

BROW HILL COTTAGE, BROWSIDE, RAVENSCAR,

REPLACEMENT TOILET AND CONSERVATORY FOR MR & MRS J BALLIN

HERITAGE STATEMENT, DECEMBER 2015.

SIGNIFICANCE

Brow Hill Cottage should be considered, in historical terms, together with Brow Cote, the main, 18C residence to which this was the "downhouse", separated originally by an access passage, evidenced externally by the broken-course masonry building-up the opening, and the Brow Cote quoins and finely dressed, coursed masonry exposed in the cottage. Despite insensitive additions to both ends of the original buildings, and inappropriate replacement and additional windows, the characteristic elongated massing along the contours, proportionally-considered elevations, and relatively high quality masonry identify a building of historical significance which contributes quietly to the landscape of the National Park.

The Northern gable of the cottage, where the proposed alterations are located, has been previously modified by the introduction of three window openings and the addition of an external toilet followed by the current conservatory, all, presumably, prior to listing in 1992. These alterations have not fundamentally damaged the historical quality of the building, but their insensitive "design" and execution work against the value of the cottage in the landscape context. Although the buildings are prominent within the long distance views around the bay, when detail is not important, there are public rights of way close to the cottage from which the current additions do not complement the original buildings.

IMPACT AND MITIGATION

In terms of the immediate context, the proposed replacement element makes a very minor change in scale and the current gable openings are retained. The new structure is, however, much simpler in form, demonstrating a similar architectural awareness to the main elevation of the cottage and house. The construction and materials intentionally identify the addition, and would be easily removed.

Internally, the only alteration to the original building is the proposed door to the Lounge. The "external" opening, formed by enlarging the existing non-original window, would have carefully-dressed stone reveals and reclaimed stone steps to match existing masonry, whilst existing, but non-original plaster and joinery finishes in the Lounge alcove would also be made-good to match. The notable fireplace opening and chimney breast would be untouched.

The overall impact of the work would be to rationalise the existing situation, without detriment to the listed building, making a contemporary contribution, in keeping with the intentions and the capabilities of the original builders.

14 DEC 2015