

Design and Access Statement - Listed Building Consent at 18 Main Road, Aislaby

Mr and Mrs McKelvey

The property is a stone built semi detached, two storey cottage situated adjacent to Main Road, Aislaby. The Heritage listing is as follows:-

18 AND 20, MAIN ROAD

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 18 AND 20, MAIN ROAD

List entry Number: 1302350

Location

18 AND 20, MAIN ROAD

County: North Yorkshire

District: Scarborough

District Type: District Authority

Parish: Aislaby

National Park: NORTH YORK MOORS

Grade: II

Date first listed: 10-Dec-1985

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 327087

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

NZ 8608 AISLABY MAIN ROAD (north side) 17/12 Nos 18 and 20 -

GV II Cottages, mid C19. Ashlar with tiled roof, coped gables, shaped kneelers and end stone chimneys. Two storeys, four windows in all, C20 casements with glazing bars. C20 part-glazed doors. Included mainly for group value with Ivy House.

Listing NGR: NZ8609608748

Selected Sources

16 NOV 2015

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Legacy Record - This information may be included in the List Entry Details

National Grid Reference: NZ 86096 0874

Design

History - The property has been refurbished to modern day Building Regulations which take into account up-to-date electrical and plumbing installations along with Carbon Footprint requirements.

During refurbishment it was found that the existing toilet situated on the ground floor, at the rear of the property required replacing, however, the existing pipe-work was not sized correctly and needed replacement. The pipe-work was underground and to replace it I would have needed to dig under the foundations of the property. To avoid any issues with the walls of the building I instead came through the wall at ground floor level and, adhering to building regulations, I installed an external stack, which allowed access to the pipe-work for the en-suite bathroom situated on the first floor.

Given that the listing, stated above, was not compromised as the installation is at the rear of the property, and that the new stack matched the stack installation situated at the rear of No20 which is the adjoining listed property, I didn't think I required Listed Buildings Consent.

Through consultation with Mr Edward Freedman the Conservation Officer for NYM National Park I have been advised that I need to apply for Listed Building consent through the planning department.

Design - Mr Freedman has indicated that he would support the application, however, I would need to replace the pipe-work construction, currently plastic, to cast iron or, 'cast style' if I could make the case for using it.

The current stack is terminated into a plastic socket that is set in concrete and all of the soil pipe connections to the toilets are also in plastic. My proposal is to use 'cast style' pipe-work, which is heritage approved, and is installed on many listed buildings as a modern day alternative. The use of this product would allow an easier more cost affective installation that would allow me to connect to all of the existing sockets. Because it is heritage approved the look of the installation would appear as if cast was used.

Mr Freedman would, in addition, like me to remove the section of the stack that continues above first floor level and through consultation with Building Control I would be allowed to remove this whilst still adhering to building regulations.

(Please see photographs supplied for illustration of the pipe-work installation.)

Context

The refurbishment of the cottage, which took over a year to complete, has been completed to very exacting standards and has brought about the change from an un-occupied run-down property to a lived in cherished home which through my intervention has exposed all of the existing features including:-

- ◆ Exposed and varnished floor boards
- ◆ Exposed and refurbished fireplace

- ◆ Exposed and re-pointed chimney breast
- ◆ Treated timber work in living room

All the above were hidden from view under plaster and plywood after a refurbishment in the 1950's. I have installed a new heating and water system, rewired the cottage and replaced the kitchen and bathrooms and, through consultation with the conservation officer, replacement windows have been added. The property is tastefully decorated and much improved, incorporating modern living with the older building features highlighted.

The installation of the external pipe-work has been an essential part of the refurbishment and has been installed following building regulations.

The property was unoccupied for eighteen months prior to our purchase and I believe that without our intervention and investment the property would have slowly fallen into disrepair.

Access

The minor works carried out to the exterior of the property offer no access restrictions, the pipe-work is situated at the rear of the property and can be viewed by entering the rear yard through a wrought iron gate.

16 NOV 2015

