

NYM / 2012 / 0 0 3 3 / L B 1



Heritage statement for
Riverview cottage
Broxa lane
Hackness

Salt Architects

NYM / 2012 / 0033 / LB

Description: River View and Attached Cottage and Forge
Grade: II
Date Listed: 14 April 1987
English Heritage Building ID: 327359
OS Grid Reference: SE9651690029
OS Grid Coordinates: 496516, 490029
Latitude/Longitude: 54.2968, -0.5185
Location: Broxa Lane, Hackness, North Yorkshire YO13 0JX
Locality: Hackness
Local Authority: Scarborough
County: North Yorkshire
Country: England
Postcode: YO13 0JX

The listing text for the cottage is as below:

SE 9690 HACKNESS BROXA LANE
(north side)

11/40 River View and attached
cottage and forge

GV II

Two cottages and smithy. Late C18 with late C19 alteration. Roughly dressed sandstone with pantile roof and rebuilt brick stacks. 2 central-entry cottages with smithy to right. Single storey and attic, 5-window front. Both cottages have doors of 6 raised and fielded panels. River View, to left, has 2-light, 12-pane, horizontal sliding sashes to ground floor, and tooled lintels. Cottage to centre has 4-pane sashes with wedge lintels. Smithy has double plank doors to right of paired 6-pane windows, under continuous timber lintel. Gabled dormers to attic with scalloped bargeboards, 4-pane-pointed sashes and stone sills. Coped gables and shaped kneelers. End left, left of centre and centre right stacks. Interior of smithy: 2 brick forges, one with bellows, and 2 anvils. The smithy was in operation until c1950.

Listing NGR: SE9651690029

Source: English Heritage

statement

The design and access statement sets out the design criteria for the proposed rear extension at the cottage and how it conforms with the design guide for rear extensions. These criteria will also apply to the cottage regarding the listed elements referred to above, which are:

- *Roughly dressed sandstone*
- *pantile roof and rebuilt brick stacks*



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- *5-window front*
- *doors of 6 raised and fielded panels*
- *2-light, 12-pane, horizontal sliding sashes to ground floor, and tooled lintels*
- *Gabled dormers to attic with scalloped bargeboards, 4-pane-pointed sashes and stone sills*
- *Coped gables and shaped kneelers*

The proposed plans and elevation drawings clearly show that none of the above features are affected.

We have carefully detailed the proposals to conform with the design guide and not affect the listed elements of the building so will enable this rear extension to be granted approval for building.

