

Heritage Statement



Removal of Rear Store and 1.7m of Internal Wall
9 St Hilda's Terrace, Whitby, YO21 3AE

For

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1.0 General Introduction

This statement is to accompany an application to Scarborough Borough Council for Planning and Listed Building consent, to remove the rear external store and a section of internal wall.

Details of the proposals are also shown on drawings D12030-20 and 24.

All of the works relate to the rear of the property.

2.0 History and Asset Description

2.1 General

The property forms part of a Georgian Terrace, named St Hilda's Terrace. The road to the front of the properties forms one of the historic roads into the old town centre.

As a row of houses, St Hilda's Terrace has always been a group of highly regarded properties, the majority, if not all of which are Listed.

No.9 St Hilda's Terrace, the subject property, is noted as a Grade 2* property and shares its Listing as a group 7-10 St Hilda's Terrace, List Entry No. 1253838.

There is a general description of the group's front elevation within the List entry.

The rear of all properties which abut 'Back St Hilda's Terrace' present a more varied appearance due to regular historic alterations which are more property specific, unlike the fronts which show greater regularity and consistent Georgian style.

The store to be removed currently sits in the corner of the yard against the rear yard wall and the side adjacent to No 8.

The wall to be partially removed is within the entrance area. It forms the lower part of a rear three-storey extension to the main house. It is a brick wall with timber and plasterboard stoothing to its perimeter.

The walls within the yard are wither white rendered or white paint and stone copings.

The surface of the yard has been paved in recent years with a natural stone flag and surface drains have been installed for rainwater.

A further extension to this area was recently approved under the references 22/02038/LB and 22/02037/HS. The extension approved infills an area of the yard to the East wall with No 10.

The store which it is proposed to demolish has a profiled white sheet finish on brick walls. The inner South wall has a white painted render finish and the East wall is white painted brickwork.

This store was the subject of a planning approval reference 19/00353/HS. It involved the creation of a vehicular access sized door out onto Back St Hilda's Terrace, the demolition of its rear (South) wall and replacement wall to enlarge the store so it could be used as a garage for a small car.

Part of this approval was implemented as the new vehicular access door was inserted.

Internally, the wall to be removed is a 1.7m section out of the existing masonry wall. This includes the existing opening which is very narrow for what is in reality the main entrance to the property.



Photo 1
Current vehicular access door to the store/garage



Photo 2
Store from within the yard

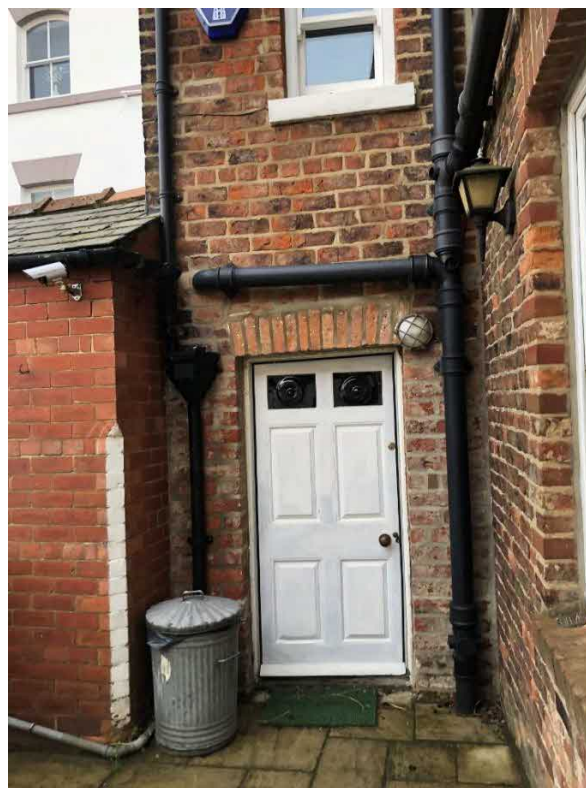


Photo 3
Historic rear extension. Proposed wall to be removed forms base on the left as you enter through the door

3.0 Policies and Influence

Local Plan policies: -

DEC 1; Principles of Good Design

DEC 5; The Historic and Built Environment

DEC 1 is an overall policy providing guidance on provision of accepted good design. It includes the design of the new element, in this case the balcony, along with its effect on the wider environment and area including its effect on the existing amenity levels.

DEC 5; is a more precise document that provides guidance when designing in either conservation areas or on Listed Buildings. 9 St Hilda's Terrace is subject to both of the above.

This element requires additional consideration of the special features of an area or property that give it the designation of being within a conservation area or Listed. Over and beyond policy DEC 1, Principles of Good Design. It seeks to ensure the values the asset provides are not eroded by inappropriate development.

The proposals will consider enhancement of the Listed Asset without the works causing harm.

4.0 Proposals, Impact and Mitigation

The proposals are listed below and indicate the existing materials in the area: -

1. Removal of the walls within the yard which form the extent of the existing store.
The main external wall of the yard, the boundary wall with Back St Hilda's Terrace remains as existing.
Both walls to be removed are brick constructed, the rear wall being rendered on its external face.
The roof to be removed is modern profiled sheet.
2. The part wall to be removed internally is brick masonry with a timber stud and gypsum plastered surround.

The store, as previously noted, had permission for demolition and replacement of its rear wall.

While this did help the off-road parking situation it was an impractical solution with a garage which would have been difficult to use for any vehicle other than a Smart car.

Works in this area of the yard do not interfere with current levels of amenity on the site.

This was confirmed by the previous approval which also dealt with levels of amenity externally by the creation of vehicular access.

We would also add that these works do not impact upon the character and scale of the existing building which remains the principal feature.

The changes are also part of a constant evolution of the rear/North elevations of these prestigious buildings.

The South faces and internal areas of the main buildings have, by and large, remained and been repaired in a very sympathetic manner over many years.

Historically, the rear elevation has always been adapted to reflect the current use of the properties, doors, access, extensions, etc, have part of a constantly changing environment which, within reason, ensures a sustainable model for their occupation.