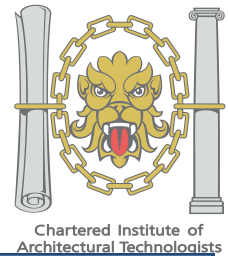


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NYMNPA

16/02/2018

HERITAGE STATEMENT for PROPOSED WORKS at
13 BARTONS ROW, EGTON, YO21 1TY.

A. REQUIREMENT

A Heritage Statement is required because the property is within the Egton Bridge Conservation Area and is also in an area subject to an Article 4 (2) Direction which removes Permitted Development Rights.

B. SIGNIFICANCE.

The application property is situated in a terrace of six. Within the group there is a distinct group of four houses formed by numbers 10,11, 12 and 13 which might well have been constructed at a later date than the up-slope cottage and adjacent farm-like character of the sixth. The gable detail between No.12 and 13 gives a further clue to this thought, as it is clearly constructed of brickwork, then looking at the window heads, the outline of a brick curved soldier arch is observed. The date of construction could be almost any time between mid 19th century to early 20th century.

Concentrating on the group of four, the houses are built of solid masonry and these have been rendered to the road side elevation. The roofs are covered with natural grey slate. One of the houses down-slope has a lean-to Porch. The houses are characterised by being set back some eight metres from the main road and this space is covered by lawn, stone paving laid as paths lead up to the house. The aspect has an open feel to it as the boundary walls to the gardens have only a minimal height, enough to adjust the frontages to level adjacent to the steeply pitched footpath and highway.

In respect of fenestration, all of the property's have uPVC window frames, none of the doors bear any resemblance to tradition and at the neighbouring number 12, the door is of uPVC. The first of the houses has a bay window to the ground floor main room, possibly of c1970's judging by the minimalist centrally placed single opening light.

The overall impression of the group, is not one which represents the local vernacular, where stone walling would be found with level detailing at heads and cut stone at the sills. The slate roof covering does have a vernacular presence to it. It is not difficult to imagine that property's built in this tradition, with openings of such proportions, would have had vertical sliding sash window frames but there is no trace of this feature left in the buildings.

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B. ASSESSMENT of IMPACT.

PROPOSALS

The proposals involve.

1. The replacement of a uPVC Porch which is to be replaced with a timber framed Porch.
2. The formation of a new opening out onto the footpath from the Garden area.
3. The laying of a new access path and a Patio area to the front of the house.

STATEMENT of IMPACT:

- The replacement Porch has been designed in sympathy with other such structures in the locality in that they have the distinction of having lean-to roofs and this avoids conflict in appearances.
- The new Porch is not too dissimilar in proportions to the existing so that there is little by way of impact on the street scene.
- The proposed Porch does have the merits of being more sympathetic to that recognised as vernacular design, building construction and materials as opposed to the existing uPVC structure.
- In view of the above statements and consequently, the Porch is contributory to the spirit of the Conservation Area, the Heritage Asset.
- The proposed access from footpath to garden area is not an unusual feature as it is the means by which the pedestrian gains access to the property. The details shown in the proposals require little by way of intervention in the landscaping of the property and the existing features are maintained.
- Natural stone paving is specified as the material to be used for the formation of a path to the house and for a small paved area in front of the main elevation window. The path is very much a standard element in the Conservation Area and in this housing group. The materials proposed and the function are at one with the Historic Asset and are contributory to its enhancement by retaining the distinct frontage as opposed to say a tarmacadam apron for car parking.

MITIGATION STRATEGY

- The scope of works are so minimal that it is clear in the preceding statements that the works represent a minimalistic intervention without resort to further prose.

- Hard landscaping has been rational so that the grassed area to the front of the house retains its essential character and compliments the adjacent dwellings.
- In recent discussion with National Park Officers, it was stated that works are no longer considered for 'reversibility' as this is no longer considered a relevance.
- Are all the works absolutely required for the proposed use or function? Yes
- Sensitive Design. Replace outdated uPVC material with traditional. Skilfully designing an extension that takes account of the physical massing and scale in both the old and the new work; the scale and massing of the replacement porch are in unison.
- There are no historic architectural or archaeological features to record or protect.

END.