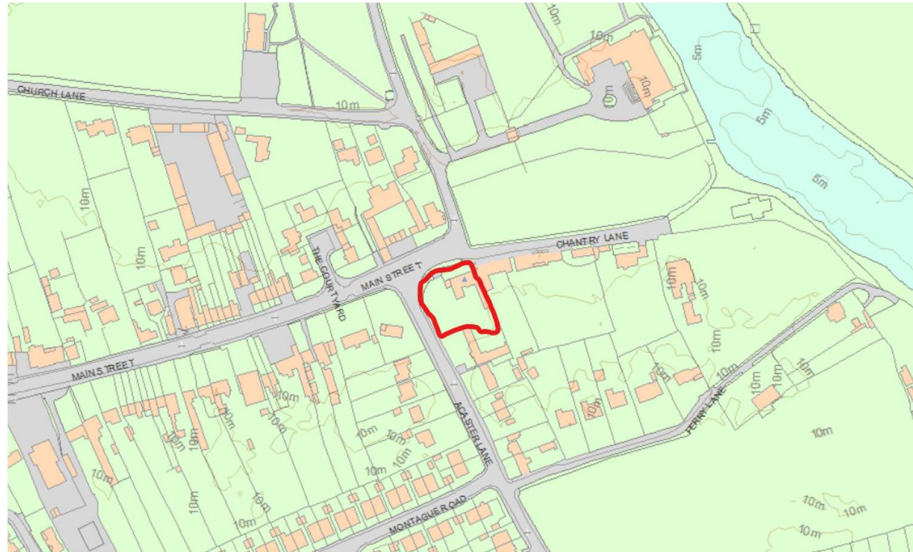


HERITAGE STATEMENT

To accompany application for listed building consent relating to replacement of windows and ancillary works at Chestnut Cottage, Chantry Lane, Bishopthorpe, York YO23 2QF

1. Chestnut Cottage (ID ref DYO12) is a Grade II listed building, list entry number 1132491, first listed on 12 July 1985.
2. The property is edged red on the plan below.



3. It is believed that the original part of the property dates from the mid 1700s and that it was used as the village Post Office until the mid 1800s. There is structural evidence that the property was originally one room deep, and perhaps two cottages. The outline of an old door can be seen in the front elevation.
4. Various additions have been made, the most notable of which was in the early 1960s when an extra wing was added together with a car port/entrance, with a gate through to the garden. The deeds show that, in 1963, the property was sold by the Church Commissioners to private owners and it is believed to have been in private ownership since then.
5. The listing describes the property as follows:

House. Early-mid C18 in 2 builds with C20 additions to right and to rear. Whitewashed brick with pantile roof. 2 storeys, 4 first floor windows. C20 off centre entrance. Blocked opening under cambered head; two 16-pane sashes; Yorkshire sash with glazing bars. First floor: 3 sashes with glazing bars; replacement 12-pane casement. Dentilled cornice. C20 2-storey carport to right of no interest. End and ridge stack. Included partly for group considerations

6. The current application relates to the replacement of windows, which are currently single glazed throughout, with “Slimlite” or similar double-glazed timber windows in a traditional style on a like-for-like basis (subject to one rear window to be replaced with French doors).
7. The following photographs show the different elevations of the property, including the windows to be replaced:



Photo 1 – front elevation in setting of Chantry Lane



Photo 2 – front elevation



Photo 3 – side elevation (west)



Photo 4 – side elevation (west side of 1960s extension)



Photo 5 – rear elevation



Photo 6 – rear elevation (inc to the left the rear of 1960s extension)



Photo 7 – rear elevation



Photo 8 – rear elevation (east side of 1960s extension);
existing French door not to be replaced



Photo 9 – rear elevation (to left) and single storey eastern wing (to right); neither set of existing French doors to be replaced



Photo 10 – under archway looking from rear towards front of house

8. The property is listed partly for group considerations, being at the end of Chantry Lane and one of several properties on Chantry Lane offering an attractive view of this historic part of the village. None of the works would affect that view. They would preserve the property, as number of the windows are currently in a poor condition.
9. All the windows mentioned expressly in the listing will be replaced like-for-like, on the assumption that the reference to “two 16-pane sashes” is to the two such windows on the front elevation. That would seem a sensible assumption, as the tenor of the listing relates to the historic setting afforded by the front elevation (see Photo 1).
10. The proposal includes the replacement of a rear 16-pane sash window by French doors. That window is in an area that is not visible from any other property, shielded by the 20th century extension and leading on to the rear patio. There is a date of 1932 on the fall pipe immediately outside, which may indicate the date when that part of the building was added but there is no other evidence available. It is apparent from the line of the roof that the rear part of the house is a later addition. The window to be replaced is shown (above and to the right of the wooden chair) on the photograph below:

