

NYMNP

28/03/2019

From: Lavingham Planning Consultants Ltd
Sent: 27 March 2019 17:41
To: Ailsa Teasdale
Subject: RE: NYM2017/0717/FL & NYM2017/0722/LB - 10 South End, Osmotherley

Dear Ailsa,

I am pleased to forward from my Client a further amended scheme and accompanying notes to demonstrate what changes have been made and why they have been made.

Please feel free to contact me if you would like to discuss this further.

Best wishes,

Andrew

Andrew Cunningham MRTPI
Director
Lavingham Planning Consultants Ltd

10 South End Osmotherley- Amended Plan

Drawing 2Revision B.

Further to the meeting at the Nation Park Headquarters at Helmsley 14 Feb2018, the subsequent responses following the amended 1 Oct18 submission, the change in staff made prior to those responses as advised 12Mar19, together with a recent subsequent meeting 22Mar19.

I attach the following notes to the revised submission of the 27Mar19, indicating revisions made and public benefits of proposal.

Pigsty and its pitched roof:

The revised plan now retains the full span as well as the pitch of the existing pigsty roof, retaining the west elevation and repairing and rebuilding the south facing elevation as necessary, with the roof raised as previously agreed to allow a habitable room with open access to adjacent living space. The existing openings are retained as windows with additional openings for further light penetration to the inner rooms.

Gap between single pitch roof to House and to Outbuildings

This gap was removed as requested so that the single storey roof extension is continuous with no gap albeit the lower height of the conversion allowing distinction between the House and the Outbuildings.

Front outbuilding adjacent to Carhouse.

In seeking to improve the relationship between the roofline of the carhouse and the outhouse adjacent, so that each building, from the house down to the cart house, down to the outbuilding retain their hierarchical subservience, the step down in the roof, previously 400mm has, with the eaves height at one and half storeys as agreed, now been increased to just under a metre. This impacts, on both the bathroom, the third bedroom and the stairs, such as to give rise to a part sloping ceiling at less than habitable room height. The style of the roof has been changed to hip as requested to reflect the original roof style- albeit now based on sound structural design parameters. The second roof has been shown as a hip to allow the original ridge height of the front outbuilding to show as a dormer giving added evidence to the western elevation change in stone work of the evolving history of change. However, a traditional dual pitched roof at the same eaves height would be fine and notwithstanding the historical evidence of the structurally unsound hip roof, repeated with its replacement in 1989, the elevation that sits most sympathetically, with those elements of roof that can be readily seen, is for both to be traditional dual pitched roofs.

Windows & Energy Conservation

As requested, casement windows with a vertical emphasis, have been used with the glazing bars removed from the new double glazed fenestration to lessen the impact of suburban dwelling style. In respect of maintenance work to the House itself, previously advised, for clarity, this includes breathable insulation provided internally to all external elements with slimline double glazing as used elsewhere in Osmotherley at the direction of the National Park. The house windows were replaced circa 1989 and also now require replacement.

Blocked in doorway on front elevation

The previously blocked up opening to the north elevation has been retained and brought back into use using a traditional ledged and braced door. The more modern garage doors, with the opening and doors replaced circa 1989, have also been replaced with similar traditional doors. There is cracking to the stonework above the then inserted lintel to the north elevation and the timber element is rotting as set out in the structural report and this requires to be repaired and replaced. The lintel is set at the height of the original remaining stone lintel.

Proposed location for storage shed for No 10 as discussed

The proposed location for a shed as requested as been shown in outline on the revised plan. This location benefits from the aspect of the sun for a greenhouse and avoids obscuring the window if used for bike storage.

Realignment of rebuilt walls offset by partial use of garage as accommodation

The rebuilt structurally unsound walls have been retained in their original location and aligned with the south wall to of the original dwelling reducing the available floor area. This has been offset by a reduction in the garage area such as to now accommodate a small mini size car rather than a family saloon.

I: SUMMARY PROPOSAL AND HISTORICAL CONTEXT

- 1.1. Constructive, conservation enabling development, proposals were submitted to NYM for Planning in late 2017, for the conservation and conversion of three unused outbuildings, abutting and within the curtilage of a grade II listed, early to mid C18th, dwelling that forms an end of terrace at South End just within the Osmotherley conservation area.
- 1.2. The proposal is an enabling development that secures the longer term future of structurally unsound buildings, unused for 40 to 80 years, that contribute to the Conservation Area as part of the Historic fabric. The proposal provide an additional three bed, owner occupied, family home within the built up, area of Osmotherley. Repair, maintenance and energy conservation measures are proposed to the current dwelling, using accepted conservation techniques, together with modifications to the existing lean-to, single skin, late C19th kitchen extension. There are no proposals to modify the plan form of the original dwelling or form additional openings to the principal street elevation.
- 1.3. The original C18th house, together with the adjacent properties, were owned and occupied by tradesmen, from circa 1845. Over the next 50 years, a cart house, at the same eaves level as the dwelling, was added, followed by a pigsty, the latter integrated into a longer single storey building in the late C19th running the full depth of the house. This was later remodeled to form a separate building and pigsty in the early C20th around 1910, with ongoing amendments to walls, openings, roof formats and heights during this 50 year period. The dwelling itself was raised and altered in late C19th.
- 1.4. The abutting buildings, constructed in part of rounded sandstone, heavily plastered with concrete mortar and of poorer build quality, differ in character from the coursed ashlar blocks of the original dwelling. Their use appears as previously incidental to the house and was at least in part, more probably associated with trade. Their original purpose no longer exists and storage of this scale is neither required, nor suitable, being prone to damp and rats.
- 1.5. Views of the proposed development are very limited, other than from the north facing principal elevation when viewed at right angles to the road. Even when viewed from the principle elevation, the buildings appear small, relative to the dwelling, as parts of the buildings are hidden behind others. However, on plan, their existing footprint can be seen to be larger even without including the deteriorating concrete apron, due to the north elevation being longer than that of the dwelling.
- 1.6. The roof heights are lower than the current raised dwelling, with the highest ridge, counter balancing the two storey terraced house on the other side of the dwelling and descending in steps to the neighbouring single storey building. There is no view from the east and very limited viewing from the south and west aspect, of anything below the first floor, due to the contours of the land.
- 1.7. Originally, all the land to the front of the property was hard standing for use by carts associated with operating trade until circa 1920. In 1977, a small element of grass was set in hand, and extended in 2004.
- 1.8. To the rear, the land appears to have previously functioned in part as a vegetable plot and part as a waste tip or land fill, for glass, pottery, metal and bones. It is proposed to form an additional low stone wall, similar that of the mid C19th boundary with the adjacent property, previously part of a larger complex, separating but retaining the open vista without visual disruption, as can often be found within a garden. Such a wall is easily removed without damage to the historic fabric, if required.
- 1.9. The site will retain a low level of development, with larger private amenity areas for both the existing dwelling and the new dwelling, than those of the adjacent three terraced properties or the recent three bed affordable housing, approved by the NYM in Osmotherley. The balance of development to amenity land is greater than the recommended average in the government supplementary planning guidance and more than twice the advised minimum.

2: PROPOSAL RATIONAL & PUBLIC BENEFITS

- 2.1. The proposal seeks to retain the historic fabric, construction and individual character of the adjoining buildings to the principal elevation, viewable by the public within the street scene of vernacular buildings, using only the current openings, along with the hierarchical roof relationships, subservient to the Grade II listed dwelling. Using traditional materials and minimising energy use, a modest single pitch single storey extension, as advised by NYM guidance, is proposed to the back elevation, below visible sight lines and within the building line, comparable with normal permissible development levels.
- 2.2. Implements the conservation elements agreed with NYM conservation and planning in February 2018, to ensure the scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with and respect surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers. Including namely:
 - The retention of the pigsty, with eaves slightly raised for habitable use.
 - The retention of the visible evidence of historical doorway access between buildings.
 - Limiting the eaves height to the front outbuilding to a more acceptable one and a half storeys.
 - Retaining the historic subservient, hierarchical nature of the vernacular buildings whilst achieving conversion to a three bed, owner occupied dwelling with garage.
 - Omitting glazing bars on the non public, south facing aspect, towards a less suburban style.
- 2.3. Retains and respects the historic, open street frontage contributing to the conservation area, with no added physical boundaries between individual dwellings. The previous tarmacked path and part historic hard standing area are enhanced with use of traditional 'green lane' stone track and flags, whilst retaining a greater extent of grass than originally introduced in 1977.

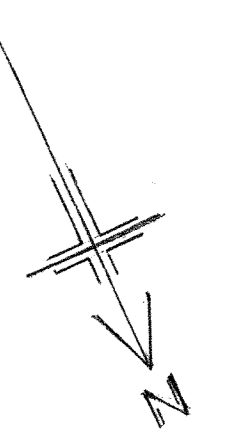
(The frontage is 'adjacent land' in the applicant's ownership, registered separately from the house. It is not historic grass verge, common land, village green, right of way, highway, footway or manorial waste. Pre-1914^f and 1904 historic evidence shows the entirety as hard standing, for use of carts linked to operating trade. Two small grass areas, planted 1977, were extended 2003).
- 2.4. Secures and preserves the longer term, positive future physical contribution of historic assets and historic evidence towards the conservation area as encouraged by the National Park.
- 2.5. Secures the potential reuse of historic outbuildings, unused for 40 to 80 years, with the potential for viable occupancy, following attainment of structural integrity as required for occupation and building regulations, promoting future care and maintenance in line with key objectives from NYM.
- 2.6. Secures a viable approach, enabling an investment level towards resolving and stabilising the underlying causes and inevitable future structural failure as a consequence of elements of the original construction.

(Using the capital realised from a three bedroom, family dwelling with parking, qualifying for mortgage and insurance cover, allowing the unoccupied, structurally unsound buildings to be brought back into sound condition so as to allow future occupation and use, securing a future for the retained elements of historic fabric of long unused buildings, through a viable return).
- 2.7. Secures a key public benefit, in line with National Planning Guidance for sustainable development and the NYM Local Development Plan, of an additional family home within the built up area, with the full support of the parish and without objections from adjoining neighbours either side.
- 2.8. Contributes to securing the sustainability of the village school along with other community facilities, a key NYM LDP community and spatial objective as well as a parish and community objective.

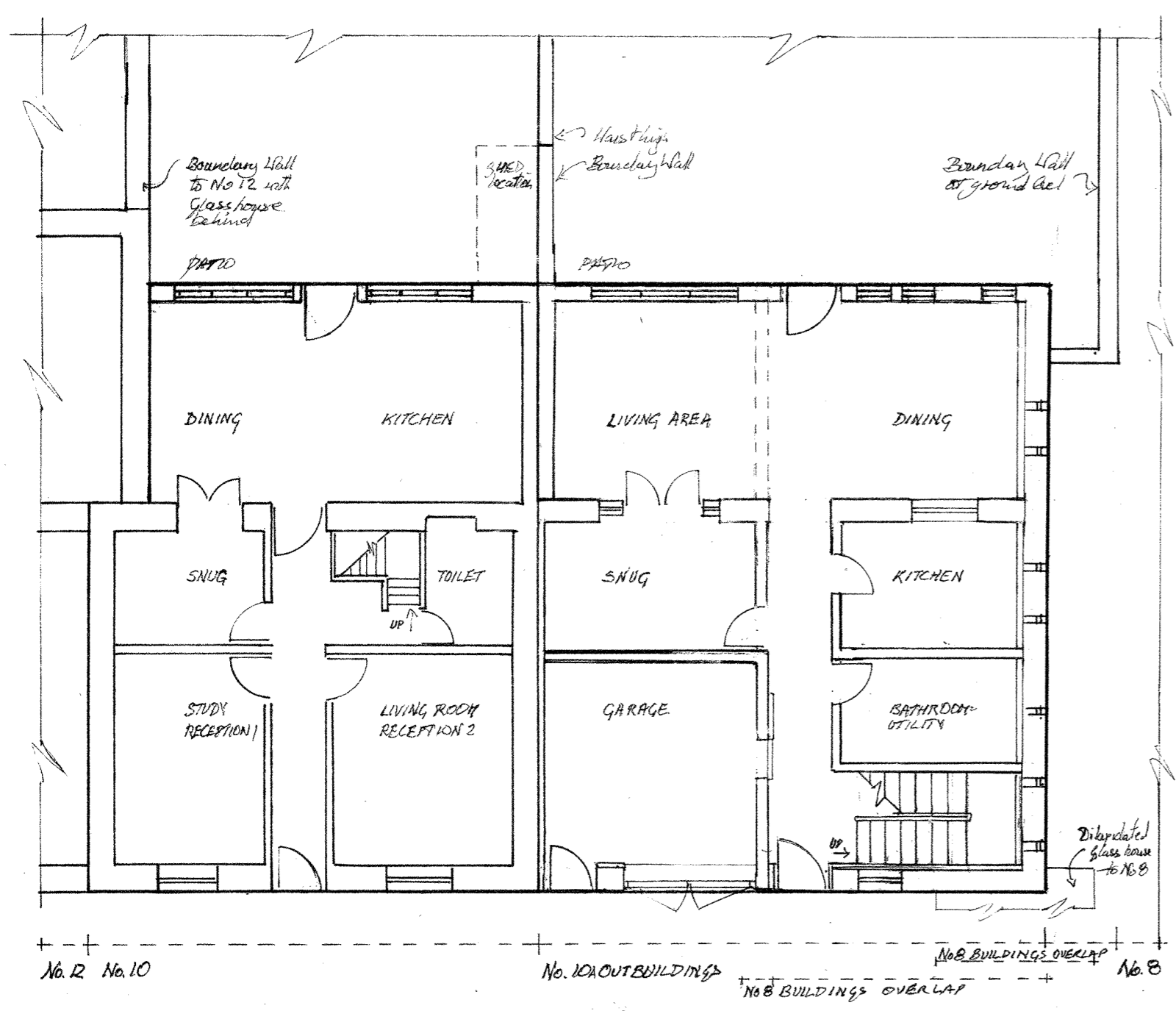
(NYCC, along with other responses to the LDF consultation, registered concern with the level of development restrictions in potentially sustainable settlements, increasing the risk of village school closures and other community facilities through exacerbating the population decline and ageing profile from previous levels, faster than the national average. The Local Community strongly prefer an increase in permanent residents, rather than holiday lets within the village reducing community life, especially in winter. It is the community, with the school at the heart, that keeps Osmotherley a lively and sustainable rural village. This proposal has the opportunity to contribute, through releasing not only an additional three-bed family home but without objections from adjoining neighbours. Previous development policies, despite good intent, have had the unforeseen consequences of failing to support the potentially sustainable communities that they were supposed to conserve and vitalise).
- 2.9. Improves the visual character of that corner of the conservation area by repairing and bringing the structurally unsound and unused historic outbuildings buildings back into sound condition and use.
- 2.10. Addresses repair, replacement, repointing and remedial works using traditional measures for rainwater goods and pursues energy conservation to the original listed dwelling, whilst retaining its historic plan form.

NYMNPA

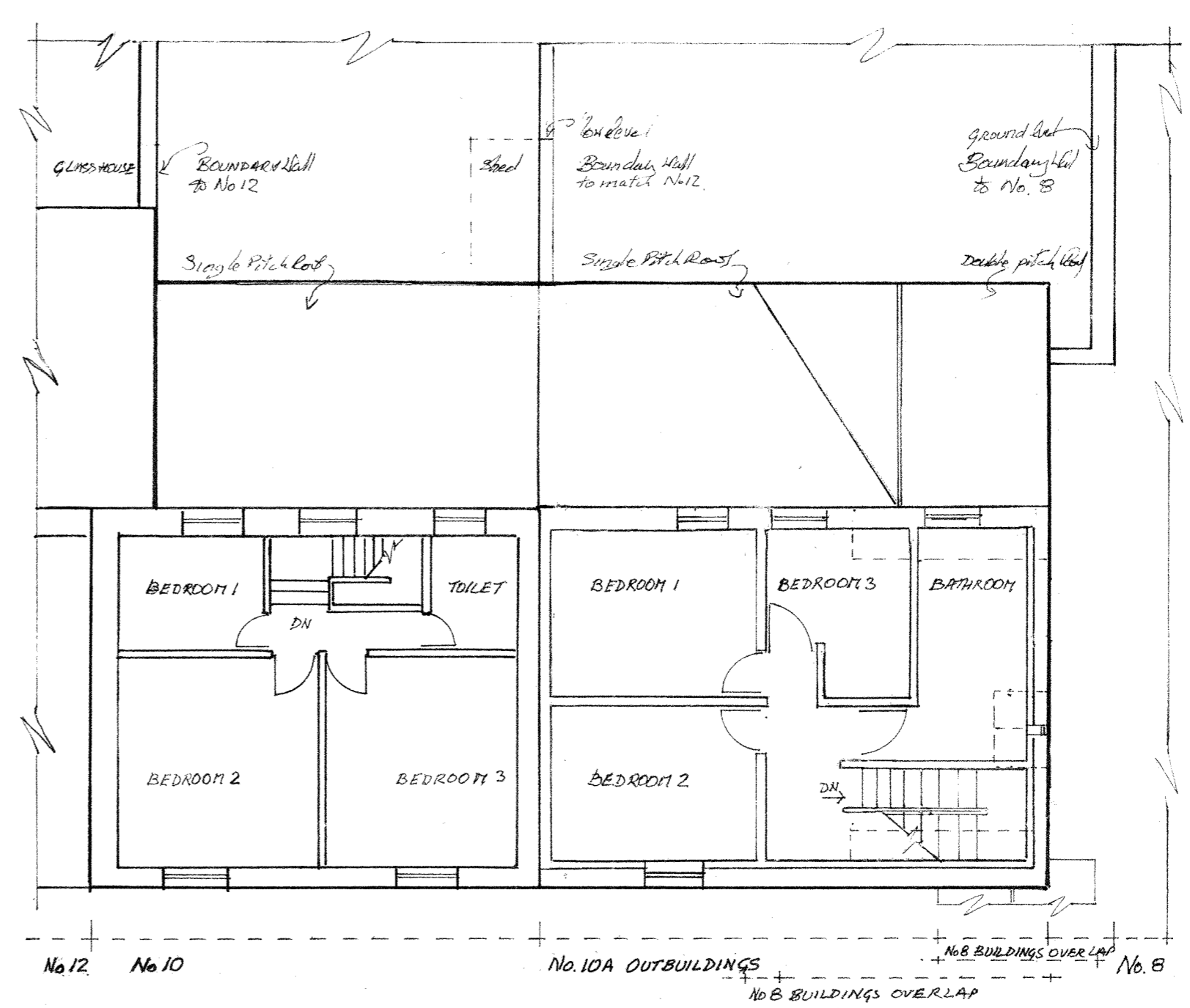
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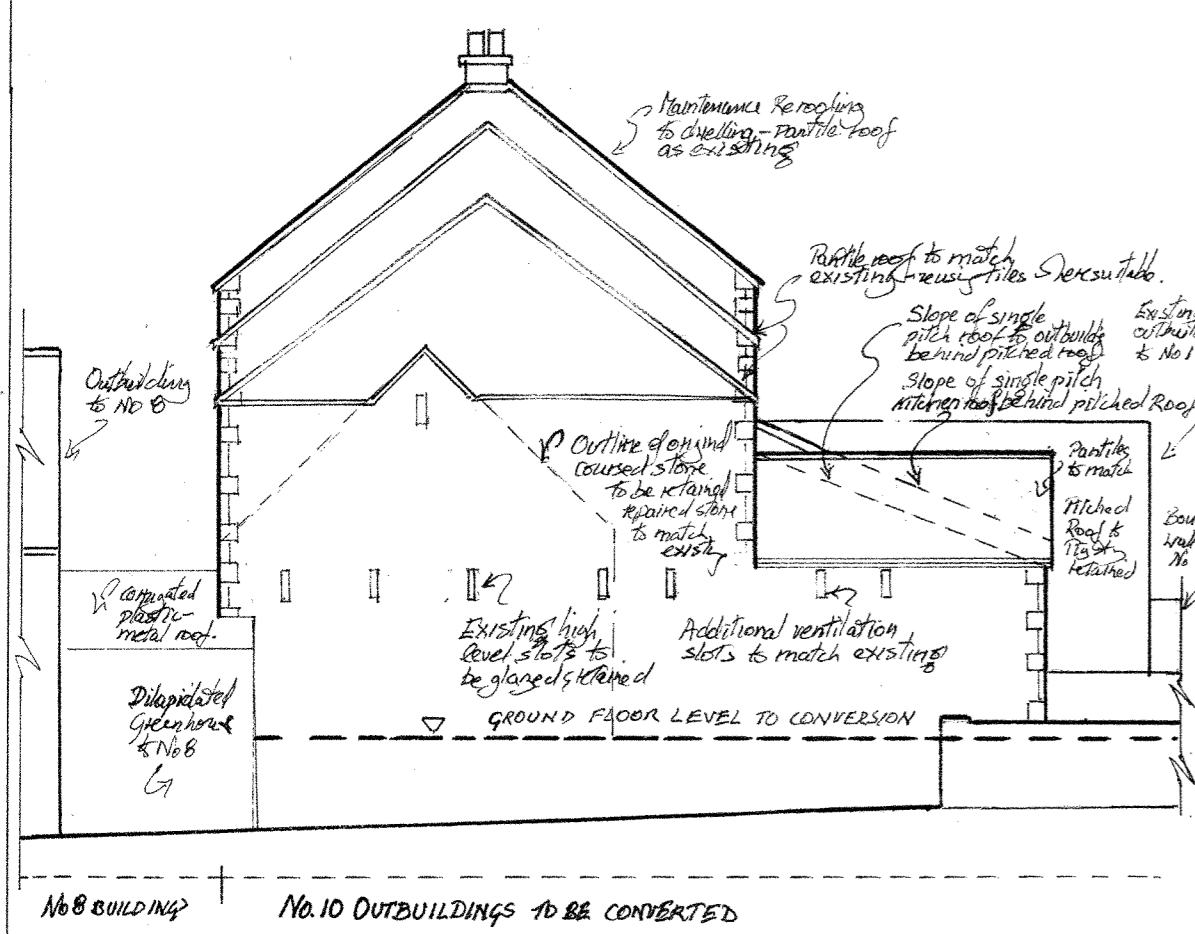
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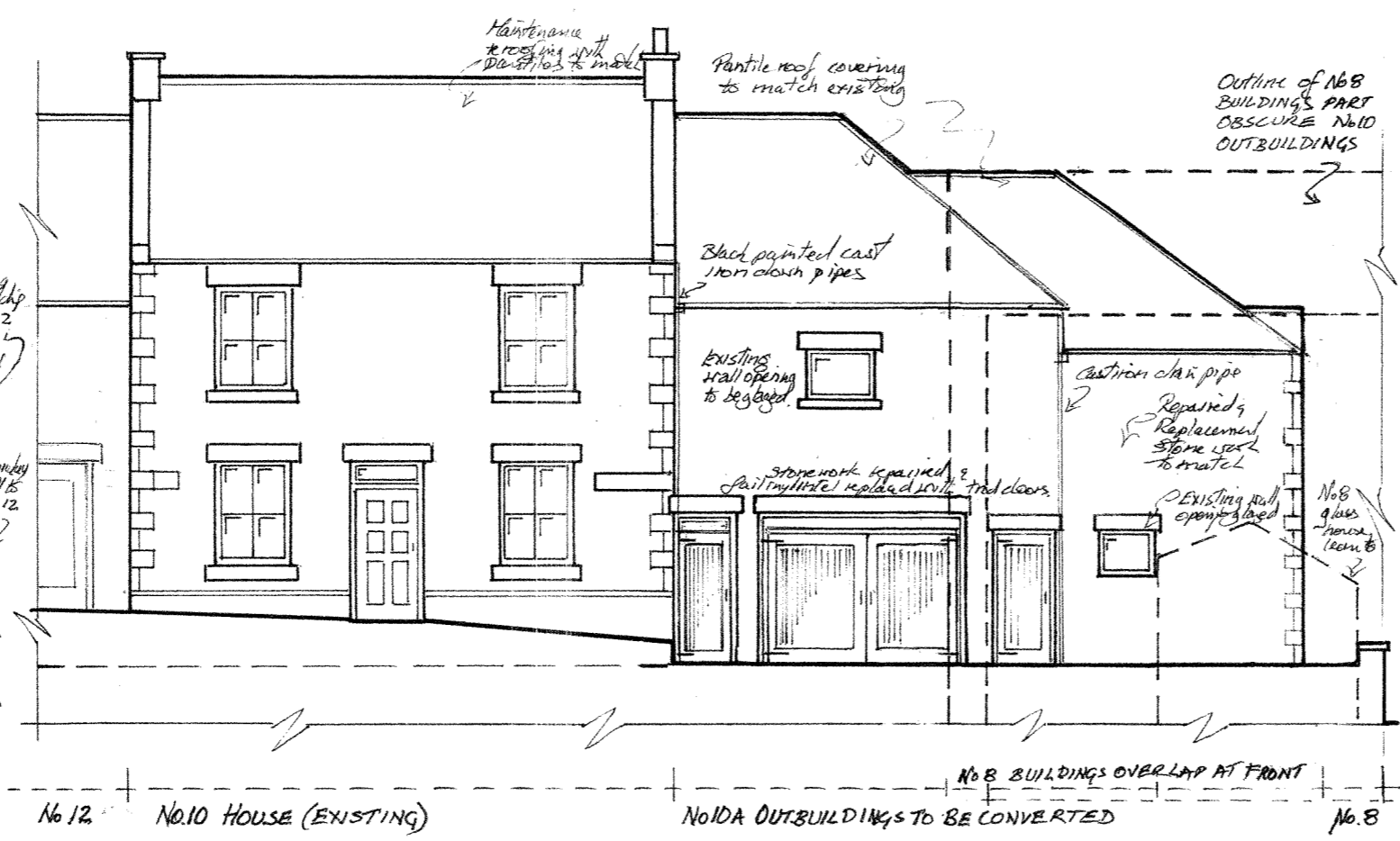
PROPOSED GROUND FLOOR PLAN



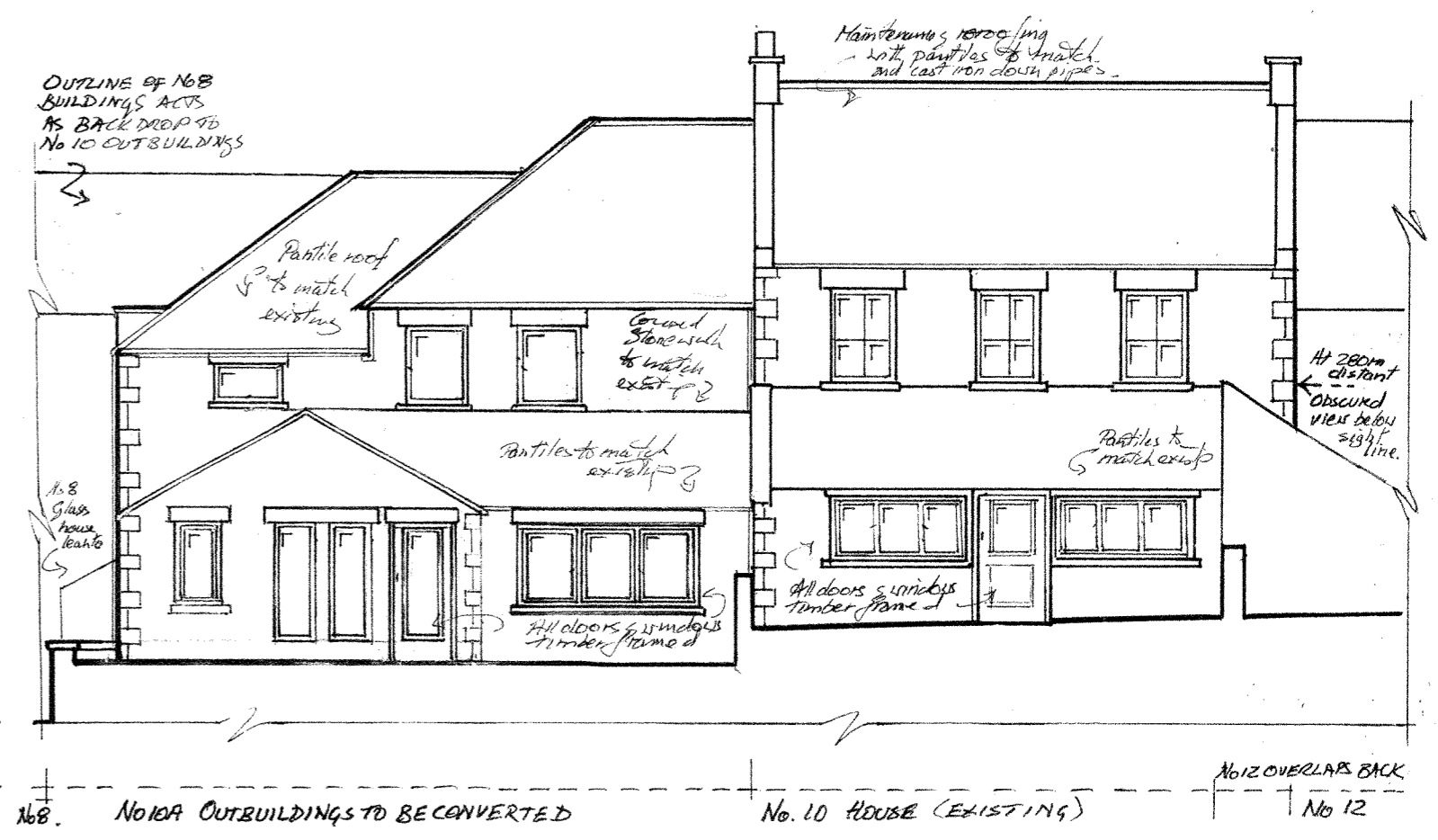
PROPOSED FIRST FLOOR PLAN



PROPOSED SIDE ELEVATION - WEST (NOT VISIBLE TO PUBLIC)



PROPOSED FRONT ELEVATION - NORTH (VIEW PART OBSCURED)



PROPOSED BACK ELEVATION - SOUTH (NOT VISIBLE TO PUBLIC)

REV B: UNSOUND WALLS RESULT ORIGINAL POSITION - REALIGNED TO DWELLING SOUTH LINE - REDUCED GARAGE OFF SET TRADITIONAL PITCH ROOFS REVERTED TO HIP, ASKEWED EAVES HEIGHT RETAINED WEST VIEW NON EVIDENCES ORIGINAL ROOF RIDGE ASUTTING HIPPED ROOF OUTBUILDING ACCESS ADJUTING DWELLING, RETAINED AND BRIBUANT BACK INR USE FULL SPAN AND PIG STY ROOF PITCH RETAINED WITH AGREED EAVES AT HABITABLE ROOF HEIGHT SPANNING NEW SOUTH FACING OPENINGS ALTERED TO VERTICAL EMPHASIS STONE WORK TO GARAGE LINE TO BE REPAIRED - LINTEL ALTERED TO MATCH ORIGINAL HEIGHT 27/03/19.

REV A: FLOOR LEVEL TO PROPOSED DWELLING LOWERED TO LOWEST OUTBUILDING LEVEL ROOF HEIGHT OF OUTBUILDING LOWERED WITH CEILING HEIGHT PART REDUCED 2M. FRONT ELEVATION - BULGED UP DOORWAY RETAINED - REDUCING KITCHEN STREET PITCHED ROOF PORTALS RETAINED OF RUSTY AND LINKED TO HONO PITCH REAR ELEVATION WINDOWS - GLAZING BAR REMOVED - CASERENTS USED GAP REDUCED FROM HOUSE KITCHEN EXTENSION SOUTH BUILDING EXTRA 28/03/19.

No 10 SOUTH END - DSMOTHERLEY PROPOSED ALTERATIONS CONVERSION OF OUTBUILDINGS TO FORM ONE DWELLING AND ADAPTATIONS TO EXISTING DWELLING DRWG: RB PROPOSED PLAN SCALE 1:100 AT A2 27/03/19