

# Heritage and Design Statement

The Cottage, 34 Church Lane, Nether Poppleton

March 2024

Purpose of this Document

The document is intended to:

1. Present an understanding of the site setting and historical context.
2. Demonstrate how the scale, massing and materials of the proposal respond to the specific site and existing historical setting.

This document should be read in conjunction with the application drawings.



## Site Location

The site is situated on the Eastern End of Church Lane which forms the access road to St Everilda's Church in Nether Poppleton. To the West, the lane joins Main Street and Millfield Lane. Access exists in the form of a private driveway which runs in between the front of the original house and the front garden. The paved area at the end of this drive currently used for parking by the client and is the intended location for the proposed open carport.

This parking area is visible from the highway but quite concealed, sitting 17.5m away from the pavement with a tall hedgerow and large deciduous tree to the boundary. To the north-east a 2-metre-tall brick boundary wall between 34 and 36 Church Lane. To the south-east border exists a brick-built garage at 38 Church Lane.



Aerial view of Church Lane with the site outlined in red.

## Local character and history

The site sits within Nether Poppleton conservation area, designated in 1993. The cluster of historic buildings, including the Grade 11 listed Poppleton Tithe Barn and St Everilda's Church as well as many houses on the Lane have origins in the 18<sup>th</sup> Century. The earliest recording of the village is in a charter of Archbishop Oswald of 972. St Everilda's Church which is mentioned in the doomsday book.

Traditional building materials in the village are brick walling and pantile and some Welsh slate roofing, in addition to timber windows, doors and porches.

The cottage at 34 Church Lane, built pre-1900, contributes to its historical and largely rural character. It is brick-built with pantile roofing, timber doors and windows painted white, black guttering and an oak gate. The level front garden, adjacent to the driveway is bordered by a low brick wall.

Parking area as seen from Church Lane



View of The Cottage, 34 Church Lane from the road.



Frontage of The Cottage

## Design Proposal

The proposal includes for an open oak framed carport within the existing parking area with space for two vehicles. Access is provided by the existing driveway running along the frontage of the Cottage. The carport is designed with an asymmetrical duo-pitched roof to meet the height of the brick boundary wall to the rear while retaining the height needed at the front for vehicular entry.

To keep the space open for car turning as existing, the front of the carport has an extended length, with a half-height extended roof of the same pitch and material. A steel beam to span this width between posts is to be fully dressed in oak boarding. Posts, other beams, and curved braces are to be in oak and shallow concrete foundations are proposed at the post base. Use of responsibly sourced timber (such as FSC accredited timber) is proposed. To the gable ends, horizontal timber cladding is proposed as shown on drawn elevations, including floor to roof hit-and-miss cladding to the smallest gable end in the same timber. To the roof, single roman clay tiles are proposed to match the Cottage. Also matching the cottage, black half-round guttering and fall pipes is proposed and surface water will drain into existing channels and soakaway within the flower border to the south side of the carport.

Landscaping, which is important to the rural character of the area is kept as existing, apart from a small part of an existing border removed to accommodate an existing garden shed to the rear of the property as shown on the plan drawings. This area will be paved to match the existing car parking area. The front garden, trees and driveway are to remain unchanged.

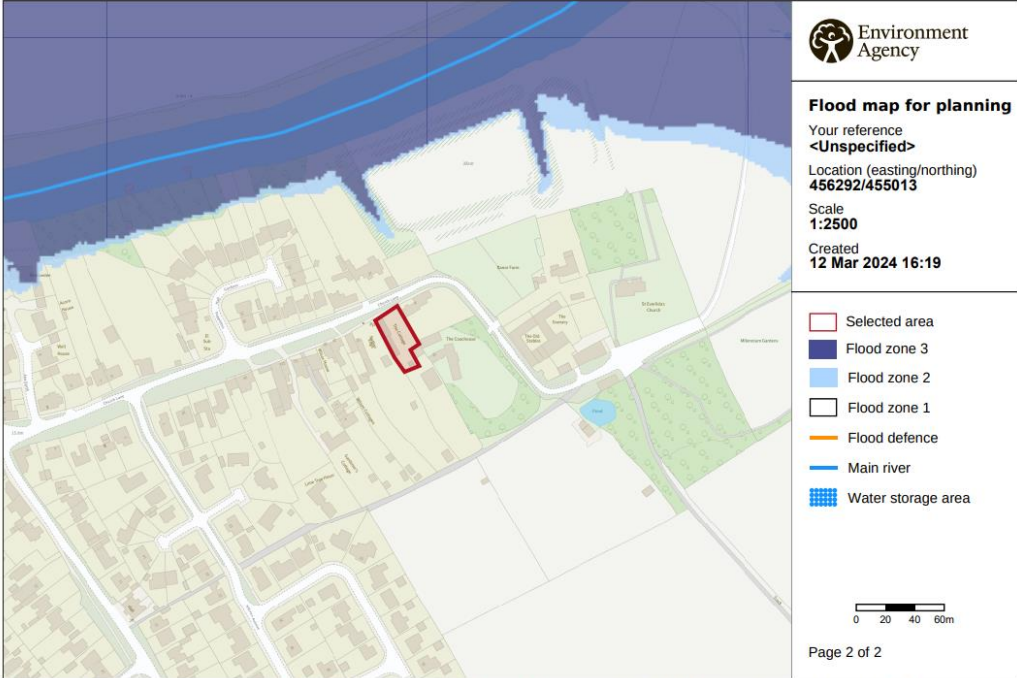
## Assessment of Impact

1. The proposed carport is of suitable scale and height to meet the needs of the client while being subservient to the historical buildings either side of the site. The location of this structure is set back by 8.8 metres from the frontage of The Cottage, meaning it does not dominate the views from the front of the house. It is set back from the rear boundary wall by 0.5 metres and the roof eaves match the height of the brick wall, so the design is intended to have little impact on access to daylight and open views from 36 Church Lane.
2. The use of materials is seen to be appropriate within the historical character of the settlement as where possible, the proposed materials match those on the existing cottage. Timber cladding to gable ends of the carport suit the character of the area due to its simplicity and can be seen in other developments in the area. Small concrete footings mean that there is little impact, and the existing paving can be retained.
3. Openness of the front garden and its character formed by the low brick wall and stone paving to the driveway is retained. The tall brick boundary wall and attractive landscaping, including the flower bed and yew tree are visible beyond the open structure and remains strongly defined.

Overall, the proposal of the open oak carport is simple and modest in nature. The structure's impact on the openness of the site, landscaping and its historical setting is considered negligible.

### Flood Risk Assessment

The site lies in Flood Zone one and therefore no flood risk assessment is required.



© Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown Copyright and database right 2022. Ordnance Survey licence number 100024198.