

## **The Old Vicarage, North Grimston, YO17 8AX**

### **Design Access Statement**

#### **The House:**

Occupying an important site in the Village. Adjacent the beautiful church, its condition and appearance crucial to the Village.

The main house of 19thC origin. Images available online show its elegant past. The north range, much altered and compromised of earlier date.

In recent years damp has penetrated the foundations and external perimeter walls. A lack of ventilation has allowed dry rot to affect floor timbers.

External render of concrete makeup has had an adverse impact upon the fabric.

#### **The proposal:**

To create a family home which will grace and beautify the setting. Which will become - by means of insulation and damp proofing, sustainable heating - an affordable home to run.

The demolition of the untidy and decrepit northern range, the restoration of the polite principle residence, the new northern range will allow this transformation.

The sunken garden (previously entirely built over with outbuildings of earlier origin) will remain a crucial and pivotal focus. A haven away from the nearby roadway, acoustically protected by the house.

The existing Welsh slate roof will remain. Traditional timber and lead gutters and Cast iron downpipes will allow for the external insulation bonded to the masonry (having stripped off the existing render), replacing it with Storend.

Lime-based bonding throughout will ensure the building, restored and new build will breathe.

The external design, including replacement (softwood, painted) windows, weighted sash, made locally, self-coloured render. Ensuring the house re-claims its status and importance in the village.

23 January 2018