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# 381 Lilac Cottage

## 3-101 Design Statement including Heritage Statement

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## 1. Introduction

This document will support a planning application for an extension to the property at Lilac Cottage, 94 The Village, Stockton on the Forest, York, YO32 9UW.

## 2. Site Context

### 2.1. Stockton on the Forest

Stockton on the Forest is located to the North East of York City Centre. The site is located to the south east side of the main street through Stockton on the Forest, The Village.



Site Location

## 2.2. Flood areas

- The site is located outside any flood zones, as indicated on the EA map.



Environment Agency Flood Map of the area

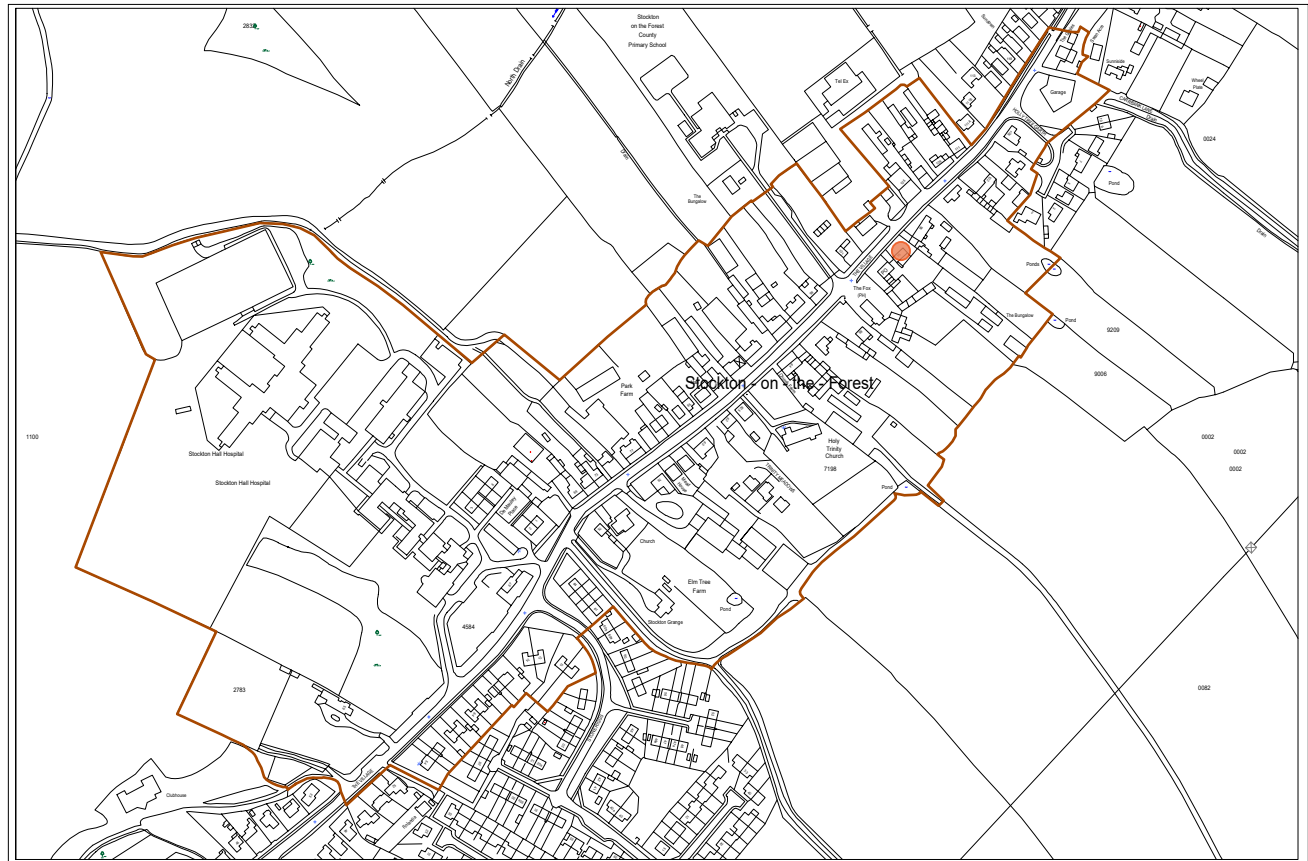


### 2.3. Historic Context

The site sits within the Stockton on the Forest Conservation Area.

The Conservation Area document produced by City of York Council says of the area:

“The Village Street is composed mostly from detached houses and cottages, dating from the early 18c onwards. Each is set in its own trim walled garden or hedged boundaries, with small front gardens. The street itself is almost straight, but entered from bends at each end which add an element of definition and surprise. There has been some recent infill development of a neutral character, but overall the street retains a charming rural quality, with the informal mixture of houses and cottages unified behind their frontages of hedges or in a setting of trees. Between the buildings are occasional glimpses out to the open countryside framed by the walls and outbuildings extending down the long narrow plots. Materials are predominately brick with clay tile or Welsh slate roof and interesting examples of different types of brickwork bonding.”



KEY:

 Site location



Site in relation to Stockton on the Forest conservation area

### 2.3.1 Description and Assessment of site

The property is an attractive red brick detached cottage situated on the main street of The Village. The front of the property is more formal and attractive.

The rear of the property reflects the more informal nature and is of a simpler design. The windows are of varying sizes and designs, and it is clear that there have been various alterations over the years, including the rear offshoot extension which has been built in the late 20th century.

The main architectural qualities of the property are to the front of the house, where it presents a double fronted elevation to The Village. The front elevation contributes very positively to the overall character of the conservation area. The rear of the property is less attractive, with the rear offshoot extension contributing even less to the character of the area.



Photos of the rear of existing property

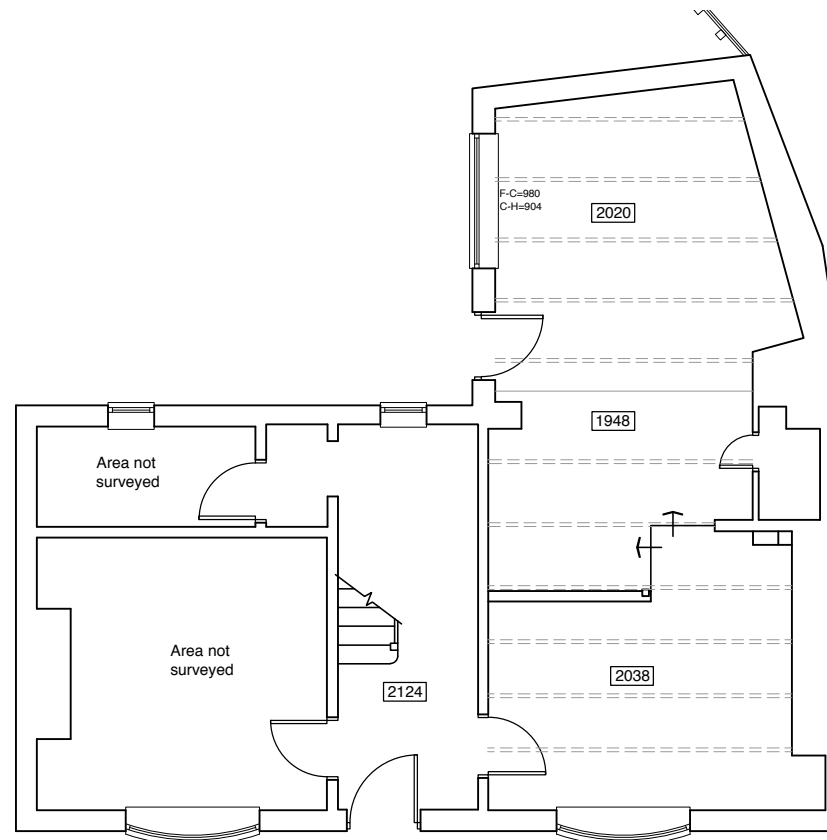
### 3. Reasons for development

The existing Kitchen/ Dining space, is dark due to the low ceilings and existence of various wall stubs and the change of level. It is also quite tight for space due to the need to keep major appliances in the kitchen.

The main aim of the proposals is to improve the quality of the internal space. This will involve the creation of a Utility space, the levelling of the floor levels, and increase in natural light by vaulting the ceiling to the Kitchen

#### Core Brief:

- Utility extension.
- Level floor levels on ground floor plan.
- Add skylights and possibly an extra entrance/ exit in kitchen and utility.
- Bring more light into space.
- Enhance views over the garden.
- Create vaulted ceiling to kitchen.

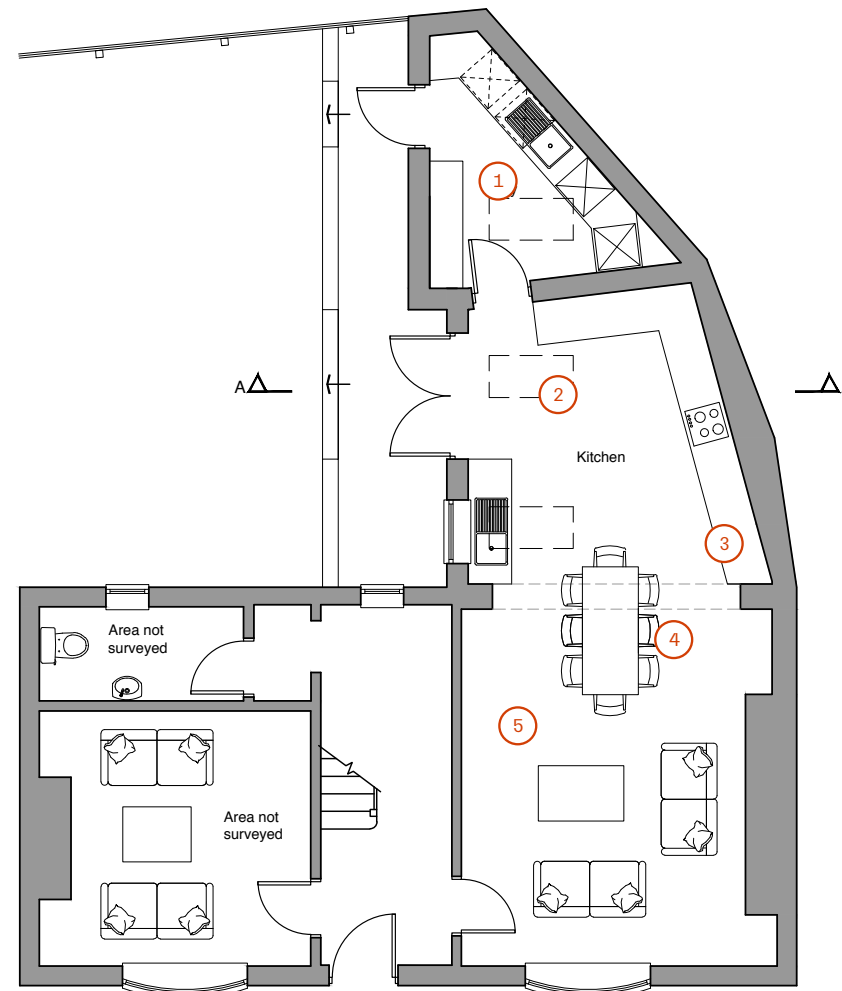


Existing Ground Floor

#### 4. Description of works

The proposed works are annotated on facing floor plan:

1. New Utility extension in triangular space
2. Vaulting of ceiling of Kitchen space and the inclusion of roof windows to bring in natural light
3. Removal of built-in cupboards to give a feeling of more space
4. Removal of internal step between the spaces
5. Removal of half height walls



Ground Floor Plan



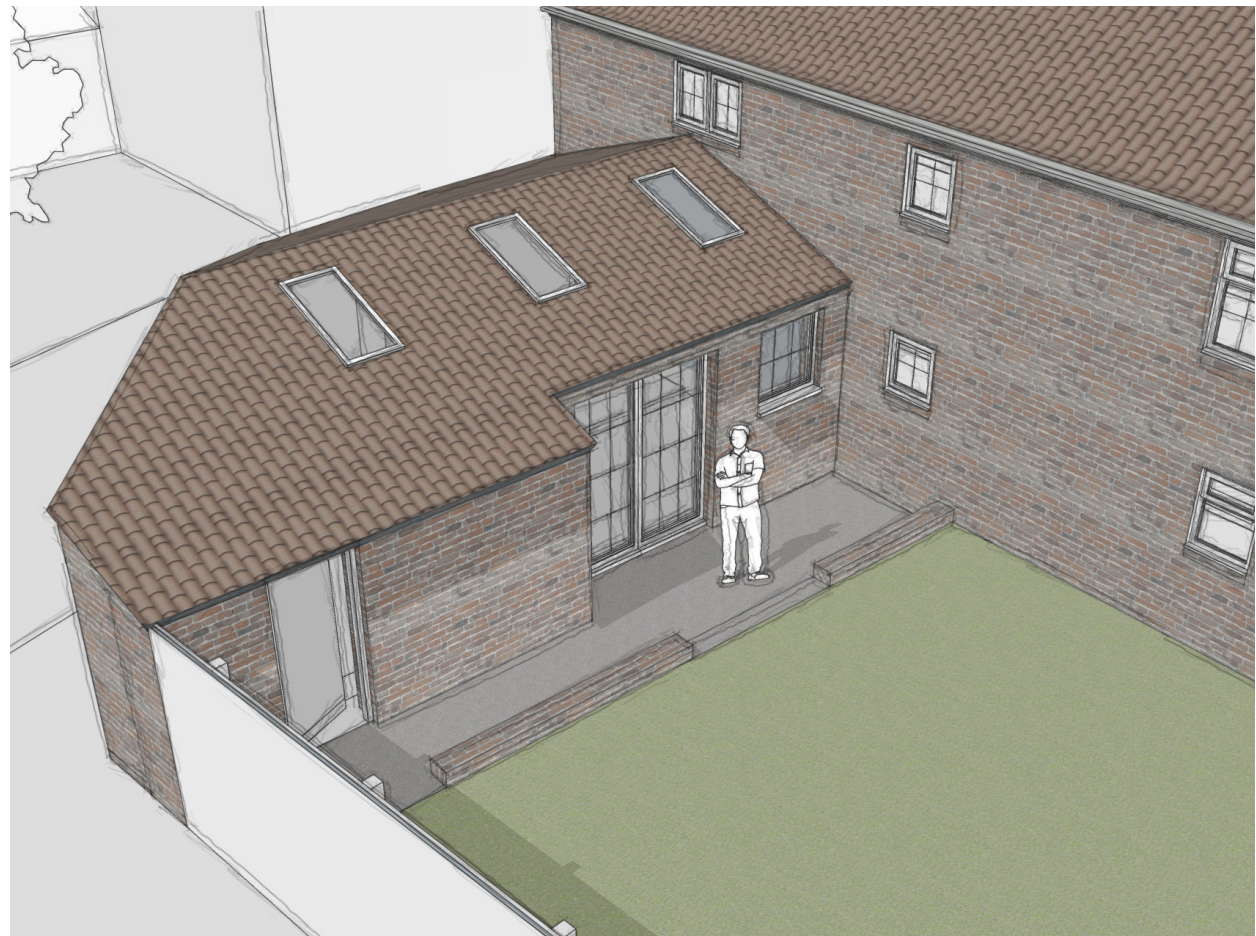
## 5. Form and Materials

A limited palette of materials have been selected for the proposed additions. Materials have been chosen to:

- Respect the existing building and narrative
- Provide a high quality and low maintenance finish

The new extension will be constructed from brick to match the existing material. This will continue the form of the existing offshoot extension with a pitched roof in clay pantiles, which will follow the shape of the boundary of the plot. To the garden side, the Utility extension will step forward by 55cm to increase the usable space within the space.

The doors and windows will be finished in white to match the existing and rearranged to give good views and access to the garden space.



Indicative Rear Aerial View

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## 6. Impact of the Proposals

When considering the impact of the proposals, the key aspects to consider are the impact on the Heritage Assets, which in this case consists of the Conservation Area.

### 6.1. Impact of Proposals on Conservation Area

The property occupies a prominent location on The Village and the front elevation contributes to the character and quality of the public realm of the Conservation Area. The rear of the property, on the other hand, is hidden from public view, other than from other private properties. As such, the primary concern when considering the impact on the Conservation Area is the front elevation. The proposals do not propose any change to the front of the property.

To the rear, the proposals seek to increase the length of the existing single storey offshoot. The proposals are a single storey extension of modest design which will not affect detrimentally the look and character of the dwelling.

It is considered that the proposals will have a neutral impact on the character of the Conservation Area.

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