

6 Langton Road, Norton, Malton YO17 9AD

Design Statement and Justification

No 6 Langton Road forms part of a listed grade II terrace of four houses dating from 1855 with slate roofs and variegated brickwork with red brick dressings. The property is 3 storeys with a 2 storey rear addition and an enclosed rear garden close to the house and a further garden and double garage located to the south.

Vehicular access to the garage is via Paddock Close to the west with a shared pedestrian access off St Nicholas Street to the south.

My client has lived in the house for a number of years with her two children and now wishes to undertake a programme of works to include re roofing, some minor internal alterations and a single storey extension to both the house and the garage.

The previous owners had applied a layer of sprayed insulation directly under the slates which is now causing damage to both the slates and timbers due to condensation. The main reason for the re roof is to address this and install a breathable roofing membrane and more sensitive insulation to the whole roof. The existing slates will be re used where possible and any new slates will match the existing. All existing roofing timbers will be preserved and repaired where necessary. The existing chimney stacks will remain untouched and repaired/repointed where necessary. Externally there will be no visible change to the appearance of the building.

At ground floor level my client wishes to create a small single storey extension to the side of the existing 2 storey rear projection to create a larger kitchen/sitting area by removing part of the existing side wall. The existing west facing back door will be re opened in order to create a new rear lobby, wc and coats area which will be separated from the existing kitchen. The existing window to the dining room will be removed and the lower brickwork removed to create an opening between the dining room and the new extension. A similar extension has already been constructed at No 4, but unlike that extension which has a lean-to roof, we propose to create a flat roof with a traditional glazed lantern and more traditional painted timber doors with lower panelling to the west facing elevation. The reason for the flat roof is so that the head of the existing dining room window will remain untouched and the proposed ceiling height in the new addition will be similar to the existing rooms.

A section of approx 3.5m of the existing side wall will be removed, but part of this houses a more recent external door/window configuration which will be removed.

The new re opened rear door will match the style and proportions of the new timber bifold doors in the extension and the upper decorative painted timber fascia will be kept modest and simple to reflect the mid 19th century aesthetic.

The flat roof will be grey grp and the lantern which will be constructed from timber will have grey aluminium patent glazing applied over the frame.

A small slate covered canopy on painted timber brackets is proposed over the new back door.

Whilst the proposed single storey extension is higher than the adjoining new extension, there will be no impact in terms of daylight as the large rooflight to the neighbouring property is positioned midway up the roof slope so will be unaffected by the proposed build.

The side wall to the extension will be constructed from reclaimed bricks to match the existing.

Using the same traditional and simple language as the proposed extension, a further single storey extension to the existing garage is proposed in order to create a small home office for my client who now works permanently from home. The existing double garage will remain unaffected and a small extension in matching brickwork and a pantiled roof will be added to the east elevation with painted timber glazed doors facing the garden. 2 small conservation rooflights will be added as indicated.

The proposed office extension will project only approx 3.1m which will have little affect on the existing good sized garden.

At first floor my client wishes to reduce the very large existing bathroom by introducing 2 No timber framed walls to create a dedicated utility area which will use the existing door into the bathroom. A new door will be formed off the landing to access a better planned but smaller bathroom which will house a walk in shower, bath, wc and wash basin. The existing drainage will be used and a small discreet brick coloured extractor fan will run within the ceiling void and be positioned to the left of the existing window.

These changes and additions have been considered carefully to have minimal impact on the listed building and the wider setting of the building group and would create the much needed additional space desperately needed by my clients and their family.

We feel that the proposed alterations and extension comply fully with the following policies and as such should be granted planning and listed building consent.

NPPF Chapter 7 Requiring Good Design

respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;

Chapter 12. Conserving and enhancing the historic environment

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Ryedale Plan- Local Plan Strategy

SP12 Heritage

To assist in protecting the District's historic assets and features, the Council will:

Encourage the sensitive re-use and adaptation of historic buildings and will, where appropriate, support flexible solutions to the re-use of those historic buildings identified as at risk where this would remove a building from English Heritage's At Risk Register or local records of buildings at risk.

SP16 Design

Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which:

- Reinforce local distinctiveness
- Provide a well-connected public realm which is accessible and usable by all, safe and easily navigated
- Protect amenity and promote well-being

To reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings.

IMPACT ASSESSMENT ON THE HERITAGE ASSET

Existing Character and Appearance

In accordance with section 12 of the NPPF, Conserving and Enhancing the Historic Environment, which sets out to assess the potential impact of development on the Heritage Asset and evaluate the measures taken to ensure that the proposal contributes to the asset, we have prepared the following statement.

No 6 Langton Road forms part of a listed grade II terrace of four houses dating from 1855 with slate roofs and variegated brickwork with red brick dressings. The terrace of properties

in terms of its character, scale, position and traditional detailing is clearly a significant heritage asset and forms part of a very visually important group of buildings which are visible from the Langton Road and also St Nicholas Street

The most significant part of the proposed alterations in terms of overall impact, would be the single storey extension to the house as this would potentially be seen from St Nicholas Street and also the gardens of the neighbouring properties

In order to minimise this impact, we have suggested the use of sympathetic materials and have kept the scale of the new addition clearly subservient to the house.

The west facing bi fold doors to the new extension will be set back from the rear gable projection by approx 775mm and will be set back under the painted timber fascia by 150mm in order to minimise the impact of the glazing. The lower doors will incorporate painted timber panels to further reduce the extent of the glazing.

The proposed garage extension will be constructed from matching sympathetic materials and visually connect to the proposed extension to the house.

The proposed scale and design of the extension would serve to enhance the property through the addition of a sensitive and traditionally detailed, yet subtly contrasting structure that would not compete with the original house or be detrimental to the listed building or the wider group of buildings as a whole.

Only minimal historic fabric will be disturbed and there will be no impact on the neighbouring properties.

The proposed alterations would allow the property to have a more viable use as a dwelling in the 21st century and as such would enhance and secure the property for generations to come.

We therefore feel that the proposals would not have any kind of impact on the heritage asset of this part of the conservation area.