



## **HERITAGE STATEMENT**

**Additional land for Sustainable Urban Drainage  
System annexed to**

**PROPOSED RESIDENTIAL DEVELOPMENT  
High Street, Egton**

**On behalf of  
Home Group Developments Ltd**

August 2014

**home  
group**



## Location

The application site is located to the north west corner of Egton village boundary to the west (rear) of the existing Browns Wood Cottages.

Egton village provides the following facilities;- 2 public houses, doctors surgery, church, primary school, sports field and children's playground. The site is located immediately to the north west corner of the Egton Conservation Area.

## The Site and its Surrounding

The triangular site forms part of a larger grass field previously used as a horse paddock owned by the Mulgrave Estate. The remainder of the site is subject to planning permission number NYM/2013/0297/FL for affordable residential development. The eastern boundary is defined by the boundary of the new communal parking spaces to the west of the proposed access road to the affordable housing development. The western boundary is formed by a timber post and wire mesh fence approximately 1.0m high. An open ditch water course runs adjacent to the western boundary. The southern boundary does not exist as it forms part of the larger paddock. These boundaries are not defined by any features. The site is located immediately to the west of the existing Browns Wood Cottages, and agricultural fields adjoin the western boundary.

Browns Wood Cottages were constructed in the 1990's and comprise red pantile pitched roof and pitched stone walls in natural mortar. The terrace includes 3 two storey units with single storey end units. The single storey hipped roof units and contemporary porch to the central block does not reflect and contrasts with the local vernacular.

Immediately south of Browns Wood Cottages is Egton, a linear village settlement incorporating predominately 2 storey terrace houses of a traditional style interspersed with a number of detached and single storey dwellings set back from the High Street across green open space. The buildings have a simple palette of materials comprising:-

- Combinations of red clay pantile and natural slate pitched roofs with pedimented stone gables.
- Natural dressed stone walls with ashlar stone heads and cills to doors and windows.
- Red clay chimney pots on red brick or stone stacks.
- White painted timber sash windows, quadrant or Georgian multi paned.
- Black rainwater goods on stone dentils or metal brackets.



*Aerial view*

08 AUG 2014



## Assessment

The Egton Conservation Area is a designated heritage asset and paragraph 128 of the National Planning Policy Framework (NPPF) requires applicants to describe the significance of any heritage asset affected, including any contribution made by their setting.

In addition, paragraphs 55 to 57 of the “Historic Environment Planning Practice Guide” that was published alongside PPS 5 (and remains of relevance following the introduction of the NPPF) indicate that there are three elements that need to be understood in considering the significance of a heritage asset:

- The nature of the significance.
- The extent of fabric that holds that interest, and
- The level of importance of that interest.

Nature of the significance;-

The application site is located adjacent to the north west corner of the Egton Conservation Area. Assessment of English Heritage National Heritage list indicates a number of listed buildings within the Conservation Area including;- Ye Horseshoe Inn (Grade II listed), the Forge and Market Place Cottage (Grade II listed) and Wheatsheaf Inn (Grade II listed) located in excess of 50m away to the south east of the site. They will not be affected by the proposed development.

Egton is a historical agricultural village of linear street pattern with predominately 2 storey terrace houses of traditional style interspersed with a few detached and single storey dwellings, all set back from the High Street across green open space. The buildings have a simple palette of materials as previously described.

The village is set within a context of extensive agricultural fields extending a considerable distance from the village.

Within and adjacent to the conservation area there are isolated examples of modern buildings, including Browns Wood Cottages immediately to the east of the application site. These developments reflect the local vernacular style of the area and incorporate natural materials to roofs and walls. They integrate with the local vernacular and do not detract from the setting of the conservation area. Browns wood Cottages forms the setting of the application site.



Site access from High Street



South/western boundary



Western boundary



Northern boundary and Browns Wood Cottages



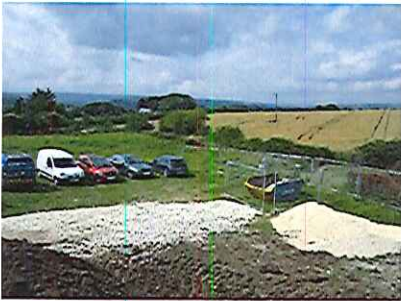
## Current site photographs



*South east corner*



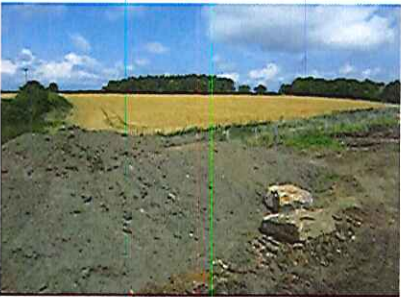
*Southern boundary*



*South west corner*



*Western boundary*



*North west corner*



*Northern boundary*

## Extent

The extent of the application site forms part of a large agricultural field, which is currently used as a horse paddock and has recently received planning permission for affordable residential houses. The site will have a minimal impact on the north west corner of the conservation area.

The proposed development creates 2 dished areas of land to provide retention ponds to retain surface water from:- i) the adopted highway and ii) private residential hard surfaces from the proposed residential development, in times of high rainfall intensity. The ponds allow for excess surface water to be retained and released at a controlled discharge rate via a "leaky dam" headwall outfall attenuation into the existing stream along the western boundary. The system provides a sustainable urban drainage system. The profiled ground will be landscaped with a combination of natural grasses, shrubs and trees to provide a natural 'attractive' ecological area to attract local fauna.

## Level of Importance

The Egton Conservation Area is a typical rural village with many other examples in the area and is therefore considered to be of local interest.

