

PROPOSED ANNEXE ACCOMMODATION IN ADJOINING  
WORKSHOP TO 38 WESTGATE, PICKERING

**2022224 - DESIGN AND ACCESS AND HERTIAGE STATEMENT  
FOR PLANNING**

**15.02.2022**

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## Introduction

This Design and access statement has been prepared for the support of a **full plans submission** for change of use of a first floor workshop area to annexed accommodation to the main property of No.38 Westgate, Pickering, and for the reinstatement of vehicle parking adjacent.

## Property

No. 38 is an existing 2 storey dwelling situated close to the centre of the market town of Pickering.

The house has a large rectilinear garden running generally north to south with mature planting.

The house has a Barn that is used as a workshop and garage forming the southern boundary, and within the curtilage of No. 38 Westgate. Adjacent to the barn on the eastern façade is an area of hard standing that was used for parking.

## Conservation Area

The main house is not listed, but sits within the conservation area of Pickering.

- Property Curtilage
- Barn applied for change of use



## Existing Building Overview

The main house of No.38 as described has a large garden that is bounded on the south by a Barn structure that is used currently as a workshop and garages at ground floor.

### The current owner purchased the property with the Barn being partially converted at first floor to annexe accommodation.

The client is seeking to attain permission for the change of use and to complete the first floor conversion to annexe accommodation for a member of the family. The barn would remain annexed to No.38. The applicant is also looking to reinstate a vehicle parking space to the east of the barn by removing a section of the boundary wall and installing gates

## Materials

The existing building is constructed with rubble local stone-coursed. It is 1.5 storeys in height. It has a pantile roof, cast iron rainwater goods, timber frame panel doors, timber velux windows on the north roof face.

The ground floor is used as garages and workshop. The existing building has 2 x roller shutters that are accessed from Firthlands road..

The building also has a visible first floor window / access that is timber frame /

panel, that is currently visible from the outside, but blocked up internally.

## Boundaries

The building itself forms the southern boundary, but to the south and east is a 2m tall boundary wall. To the west and running north is also a stone boundary wall.

To the north of the Barn are mature trees that help to screen the building from the rear view of properties on Westgate.

## Conversion (Existing Conditions)

As mentioned the client purchased the building with the first floor of the barn partially converted.

The Barn has had a strengthening of the internal structure (floors), a staircase added and the sub-division of the first floor into rooms.

The previous owner had also added 3 rooflights to the northern roof face.

## Conversion (Proposals)

The proposal involves completing the partial conversion. The first floor will provide:

- 1 bedroom
- 1 bathroom
- 1 kitchen
- 1 lounge

The accommodation will be annexed and part of No.38 for a family member.

All the existing material types will be retained. There are no changes to the wall finishes externally, the roof will remain as pantiles, the existing doors, roller shutters and windows will all be retained as is.

A new window is proposed on the eastern gable. The need for the window is two fold. Primarily it will provide a means of escape from first floor. Currently there are no escape windows, and the rooflights do not comply.

Secondly the window will increase natural light.

There is an existing window opening on the southern elevation, but this will remain as is, and **not** receive a window into the aperture. This is because the window is too low for escape, and it will maintain its existing appearance when viewing the primary façade.

The new window in the eastern gable will be a composite material finished in white (suitable for conservation areas) and will have a cast stone head. The window will also have timber shutters (ledge and brace timber) painted to match the existing heritage colour of the ground floor timber doors.

Internally there is no loss to historic features, the purlins will be highlighted and on display, the single large supporting timber truss will also be retained. (see visual appraisal at the end)

## Proposals

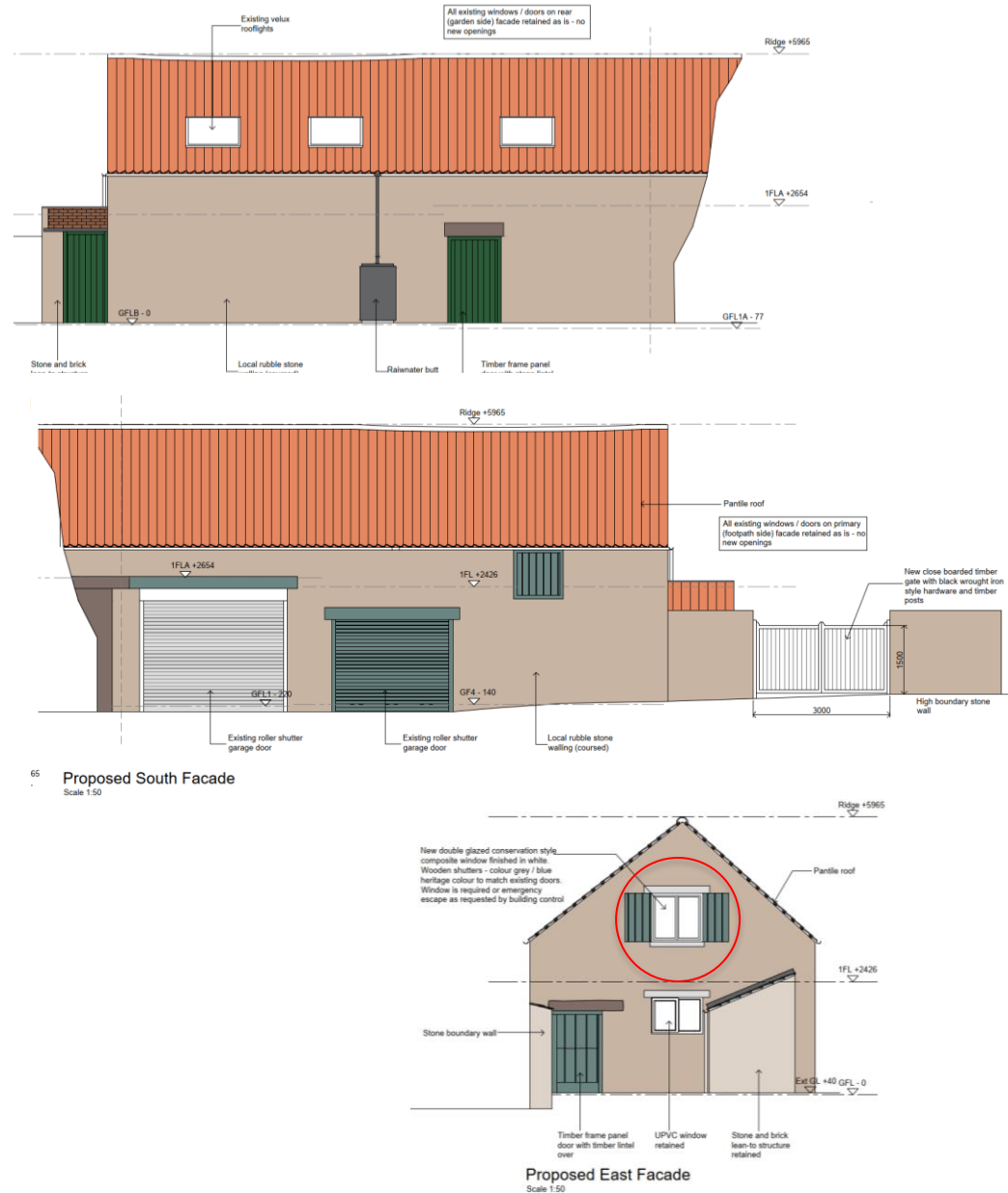
As shown in the adjacent elevations, the visual impact is minimal. The primary façade as viewed from Firthlands Road, will appear identical.

The north façade that has distance views to properties on westgate will be identical.

The only alteration is the necessary first floor escape window in the eastern gable. However the detailing and size / scale will be appropriate to the wider context and to ensure balance in the building facades. Also this elevation is not overlooked by other properties. Please review the visual appraisal at the end of the statement to see that this type of opening is common in adjacent similar buildings.

Historically there was a vehicle access / parking on the southern boundary. There are still drop kerbs to the former entrance. This is also typical to most properties on Westgate with a vehicle access to the rear. It is proposed to reinstate the entrance by removing a section of walling and adding timber gates.

**The only alteration to the building fabric is circled red opposite**



## Proposals

### Impact

As shown the impact from the most prominent vantage point is from Firthlands road.

As described, the primary façade will remain unchanged, as will the northern façade. The only alteration is from the approach from the east on Firthlands road. This as described is to allow for a new first floor window to increase light and allow emergency escape. To the east of the eastern gable there are no residences, no overlooking or loss of amenity space.

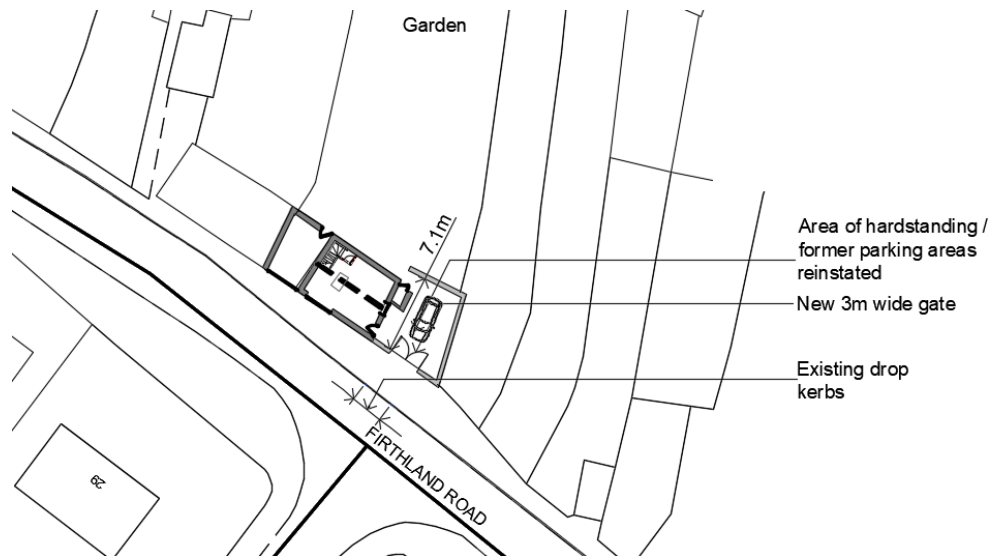
The new access gates will be added as circled (blue circle). This is typical with access to properties on Westgate. The blue circle also highlights the existing drop kerbs.

### Parking

As described an additional parking space will be added. This is a reinstatement of a historic access / parking. The parking space will take one vehicle that currently parks 'on street' on Westgate and be located as shown adjacent to the barn. The parking space is annexed to the main house (No.38) and will be used only for the annexed accommodation.



The approach from the east on Firthlands road. The red circle indicates the new window / loft hatch position. The blue circles indicate the proposed gate position and the existing drop kerbs.



## National Policy

The national planning policy framework explains that the Government places great importance to the design of the built environment, and a key aspect is sustainable development; being indivisible from good planning; and should contribute positively to making places better for people.

## Ryedale Local Plan

Ryedale local plan adopted in 2013 outlines the aspirations of the region.

Some of the key policies are:

- **SP12 Heritage**
- **SP16 Design**

Looking at some of the key principles of the policies:

### SP12 Heritage

The introductory information to the policy outline the high volume of heritage assets in the region, and the need to protect them.

One of the first parameters in the description of “protecting” the historic assets states:

*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.*

This principle is paramount in assessing the impact of the proposals. The local plan shows that the council support:

*‘the sensitive re-use and adaptation of historic buildings’*

The proposals aim to allow continued sustainable use of the barn structure that is in line with appropriate historic usages. The barn will look identical on all facades except the east. The applicant is also leaving the existing window in the south façade as closed / shuttered.

### SP16 Design

The introductory statement to the policy highlights:

*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*

The proposals aim to find a balance between protecting the historic asset and creating high quality durable solution that integrates with the surroundings.

The proposals will create little visual impact in the surrounding area, and will not affect the amenity value of the surrounding properties.

The inclusion of a window in the gable is not unusual and historically a barn may have had a hay door or first floor access point (As shown in the visual appraisal at the end of the statement) The inclusion of timber shutters will help to soften the impact.

It is felt that although a material alteration to the fabric of the building is proposed, it is not major and will look appropriate in its setting.

SP16 further goes on to state:

*Extensions and alterations to existing buildings will be appropriate and sympathetic to the character and appearance of the host building in terms of scale, form and use of materials and in considering proposals for the alteration, re-use or extension of individual historic buildings the Council will seek to ensure that:*

- *A building is capable of conversion to the use proposed without the need for extensions or alterations that would be detrimental to its character*

- *Proposed extensions and alterations, considered acceptable in principle, that are of an architectural style which complements the traditional character of the main building*
- *Appropriate materials and traditional construction methods and techniques are used*

The proposals as outlined aim to complement the existing traditional style of the building. The existing historic ground floor timber doors, frames and lintels are all retained. The only material alteration is the inclusion of a gable window for additional light and safety aspects.





## Heritage Values

The conservation area of Pickering and specifically of Westgate and to the south are predominately two storeys, the majority are built of stone, usually coursed rubble, windows tend to be vertical sashes, with some Yorkshire Sashes with timber lintels and cills, while doors are simple batten or panelled types where historically preserved. The plan form of the houses varies and Eaves lines vary in height but are generally supported on rise and fall brackets on historically preserved buildings.

Roofs are generally pantile  
No.38 is one of the larger buildings along Westgate, and is unusual in having a small amenity space to the principal façade on Westgate.

The barn has maintained much of its historic building fabric and materials. The inclusion of 2 x roller shutters on the south facade where barn doors would have stood are out of context with its historic value. The retention of the first floor loft style access hatch on the south and the historic timber doors and frames, however, highlight its historic value.

No.38 as described is relatively close to the historic Market Place which is the original core of the settlement embracing the Church of St Peter and St Paul, and in proximity of Pickering Castle, and the more complex parts of the conservation area.

## Evidential Value

*Evidential value derives from the potential of a place to yield evidence about past human activity (English Heritage, 2008).*

The evidential value of No.38s barn to yield evidence of past human activity is limited, but the history of the building and its relativity to Westgate and the surrounding areas highlights its historic use and previous context.

## Historic Value

*Historical value derives from the way in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. (English Heritage, 2008).*

The barn may have had varying historic uses.

The structure is functional and is not adorned with decorative features. Some of the aesthetic of the building has been affected by later insertions into door apertures (roller shutters)  
Some of the historic uses of the building can be seen in some of the alterations.

Internally the historic features are generally preserved and on display, such as the supporting purlins and the supporting timber truss. Although the internal layout has been 'boarded out', there is still evidence of the historic structure. With the building being of a functional nature it is unlikely that any high value aesthetic elements have been hidden.

## Heritage Statement

Having examined each of the heritage values it is possible to formulate a single statement of significance for No.38 Westgate's barn

The building has low associative historic values, it is clear that the barn was historically linked to the house, but little is known of its historic uses.

The architectural construction details help to establish an aesthetic value with its historic lintels, doors and frames along with internal supporting structural elements. All these features will be retained and highlighted.

**Current Proposal**

The current proposal will see the inclusion of an additional window in the eastern gable. This will be akin to a loft access hatch, and be finished with hardwood shutters painted to match the historic colours present on the building. Internally the space has been sub-divided already.

**Affect of the Proposal**

The effect of the current proposal in the conservation area are likely to be minimal.

The barn structure is not a high value historic building, however the remaining architectural and historic values are to be preserved where possible.

It is accepted that the inclusion of the eastern gable window (loft access hatch detail) will alter the eastern façade, but it will appear appropriate in its context and the architectural language of the structure.



**Pic 1** – View looking north on the primary façade of the barn. Historic openings visible.



**Pic 2** – Looking north east and highlighting the boundary wall and no adjacent residences



**Pic 3** - View looking west on the eastern gable that will receive the new loft access style window



**Pic 4** - View looking south onto the northern façade. The building is generally hidden by mature planting and trees.



**Pic 5** - View looking south on the northern façade. Historic door visible. Building well screened



**Pic 7**- View looking south onto the northern roof. The existing roof lights are visible at close proximity on the rear



**Pic 7** - View onto the eastern façade. Existing historical door, lintel. Later addition of window. New loft access style window in this gable



**Pic 8** - View looking east onto amenity / garden space adjacent to eastern façade of barn.



**Pic 9** – Internal view of first floor - preserved supporting truss and purlins throughout.



**Pic 10** – Internal view of first floor – all areas boarded out.



**Pic 11** – Internal view of ground floor workshop area.



**Pic 12** – Internal view of ground floor workshop area.



**Pic 13** – View onto remaining historic buildings on Firtlands Road – a loft hatch style access / window is typical and predominant in the adjacent historic buildings. The inclusion of a similar opening into the eastern façade of No.38s barn is appropriate in its context.



**Pic 14** – Adjacent properties on Westgate have rear parking / access



**Pic 15** – Adjacent properties on Westgate have rear parking / access