

2022

APRIL 4<sup>TH</sup> 2022

## MARCH COTTAGE

**Dennis Leng B.A. March Cottage, Middleton, YO188PA.**

### DESIGN & HERITAGE STATEMENT

**Ref.** PREAPPLICATION 22/00190/PREAPP

**My Ref.** MC05/O4/L6

**Subject** 1 No two bedroomed private dwelling at March cottage Middleton, Pickering

**Submitted** Dennis Leng

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1.1 This statement accompanies and supports an application for full planning permission for the erection of a two bedroomed "self-build" single dwelling house with passive house credentials. The site is contained within the grounds of March Cottage, main street Middleton, YO188PA with access from the A170.

1.2 The application was submitted with the following plans and documents.

- Application forms, ownership certificate, CIL declaration, submission costs, duly signed.
- Site location plan
- Planning/design and access statement.
- Proposed ground floor
- Proposed elevations
- proposed site block plan.

### 2.0 SITE DESCRIPTION

2.1 March cottage/ garden is located on the A170 and unlike most properties fronting the main street faces east with direct access onto the A170. The property sits in a large garden with a north south orientation. It is two storey with a mixed heritage, being used as a joiners shop, three small houses, single house extended over the years with a variety of extensions and architectural styles encompassing flat roofs and differing external material finishes.

2.2 Access to the proposed site is taken directly from the A170 via a private driveway.

2.3 the site lies within the development limits of Middleton.

2.4 the surrounding properties are mostly two storey houses built from local stone or brick

## PROPOSAL

3.0 Full planning permission is being sought for the erection of a two bedroomed PASSIVE HAUSE with direct access to the A170. With March Cottage retaining its own direct access to the A170.

## 4.0 PLANNING HISTORY

- [Erection of a detached garage](#)

March Cottage Main Street Middleton Pickering North Yorkshire YO18 8PA

Ref. No: 15/00832/HOUSE | Received: Thu 16 Jul 2015 | Validated: Thu 16 Jul 2015 | Status: Approved

- [Erection of conservatory to side of dwelling](#)

March Cottage Main Street Middleton Pickering North Yorkshire YO18 8PA

Ref. No: 97/00376/FUL | Received: Wed 09 Apr 1997 | Validated: Wed 09 Apr 1997 | Status: Approved

## 5.0 PLANNING POLICY

5.1 The site is within the Middleton conservation area. Planning Act 1990.

5.2 the national planning policy framework (NPPF) published in 2018 and accompanying planning practice guidance (PPG) documents have been used as guidance to this proposal.

5.3 NPPF imposes a presumption in favour of sustainable development. This means that where development proposals accord with an up to date development plan. Approving permission without delay. The site is identified as being within the development plan for Middleton details of which are located in the Ryedale local plan strategy.

5.4 NPPF sets out specific requirements in relation to development affecting heritage assets. these are addressed further in this statement. Paragraph 49 of NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 56 states that the government attaches great importance to the design of the built environment, identifying this as a key aspect of sustainable development.

## 6.0 KEY CONSIDERATIONS

6.1 the application site is located within the defined limits of Middleton with good access to services, shops and facilities.

6.2 the proposal achieves good separation and amenity standards. The construction and occupation of the proposal will result in no harm to amenity.

6.3 the proposal surpasses the governments targets for sustainability and thermal requirements.

## 7.0 HERITAGE STATEMENT

The Setting of Heritage Assets - Historic England

Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)

### Introduction ..... 1

7.1 The advice in this document, in accordance with the NPPF, emphasises that the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets.

7.2 Consideration of the contribution of setting to the significance of heritage assets, and how it can enable that significance to be appreciated, will almost always include the consideration of views.

### Setting and views of heritage asset Middleton Hall

#### Details

MIDDLETON A 170 SE 7885-7985 (north side) 15/37 Middleton Hall 10.11.53 GV II

Hall. Early-mid C18 with early C19 extension. Sandstone ashlar front with chamfered quoins; rear and sides of pink and cream brick; slate roof; brick stacks with stone caps. Wing red brick in English garden wall bond with chamfered sandstone quoins; slate roof with brick stack. Central stairhall, double-depth plan; wing added to right. 2-storey, 5-bay front, the quoined centre bay breaking forward. Stone steps up to door of 6 fielded panels with fanlight in keyed round-arched surround; open-pedimented stone doorcase with engaged fluted Doric columns. All windows 12-pane sashes; keyed, pedimented architrave at first floor centre and eared architraves elsewhere, all with stone sills on grooved consoles. First-floor band. Moulded eaves cornice, returned at each end, and balustraded parapet interrupted at centre by a pediment enclosing a roundel. Front and rear end stacks where mansard roof changes pitch. Rear: Gothick-glazed Venetian staircase window, flanked by paired 12-pane sashes beneath segmental gauged brick arches. Left return: 2 similar windows to attic. Ramped-up and flattened parapet to gable end. Wing: 2-storey, 2-window front, set back

from main front. Ground floor obscured by extruded lean-to conservatory. First-floor 12-pane sashes with stone sills and flat gauged brick arches. Boxed modillion eaves. Rear stack to hipped roof. Right return: 2 tripartite sashes, with stone sills and cambered brick arches with rusticated stone keyblocks, to ground floor. First-floor windows similar to front. Interior not inspected.

Listing NGR: SE7826185348

## Assessment Step 2 Check list

### The asset's physical surroundings

- Topography

Middleton hall, set in the centre of the village surrounded by a mix stone and brick houses. With varying dates and forms of construction from 16<sup>th</sup> century to 2020. Mostly domestic housing with the odd working farm. Holiday cottages situated to the side and rear with large wooded rear gardens to rear.

- Aspect

Elevated site facing South/North exits to main Road A170 and high back side.

- Other heritage assets

Conservation area

- Definition, scale.

Large formal residence.

- Historic materials and surfaces

Definition of asset relates mainly to architectural detailing. See detailed description above.

- Green space, trees and vegetation.

Two large beech trees to front entrance.

- communications

N/A

- History and degree of change over time.

Built mid 18<sup>th</sup> Century with 19<sup>th</sup> century extensions. With several updates to commercial cottages.

### Experience of the asset

Surrounding landscape or townscape character.

- Village, A working farm, post office, chapel, housing stock main street consisting of a mixed conversion and improvements of existing 16<sup>th</sup> to 20<sup>th</sup> century property. Newer properties built as in-fill primarily between the main street and low back side. Recent

developments to low back side. Materials used vary between brick, stone both natural stone and reconstituted and render. Mostly houses with the odd bungalow.

- Views from, towards, through across and including the asset

From the A170 and rear backside lane.

- intentional intervisibility with other historic and natural features

None stand alone property.

- visual dominance.

Prominent

- Noise, vibration and other nuisances

No noise, or other nuisances emanate from the asset.

- Tranquillity, remote.

N/A

- Busyness, bustle, movement and activity

Holiday Guests, vehicles parked to front,

- Scents and smells

N/A

- Sense of enclosure, seclusion, intimacy or privacy

N/A

- Land use

private dwelling and car parking.

- Accessibility, permeability and patterns of Movement.

Access to front and rear of asset.

- Degree of interpretation or promotion to the Public

Advertising sign to front garden

- Rarity of comparable survivals of setting

Various around locality

- Cultural associations

N/A

- Celebrated artistic representations

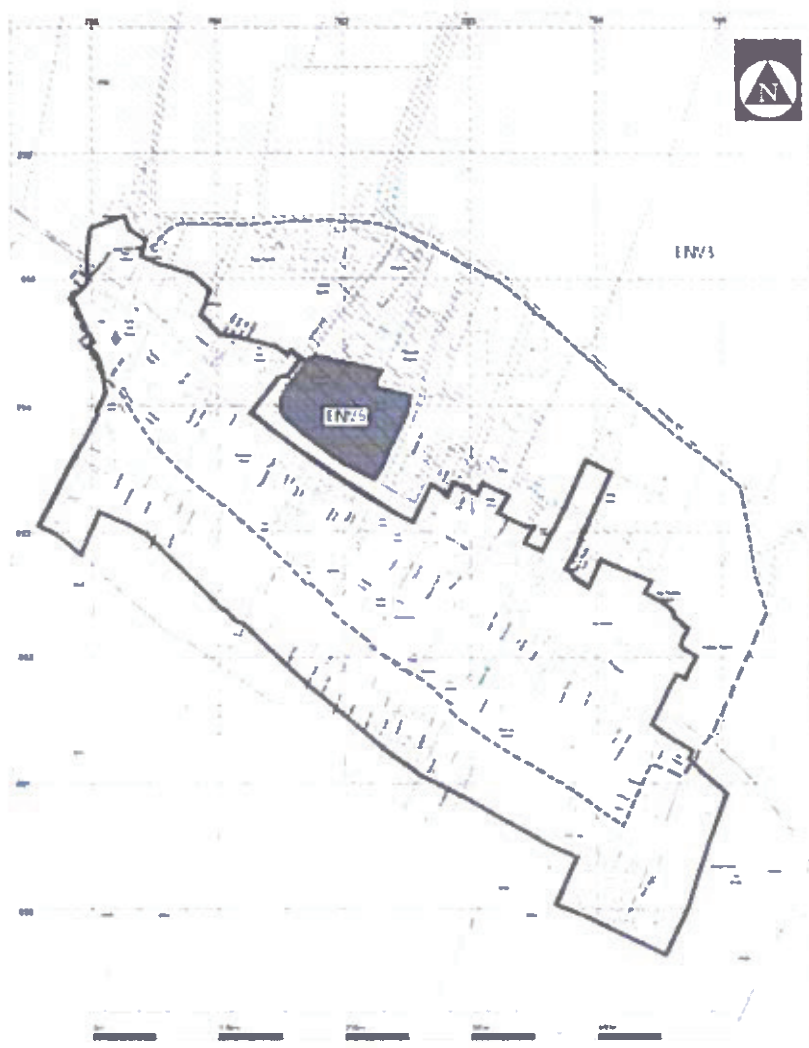
N/A

- traditions

N/A

### Assessment Step 3 Checklist.

#### Location and siting of development



- Proximity to asset

The proposed building is 60 metres south from the façade of Middleton hall

- Position in relation to relevant topography.

March cottage and garden sit below the higher ground occupied by Middleton hall and is subservient to and dwarfed by the scale of the hall.

- Position in relation to key views to, from and across.

The proposed site is situated opposite the hall. Does not contribute to any restriction of view neither to, from or across.

### ORIENTATION

North/South.

- Degree to which location will physically or visually isolate asset.

None

### FORM AND APPEARANCE OF DEVELOPMENT

- Prominence, dominance conspicuousness.

Because of the orientation of the proposed building - North / South very little of the building is visible.

- Competition with or distraction from the asset.

The asset (Middleton Hall) will in the main be viewed from and by car passengers travelling along the A170. The A170 as governed by its speed limits of 40MPH which does not allow the vehicles to stop or park on the roadside. Consequently to view the asset (Middleton Hall) you need to be looking north away from the proposed application site.

- Dimensions, scale and massing

The living area of the proposed building is 106 m<sup>2</sup> substantially lower than the UK average. The scale is in keeping with the dormered March Cottage and lower than adjoining properties. The proportions of the development are similar to the barn adjoining the site. Much smaller and less obtrusive than the large stone buildings and brick built chapel to the east of the site and diminutive in comparison to the hall. It will play a passive and inobtrusive role in the street scene.

- Proportions

Narrow and low

- Visual permeability (extent to which it can be seen through), reflectivity.

N/A

- Materials (texture, colour, reflectiveness, etc)

Traditional quality materials taken from a local palette of stone/ Brick/ Render.  
Conditioned by the planning.

- Architectural and landscape style and/or design.

Natural stone, brick in keeping with the adjacent brick built / faced surrounding properties. Vernacular architecture. Low and subserviant in style.

N/A

- Diurnal or seasonal change

N/A

- Wider effects of the development

Contribution to the local community and economy and contributing to national targets on housing and sustainability.

- Change to built surroundings and spaces Change to skyline, silhouette  
Noise, odour, vibration, dust, etc  
Lighting effects and 'light spill'

N/A

- Change to general character (eg. urbanising or industrialising)

- Changes to public access, use or amenity Changes to land use, land cover, tree cover  
Changes to communications/accessibility/

N/A

- permeability, including traffic, road

N/A

- junctions and car-parking, etc  
Changes to ownership arrangements

N/A

- (fragmentation/permitted development/etc) Economic viability

N/A

- Permanence of the development

Built to last

- Anticipated lifetime/temporariness Recurrence  
Reversibility
- Anticipated 150 years and beyond

## CONCLUSION

The proposed development would be in a sustainable and central location with access to shops and services, in an area where it can be supported and where it can contribute to the viability of those services and facilities.

The site location set in the garden of March cottage would cause no harm to the amenity of future occupiers of March cottage or existing residential property.

The proposed building will be in keeping in the mass and proportion of adjacent properties although purposefully keeping the height low to correspond with the ridge of March cottage and below adjacent buildings and subservient to Middleton hall.

The design uses materials sensitive to the area and which reflects those used in the hall and conservation area.

Materials proposed as follows –

Walls natural stone and red brick.

Roof pantiles & slate

Doors – aluminium.

The development proposed would benefit from a safe and satisfactory access and parking. With sufficient parking remaining with March Cottage.

After advice, a preapplication and new plans in accordance. The development will make a positive contribution to the enclosed site and can be provided without harm to the wider character of the conservation area.

Prepared by Dennis Leng (B.A.)

