

ELVINGTON COTTAGE, ELVINGTON, YORK YO41 4AD

EXTENSION AND ALTERATIONS



DESIGN & ACCESS and HERITAGE STATEMENT

Listed Building Consent Application

On behalf of Mr & Mrs J DOBSON

APRIL 2023

GEOFFREY HOLLAND CHARTERED ARCHITECT

Innovation Centre, Innovation Way, York Science Park, Heslington, York, YO10 5DG

TEL: 07773 787475 gh@hollandarchitect.co.uk www.hollandarchitect.co.uk

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1. Introduction and Purpose of Statement

1.1 The purpose of this document is to accompany the Listed Building Consent application for limited demolitions and for the extension of the property to the rear (east) and for general alterations and improvements to the property.

1.2 The Design and Access Statement deals with general planning matters and the Heritage Statement deals mainly with factors relating to the effect of the proposals on the listed building and heritage asset.

1.3 The proposals are timed to coincide with overdue structural repairs to the property revealed now that the cement based render has been removed from the original brickwork.

DESIGN & ACCESS STATEMENT

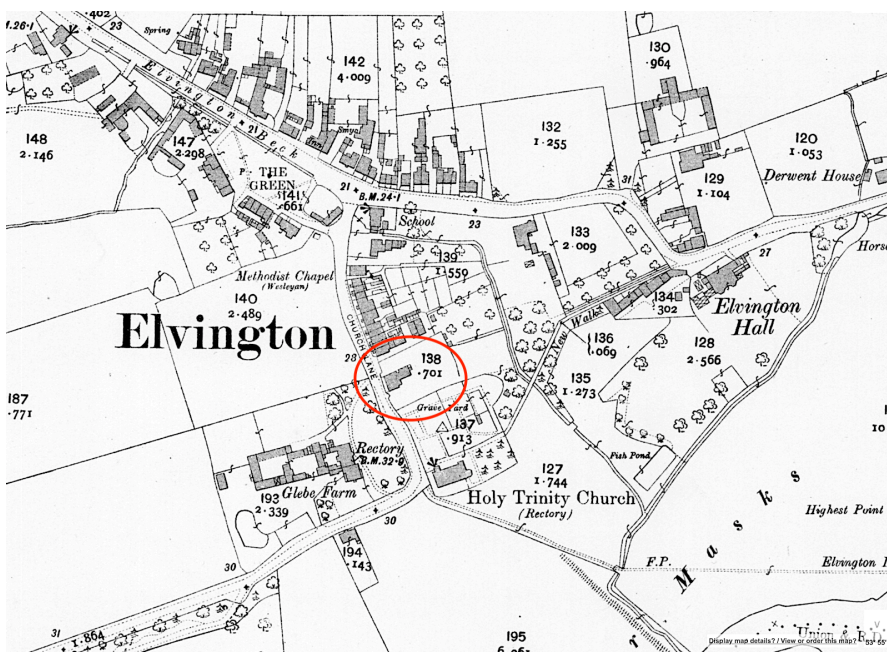
2.0 Site Particulars

2.1 Location:

The village of Elvington lies to the south east of York on the west bank of the River Derwent. Elvington was in the East Riding of Yorkshire until local government boundary changes in 1974, when it became part of the Selby District in North Yorkshire. In 1996 it became part of the City of York unitary authority. Elvington is well known for its air museum which lies on what was originally the airfield of RAF Elvington. The Yorkshire Air Museum opened to the public on the airfield on 31st May 1986. Wheldrake Lane was built in the 18th century. The village is mentioned in the Domesday Book, which states that in 1086 Ulfketill had six carucates of land taxable, where three ploughs were possible. There is a mention of the church, and the font inside the church is of Norman origins.

2.2 Brief History and Background:

Elvington Cottage is situated on Church Lane, and sits next to Holy Trinity Church. As the listed building entry states (see below), the property probably dates from the early 19th century. It has been altered over time especially at the rear although the front elevation still retains its intrinsic historic style.



Ordnance Survey
map c.1905

3.0 Pre-application Liaison

3.1 Pre Application Consultations:

There have been no pre-application discussions with the East Riding of Yorkshire Council planning department.

3.2 Recent Planning History:

The relatively recent planning history has involved work only to the trees on the site as below:-

22/01466/TCA : Various tree works including the felling of 2no. Sycamores, and 1no. Silver Birch - tree works in a Conservation Area. Approved 18 November 2022.

20/00980/TCA : Fell Lawson Cypress tree in a Conservation Area. Approved 28 August 2020.

16/02784/TCA : Crown reduce Hornbeam tree in a Conservation Area. Approved 31 January 2017.

12/02723/TCA : Reduce height by 1500mm and canopy by 2000mm Hornbeam (T1), Tree in the Conservation Area. Approved 17 September 2012.

4.0 Description of Proposals

4.1 Layout

The proposal involves the removal of three parts of the building. Firstly (a), a small w.c. extension on the north side of the property dating probably from the 1980's; secondly (b) , the first floor 'conservatory' extension on the south side of the property, date unknown but perhaps late 1900's, and thirdly (c) the removal of a brick outhouse in relatively poor condition immediately to the rear of the ground floor of the property.

The removal of the first element will allow the restoration of that part of the building. The removal of the second element on the south side will allow for a more visually appropriate replacement to be provided at first floor and the provision of an additional shower room. The removal of the third part of the building will provide the constrained access and view from the present kitchen to be overcome, and will provide a much improved kitchen and dining layout.

Apart from the above, very little of the layout of the building will be affected.

In addition to the alterations to the main house, a new three-car garage is proposed in the south east corner of the present courtyard, the current garage being in poor condition and the building itself being too small for contemporary vehicles.

The present gates and adjacent wall at the vehicular entrance to the courtyard will also be altered. This will entail the re-siting of the gates and adjacent wall and fence to provide better sight lines for vehicles exiting the courtyard onto Church Lane to improve safety.

The final element of the proposals consists of removing the present posts and railings on the front boundary wall which are considered to be unsafe, and replacing them with a set of wrought iron railings more suited to the historic character of Elvington Cottage.

4.2 Appearance

The proposals outlined above indicate the extent of the external alterations. The internal alterations proposed are minimal in nature and in general preserve or improve the historic character of the internal rooms. All of the principal historic rooms are retained unaltered.

External

The intention is to enhance the general appearance of the building and provide improved family facilities at the rear (east) facing side of the property, where the outlook is marred by rather unsuitable extensions from the past. This part of the building, referred to as (c) in 4.1 above will be replaced by a more contemporary double storey oak timber framed extension with a slated double pitched roof. The west side of the extension will have facing brick walls to match the existing brickwork on the main house. The proposals also include the replacement of two relatively recent windows with vertical sliding sash windows, again to help restore the building's historic appearance. Most of the present windows are single glazed and will require upgrading to include double glazing.

The rather idiosyncratic 'conservatory' on the north side of the building, see (b) above, will be replaced by a simple brick extension with the same plan shape as the ground floor room below and in matching brickwork with stone coping and with a matching vertical sliding sash window. This will help restore the historic appearance and character of this part of the building.

The removal of the small w.c. extension, see (a) above, on the north side of the building will enable the full extent of the north corner of the front part of the original early 1800's building to be exposed.

In order to improve the safety of vehicles exiting the courtyard of the property it is intended to pull back the existing wall and gates position and remove the existing poor quality garage. This will allow a far better sight line from an exiting vehicle, especially looking to the left along Church Lane. In connection with this part of the work, and to improve safety, the existing post and chain on top of the wall at the front of the property, will be replaced by a set of wrought iron railings to better suit the historic character of the building.

The hard cement render to the front part of the property is a cause of internal damp. It needs to be removed and this will be replaced by a more breathable and historically appropriate lime-based render.

4.3 Scale

The proposed alteration and improvement works will involve little or no increase to the general outline and mass of the building, and they will have no effect on the overall scale of the building.

HERITAGE STATEMENT

5.0 The Context of the Listed Building

The building presents a typical early 19th century farmhouse appearance on the Church Lane frontage. The building stands alone but is close to Holy Trinity, the main church of the village - see map in 2.2 above. The proposed alterations will involve a limited amount of physical and visual change to the exterior of the property, and only a small amount of change to the interior, but the aim is to ensure that the overall historic character of the building is preserved and, where possible, enhanced.

“Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people’s responses to social, economic and technological change” [Conservation Principles and Policies – English Heritage 2008](#)

It is important therefore to embrace change where necessary, but to ensure that it is managed effectively and without detriment to the significance of the heritage asset.

5.1 Condition

In general the building is in fair condition but, externally, the removal of the accumulated paint layers has uncovered a number of structural defects which will need significant repair. The outbuilding to the rear (east) is in poor condition as are some parts of the lean-to outbuildings to the north. The existing vertical sliding sash timber windows have undergone a significant process of repair yet remain in poor condition and many of the windows remain painted closed. They are also single glazed and therefore thermally inefficient.

5.2 Statutory Status of the Building

The property is Grade II on the list of buildings of historical and architectural importance. It is named as ‘The Cottage’ rather than its current title of Elvington Cottage. The listed building entry is given in Appendix 1 below. Unusually, the interior of the building was not inspected and therefore cannot be considered to be of high architectural or historic significance.

The building lies within the Elvington Conservation Area, Conservation Area 25, designated in 1990. Elvington Cottage is one of fifteen listed buildings or structures within the village.

5.3 Significance, Character Assessment and Vulnerability

The building is deemed to be nationally significant by its inclusion on the statutory list, but because of the lower Grade II listing, it is not considered to be of national or outstanding importance.

The significance lies mainly with its several historic features, most of which are described in the listing entry and which remain intact. They clay tile roof coverings included in the detailed description are no longer in evidence and must have been replaced by slate at some time in the past. There are no parts or elements of the building that can be considered as highly significant, the content of the description highlighting the front doorway, the general arrangement of the building elements and the 16-pane windows. None of these elements will be altered as part of the proposals, and, although the property is of some age and has been used continuously since originally constructed, it still retains its traditional historic appearance and the majority of its characteristic features are still intact.

Internally within the building, the overall character of the interior has hardly changed over time. A number of either original or new windows have been introduced since the original build, but the proposals aim to restore these windows to their original appearance. It is assumed that the bay window on the north side of the present sitting room is from the original build, but is not mentioned in the listed building detailed description.

The building will always remain vulnerable to future change so long as insufficient attention is paid to the carrying out of improvements and alterations in a carefully considered way, namely alterations that enhance rather than detract from the character and qualities of the original building. The considered changes to the exterior will help ensure that the historic character of the building is sustained in an appropriate manner for future years.

6.0 The Effect of the Proposals on the Character of the Heritage Asset

6.1 External Appearance

Apart from the change from single to double glazing on the principal elevations, the changes to the exterior will comprise the removal of idiosyncratic elements described in sections 4.1 and 4.2 above. These alterations will restore a part of the original appearance of the building and will provide a visually more appropriate structure in place of the 'conservatory' on the south elevation. The replacement of the inappropriately styled windows will also help restore the original character of the listed building.

The new extension to the rear (east) will remove a rather unsightly store room which currently restricts the entrance to, and the amount of daylight into, the kitchen. The proposal for an enlarged kitchen, dining and living space extension is uncompromisingly contemporary in character, but will give the house facilities that are more suited to modern day living.

The proposed extension will be double storey with south and east elevations defined by an oak structural frame with glazing between. To the north side the walls will be of matching clamp bricks. The double pitch roof to the extension will be of Welsh slate with stone ridge pieces.

The proposed new wrought iron gate and railings to the front of the building will further enhance the historic character of the listed building.

The proposed new three car garage within the courtyard is a stand alone structure consisting of an oak frame and larch weatherboards with a slate roof, and is of a character that should not detract from the listed building setting.

The alteration works to the exterior of the building are deemed to be of a relatively minor extent and of such a nature that would not detract from the existing character of the listed building. The exterior of the building is largely enhanced and so the description in the listing should remain largely unaltered.

6.2 Interior Appearance and Integrity:

The principal changes within the building are those affected by the removal of the 'conservatory' on the south side of the building. The replacement room at first floor level provides the opportunity to alter and improve the bathroom facilities in this location and the overall appearance. These changes are deemed necessary to make this part of the first floor a far more usable and sustainable space.

The character and detail of the other rooms within the building will not be altered and the integrity of the interiors will be retained.

7.0 Summary

The proposals adhere to the advice in National Planning Policy Guidance - ref. Paragraph 194. The proposals aim to be sustainable and make better long term use of the historic building, providing a better use for an unused element of it, with minimal change to the historic character of the building's interior. The single storey extension to east, replacing outbuildings in poor condition, is an honest and a carefully designed proposal suited to the scale of the listed building and its overall setting.

As such, the alterations proposed should not cause any degree of substantial harm to the heritage asset.

Elvington Cottage is a fine historic building, standing in an historic village environment, and retains the majority of its original features and heritage attributes. The building has undergone some significant changes in its lifetime due to social, technological advancements and changes in lifestyle. The proposed alterations and improvements have been carefully considered to ensure that the intrinsic qualities and character of the building are safeguarded for the future.

Overall, achieving the balance of reasonable but contemporary levels of accommodation, regulatory standards and comfort within the building envelope, whilst retaining the features that make the buildings historic and interesting, has been met effectively and appropriately.

The preceding sections have aimed to briefly set out the description, context and history of the heritage asset. This assessment has aimed to balance the status of the listed building and the relevance of the exterior appearance. This level of thoroughness is proportionate to the relative importance of the asset and as necessary for this stage of the planning process.

Geoffrey Holland Dip Arch, Dip Conservation Studies (York) AABC ACA FRSA RIBA.

April 2023

8.0 Reference Drawings

- 317 / 101 - Block Plan 1:500 - Existing
- 317 / 111 - Plans and Elevations 1:100 - Existing
- 317 / 112 - Photo Sheet NTS - Existing

- 317 / 211 - Plan, Roof Plan and Sections 1:100 - Proposed
- 317 / 212 - Elevations 1:50 - Proposed
- 317 / 213 - South and East Elevations - Proposed
- 317 / 214 - North and West Elevations - Proposed
- 317 / 215 - Garage 1:50 - Proposed

9.0 Appendix 1 Listed Building Official List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1166866

Date first listed: 14-Mar-1986

Statutory Address 1:

THE COTTAGE, CHURCH LANE

Location:

Statutory Address:

THE COTTAGE, CHURCH LANE

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

District: York (Unitary Authority)

Parish: Elvington

National Grid Reference: SE 70076 47532

Details:

ELVINGTON CHURCH LANE SE 74 NW (east side) 7/24 The Cottage GV II

House. Early C19 with later additions and alterations. Rendered and whitewashed brick with plain tile and Welsh slate roof. 2 storeys, 3 bays with range to rear. Central entrance a 6-fielded panel door with overlight in doorcase of fluted pilasters, frieze and hood. 16-pane sashes throughout. End stacks.

Listing NGR: SE7007647532

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