

DESIGN & ACCESS STATEMENT

27 June 2021
Ref: 21-005/900

PROPOSED MINOR ALTERATIONS at MARYDALE COTTAGE, MAYPOLE GROVE, NABURN, Nr YORK, YO19 4RY

Introduction

This statement has been prepared in support of a Listed Building Consent application submitted for the development described above. It is to be read in conjunction with the drawings and documents as listed on the application covering letter.

Site Location

The site is located on Maypole Grove in Naburn, a village positioned next to the River Ouse to the south of York.

The Property

The property comprises a two-storey mid-18th Century Grade II Listed dwelling, brick built with a timber construction red pantile finished pitched roof, two rear facing dormers and two brick-built chimneys. The windows are Georgian style, painted timber casements.

There is a small garden to the front bounded by a hedge and a large, attractive garden to the rear which, benefits from the southerly aspect.

To the rear at ground floor level is a sitting room which, overlooks the rear garden, features doors to the kitchen, bathroom and living room and includes a staircase up to the first floor. To the south façade of this space is a glazed door, casement window and chimney breast. The chimney breast does not feature a fireplace.

Above the staircase is a small lead-clad dormer with a painted timber Georgian style window which, is in poor condition and requires replacement.

The property features a well located adjacent to the building within the rear garden.



Photograph of the rear of the property.



Photograph of the existing window to the sitting room to be retained. The proposed window is to be designed, fabricated and installed to match.



Photograph of the existing glazed door into the sitting room which, is to be retained.



Photograph of the existing dormer window which, is in poor condition and is to be replaced.



Photograph of the existing sitting room interior showing the glazed door, window, door to the kitchen and existing staircase.



Photograph of the sitting room interior showing the existing disused chimney breast.



Interior view of the existing sitting room window to be retained.

Heritage

The property is a Grade II Listed Building, List Entry No: 1167288, Date Listed: 17.11.1966. The list entry is as follows:

NABURN MAYPOLE TERRACE SE 54 NE (south side) 4/95 Marydale (formerly listed as Marydale, village 17.11.66 Street GV II House. Mid C18 with later additions and

alterations including C19 outshuts to rear and to right. Pinkish-brown brick with pantile roof. Off-centre entrance a C20 part-glazed door. Further blocked end entrance under header arch. Ground floor: 24-pane Yorkshire sashes, that to left under relieving arch. 3-course first floor band. 8-pane Yorkshire sashes break modillion eaves band. Ridge stack. Tumbled-in brickwork to gable end.

Aspiration

There is an opportunity for the rear facing sitting room to be altered to allow improved views of the attractive rear garden. The applicants wish to take this opportunity and open-up the rear wall to create a stronger connection with the rear garden. The alterations should be carried out in a manner that is sympathetic to this heritage asset.

The Proposal

Whilst a casement window and glazed door provide views of the garden, they are limited in size and a solid external wall and chimney breast currently occupy half of the available wall space. Therefore, it is proposed to remove the chimney breast and install a matching window within the external wall.

The proposed window will be designed and installed to match the existing window adjacent. Similarly, the brickwork used to form the opening will be reclaimed, cleaned and laid in a bond to match existing using lime mortar prepared and pointed in accordance with good practice.

The existing painted timber window to the dormer above the staircase is to be replaced with a new window designed to complement and be sympathetic to the existing house.

Access

Existing accesses into and within the dwelling will not be affected by this proposal.

Flood Risk

The site is within Flood Zone 2/3. Refer to the Flood Risk Statement for further details.

Summary

The alterations proposed involve the removal of a disused chimney breast and the installation of a new window designed to match existing. An existing poor quality dormer window is to be replaced. The work proposed is relatively minor and will be carried using traditional materials such that the completed work is sympathetic to the existing building.

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