

## **Design Access & Heritage Statement (Planning )**

### **Application ref**

**Conversion of attached stable/store to habitable space**

### **Address of application**

The Limes, Main Street, Holtby, York

### **Description of application**

The design statement is to accompany a planning and listed building application for the above works to The Limes, Main Street, Holtby. As the building is also a Grade II listed, this statement also includes a statement in relation to the Heritage asset

### **Proposal**

The existing property is a semi detached two storey cottage built in the late 18<sup>th</sup> Century. It consists of ground floor kitchen, living room and dining space, with Bathroom and 3 bedrooms to first floor.

There is a number of storage area attached/integral to the building, these being; An attached unused stable to the south elevation. This is an single open space with a loft floor, accessed via a modern timber ladder. The original stair / ladder has long since been removed. There is a single door access to this space, along with a window alongside to the west elevation. There is evidence of a former door in the east (main street) elevation which has been removed and infilled with modern , non coursing brickwork.

To the Northern end of the building and junction with attached Beech Cottage, there is a further double height store, referred to as 'the apple loft'. This is a basic cold store at ground floor which was formerly double height but has since been split at first floor level to create a separate loft store at first floor over. The area is cold and damp.

There is a detached outbuilding, clearly originally built in brickwork but there is now only a small section of brick remaining with the majority now built in mismatched timber, with corrugated steel roof and is both overgrown with climbing plants and in a dilapidated state of repair. It is was previously proposed to demolish this building and rebuild with a new brickwork garage but this was refused in the previous application as having detrimental effect on the greenbelt and as such will now remain as existing.

The Property sits within a large plot, screened on side with mature trees and hedgrow. There is a garden to the front (east) sloping down to the main road and bordered with an iron railing, traditional for this period property.

To the south is the driveway and further garden space, bordered from the more modern (1980's) houses and access road via a mixed hedgerow and medium/low height trees. These boundary treatments are all to remain (subject to maintained pruning) as part of the proposals.

The building itself, while recently habited by the now deceased former owner is in a state of disrepair and extensive repairs will be carried out in addition to the proposed works.

The proposals consist of the demolition of the derelict, mismatched outbuilding and its replacement with a single storey, double garage with office and workshop.

The design has been considered from grounds of siting, scale in relation to the structure to be replaced, and has taken its design cues from both the existing property, and a recently constructed garage at No. 1 Hillcrest, adjacent to the site.

#### **Traffic and impact on Neighbouring properties**

The property sits with the village of Holtby and is located on the main street, set back from the road via a small embankment and garden. This is typical of the properties along the main street.

The property is a quaint but beautiful part of the street scene, and further enhanced by the adjacent (and also grade 2 listed) Beech cottage. Across the street is a Holy Trinity Church and further cottage buildings in a similar style, with a mixture of farm buildings/barns to the rear.

The vehicle access to the property is via the driveway to the south of the property and is a dirt/unmade surface to a set of low level timber gates. This is to remain or updated to a porous material such as gravel.

There is a large area of parking (for 5+ cars) within the property to which vehicles may enter and leave in a forward gear.

In terms of traffic impact and amenity of neighbours, there is little to no impact other than carrying out the proposed development to a standard as to match the adjacent meticulously maintained neighbours properties which create such a beautiful street scene and old English environment. Huge credit is given to the residents of Holtby as the character of the village and main street are exceptionally well persevered and the applicant wishes to add to this care of the heritage asset.

#### **Heritage Statement**

The Limes is a grade 2 listed property within the village of Holtby. The register of listing states;

*SE 65 SE HOLTBY MAIN STREET*

*(west side)*

*5/8 The Limes*

*GV II*

*House. Late C18. Brick in English bond, pantile roof. End-entry with outhouse to left and cross wing to rear. 2 storeys, 2 first-floor windows. 6-fielded-panel door under cambered arch. 16-pane sashes. Blocked doorway to outhouse. First floor: 9-pane unequal sashes. Gable coping, left end stack. Included for group value.*

*Listing NGR: SE6746654132*

The Parish council of Holtby have written a very extensive and detailed design statement for the village. This document lists the architectural styles, village history since its formation and highlights the important buildings within the village.

The document states there are a total of 8 listed buildings within the village, these being 7 residential houses and the Holy Trinity church. All the listed properties are situated on the main street. An extract from this document is shown below which places the applicant property within the context of neighbouring listed assets.

The listed building assets are listed as;

Listed buildings – all grade II

**Beech Tree Cottage:** Early 19th century. 'Flemish Bond' brickwork with French tile roof. Gable coping with end stacks.

**The Limes:** *Late 18th century. 'English Bond' brickwork with pantile roof. '6-fielded-panel' door under cambered arch.*

**Sycamore House:** Late 18th century. Central hallway entry. Stepped eaves course and 'tumbling-in' to gable ends.

**Manor Farmhouse:** Mid 18th century. 'Double-Pile' construction with Mshaped roof (front part earlier). 16-pane sashes beneath rubbed brick arches.

**Rydal House: (now Spring Cottage).** Late 18th century with 19th century porch.

4-panel sash windows, modern extension to match style.

**Taylor's Farmhouse:** Late 18th century pair of cottages now one dwelling. First floor band of bricks to right cottage only. Gable coping. End and ridge stacks.

**Nova Scotia Farmhouse:** Late 18th century brick farmhouse with pantile roof. Rubbed brick band.

**Church of the Holy Trinity:** Restoration from 1792 and 1881 of early Norman church. Millennium window in North Nave.

Taking the information within the Parish Council design statement, the applicant property is constructed in Vernacular style, which is a simpler style of architecture and typical of the lower/medium status of the properties, such as cottages and farm buildings.