HERITAGE STATEMENT

REAR EXTENSION AND ALTERATIONS
TO
THE MASS HOUSE, EGTON, YO21 1UT

imaginative architecture + engineering design

bhd partnership

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

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1.0 GENERAL

1.1 The Property and Location

The Mass House is situated within the village of Egton adjacent to the road to Egton Bridge just to the South of the village centre.

Egton is covered by a Conservation Area and Mass House is within it.

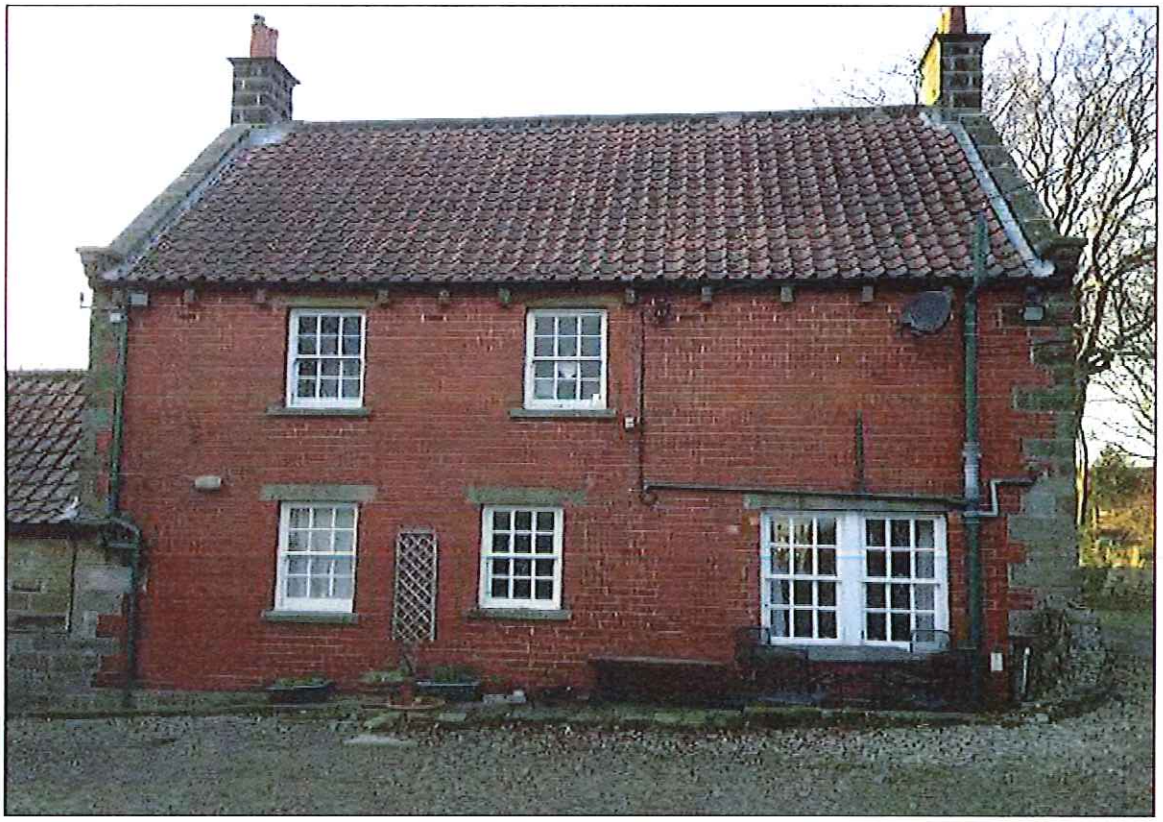
The house itself is a traditional building, double fronted with brick/stone walls and clay pantile roof.

The brickwork is limited to the rear elevations. This often happened to save on the amount of stone required by using a cheaper material.

1.2 Statement

This has been produced to accompany the current planning application ref: NYM/2015/0261.

It is required to assess the impact of development upon the Egton conservation Area.



PHOTOGRAPH 1
Existing Rear Elevation

2.0 ASSESSMENT

2.1 Proposals and Context

The works intend to create a mixed one and two storey extension to the rear elevation of the property.

The works will not affect the front or sides of the building. The only area that will be changed due to the extension will be the current rear brick wall.

The extension is also 'inset' from both rear corners to ensure the full original footprint is retained and the visual outline of the house can be see after the construction of the extension.

The extension will be subservient to the original building and built using stone and pantile.

The varied shapes and sizes of the proposals further help to create an interesting traditional shape of limited visual massing.

2.2 Impact

It is anticipated that because of the following, the impact on the visual amenity wil be neutral.

- Works to the rear only
- Existing view from the road unchanged
- Extension subservient to Main House
- Traditional design and materials