

NYMNPA

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OLD TANK AND DETACHED GARAGE

**1 STATION COTTAGES
EGTON BRIDGE, WHITBY
YO21 1UX**

HERITAGE STATEMENT (V2)



bhd
partnership

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1.0 DESCRIPTION OF EXISTING

Station Cottages consist of a pair of stone semi-detached dwellings built in association with the Esk Valley railway and originally styled in the traditional vernacular. Historical various alterations have taken place to the dwellings.

The subject property is No.1 and in particular its large gardens to the east. These gardens sit between the cottage and Church/Church School. The site has an area of 0.16 hec.

Vehicular access to the house is difficult, via a small track and is shared with No 2.

This application is for a detached garage and an oil tank for fuel.

2.0 HERITAGE REQUIREMENT AND SIGNIFICANCE

This statement is required as the site is within the Egton Bridge Conservation Area and adjacent to the School which is Grade II Listed. The setting is rural with a very traditional appearance, woodland surrounds the site.

It is an area that requires preservation and protection along with the view and setting of the Listed School Building.

3.0 PROPOSALS AND ASSESSMENT OF IMPACT

The proposals presented for this application are the result of further negotiation with the Planning Officers following withdrawal of a previous application.

The main alterations and improvements relate to the side (South) elevation. The position and size of the garage have been amended to create a stepped structure with the garage set a minimum of 1.5m from the wall of the raised hardstanding. This elevation will be broken up further by the creation of a lean-to log store.

The hardstanding has also been reduced in level so that the formation level of the garage is 500mm below the wall of the perimeter.

The garage is of modest size, 3.2 x 5.7 m and single storey. It is to be constructed of “soft” materials. The walls are to be timber framed with a rough timber finish and the roof is to be felted.

These materials will not stand out against the surroundings they are designed to blend in with the woodland. The oil tank is to be positioned against the rear of the garage and will be fully obscured from vision by a sawn timber fence.

Within the large garden area, the garage is proportionally a very modest size and will be subservient to its surroundings both physically and visually.

The short new drive connecting the garage to the existing drive is to be crushed stone/hardcore.

In terms of its effect on the asset that is the school, the distances ensure there will be no negative impact. The garage is positioned 20m to the north of the school wall, 26m from the Presby and over 30m from the school building. These distances and the garage construction which has been chosen specifically by the client, create what we believe to be a suitable development.

Care has also been taken to shield the oil tank from view.

4.0 MITIGATION

The following items mitigate the development impact: -

- Proposed materials are sensitive to the location.
- Fencing to cover the oil tank.
- Size of development as a proportion of the site.
- Distance to listed structures.
- Limited views onto the site.
- Reduction of size.
- Reduced Levels.
- Stepped South elevation.