

NYMNPA

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From: Glenn McGill

Date: 24/07/2019 15:25 (GMT+00:00)

To: Hilary Saunders <h.saunders@northyorkmoors.org.uk>

Cc: Paul Davies

Subject: Faceby Lodge Fram

Hi Hilary,

Please see attached Heritage Statement (revised).

I will send the revised plans through separately.

We have worked through all of your points of concern and the revised scheme is a reflection of that.

We hope you can now take it forward and let us know if we are able to speak in support of the detail at an appropriate Committee.

Best wishes,

Glenn

Glenn McGill
Director

Head Office and Registered Address:

MD2 Consulting Ltd
36 Nevilledale Terrace
Durham
DH1 4QG

CRN: 08263372

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Faceby Lodge Farm Complex.

Faceby Lodge Farm Buildings – Non-Designated Heritage Asset.

Faceby Lodge LISTED BUILDING



Heritage Statement.

The Heritage Statement.

- 1.1 This statement is prepared for S.J. and J. Monk in support of an application for the conversion of farm buildings at Faceby Lodge Farm, Carlton-in-Cleveland. The development proposes to include the Non-designated heritage assets of the farm building group and is in the setting of the grade II listed building known as Faceby Manor which comprises The Cottage and West View. A heritage statement is therefore required.
- 1.2 The report is prepared in line with the North York Moors National Park Guidance LDF Design Guide part 4: The Re-use of Traditional Rural Buildings, and the revised NPPF guidance of July 2018, notably section 16, Paragraphs 189 to 192 regarding proposals affecting heritage assets and paragraphs 193 to 196 on consideration of potential impacts on the heritage asset.
- 1.3 It will identify the application site and its heritage status, describe the heritage assets subject to the proposal detailing their history, character and appearance and set out the extent of the assets and their context. A comment on the statutory heritage protection of the properties will be included. A general appraisal of the immediate surroundings, important views of the buildings and their place within the landscape will be discussed in this section.
- 1.4 A statement of the significance of the asset will follow and the proposal will then be described in detail.
- 1.5 Analysis of the impact of the proposal on the non-designated buildings will be provided followed by a final conclusion. Appendices will include statutory designations and identified heritage assets in the locality.

The Application Site – Location And Description.

2.1 The Faceby Lodge Farm complex lies on the north side of the North York Moors to the north of the Cleveland Hills escarpment near the northern boundary of the National Park. It stands in open rolling countryside some 1½ miles west of Carlton-in-Cleveland and a similar distance north of Faceby-in-Cleveland on the south side of the A172. The market town of Stokesley lies around 4 miles away to the northeast along the A172.

2.2 The farm complex is surrounded by open fields on three sides with the listed Faceby Manor lying to the southwest. There are extensive views to the east and northeast taking in Teesside and the coast whilst to the south the rising land of the Cleveland Hills closes off the view. Faceby



Manor to the southwest is now divided into two properties, The Manor and The Cottage, although historically the whole building developed from a single property understood to date from the early part of the 19th century. The farm complex comprises a range of buildings of various periods probably originating in the early 19th century and contemporary with the original foundation of Faceby Lodge (as the Manor was called at the time). It appears to have originated as a single substantial range oriented northeast to southwest with two long flanking wings running to the southeast and a centrally positioned block on the southeast face of the main building.

2.3 Over time the complex has developed substantially and it is considered that some of the original buildings have been replaced as well as new structures being added to the group. The site is now a large group with a diverse character to the buildings and a wide range of materials used across the site. The buildings do however stand as a single united farm group in the countryside and have a unified presence in the landscape.



2.4 The group is approached from the north via a long track which arrives on site between a linked group of “Dutch” barn structures of double storey height and a smaller storage shed built of concrete block and corrugated sheeting with a taller pole barn extension at its western end. Both these buildings are in low level use for hay storage and as stables

however all are in poor condition. The buildings of the group are identified on a site plan by SPA Architects which is included at Appendix 1.

2.5 The Dutch barns are identified as 5 on the building identification plan and comprise three steel framed arched roof structures linked together and in filled

with a fourth pitched roof to form a single covered space. An additional pent roof timber structure has been added to the north side of the building and various modern infill walls of block work, Yorkshire Boarding and corrugated sheet have created enclosed spaces within the structures. Low walls have also been created using large baulks of timber, some of which have been reclaimed from scrapped railway vehicles. Only the arched roof buildings are of much age or interest, the remaining structures being functional ad hoc constructions of no significance.



- 2.6 The smaller store buildings to the right of the approach track are numbers 4 and 6 on the identification plan. They contribute little to the farm group as they are visually detached, are of very limited size, lack any prominence and are more visually associated to a nearby small group of trees. The pole barn at the western end of the buildings is open fronted and constructed of substantial timbers with corrugated sheeting to the roof and rear walls. It currently serves as an animal shelter and is of no significance. The rest of the store structures are also of limited interest being open fronted sheds constructed of block work with corrugated roofs.



- 2.7 Beyond the pole barn lies the stables building, number 1 on the identification plan, which is of a more solid and traditional construction. This building has a coursed and dressed stone gable and rear wall with a Welsh grey slate roof. The south facing front elevation is formed of brick piers with various infill details

of a range of dates and the interior of the building is built in brick throughout with open trusses and purlins to the roof. Only half of this building lies within the site the remainder having been converted to provide a dwelling known as The Cottage although the northern back



wall retains the character of the overall stables structure, albeit with numerous openings inserted. Halfway along the length of the building a short wing projects cutting the stable yard in two. This building is not connected to the main block, appears to open to the west onto The Cottage courtyard and is constructed throughout of brick with a substantial gable at its south end. The building itself is very overgrown with a large clematis and it proved impossible to access the building at this time.



- 2.8 In detail the stables exhibits clear evidence of two phases with a straight joint separating the converted dwelling from the remainder of the building. There are no openings to the gable wall adjoining the track and only a single modest window with a hopper light ventilation opening at the west end of the rear wall, although the adjoining cottage has a significant number of domestically proportioned openings facing north on this wall. The roof has only one ventilator which is similarly positioned at the west end of the application

section of this building, although sections of the roof are in very poor condition and the bay at the eastern end adjoining the gable has a failed ridge. The south facing front wall has been converted from an open cart shed arrangement to a closed loosebox format with the insertion of block work walls and various stable doors to enclose the space.



- 2.9 Opposite the stable building is an open fronted hay barn. This lies outside the development site but is a distinctive building which contributes to the character of the open space and is a key structure in the wider building group. It comprises a range of 11 bays defined by stone or brick piers which support the roof on heavy wall plates. The rear wall is a solid masonry structure with no openings and formed of high quality dressed stonework throughout. Each pier supports an open framed truss, some with kingposts others without, and these carry the roof which is now a sheet material but is likely to have originally been either natural slate or pan tiles. The building may be of two phases responding to the different forms of pier, the western four being of brickwork whilst the remainder are



Each pier supports an open framed truss, some with kingposts others without, and these carry the roof which is now a sheet material but is likely to have originally been either natural slate or pan tiles. The building may be of two phases responding to the different forms of pier, the western four being of brickwork whilst the remainder are

stone. An alternative possibility is that the new brick piers were a repair to the building as the rear wall shows no evidence of rebuilding but the truss design varies between the groups of piers with kingposts to the brick piers and open trusses to most of the rest.

2.10 The hay barn, number 2 on the identification plan, adjoins the main granary building to the east and faces across an open space to the Dutch barns. This granary building is the principal structure on the site, has a deep plan form and is of two storeys, constructed in well dressed coursed stone with a roof covering of corrugated sheets. The ground floor



comprises three main spaces ranged on each side of a central access through to the yards to the south. To the west the two spaces have most recently been used as workshops and low level stores but are now empty. There is no evidence of any previous notable use however a large sliding door which accesses the passage suggests a need for substantial sized items being brought into the building. The west wall of the furthest space has a notable circular glazed

window set high in the wall but its purpose is unclear. To the eastern half of the building one of the space has had milking stalls inserted but subsequently removed leaving scar evidence and a typical concrete floor with drainage gulleys set into



it. A panel on the wall close to the entrance previously held control units for machinery but is now stripped of these except for the makers plate. A long narrow room with a blue colour wash is positioned behind this and may have accommodated electrical or power plant.

2.11 The first floor is accessed via a timber staircase leading off the cross passage. The floor itself is a timber structure which has received supplementary support with inserted steelwork exposed in the ground floor rooms. This is probably to accommodate the increased floor



loading required for grain storage which took place in large open bins standing directly onto the floor. This form of storage has long been out of use as it is labour intensive and not secure from animals. In most modern farms larger silo stores are used suggesting this has been out of commission for many years. On the south wall of the building a well engineered line-shaft runs across half of the building and a riveted steel water tank suggests that grain storage is not the only use this floor has seen.



- 2.12 Externally the building has a range of openings to the north elevation, some large sliding double doors have been inserted to give improved access to the ground floor spaces but the first floor windows give an impression of the more formally spaced and sized arrangement of fenestration that was likely to have existed originally. The hipped end of the building has a pair of windows arranged one over the other and this symmetry is likely to have been followed as much as possible on the main north elevation, albeit now lost with the insertion of later large doors.



- 2.13 To the rear of the granary lie three large shelter sheds formed of the original two wings to the farm and a later inserted overall roof which created a large open space for stock but has now collapsed throughout most of its length. This group of structures is noted as number 7 on the identification plan. The eastern wing has a brickwork inner wall and good quality cut and dressed stonework walls to the east and south elevations. The roof is supported on timber scissor trusses and has a corrugated sheet roof with panels of clear corrugated sheeting to light the interior. Internally any divisions have been removed to create a large shelter shed for livestock. The internal, western wall to the courtyard has no openings however the eastern external wall has a number of agricultural window openings and a centrally positioned single door whilst the south gable has had a large vehicle access door inserted alongside and earlier window opening.



- 2.14 The central section of the outbuildings was formed by roofing over a courtyard with a lightweight steel and timber truss roof with a corrugated sheet covering. It is thought that this created additional shelter shed capacity for livestock however it has collapsed along $\frac{3}{4}$ of its length and was not considered safe to inspect in close detail. The walls of this part of the building comprise the internal brickwork to the two older flanking wings and a single possibly hipped roof gable end at the south of the building which is constructed in stone but is now much collapsed.



- 2.15 The western wing mirrors its eastern counterpart in scale and form however with certain important differences. The roof is a lightweight steel and timber construction matching the remains of the central section, and this too has failed in one area. The walls to both sides are brick with only the end gable being constructed in local stonework and the interior of the building retains a layout of concrete sty's and pens. There are no openings to either of the long flanking walls, notably the external western wall remains solid as this is in very close proximity to the farm house.



- 2.16 To the east of the principle outbuilding lies building 3, the piggery. This is another stone building of matching construction to the better quality buildings on the site and for the most part this retains its slate roof which has raised



stone ridge tiles to provide ventilation to the building. It stands across a change in level on the site presenting a low single storey to the access track on the west but a much taller elevation to the east where the land falls away to the open fields. The piggery is the most intact of the buildings on the site retaining many of its earlier features and most of its

original masonry. The long elevations retain 6 horizontally proportioned low windows and a door with surrounding sills and heads to each side, those on the east being set at the same height as the western openings towards the eaves level. The southern gable is a solid masonry wall which has a notable presence in the farm group whilst the northern gable has had a vehicle door

inserted poorly into it which has subsequently been blocked up with concrete blocks. Internally much of the previous layout of pens survives.



- 2.17 To the south of the older core buildings lie three linked modern steel and timber framed sheds, number 9 on the plan. These have block work lower walls with Yorkshire boarded upper sections and profile corrugated cement sheet roofs. Only the central shed remains intact, the other two having collapsed leaving remains scattered across the site but as none of these structures are of historic interest and none make a positive contribution to the development site or the wider landscape these are not considered to be a loss.



- 2.18 Two smaller incidental buildings, 10 and 11 on the plan, lie close to the southern corner of the main outbuilding range. These have most recently been in use as stables but now appear disused. Building 10 is a single storey pitched roof brick structure with two small internal spaces each accessed from a separate door on the north elevation. The roof is slated and there is a small high level window in the east gable. This building stands tight against the boundary wall and is an important component in closing the views into and out of the site. Building 11 is a stone structure of traditional vernacular construction comprising two loosebox type stables with a traditional stable type window and stable door to each on the east elevation. The roof remains covered in slates and the stonework is dressed and sawn in the local style.



- 2.19 The final building which relates directly to the site is Faceby Lodge Farm House, building 12, which stands close to the west wall of the main range of outbuildings. This is a substantial domestic property of typical Edwardian

style which is currently vacant and lies outside the development site. Its presence is relevant to the group although it faces southwest away from the farm buildings and across the now abandoned garden area. It is a well proportioned two storey property with stonework facing to the ground floor and a render finish to the first floor above a string course detail. The stonework is pitch faced rather than the dressed stone of the farm buildings and is random coursed rather than the strict coursing of the neighbouring buildings. The fenestration is varied and typical of Edwardian style and proportion although many of the windows appear to have been replaced in the later 20th century, some with uPVC items. The roof is covered in natural grey slate and is a relatively complex and detailed construction with gabled details to the main western section and hipped details to the rear closest to the development site. There is evidence that some work has been started at this property as the ground floors appear to have been removed and the house is not secured. No internal inspection was made of this building.



- 2.20 It is appropriate to mention Faceby Manor/Faceby Lodge/The Cottage, which is a single domestic building of substantial proportions standing to the southwest of the farmstead. This is the key listed building and heritage asset which is relevant to the site although it lies significantly beyond the site boundary in its own curtilage. Views to the house are extremely limited by the intervening hedges and undergrowth all of which lie outside the current application site. The house itself comprises two private dwellings with substantial privacy in place and accordingly no detailed inspection of the building was made. From researched evidence the property appears to date from the early 19th century with a later rebuilding phase in 1895 according to the Listed Building Description. Available photographs show a stylistically restrained villa of square proportions built in brick with stone dressings and a grey slate roof of shallow pitch and hipped design. This is at odds with the listed building description which notes a rendered stone construction with a Lakeland slate roof. A more detailed inspection would resolve this issue if necessary. A large flat roofed extension of recent date has been added to the west of the building and from plans and photographs it appears that the formal entrance is positioned on the southeast elevation with the lower status service entrance on the northeast facing towards the proposed development site.

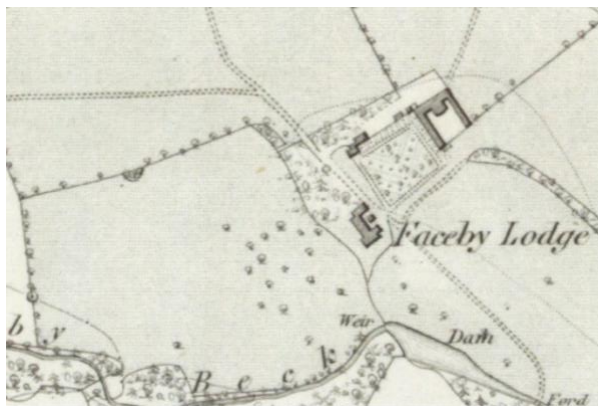


2.21 Also of similar relevance to the wider historic site is Faceby Manor Lodge which stands to the north of the main A172 road at the point where the original drive to Faceby Lodge met the main Stokesley Road. This is a small lodge house originally oriented westwards to accept visitors to the estate arriving by road, however subsequent road improvements have repositioned the main road to the south of the building and it now faces onto its own access road and open farmland with its back to the principal thoroughfare.



The Heritage Asset.

- 3.1 Faceby Village lies to the immediate south of the site and may derive its name from Norse origins suggesting "Feit's Settlement" although other derivations have been encountered. The village is mentioned in the Domesday book of 1086 as having two 'manors' and is identified as Crown land being held by Aschil and Lesing, both pre-conquest names suggesting established Saxon families. A stone church was constructed in the 12th century however this was extensively rebuilt in 1875 and only a little of the Norman original survives internally. Although partially owned by some significant families in the past including the Earls of Westmoreland, the Neville family Faceby appears to have been largely left to a quiet existence as a small agricultural settlement. The industrial revolution and the rapid growth of Middlesbrough and Teesside would have been visible to the north but only as changes to the distant horizon, and possibly the largest alteration to the immediate setting of the village was the establishment of Faceby Lodge Farm and the construction of the large house Faceby Lodge as it was originally called (now Faceby Manor).
- 3.2 The site and the main house appear to have been developed in the early years of the 19th century and no evidence on the site suggests any earlier development here or older structures. There is no defined early field system or landscape features around the site suggesting pre-industrial agriculture and the sporadic planting that survives to the west and northwest of the house suggest only early 19th century parkland planting to enhance the setting of Faceby Lodge. Little has been found about the construction of the original house apart from the Listed Building description which states that it was established in the early 19th century and substantially rebuilt in 1895. The earliest



available plans are the OS first edition maps surveyed in 1854 and published three years later in which the site appears with a substantial house facing southwest and accessed from the present drive to the manor. A lodge building at the northern head of the drive is also present on this survey but not on the subsequent edition of 1895 suggesting that the current building was a replacement contemporary with the 1895 rebuilding of the main house.

- 3.3 The farmstead is represented by the main granary building with two wings running southeast from each end of the building to form an open ended courtyard. This layout relates well to the older buildings currently on site and also includes smaller buildings within what is now the open space to the stables, and others lying to the west at the corner of the well defined garden. Of important note is the square block feature on the southern side of the

granary building which could be a gin-gang or horse engine house. These were established features of larger farms where mechanisation required a power source for grain threshing or other operations. This building has been lost and no significant traces of it remain within the walls of the current building on site suggesting a partial rebuild at some point. The presence of the granary and gin-gang confirm the mixed farming origins of Faceby Lodge with both livestock and cereal being produced.

3.4 The second Ordnance Survey forty years later shows a rather different layout to the farm suggesting an extensive development and alterations to the buildings. This may coincide with a major investment in the property culminating in the 1895 rebuilding of the main house. To the farmstead the courtyard has been roofed over, a single long run of buildings now extends west from the northwest corner of the granary and the piggery is shown in place. Access to the whole site is still from the original driveway to the main house but no lodge building is shown at the road side. The buildings shown on this plan correspond to some of those on site today, and although the roofed central yard has now collapsed the construction style and form is typical of this late Victorian date.



3.5 The early 20th century additions to the site appear on the third OS map of 1919 which was surveyed in the later Edwardian period in 1911, publication being delayed by the First World War. This map shows three of the five Dutch barns in place, probably the three arched roofed structures, the stables building complete in its current form to the north of the main group and, importantly, the new farmhouse and small outbuildings at the southern corner of the main sheds. Also of importance is the new access track to the farmstead leaving the original driveway to serve the house which is still called Faceby Lodge at this time. The enclosures shown on this early 20th century plan suggest that the farmstead was becoming separated from the large house, with less emphasis on the relationship of the house to the garden and more on the relationship to the open almost parkland to the southwest.



3.6 Since the 1911 survey there has been relatively little change to the layout of the site. The open fronted pole barn and associated stores have been

constructed probably within the last 30 years. The space between the three Dutch barns has been infilled and a further bay added possibly during the last quarter of the 20th century and the three large sheds were built at the south end of the site. All these operations took place after the survey of 1952 and the poor condition of the buildings suggest that they were constructed during the 1970's or 80's.

- 3.7 There is a clear distinction between the quality of materials used in the Victorian period and those used at the end of the 20th century. 19th century construction tended to be permanent with less regard paid to the much lower labour costs involved in the construction and longer build periods. By the late 20th century buildings were designed or engineered to last for a limited lifespan and labour costs outstripped the cost of materials to the point where prefabrication was essential to ensure cost effective construction of these functional buildings. There is a general perception of “quality” to the older buildings and a “temporary nature” or “poor quality” to more modern structures however this should be tempered by an understanding both of the costs involved at two very different times and the purpose of the buildings. It is now accepted that technology will change leaving plant and structures redundant. This has happened to the buildings at Faceby and whilst the older stone structures are historically of interest they are still redundant and surplus to the farm requirements. An example here would be the loss of the gin-gang and the superseding of the horse engine house but electrical plant to power the site. The gin-gang has been removed and replaced by the covered stock yard but the electrical plant room remains intact and now redundant with no viable use on the farm.
- 3.8 In summary the building group subject to the application comprises a main building at its core which dates from the early 19th century but has been altered since its construction, a second phase of building works thought to date from around 1880 -1890 which roofed over the large central courtyard and added the piggery and hay barn west of the proposal site, and an early 20th century phase which included three arched roof Dutch barns, the cart-shed (now stables) and the new farmhouse. The later 20th century has seen the addition of modern portal frame buildings to the south of the site, makeshift stores to the north and additional ad-hoc alterations to other buildings following which much of the complex has been abandoned. Historically the key important elements are the granary building and its two flanking wings however their value has been reduced through subsequent alterations and deterioration. The later piggery is of interest as a large example of this building type and its detail and arrangement is of significance. Less important elements include the cart shed/stables building as it is of later date, has been modified and is a relatively common building type. The small outbuildings at the southern end of the site are characterful and contribute to the wider quality of the site but are of limited historic value. The modern interventions since the 1960's are of no historic interest, are mostly in poor condition and their removal will help improve the setting and legibility of the site.

The Site in a Statutory Heritage Context.

- 4.1. Faceby Farm complex is not listed but has been identified as a Non-designated heritage asset by the North York Moors National Park conservation team as it is a traditional farm complex of several phases of development which appears on the first edition OS plans of the 1850's. Its age, form and traditional character identify the group of buildings as having some importance in their own right and within the landscape. This Heritage Statement aims to define the key historic elements of the group and increase the understanding of the buildings.

Listed Building Statutory Designation.

- 4.2. The nearby building of Faceby Manor is listed (Grade II) and was added to the list of Buildings of Special Architectural or Historic Importance on 8th May 1989 along with its garden wall which is separately listed Grade II. Both of these listed structures lie within the context of the farm group which was functionally related to the house, and it is appropriate to assess the impact of the development on them as part of this study.
- 4.3. Faceby Manor Lodge is historically linked to Faceby Manor and is a listed building in its own right being listed at the same time as the main house. The historic link between these two buildings is considered relevant to the evolution of the landscape and whilst not directly impacting on the development proposal it informs the historic background to the immediate setting of the site. The Listed Building entries for the three structures appear at Appendix 2.

Extent of the Asset.

- 5.1. The development site has been identified by North York Moors National Park Authority as part of a non-designated heritage asset. The extent of the asset would include the whole of the development site including the curtilage to the barns as far as the northern and eastern site boundaries. A belt of trees define the edge of the curtilage along part of the eastern boundary and existing field boundaries define the rest of the site. Although directly relating to the wider agricultural landscape the proposed development is contained by established boundaries and by adjoining developed areas in the form of the neighbouring cottage, hay barn and former farm house.

- 5.2. These other elements, although not part of the development site, are directly related and all form the wider non-designated heritage asset. The relationship to the listed building Faceby Manor is less defined as it appears that the principal house now has little in common with the former working farmstead. Although a designated asset it no longer relates functionally to the development site and the visual and physical relationship between the buildings is very limited due to the character of the intervening land and the presence of the intervening buildings comprising the former farm house and the hay barn. The listed Lodge House on the A 172 has distinct historic links to the main Faceby Manor building and the farmstead site, however the historic and social change in the working of estates have weakened the link between the Lodge and the main complex and the subsequent re-alignment of the road has cut off this small building from its origins.

Statement of Significance.

- 6.1. The Cleveland Hills and North York Moors have a very distinctive vernacular building style and form arising from the use of the rich yellow-orange sandstone which is easily worked as good building material and widely available across the area. Pan-tile roofs often complete the picture although on later buildings grey slates, usually of Welsh or Lakeland origin, were popular. The earlier buildings at Faceby Lodge Farm are typical of this vernacular style with cut and dressed stonework laid in strict courses throughout substantial parts of the complex. Other older sections of masonry use locally sourced brickwork of a pink/red colour typical of bricks from the northern parts of the Vale of York and in certain areas combine the two materials to produce an attractive and very typical local mix of materials. Further west the building materials change as harder grey stone from the Pennines and stone flag roofs become more widespread. To the south of the North York Moors there is some similarity to the building form but Limestones are more common and further towards York buildings tend to be of brick or in some cases timber framing. The key historic buildings at Faceby can therefore be geographically fixed by their construction materials to a relatively small area of the country and this gives them significance in the local area.
- 6.2. The distribution of larger farm groups of this style around the Cleveland Hills is relatively widespread through the area as far east as the coast and stretching west towards the main east coast railway line. Heading up onto the higher Moors farmsteads tend to be smaller and more closely spaced reflecting the more restricted land use, different style and type of farming and lower farm incomes, whilst to the north the pre-industrial farming patterns have been interrupted by the development of Middlesbrough and the East Durham coalfields. Where farms do survive they are in a different context and often retain much older buildings and different construction materials. As such the older buildings have an inherent value as traditional vernacular farm structures in an agricultural landscape and there is a moderate degree of local significance in this.
- 6.3. Faceby Lodge Farm is one of several improved farmsteads of the early to mid Victorian period across the area. Some are based on older foundations with older barns forming parts of the site whilst others have been radically altered to new uses. Faceby tends towards this second category with substantial 20th century additions to the farm group, the loss of certain key building as technology is superseded and the gradual deterioration and abandonment of the complex as farming methods have changed. The early 20th century farm house replacing the farm accommodation role of the Manor House is interesting in that it demonstrates the gradual move away from farming as a prime source of income for more wealthy families who benefited from large country houses. In this context the significance of Faceby Lodge Farm is somewhat compromised by the loss of distinctive building types such as the gin-gang, the deterioration of the earlier structures on the site and the dilution of the character of the complex through the construction of large scale modern sheds and outbuildings muddling the plan form of the original farm group.

Key buildings such as the piggery and the small outbuildings to the south of the site are at risk as their defining features do not always accommodate modern uses easily and alterations or removal of the buildings can compromise their significance. Notwithstanding this the re-use of these smaller structures within the scheme can help inform the scope of the farmstead and underline the significance of both individual buildings and of the group as a whole.

- 6.4. Overall the site at Faceby Lodge Farm has a moderate degree of local significance derived from its use of local materials, its place in the landscape and its early 19th century origins with limited alterations. Its significance is compromised by the loss of some key buildings, the removal of most of the interior fittings and the overlaying of modern lower quality farm buildings. The abandonment and subsequent deterioration has also diminished its importance. It is important that within any development the agricultural character of the site and its setting is retained or the significance of the complex will be further compromised, however the removal of modern structures and the securing and repair of the older buildings as part of a viable long term use may enhance the legibility of the site and retain its significance in the landscape.

The Proposed Works.

- 7.1. Faceby Lodge Farm has been substantially disused for many years and has been identified as suitable for development as it no longer meets the needs of modern agriculture. A previous scheme had been tabled with the National Park Authority but met with some objection as a result of which it was not progressed to an approval. Issues have been identified and a revised scheme has been developed by SPA Architects to address the problems identified by NYMNP Planning Department. This current proposal seeks to redevelop the farm buildings to create six dwellings in the main block of structures, one in the piggery and three in the stables. A new access to the site from the end of the drive is to be formed running around the outer boundary on the north and east of the property. The proposed parking provision has been substantially reduced in impact whilst retaining an appropriate level of provision for the dwellings and a new garage block is proposed for house 10 on the site of the modern sheds.
- 7.2. The main granary building is proposed to house two, four bedroom dwellings in the principal frontage building each of two storeys and with a central access to a courtyard between them through the existing doorway. From the courtyard three dwellings will gain access, one being a larger four bedroom unit and two having two bedrooms. All proposed bedrooms are in the roof space and lit by roof lights. This first courtyard is formed from just under half of the space occupied by the shelter shed, at which point a new structure is to divide the space in half and form the rear wall of the main large dwelling within this unit, dwelling 10. This dwelling will occupy the remainder of the two wings and the new crossing building and will take in the remainder of the courtyard for private use. The property will have six bedrooms five of which will be en-suite and an extensive range of reception rooms including a snug, two lounges and garden room, gym and dining room. The small double stable on the south gable will be retained as a boot room, pantry and entrance lobby.
- 7.3. The stables are to form three two bedroom dwellings, one from the narrower wing and including a short section of the main stable building and the other two occupying the equally divided main building. These dwellings will all be single storey only. The stone piggery will provide the final two bedroom dwelling with minimum intervention to its existing openings.
- 7.4. The proposal does include the formation of a limited number of new openings in each of the buildings although where possible existing openings are used either in their existing use or modified to provide doorways or revised windows.
- 7.5. The revised proposal subject to this application reduces the number of new openings proposed in the buildings, provides a greater range of unit sizes within the development, reduces the impact of the proposed parking in the wider landscape whilst retaining an appropriate number of parking spaces and removes the modern buildings from the setting of the historic farmstead.

Analysis – The Impact on the Asset

- 8.1. The impact of the proposal should be considered with regard to a number of aspects, the visual impact within the wider landscape, the impact on the character and appearance of the buildings themselves the physical impact on the structures and the effect on the historic legibility of the site. It will also be relevant to consider any effects on local and nearby identified heritage assets.
- 8.2. This area of the Cleveland Hills landscape takes in a wide vista reaching to the north, the east and west with the mass of the North York Moors rising almost directly behind Faceby to the south. Public thoroughfares are a distance from the farm and the buildings therefore tend to be seen as incidental structures of relatively little presence within a larger landscape. This is mitigated by the slightly elevated position of the farm above the surrounding fields but Faceby Lodge Farm is not a key element in its surroundings and has much in common with several other farm groups. At present there is an air of dereliction about the site and a clear indication of visually negative modern structures dominating views of the farm from the north. Most of the older traditional buildings which create a more generally accepted attractive quality lie within the core of the group and are not seen in distant views. The proposal to remove the modern elements of the farmstead will address this shortcoming and will make a positive contribution to the visual presence and historic appearance of the farm group within the wider landscape.
- 8.3. The visual impact on the retained buildings will be more significant. The removal of the modern accretions and lesser quality structures will clarify the remains of the Victorian farmstead and highlight modern physical interventions into the structures. This will be a positive benefit to the appearance of the farmstead and the historic character of the site. It will however provide a starting point for the residential conversion of the buildings and it is critical that these are undertaken with due regard to their historic setting. The proposal retains and reinstates slate roofs across much of the site without the excessive use of roof lights and new dormers. This is a positive intervention, recreating the qualities of the roof-scape in an appropriate form.
- 8.4. The additional windows required for domestic living can be largely accommodated on the internal faces of the courtyards and this will reduce the visual impact of new windows when viewed from immediately outside the site. The revised scheme has gone further to reduce the number of new openings required to form dwellings, however within the courtyard there would be little doubt that the domestic conversion had been undertaken and the character and impact of this modest space is likely to be rather more domestic than the outer areas. It is important however to ensure that the agricultural character of the complex is maintained for the external areas and more public faces of the building and this has largely been successfully achieved in the revised scheme. In this regard the earlier proposal for a first floor balcony to the southern gable of the eastern wing of the main block is unfortunate with regard to the historic character and visual qualities of the wider site.

- 8.5. A proliferation of windows has largely been avoided but the previous treatment of the piggery proposed a significant impact on this small simple building. The revised scheme presented here is a much more sympathetic treatment, retaining the orientation of the building and much of its original character through the re-use of existing openings to serve the proposed dwelling. The scale of openings remains domestic and appropriate to the building and the treatment reflects the original purpose of the building. The revised treatment of the stables building is similarly successful as it introduces a minimum number of windows to the blank elevation on the north and respects the large openings to the south elevation and the east wing interpreting them with modern infill panels to replace the poor quality late 20th century insertions.
- 8.6. In terms of the landscaping proposal it was considered a negative impact to create a covered parking area on the site of the Dutch barns. This area is prominent in views through the landscape and stands directly in front of the development and as such needed a low key minimal impact approach to providing the minimum required parking for the dwellings. The revised scheme removes the prominent pergolas and unnecessary boundary treatments instead providing car parking along the access road and screening it with hedging and fencing more appropriate to its countryside setting. The new driveway around the outer edge of the site has similarly been reduced in impact by the restriction to the number of dwellings it serves and by minimising the features that define it, screening it instead with a simple hedge to avoid over domesticating the setting of the buildings. The revisions to the scheme are now considered largely successful in landscape and heritage terms.
- 8.7. In assessing the physical impact the proposals have on the buildings it must be accepted that they are currently in poor condition and have few, if any relevant features of historic note present internally. There are a couple of items of interest in the main granary building in the form of the line shaft and the electric control board although both are in poor condition, the control board being significantly dismantled and almost illegible out of context. The internal spaces are generous in most areas, requiring little to convert them to dwellings beyond replacing floors and lining walls for insulation purposes. The detailed proposal does include the removal of several elements to make a more convenient modern layout however this should be resisted to avoid unnecessary interventions where an adaption of the proposed layout could create a less conventional space of more interest and character. The revised scheme proposes fewer interventions to create additional windows and such issues are now limited for the most part, maintaining the physical fabric intact and retaining more of the agricultural character of the complex.
- 8.8. The loss of the central roof to the stock yard is of limited historic impact as the roof, although not conventional by today's standards, is not a rare item and is not of notable quality. Similarly it is expected that the matching adjoining roof over the western wing will need to be replaced as it too is in poor condition and is unlikely to lend itself to the creation of upper floors in the roof space. The revised scheme for the piggery is a significant improvement for that single building and on the wider development as a whole. The

building will retain its solid traditional appearance and modest domestic scaled openings and the scope for the retention of key important features such as the ridge ventilation and horizontally proportioned windows is welcomed. The proposal for the alternative location for the garages to unit 10 is uncontentious in that it stands on a previously developed part of the site which it has always been the intention to clear and which is positioned away from key views and well screened by existing trees and hedgerow planting.

- 8.9. At present the farm presents a disjointed array of buildings of various dates and in various conditions. The jumbled materials and forms do not give a clear indication of the phases of development of the buildings or the historic importance of any particular aspect. The removal of the modern interventions may be seen as a retrograde step as it does delete a whole phase of the farm's development however it will allow a clearer impression of the historic buildings to be gained which is considered to be a positive impact in the historic context. This needs to be balanced against the requirements for alterations most notably the insertion of a linking cross wing within the open stock yard. The revised scheme proposes to sensitively introduce these elements in a manner which defines them as modern alterations to avoid confusion in the historic legibility and evolution of the site.
- 8.10. Finally the impact on the nearby designated heritage assets of Faceby Manor and Faceby Manor Lodge Cottage need to be considered. Although historically both of these buildings were functionally related to the farm this relationship has been lost and they are now rather dissociated with the proposed development site. The lodge cottage has no relationship to the development site either physically or functionally now, the separation of the farm from the larger house and the realignment of the road severing all links. Visually the two sites do not relate together and it is considered that no impact on the listed lodge cottage will result from the proposal. Similarly the relationship between the farmstead and the main house has become less clear over time and is now rather tenuous. Although historically connected this relationship declined in the early years of the 20th century with the construction of the new farmhouse. Ownership appears to have become separated around this time and the garden which filled the space between the farm buildings and the main house was abandoned as the use of the farm buildings decreased. With the redundancy of much of the farm the garden became a wilderness which has allowed substantial shrubs and trees to close the visual link between the development site and the house. As the garden does not lie within the development site and appears to be in different ownership the separation of the two areas cannot be controlled at this stage and the visual barrier of the garden area provides a break ensuring that the proposal will have very little impact on the visual and historic character of Faceby Manor.

Conclusion.

- 9.1 Faceby Lodge Farm is an established steading around 200 years old, during which time it has been subject to a large number of changes and alterations, however key buildings have remained to inform the earlier history of the site. These buildings form the core of the proposed conversion which will continue to develop the history of the site through a new revised use. Later 20th century additions significantly changed the character, appearance and visual quality of the farmstead, not for the better. Whilst these buildings may have been more useable and practical from an operational viewpoint they have not stood the test of time and are now the least sound of structures on the site. The proposal seeks to remove these, essentially returning the farmstead to a much smaller building group with a more traditional character which better reflects the local vernacular style of North Yorkshire and the Cleveland Hills.
- 9.2 At present the complex is mostly disused or in low level storage or stables use, the remaining buildings being either unsuitable in size or access terms for current farming practice or being in very poor condition and incapable of use. The stables building is largely disused due to its poor condition, the Dutch barns are used for low level hay storage and ad hoc stabling of horses and the remainder of the complex is vacant. To bring the significant buildings back into a functional and viable use will require a significant investment and to be financially viable the best use will be for domestic dwellings. The proposal could provide a secure future for the key buildings of heritage merit and the revised scheme presented aims to achieve this without unduly compromising the character and visual quality of the farm group.

Appendices.

Appendix 1 Building Identification Plan.



Appendix 2 Listed Building designations (Summary).

Faceby Manor, The Cottage West View

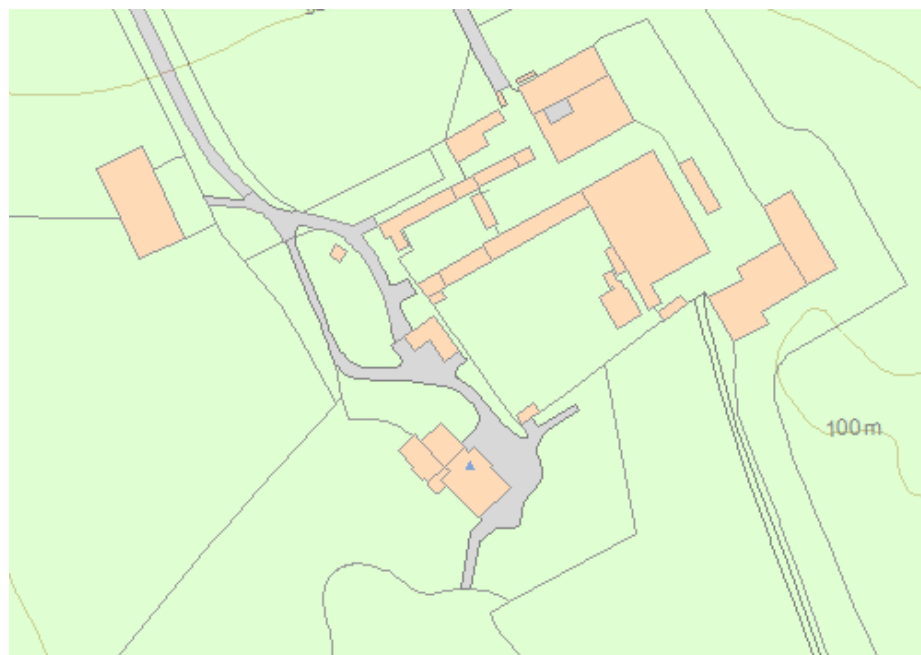
Heritage Category: Listed Building

Grade: II

List Entry Number: 1315223

Date first listed: 08-May-1989

Statutory Address: FACEBY MANOR, THE COTTAGE WEST VIEW, A172



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County: North Yorkshire

District: Hambleton (District Authority)

Parish: Faceby

National Park: NORTH YORK MOORS

National Grid Reference: NZ 49625 03952

FACEBY A172 NZ 40 SE (south side, off) 9/23 Faceby Manor, The Cottage and West View - II House now divided into 2 dwellings, and cottage attached. Early C19 enlarged and remodelled in 1895. Stone, now rendered. Lakeland slate roof, stone chimneys. Plan: villa lengthened to rear with cottage attached at end, forming irregular L. Main south front 2 storeys, 3 windows, large proportions. Central pedimented Ionic porch, distyle in antis, now partly glazed. Plain sash windows in raised surrounds. First-floor cill band; stone modillion eaves cornice. Hipped roof with 2 corniced chimneys. Slightly-irregular 5-bay returns with projecting bays and similar sash windows, some in architraves. Cottage attached to left rear of lower roofline but otherwise similar. Interior: good quality woodwork and hardware; 6-panel doors; open-well staircase with turned balusters and carved balustrade on landing.

GARDEN WALL TO EAST OF FACEBY MANOR

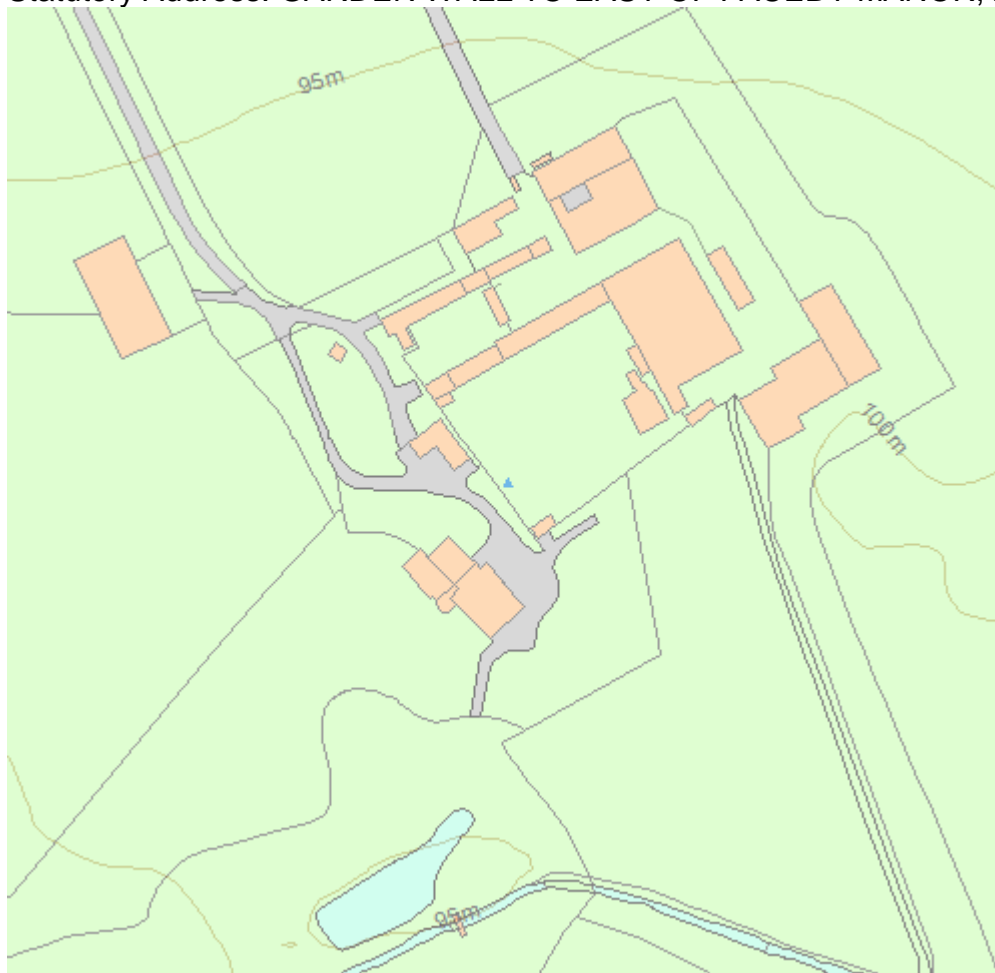
Heritage Category: Listed Building

Grade: II

List Entry Number: 1188913

Date first listed: 08-May-1989

Statutory Address: GARDEN WALL TO EAST OF FACEBY MANOR, A172



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County: North Yorkshire

District: Hambleton (District Authority)

Parish: Faceby

National Park: NORTH YORK MOORS

National Grid Reference: NZ 49634 03985

FACEBY A172 NZ 40 SE (south side, off) 9/24 Garden wall to east of Faceby Manor GV II Wall, late C18 or early C19. Red brick in English garden wall bond. Stone plinth and ramped stone coping. Wall divides garden from farm premises. In north part a doorway with round gauged-brick arch and one sloped buttress. Included for group value.

FACEBY MANOR LODGE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1150673

Date first listed: 08-May-1989

Statutory Address: FACEBY MANOR LODGE, A172



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County: North Yorkshire

District: Hambleton (District Authority)

Parish: Faceby

National Park: NORTH YORK MOORS

National Grid Reference: NZ 49282 04408

FACEBY A172 NZ 40 SE (north side) 9/25 Faceby Manor Lodge - II Lodge cottage, c,1900. Pebble-dashed walls with ashlar quoins and dressings. Graduated green slate roof. One storey, 2 bays. Central 6-panel door in rusticated architrave flanked by two sash windows with glazing bars in raised surrounds. Hipped roof with corniced central stack.