

Rose Cottage - Proposed Phase 3 Works



Design & Access Statement

In considering the design principles of renovation and repair work at Rose Cottage account has been taken of its Listed Building Grade II status and also the fact that the cottage and associated buildings are located in the Aislaby Village Conservation Area which is subject to an Article 4(2) Direction Notice.

In scoping the works to be carried out, which amount to minor works of repair and renovation it was considered that the following matters were detrimental to the Listed status of the cottage together with its location within the Conservation Area:

- 1) Vulnerable weathering details at the junctions with the neighbouring property, namely Holly Tree Cottage, which if not resolved could lead to damp penetration in both buildings and consequential damage to the fabric and continue to appear generally unsightly and at variance with the principles of listing and conservation.
- 2) The bringing back into use a derelict outbuilding, which is currently in a poor state of repair and condition.
- 3) The partial demolition of another outbuilding, immediately adjacent to the rear boundary, whose frontage does not conform with the remaining building group. In retaining the side stonewall and repointing it, this will act as a screen, enabling the oil tank to be repositioned and a timber wood store to be located therein.
- 4) To tidy the rear/side garden and pave the pathway to provide conformity with the above works.
- 5) To renovate the existing front porch whose timbers are deteriorating due to wet rot and replace the existing timbers with a hardwood frame. The design principles will aim to provide a lighter looking structure than the existing, and will

incorporate such features as a glazed spandrel at the front apex and a blue slate covering to the pitched roof in order highlight this principle.

6) The existing access/egress points, to the front and rear are not subject to any of the above works and will remain unaltered and as existing.

Finally it is hoped that these final works to Rose Cottage will compliment those previously undertaken and add to those recently completed to the adjacent Holly Tree Cottage, which is also Grade II listed and also located within the Conservation Area.

