished in two coat plaster or plasterboard and skim.



**Site Works:** To prevent further landslip to the hillside the structural report recommends that the land above and below the dwelling be stabilised with a system of land drains and tree planting. Collected water will be directed to the existing open ditch that runs through the grounds on the west side of the property. Detailed design of these works has not been prepared and will have to be forwarded later as a reserved condition.

The bank side to the south of the dwelling requires to be cut back 1m from the dwelling. The final level will be 150mm below floor level and be retained with a reinforced concrete block wall. This will be faced with rubble faced sandstone and the height will vary between 1m and 1.3m.

A new vehicle drive is proposed from the existing track to the front door on the north side of the dwelling. This will be constructed in hardcore with a gravel finish and includes a turning head.

**Access:** Vehicle and pedestrian access will remain from the track. It is not evident on site where the route from here to the front door was. There are no signs that vehicle access to this part of the site was available. It is proposed that this be provided as indicated on the site plan. The front door is accessed up a short flight of steps which will remain. Disabled access will be available from the parking area here, along the side of the south gable to the new secondary entrance in the south facing lean-to.

NYMNP/08/12/11  
19 DEC 2011