

**B E L L S N O X E L L A S S O C I A T E S L T D**

**Chartered Surveyor, Architectural & Planning Consultants**  
Barclays Bank House, Baxtergate, Whitby, North Yorkshire YO21 1BW

16th September 2011

Your Ref NYM/2011/0500/NEW  
Our Ref BGS/PG/S.6058

**HERITAGE & DESIGN & ACCESS STATEMENTS**

**PROPOSED DEVELOPMENT** Application for Listed Building consent for the replacement of red clay pantile roof.

**LOCATION** Thistle Grove Cottage, Aislaby, Whitby, YO21 1TG

**APPLICANTS** Mr A C & Mrs V A Farrow



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## **1.0 PREFACE**

1.1 This Statement is to be attached to the Listed Building consent application relating to the replacement of a concrete tile covered roof with red clay pantiles.

The Heritage Statement is required to consider the effect of the proposal on the setting of the Heritage Asset (a Listed Building) in the context of the policies contained in Planning Policy Statement 5, Planning for the Historic Environment (2010).

1.2 The Design/Access Statement is to refer to the details of the submission in terms of appearance and its general context.

## **2.0 PROPOSED DEVELOPMENT**

2.1 The application is for the re-roofing of No 2 Thistle Bank Cottages, Aislaby Near Whitby.

2.2 The existing roof covering is in red, sand faced concrete pantiles. These tiles were installed as a replacement for the original red clay pantile covering some time prior to 1985.

2.3 It is proposed that all of the roofs to the subject property be re-roofed in red clay pantiles to match those used on the adjoining property, No 1 Thistle Grove Cottages and on the other adjoining property known as Thistle Grove Farmhouse which forms the northern end of the terraced group at Thistle Grove and is shown as the right hand property in the front elevation photographs attached to this submission.

## **3.0 THE LISTED BUILDING/HERITAGE ASSET**

3.1 The development as proposed affects No 2 Thistle Grove, this being referred to as a barn extension in the Statutory List prepared on 10th December 1985.

3.2 The premises are described in the List as a farmhouse now converted to two houses built in the late 18th or early 19th Centuries. It refers to the use of pantiled roofs except in respect of the subject property which is referred to as having the roof renewed in concrete pantiles.



- 3.3 The Statutory List includes various other details relating to the premises particularly referring to an inglenook fireplace, good quality roof structure etc.
- 3.4 The proposal that is the subject of this application does not alter any other features other than the replacement of the pantiles to the front and rear elevations.
- 3.5 The property is a Grade II Listed Building.

#### **4.0 DEVELOPMENT MANAGEMENT & APPRAISAL**

- 4.1 It is a requirement of PPS5 that the Planning Authority request any applicant to provide an assessment of the contribution of the proposed development to the setting and quality of the Listed Building.
- 4.2 It is of importance to note that the central part of the Thistle Grove Farmhouse group or terrace of buildings is the only part of the terrace that has concrete pantiles as a roof covering. All other parts of the group have red clay pantiles.
- 4.3 The proposed development will restore the terrace to its original appearance and will remove the only modern external feature in the terrace and replace it with a traditional finish.
- 4.4 The group of properties at Thistle Grove were originally built as a farmhouse and a small cottage with a barn extension linking the two dwellings. These buildings were converted to three dwellings over 40 years ago and it is believed that as part of that conversion the central section, now known as No 2 Thistle Grove Cottages, was re-roofed using concrete tiles at that time.
- 4.5 The internal structure of the roof is inadequate to take the loading imposed by concrete pantiles. Minor damage has already been caused by the stresses imposed in the two storey section of the property. The replacement of the concrete tiles with traditional clay pantiles will reduce the loading to the benefit of the roof structure.



## 5.0 DESIGN CRITERIA

- 5.1 The proposal to use red clay pantiles as an alternative to concrete pantiles will ensure the restoration of the property to its original appearance.
- 5.2 The use of red clay pantiles on the subject property is considered wholly appropriate as it is a traditional finish to such a roof and is almost certainly the material that was used when the building was first erected some time around 1800.
- 5.3 Not only is it proposed to replace the concrete pantiles on the principal part of the structure but the single storey additions at the rear will also be re-roofed in the same red clay pantiles as those used for the main roof. This will ensure a conformity of appearance wholly in keeping with the traditional style of the dwellings.

## 6.0 ACCESS CRITERIA

- 6.1 There will be no alteration to the access arrangements to this dwelling. The proposal does not materially affect the existing access arrangements either to the front or rear of the dwelling.

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Bell-Snoxell Associates Ltd  
On Behalf of Mr A C & Mrs V A Farrow  
September 2011

