

DESIGN, ACCESS AND HERITAGE STATEMENT

PROPOSED PARTIAL REMOVAL OF INTERNAL GROUND FLOOR WALL AT OLD BAR COTTAGE HIGH STREET THORNTON LE DALE FOR MR & MRS RAJAB

Old Bar Cottage is a cottage dwelling situated to the north side of High Street Thornton le Dale and set close to the rear of the street footpath with a rear garden providing amenity space and vehicular access. The property is within Thornton le Dale conservation area and is Grade II listed.

We are proposing minor internal alterations to partially remove a modern partition wall between the existing kitchen and dining room. It is proposed to leave a substantial 600 mm nib of walling at each side of a 3200 mm wide opening and a ceiling downstand which will provide clear definition and record of the current modern division.

The development is appropriate for this site. We have considered Development Policy 19 of the North York Moors National Park Local Development Framework and conclude that the development is in accordance with that policy.

Heritage assets for the site are identified as the existing dwelling and wider village conservation area both in its built and natural forms. The significance of the heritage asset associated with this site is the existing Listed dwelling and its setting within the conservation area. The conservation area includes a variety of domestic and commercial properties of various ages and styles but is characterised by traditional stone dwellings.

In assessment of impact the proposed alterations to the dwelling are minor but will benefit the layout and usability of the property and therefore will enhance the heritage asset.

-5 NOV 2015