

DESIGN AND ACCESS HERITAGE STATEMENT

IN SUPPORT OF

RESTORATION WORK

AT

NUTTERCOTE COTTAGE THORNTON-IN-CRAVEN, NORTH YORKSHIRE BD23 3TT



Date: 7 April 2022

Our Ref: 211436



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Registered Office: Glaston Hall, Spring Lane, Glaston, Oakham, Rutland LE15 9BZ
Smithers Purslow Limited, Registered in England Number 1402539

GLASTON HALL
SPRING LANE, GLASTON
RUTLAND LE15 9BZ
t. 01572 822000
e.glaston@smitherspurslow.com

CONTENTS

1.0 INTRODUCTION & HERITAGE

2.0 PLANNING HISTORY

3.0 USE

4.0 LAYOUT

5.0 LANDSCAPING

6.0 APPEARANCES

7.0 ACCESS

8.0 CONCLUSION

9.0 PHOTOS

1.0 INTRODUCTION & HERITAGE

1.1 This Design & Access and Heritage Statement has been prepared by Smithers Purslow in support of a Listed Building Consent and Planning Application to propose changes at Nuttercote Cottage Thornton-In-Craven, North Yorkshire BD23 3TT.

1.2 Nuttercote Cottage is Grade II Listed The list description is as follows:

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1316775

Date first listed: 31-Oct-1988

Statutory Address 1: NUTTER COTE, B6252

Location

Statutory Address: NUTTER COTE, B6252

The building or site itself may lie within the boundary of more than one authority.

County: North Yorkshire

District: Craven (District Authority)

Parish: Thornton in Craven

National Grid Reference: SD 89617 48342

Details

SD 84 NE THORNTON-IN-CRAVEN B6252

4/140 Nutter Cote

II

Laithe house, probably late C18, enlarged C19. Squared rubble, stone slate roof. Two storeys. The older portion to the left has plain doorway towards the right hand gable, and a 4-light recessed square mullion window to each floor, with a blocked 2-light window also to first floor. The laithe comes forward to the left under a catslide roof. To the right is another doorway flanked by windows without mullions, all with plain surrounds. To the first floor there is another and a similar two-light window. Two stacks.

Listing NGR: SD8961748342

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 324518

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

- 1.3 Nuttercote Cottage is part of the property and land owned by our Client.
- 1.4 Nuttercote Cottage is a two-storey rural private dwelling, built circa in the late eighteenth century and it was extended sometime in the nineteenth century. The external construction comprises squared rubble stone with a slate roof.
- 1.5 There is an original cottage plain doorway to the right side, towards the right hand gable, and a 4-light recessed square mullion window to each floor, with a blocked 2-light window also to the first floor.
- 1.5 The cottage projects forward to the left with a catslide roof. To the right is another doorway flanked by windows without mullions, all with plain surrounds. To the first floor there is another and a similar two-light window. It originally had two chimney stacks, but only one is currently in place.

2.0 PLANNING HISTORY

- 2.1 Having undertaken a search on the Craven District Council Planning website, the following applications were noted:

Reference: 2017/18451/CND

Decision issued date: 28 September 2017

Proposal: Discharge of condition 6 of listed building consent 69/2016/17252 relating to the pointing.

Reference: 69/2016/17252

Decision issued date: 05 October 2016

Proposal: Listed building consent for temporary works to weatherproof the exposed gable end and 2x elevations of dining room.

Reference: 69/2000/0403

Decision issued date: 11 July 2000

Proposal: Replacement of window frames with hardwood frames to match the existing window design.

The adjacent Nuttercote Farm and Nuttercote Barn also have a history of several Planning Applications that have been lodged.

3.0 USE

3.1 The building is a private dwelling.

3.1 It is a typical rural building of its time and has undergone some alterations including a new windows and re-pointing.

3.2 The application entails various works as follow:

- Tanking to walls and floor in the Ground Floor Dining Room
- Remedial works to the internal face of party walls
- New pitched roof to Dining Room with associated rainwater goods
- Remedial works to the main house pitched roof
- Associated work to stonework to party walls
- Construction of a new outer leaf of stonework to the south and east elevations to the dining room.

4.0 LAYOUT

4.1 It is formed of squared rubble stone walls with pitched roofs in slate tiling.

4.2 The plan form is square with the position of the windows and doors fairly symmetrical to the front and rear principal elevations. There is additional accommodation on the ground floor to the north-east corner, where the dining room is located.

4.3 The original cottage doorway to the right hand side is plain in design and appearance. Windows comprise a 4-light recessed square mullion arrangement to each floor, with a blocked 2-light window also to the first floor. It is not known when this window was blocked up. Windows were replaced in circa 2000.

5.0 LANDSCAPE STRATEGY

5.1 The current landscape arrangement will remain as existing, no works are proposed.

6.0 APPEARANCE

6.1 The existing building is to be repaired and restored on a like for like basis, and subject to the aforementioned works noted in section 3.0 above. However, where original features remain, these will be retained, repaired and incorporated.

6.2 There will be upgrades to insulation to enhance the building's thermal performance.

6.3 Any new works proposed will be sympathetically carried out and tied in with the existing building fabric. New stonework will be sourced to match the existing.

6.4 Methods and specification for treating mould and damp will be agreed with the Conservation Officer prior to the works being undertaken, to preserve and enhance the historic building fabric.

7.0 ACCESS

7.1 The access to the Cottage is currently via existing steps and pathways. There is also an access route to the rear via the shared drive to the left of the property as facing from the road.

8.0 SUMMARY AND CONCLUSION

8.1 The Cottage has been significantly impacted upon by the demolition of the neighbouring property and the proposals for this application intend to restore the building to its original arrangement whilst also improving the thermal performance and ensuring it is watertight.

9.0 PHOTOS



View looking towards gable elevation (East Elevation)



View looking towards West Elevation



View looking towards North Elevation



View looking towards North Elevation



Closer view looking towards North Elevation



Image 1 Nuttercote Cottage as at June 2018. Nuttercote Farm was to the right of the property before its demolition.



Image 2 Exposed party wall as at 21 June 2018. Dining Room to the property is in the single storey addition to the right of this photograph.



Image 3 View of infilled hole in the party wall when exposed following demolition of Nuttercote Farm.



Image 4 Lean to and rear of the Dining Room with temporary roof over above.