

Design and Access Statement including Heritage Statement

Location: - Swallows Nest Cottage, Newholm, YO21 3RB

Proposal: - Relocation of the front entrance door and replacement of existing window/door with fixed window.

The construction of an internal hallway leading from the front entrance door. This will involve the construction of an internal wall and associated electrical work.

Introduction

This statement accompanies an application for Planning Permission and Listed Building Consent to relocate the front door and the replacement of existing windows/ door with a fixed window and construction of an internal hallway at Swallows Nest Cottage, Newholm

Swallows Nest Cottage is a barn converted to residential use some 20 years ago. It falls within the curtilage of a listed building (Greystones Farm) and is therefore, a listed '*curtilage*' building of the principle Grade II listed building.

During its conversion to residential use the barn underwent many changes to make it fit for residential use, involving the construction of a new roof section and the closure and relocation of doors and windows in accordance with planning and building regulations in force at that time.

As an additional requirement Swallows Nest, was required to have non functioning dummy shutters to the front entrance door and one on the living room window, (As illustrated in Appendix A)

The purpose of this application is to improve both the energy efficiency and security of the house.

Rather than a direct opening into the main living area of the house, which consists primarily of glass , this design creates a more secure, energy efficient entrance to the house.(As shown in Appendix B). The solid wooden door with glazed panel, will lead into an internal hallway creating both external and internal door access. The provision of the external wooden door, with appropriate frame and mortice locks would be more secure and in line with current Crime Prevention advice.

The existing door/window arrangements can then be made more energy efficient and secure by replacing them with new fixed double glazed units, in line with current energy and building regulation requirements

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Design

The proposed relocation of the door and replacement of the existing window is appropriate to the use of the site and as a residential dwelling.

The relocated door and replacement window (Appendix B) does not adversely affect or erode the character and appearance of the building or the site. It has been designed to be both sympathetic to the site and its location.

Both the other dwellings, which form part of the overall barn conversion, have similar solid wooden doors set in the stonework.

In order to minimize any impact on the visual character of the building the proposal is to replace the existing door with a three-paneled window (As illustrated at Appendix B) The outward appearance will replicate what already exists, with the exception of having no opening door within the glazed panel.

The doorway's position will mirror the appearance of the window to the right.

The door and replacement window will be of hardwood and stained to match the current approved colours within the site. They will be fitted with double glazed glass units as per current planning and building regulations.

Any stonework will be of sandstone of similar appearance to that already used in the construction of the building.

None of the internal work will be visible from the outside. The internal hallway is being created, by utilising space from an existing bedroom. The hall once constructed will lead into the main house and use one of the existing bedroom doors as an entrance from the hallway into the house.

The visual impact would be modest and unlikely to be detrimental to public enjoyment of the special qualities of the landscape and the National Park

The proposal for the relocated door will result in minimal impact on the local population or its economic commercial activity

Access

Site access is as the existing well-established arrangements.

Previous Consolation

This has been subject to two previous requests to the planners for advice. On both occasions they have indicated they would not recommend this on the grounds that this proposal constitutes a new and additional opening, which would adversely effect the character and historic importance of the listed building

The Planners suggested some form of internal vestibule to overcome the energy issue. However the layout of the house and in particular the internal stairway prevent this.

Heritage Statement

Swallows Nest is in the curtilage of a listed building.

These alterations will have no impact on the setting and appearance of the listed building-Greystones Farm. The doorway faces North and is therefore not visible from the listed building.

With regard to the specific architectural and historic importance of Swallows Nest Cottage, there is a documented history of alterations and amendments to doorways and windows. This can be evidenced from the stonework lines and in particular the lintels or lack of them along the wall, where the existing doorway is. These do not appear to have had any significant lasting impact on the historic and architectural importance of the building.

This proposal will see all the dwellings on the site become similar in appearance, with respect to their entrance doors, whilst still preserving their individual character.

The visual impact would, therefore be modest and unlikely to be detrimental to public enjoyment of the special qualities of the landscape and the National Park.

The design will not significantly alter how the building looks from the roadside.

The proposal for the relocated door and other works, will therefore result in minimal impact on the local population or its economic commercial activity but will provide a more secure and energy efficient home.

Consultation with neighbours, suggest there will be no objections to this proposal.



Appendix A & B on Pages 5 & 6

Submitted 21/1/15

Martin Derek Milburn

Householder

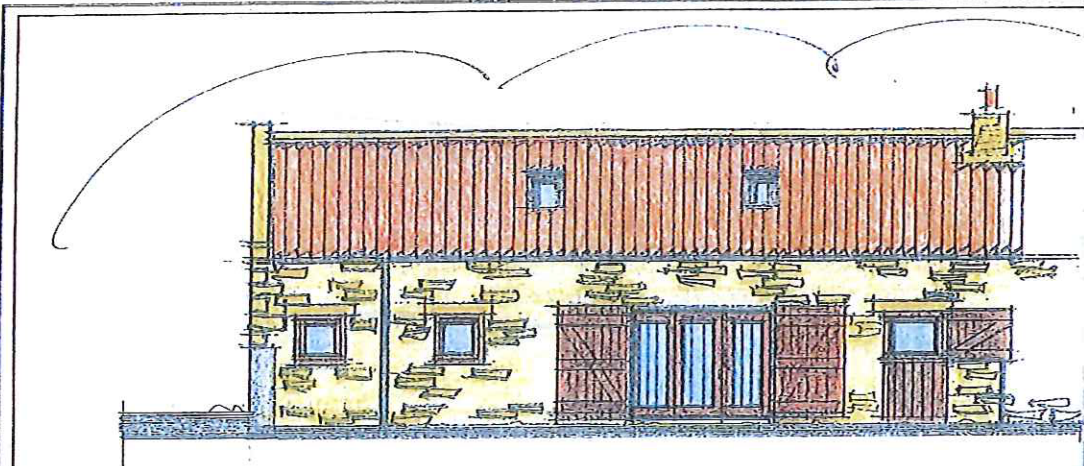


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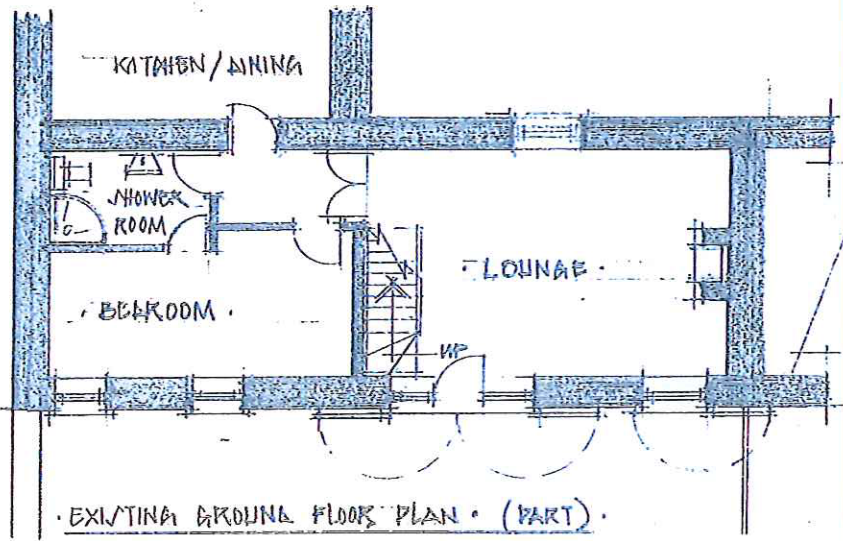
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Appendix A

Existing Front Elevation-Swallows Nest Cottage, Newholm



EXISTING FRONT ELEVATION



EXISTING GROUND FLOOR PLAN (PART)

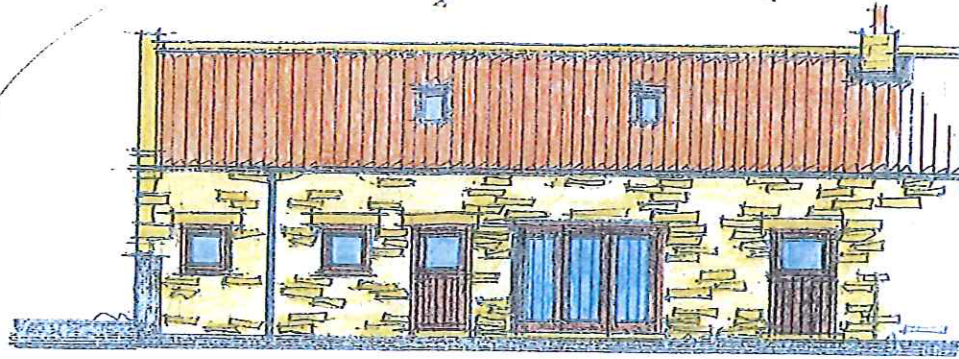
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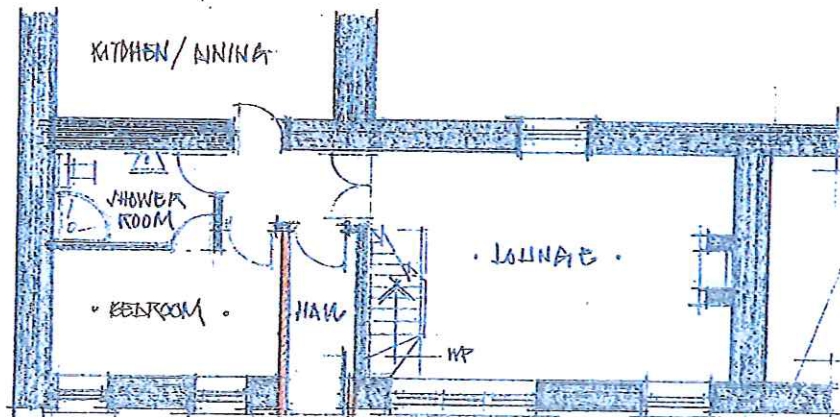
Appendix B

Proposed Front Elevation-Swallows Nest Cottage, Newholm



PROPOSED FRONT ELEVATION

SCHEME B



PROPOSED GROUND FLOOR PLAN (PART)
 PROPOSED NEW ENTRANCE DOOR
 ALTERATION TO LUNNET WINDOW / DOOR

SCHEME B

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