

NYM / 2012 / 0 6 9 3 / FL 1

DESIGN AND ACCESS STATEMENT

**PROPOSED ALTERATIONS TO
HOLLY TREE COTTAGE, MAIN ROAD, AISLABY,
WHITBY, NORTH YORKSHIRE**

FOR

MR. N. & MRS. S. MOIR

NYMNPA

11 OCT 2012



imaginative architecture + engineering design

bhd
partnership

Address: Airy Hill Manor,
Whitby,
North Yorkshire,
YO21 1QB

INTRODUCTION

Holly Tree Cottage stands in the village of Aislaby near Whitby, at the intersection between Main Road and Egton Road opposite the Church of St. Margaret's.

It is located within the Conservation Area and is also considered to be a Listed Building. However it would appear that some inconsistencies arise in terms of the address in relation to the Listing as English Heritage refer to Rose Cottage which is not Holly Tree Cottage, but which is attached and stand on Egton Road, whilst it then refers to Rose Cottage, 35 Main Road Aislaby. Infact No. 35 Main Road is Holly Tree Cottage.

From the description the Listing appears to refer directly to Rose Cottage as it refers to a glazed door in a later porch.

However it is recognised that as both properties are attached to each other then both are deemed to be Listed, and the Listing is Grade 2.

The relationship of the outbuildings to the west of Holly Tree Cottage and north of Rose Cottage is quite complex and these are adjoining.

The existing building consists of a workshop at ground floor level with a pair of timber door opening out onto an area of village green, (facing east) and with living accommodation on the first floor.

This was formerly a joiners workshop in the 1940's/1950's and presumably some sort of similar use before that date.

The property is in poor condition and does not have the benefit of a suitable or proper kitchen, it does not have a bathroom but merely a WC accessed from the small kitchen.

The only form of heating is via one working open fire.

The roof is clad with asbestos slated and the ceilings and walls at first floor level have been constructed using asbestos boarding.

The property does have mains water and electricity and the WC and kitchen have drainage connected to the main sewer via manholes in the path leading into Main Road to the North.



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CONTEXT

The new owners of the property have long standing family ties with the local area and Sleights in particular.

The property is proposed as a cottage for their own use at weekends and holidays.

Their proposals are to refurbish the property in a sensitive and sympathetic manner by conversion of the workshop into a living space with open kitchen and living room. A staircase is proposed on the north wall to provide internal access to the first floor.

The south wall which adjoins the former Penfold is to remain un-plastered so as not to cover or clad this with any other material as specifically requested by the North York Moors National Park Authority Building Conservation Officer.

A small utility room is to be formed in the existing fuel store at the rear of the workshop and internal access obtained via a new door opening through the west wall of the workshop.

At first floor level two of the three existing fireplaces are to be retained and the cupboard alongside that in bedroom 1. The 1950's style fireplace in the living room is to be removed.

The asbestos ceilings, walls and roof tiles are all to be removed in a careful and proper manner by specialist registered contractors and disposed of to a registered waste disposal company.

All aspects concerning the legislation which relates to such work and Health and Safety will be adhered to by the applications and their contractors if consent is granted.

The kitchen and WC in the rear of the cottage (west) are to be removed and a bathroom is to be formed in this space.

The two existing bedrooms and living room are to be altered to form two large double bedrooms. The staircase will arrive in the existing pantry or store cupboard to the north side of the property.

The existing entrance and steps are to be retained from Main Road to the north.

PROPOSED WORKS TO THE EXTERNAL APPEARANCE

The existing asbestos roof tiles are to be replaced with natural slate (Welsh slates) and natural stone ridges. The coping stones are to be removed and lead flashings incorporated. The existing coping stones are then to be replaced.

Any new pointing is to consist of a lime mortar mix and pointing is to be brushed or bagged so that the joints are slightly recessed.

The existing chimney stacks and flues are to be lined using clay or concrete liner pipes and pointed externally.

The existing timber windows are to be renewed using timber frames and glazing bars to match the existing windows and painted white or cream to suit Planning/Listed Building requirements.

The large timber doors to the east elevation onto the green are to be retained as shutters and either repaired and made good or renewed to match and the existing straps and crooks re-used.

However the opening behind the doors is to be sealed and following discussions between the applicants and the Planning and Building Conservation Officers it was agreed that this incorporate two traditional timber sliding sash windows, side-by-side, and stone walling beneath to match the existing walling, all to be set back in the existing wall so as to leave a reveal of approximately 150mm.

The existing cast iron gutters (some of which are on spikes, others on brackets fixed to timber fascias) and rainwater pipes are to be repaired or renewed and painted black.

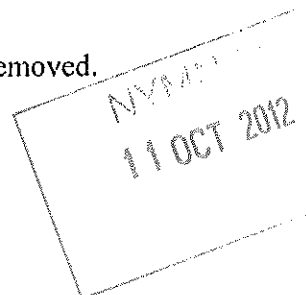
The existing glass panel in the roof on the north side of the cottage is to be removed and replaced with a conservation rooflight.

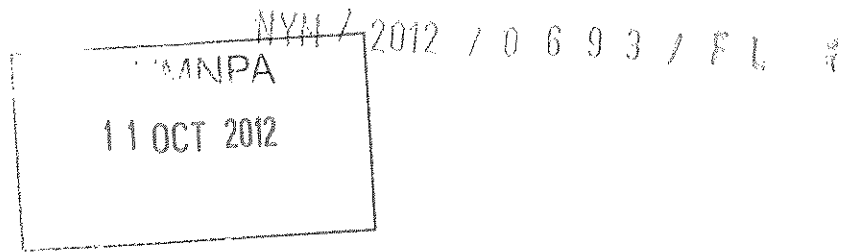
The applicants proposed to incorporate a log-burning stove in the ground floor room and to connect the flue into the existing chimney stack on the east elevation.

The existing timber front door is to be replaced with a matching door and painted along with the frame and fanlight above.

The storage shed to the north is to be repaired and made good in association with the adjoining neighbours at Rose Cottage, this will include, repointing of the walls, repairs to the cracked wall on the south side, renewal of rotten timber purlins and replacement of the plastisol coated steel roof sheets with natural red clay pantiles. The cast iron rainwater goods are to be reconnected to the existing surface water drain.

The timber handrails on the steps to the entrance door are to be removed.





SUSTAINABILITY

This matter can be best dealt with, within the limits of works to a Listed Building by incorporation of insulation within the roof, floors and wall as far as possible.

This will be limited to three external walls in the workshop, to the north, east and west beneath stone flagged floors at ground floors, between the new timber first floor joists, within the timber partition walls at first floor, as linings to the external walls at first floor and between and to the underside of the existing timber rafters in the roof.

The use of zero carbon earth wool and Kingspan will provide the most appropriate means of achieving this.

The windows will be extremely limited in terms of double glazing, although separate secondary glazing systems are to be considered by the clients.

The existing property does not have any form of central heating and there is not main gas in the village.

Therefore it is proposed to install a log-burning stove at ground floor and electric under-floor heating to ground and first floor.

This will provide a "green" and "eco-friendly" solution to the matter.

Use of solar/photovoltaic panels on the south facing roof were also considered by the applicants but the visual impact was considered to be unacceptable in this location.

Therefore the proposals are considered to significantly improve the methods of heating and insulation to the property whilst also reducing energy consumption.

IMPACT ON NEIGHBOURS AND THE VILLAGE

The applicants, through their agent, have been in discussion with the owners of Rose Cottage regarding the proposals and they are broadly in agreement with these.

It is considered that the removal of the asbestos roof tiles and boarding will be a major improvement to the property along with other repairs which will prevent ingress of damp into Rose Cottage.

The proposals will significantly improve the appearance of the property and visually enhance the village and Conservation Area. Therefore this will be a positive benefit to the village.

It is noted that previously a small car was parked on the area of green by the elderly occupant of Holly Tree Cottage.

The applications recognise that this will not be either appropriate or allowable for them and therefore they understand that the only parking available will be on the highway.

As the property is only for use by the applicants themselves this will usually result in nominal parking for one vehicle.

ACCESSIBILITY

Regrettably due to the Listed aspect of the building its geographical location and existing layout of rooms it is extremely difficult to make any meaningful provision for improvements to accessibility.

An alternative design to the infill panel behind the pair of doors to the former workshop by use of full height vertical glazed panels with one forming a glazed door would provide for access into the ground floor living space.

The facility for a chair lift on the straight flight of stairs would then further enhance accessibility to the first floor rooms.

Installation of electrical sockets and switches within the heights required by Building Regulations Parts M and P would also be of significant benefit.

These proposals would then enhance the options for accessibility to this property for all.

POLICIES

As a result of the detailed discussion with National Park Officers and contact with neighbours this application is considered to comply with the following policies:

PPG 15	Planning and the Historic Environment
Core Policy A	Delivering National Park Purposes and Sustainable Development
Core Policy G	Landscape, Design and Historic Assets
Development Policy 3	Design
Development Policy 4	Conservation Areas
Development Policy 5	Listed Buildings
Development Policy 19	Householder Development



Therefore for these reasons consideration of approval of this application is requested.