

bramhall blenkham The Maltings Malton North Yorkshire YO17 7DP

The Newgate Estate

Highdales, Hackness, Scarborough
YO13 0JU

Design & Access Statement

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- 6 Flood Risk Assessment
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1.0 Introduction

This document accompanies an application for planning permission for alterations and additions to the existing Newgate Farmhouse and its adjacent outbuildings, including: demolition of a two-storey rear extension and replacement with a new single-storey extension; construction of a new single-storey side extension; construction of a new single-storey glazed link building connecting the house to the existing outbuildings behind; conversion of existing single-storey outbuildings into storage spaces, workshop and garaging; conversion of an existing two-storey barn into a residential annexe; construction of a new single-storey detached barn / outbuilding; re-landscaping of existing external areas and courtyard; and formation of a new lake to the south of the existing house.

The property is located to the north-west of Hackness village at the end of the road to Low Dales and High Dales. The property sits alone on the valley floor, adjacent Highdales Beck, which runs down the valley, gently falling away to the south. The land forming the valley sides rises up to the west, north and east of the house.



Site Location Plan (not to scale)



Extract from Google Maps (not to scale)

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2.0 Site Existing

Extracts from historic OS maps show that the Newgate Farm buildings were in evidence before the first edition Ordnance Survey of 1854. The 1854 OS map shows some additional buildings to the east of the main house, which are not present on the 1894 map. The 1894, 1914 and 1930 OS maps show additional buildings to the south west of the main house, which are no longer present. Clearly there have been a number of alterations to the configuration of the buildings on the site over its history.



Extract from 1854 OS



Extract from 1894 OS



Extract from 1914 OS



Extract from 1930 OS

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2.1 Existing House

The existing farmhouse at Newgate Farm is a four-square house of generous proportion constructed in coursed sandstone under a slate roof. There are sandstone heads and cills to all windows and sandstone quoins to door and window reveals and external corners. The house sits on a 'plinth' with its ground floor being around 1 metre higher than the external ground level at the front elevation with 5 steps up to the front door. The house presents a formal symmetrical front elevation with central front door with fanlight over.

The house features raised gables with stone water tabling and shaped stone kneelers. There are central chimney stacks to both gables, although these appear to have been partially demolished at some point in the past to reduce their height. This is likely related to the addition of tie rods through the attic spaces, tying the gables together, indicating a past issue with the building's gables spreading, exacerbated by the weight of the chimney stacks.



West elevation of existing house



Front (south) elevation of existing house



Front (south) elevation of existing house



East elevation of existing house

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The existing house has at some point been extended to the rear. The OS maps indicate an addition to the rear of the main building from the 1914 OS map onwards. The extension forms a catslide from the roof of the main house, again with raised verges with stone water tabling and kneelers.

The house is generally in a poor state of repair, having been unoccupied for a number of years and is in need of extensive renovation.



East elevation of existing house



Rear (north) elevation of existing house



West elevation of existing house



Entrance hall



Bathroom



Bedroom



Attic room (note tie rod)

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2.2 Existing Outbuildings

The existing outbuildings sit to the north and west of the farmhouse, forming an L-shape. The whole range is constructed from coursed sandstone under pantile roofs. The buildings generally have raised gables with stone water tabling and there are sandstone quoins to external corners as well as door and window reveals. Door and window openings generally have stone heads and cills. The northern range (running west-east) comprises a two-storey barn at its western end with attached single-storey range running eastwards from this. There is a single-storey lean-to building against the western gable of the northern range, which appears to be a later addition and is generally in poor condition. The single-storey range has two brick chimney stacks which are again in poor condition.

The western range (running north-south) is attached to the two-storey barn at its northern end and runs south as a further single-storey range. There is a single-storey lean-to building against the southern gable. The outbuildings are subdivided into a number of smaller rooms with a variety of door and window openings.



South elevation of northern range
(rear of existing house to right of image)



North elevation of northern range



North elevation of northern range
(rear of existing house behind)



South elevation of two-storey barn and
east elevation of western range

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3.0 Site Proposed

The applicants have purchased the property with the intention of turning it into their family home. Clearly the existing house and outbuildings are generally in a poor state of repair and are not in habitable condition, but offer great potential to be restored and sympathetically altered to provide a contemporary family dwelling.

By way of an overview, the proposals comprise:

- Demolition of existing two-storey rear extension to farmhouse
- Addition of new single-storey rear extension to farmhouse with glazed link building to outbuildings behind
- Addition of new single-storey side extension to eastern gable of farmhouse
- Addition of new stone entrance door surround to existing front door
- General repair and renovation of farmhouse including rebuilding of gable chimney stacks to original height
- Conversion of existing two-storey barn into self-contained annexes at ground floor and first floor
- Demolition of existing single-storey lean-to at eastern end of northern range of outbuildings
- Addition of new single-storey extension at eastern end of northern range of outbuildings
- Conversion of central section of existing western range of outbuildings to garages including forming new vehicular openings in west elevation
- General repair and renovation of outbuildings
- Creation of courtyard garden in existing curtyard to west of farmhouse
- Creation of new pond to south of existing farmhouse and outbuildings
- Restoration of existing watercourse (Highdales Beck) adjacent buildings and installation of water source heat pump

One of the key elements of the brief from our client was to connect the existing range of outbuildings to the house, with the intention of forming annexe accommodation for other family members within the two-storey barn in the north west corner of the site. This would also then allow for some of the space at the eastern end of the northern range of outbuildings to become ancillary accommodation connected to the main house.

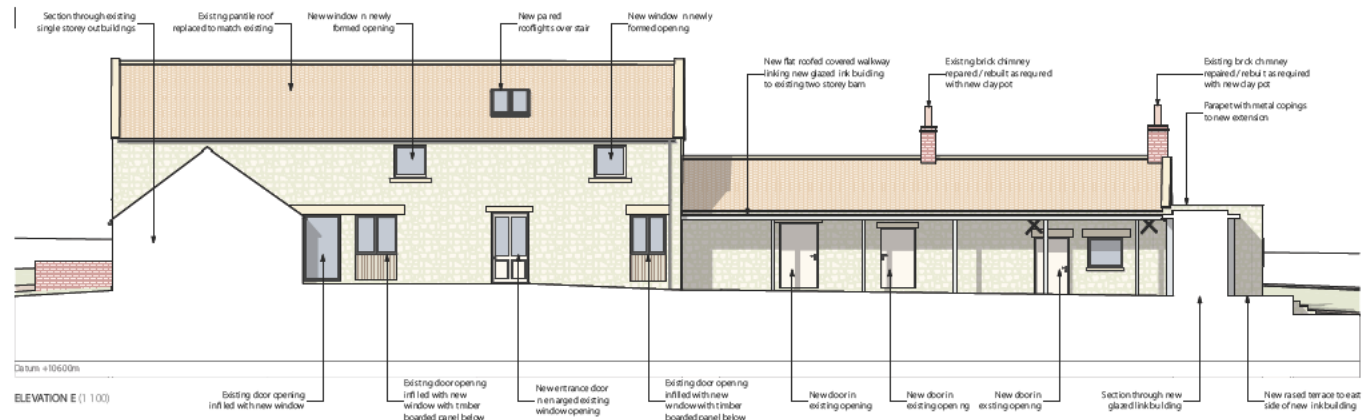
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3.2 Proposed Outbuildings

As with the main house, the existing outbuildings will be renovated under the proposals, with repairs to the building fabric as required. It is proposed that the two-storey barn at the north-west corner of the site be converted into two self-contained annexes (one each at ground and first floor), providing separate accommodation for family members. The conversion proposals have focused on the re-use of existing openings as far as possible, but would necessitate the creation of some new openings to provide natural light to the new internal spaces. New large windows to the north and west elevations at first floor have been given a contemporary treatment as metal-clad projecting oriel windows. This clearly identifies these as new additions to the building, and provides a visual connection in terms of form and materiality with the treatment of the new extensions to the main house.

It is proposed that the existing lean-to at the eastern end of the northern range of outbuildings be demolished and replaced with a new extension building on the same footprint. The walls of the new extension form a parapet around the roof, which reflects the treatment of the new extension to the rear of the main house. It is felt that this provides a stronger relationship with the new glazed link building, now 'book-ended' by two similar forms.

A new canopy structure is proposed to the south elevation of the northern range of outbuildings, providing a covered external walkway from the new link building at its eastern end, to the two-storey barn at its western end. This also provides covered external access to the other rooms of the northern range. A new entrance door in the eastern gable of the existing barn provides direct access into the building from the covered walkway.



Proposed south elevation of northern range of outbuildings

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It is proposed to convert the southern end of the western range of outbuildings into garaging, which will be accessed from the west. This allows the existing courtyard, enclosed by the existing buildings to the north, west and east and by the existing boundary wall to the south, to be kept free of vehicles and be used as south-facing outside living space that can be enjoyed by all of the proposed accommodation.

In order to achieve this, three new garage openings are proposed in the west elevation of the western range. It also proposed that a new covered passageway is formed through the western range, allowing easy access through the buildings from the western area of the site through into the courtyard and on to the main house to the east. Through the creation of new openings, access is proposed into the store and garages from this covered passageway.



Proposed west elevation of western range of outbuildings

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4.0 Pre-application Enquiry

We have previously submitted a pre-application enquiry for the proposals (ref. NYM\2018\ENQ\14459). The response to this from Jill Bastow suggested that a side extension to the existing house with a contemporary treatment may be acceptable, although concern was expressed over the frontage and gable width of that proposed originally. As such, we have significantly reduced both the frontage and gable widths of the side extension under the current proposals compared with the original sketch submitted with the pre-application enquiry.

We originally indicated basement accommodation beneath the proposed side extension on the initial sketch, but the response was that this would be considered detrimental to the appearance of the existing property. We have therefore removed the basement accommodation from the current proposals.

4.1 National Planning Policy Framework (NPPF)

Paragraphs 117 and 118 of the NPPF emphasise the need to make as much use as possible of previously developed 'brownfield' land and support the development of under-utilised land and buildings. The buildings of the existing property can be considered under-utilised due to their current dilapidated nature and the fact that they have been uninhabited for a number of years. The proposals seek to bring currently unused building back into use.

Paragraph 122 of the NPPF states that planning decisions should support development that makes efficient use of land, taking into account the desirability to maintain an area's prevailing character and setting. It is felt that the proposals here maintain the prevailing character and setting of the existing property, whilst making efficient use of the existing site.

Paragraph 170 of the NPPF indicates the importance of remediating degraded and derelict land, where appropriate. It is considered that the the current proposals reflect the appropriate re-use of degraded existing buildings, which would involve the repair and restoration of the existing building fabric and thereby enhance the local environment.

4.2 North York Moors National Park Authority Local Development Framework, Core Strategy and Development Policies Document (CSDP)

The proposals have been designed to accord with **Development Policy 3** of the CSDP, with existing spaces between buildings being maintained and views into and out of the site thereby preserved. The existing courtyard and the relationship between the main house and the L-shaped outbuildings is considered important in this regard, and it is felt that this is strengthened under the proposals through appropriate landscaping of the courtyard, providing further definition of this space. The design of the extension has taken influence in terms of form and materiality from the existing house, resulting in a comfortable and

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sympathetic relationship between the two.

The conversion of the existing two-storey barn in the north west corner of the site is considered to be in accordance with **Development Policy 8** of the CSDP, being a residential annexe to an adjacent existing dwelling. The building is of sufficient size to be capable of conversion for the intended use without the need for extension. Existing external features are proposed to be retained, including original openings (some partially infilled with timber boarding) and roofing materials. The building is within the immediate curtilage of the main dwelling and will be occupied by family members.

Development Policy 19 of the CSDP makes provision for extensions to existing dwellings, but highlights that such proposals will only be supported where the scale, height, form, position and design do not detract from the character, form or setting of the original dwelling. The proposed side extension has been designed to be narrower in both frontage and gable width than the original dwelling, as well as only being single-storey height. The rear extension replaces the existing rear extension (albeit with a slightly larger footprint), with a lower overall height than the existing. As such, it is considered that both remain subservient to the original house, respecting its scale, form and character and allowing clear distinction between the original building and the new extensions.

Access / Flood Risk Assessment

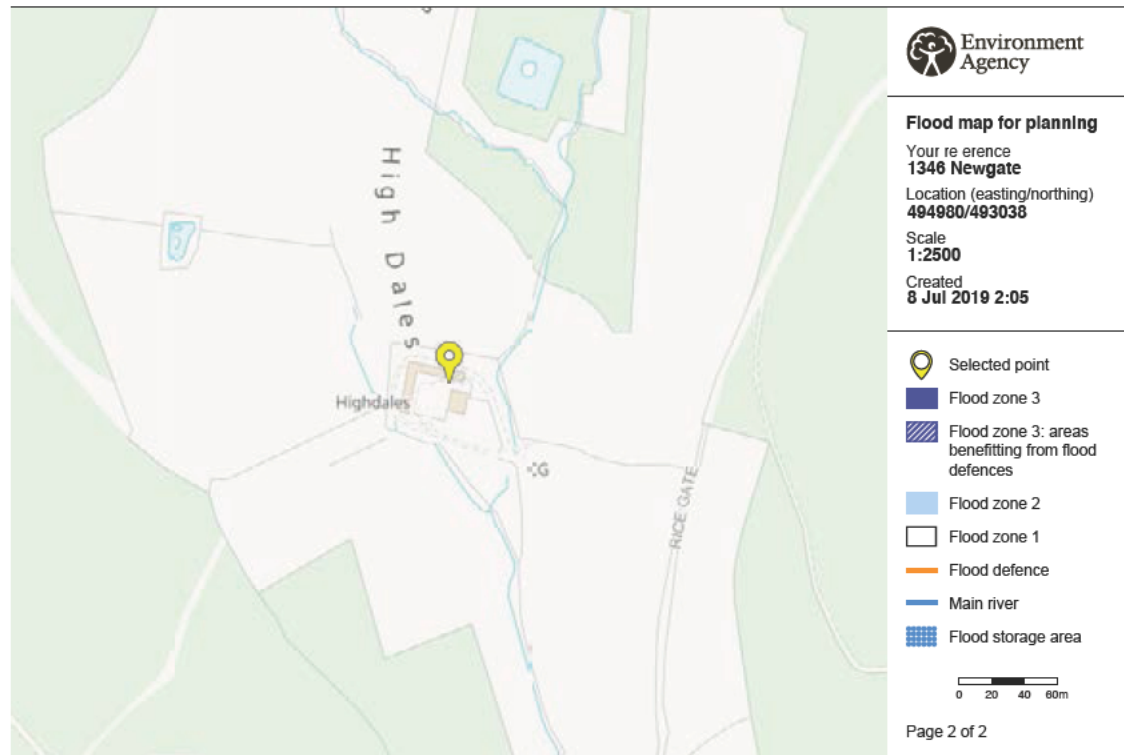
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5.0 Access & Accessibility

This is a sloping site with changes in level both around and within the existing buildings. The extensions to the property have been designed to be consistent with existing adjacent floor levels, keeping changes in levels to a minimum. The requirements of Part M of the Building Regulations (*Access to and Use of Buildings*) will be met as a minimum standard.

6.0 Flood Risk Assessment

From information available on the Environment Agency website, it has been determined that the property falls outside the area prone to significant flood risk, as demonstrated below on the Environment Agency flood risk map.

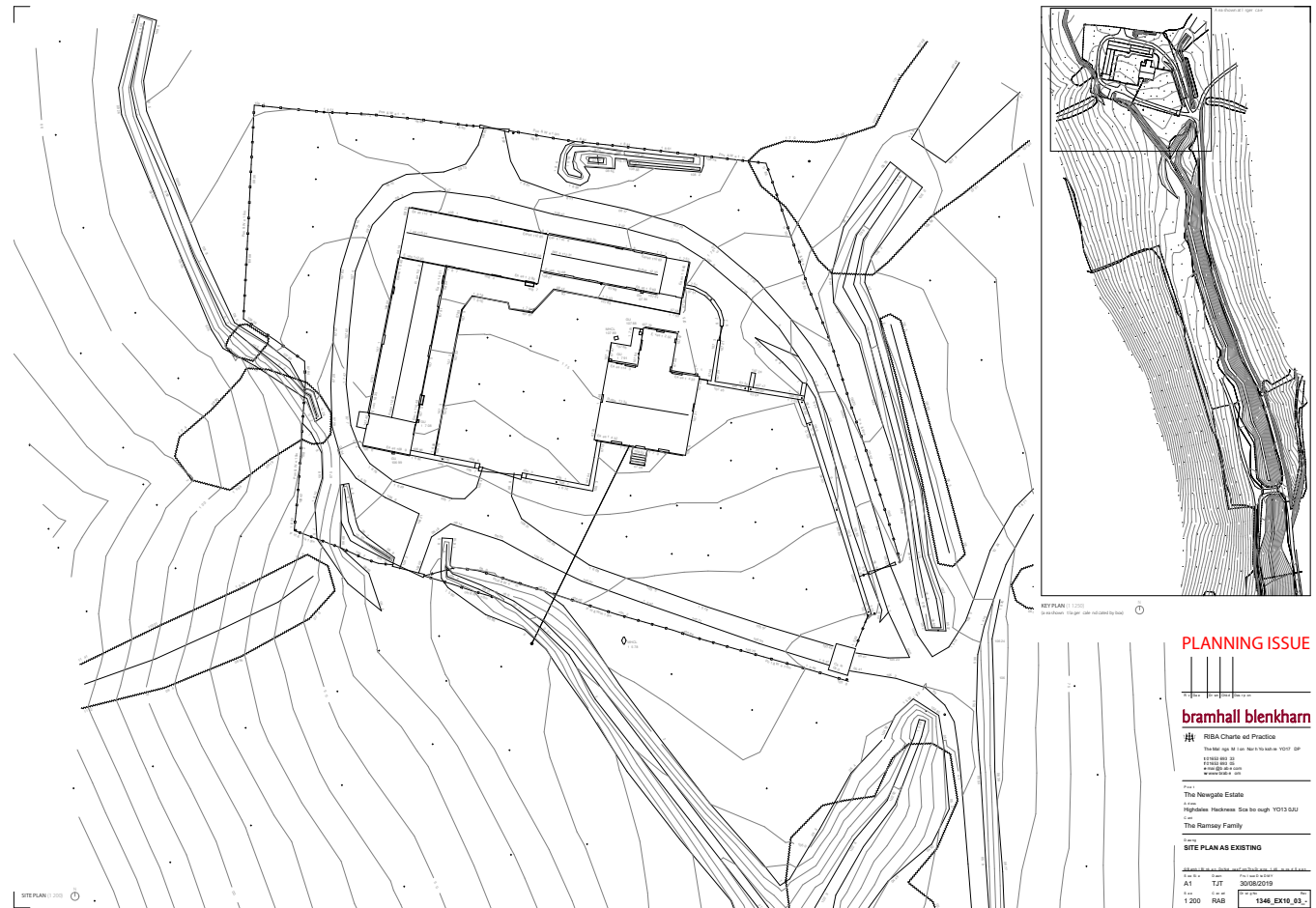


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Flood risk map extract from Environment Agency website

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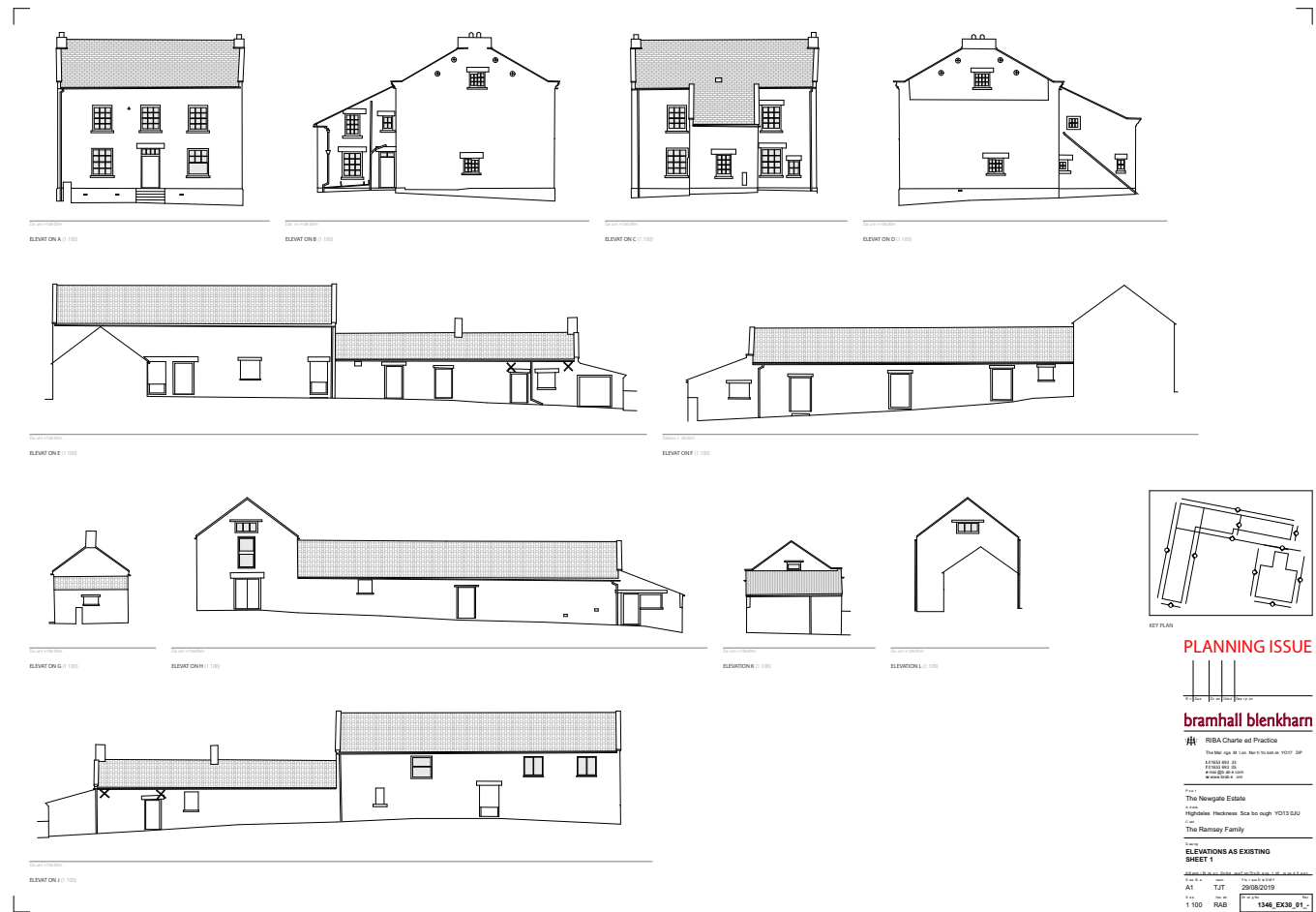
7.0 Scheme Drawings



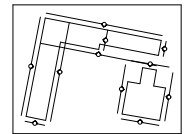
Existing site plan

Scheme Drawings

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Existing building elevations



PLANNING ISSUE



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RIBA Chartered Practice

The Newgate Estate

Highgate, Hackney, Greater London E8 3JG

The Ramsay Family

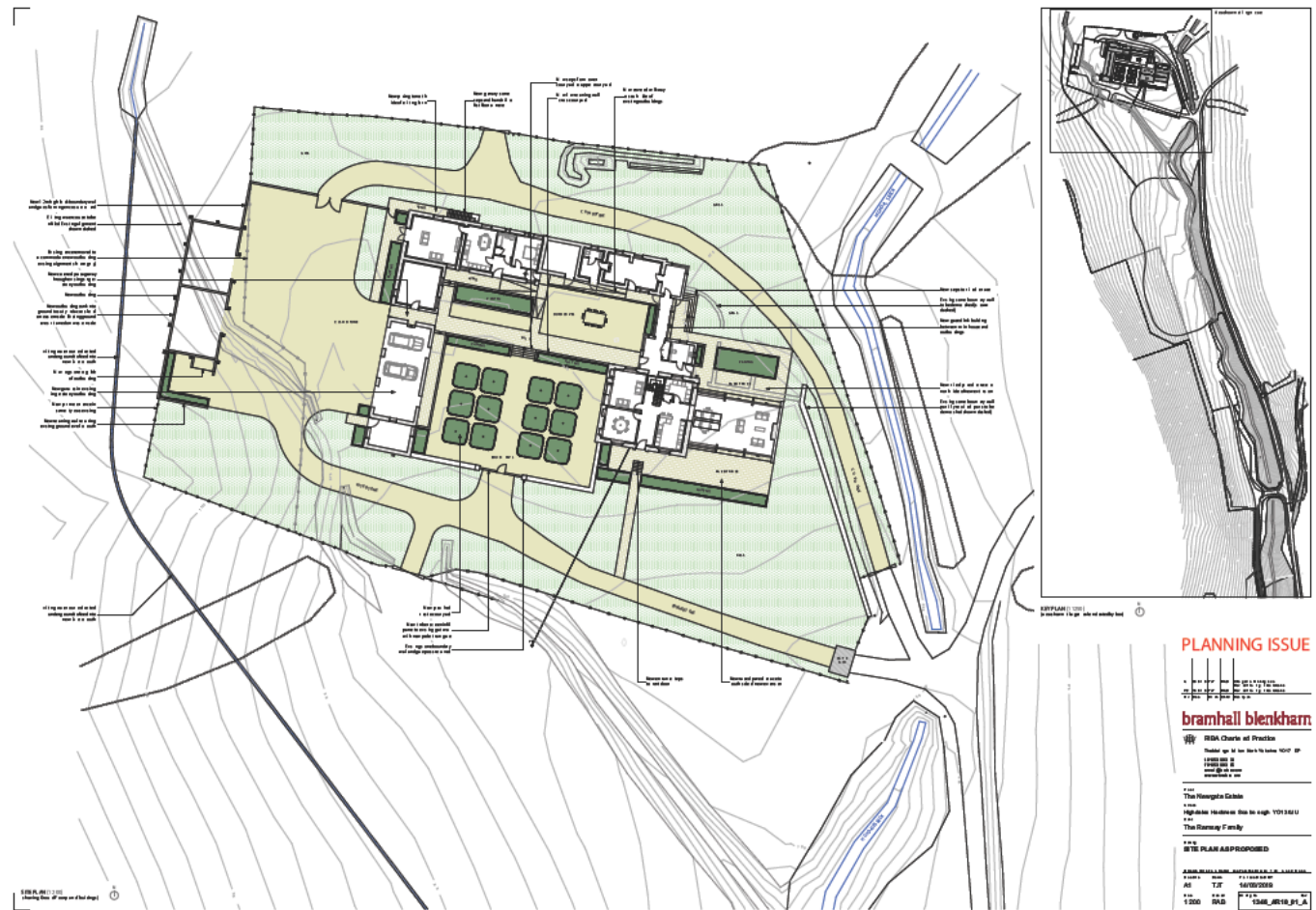
ELEVATIONS AS EXISTING

SHEET 1

AT TJT 20/05/2019

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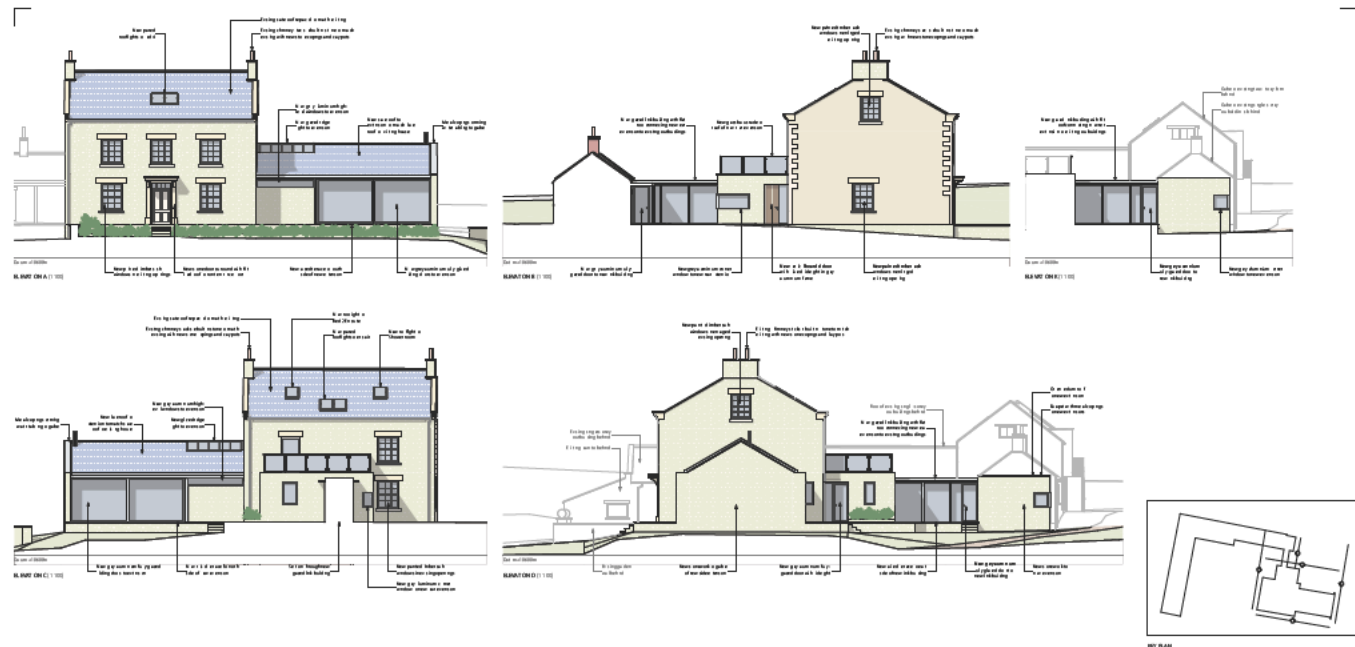
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Proposed site plan

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Proposed elevations (house)

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bramhall blenham

1248 Church of Frodo

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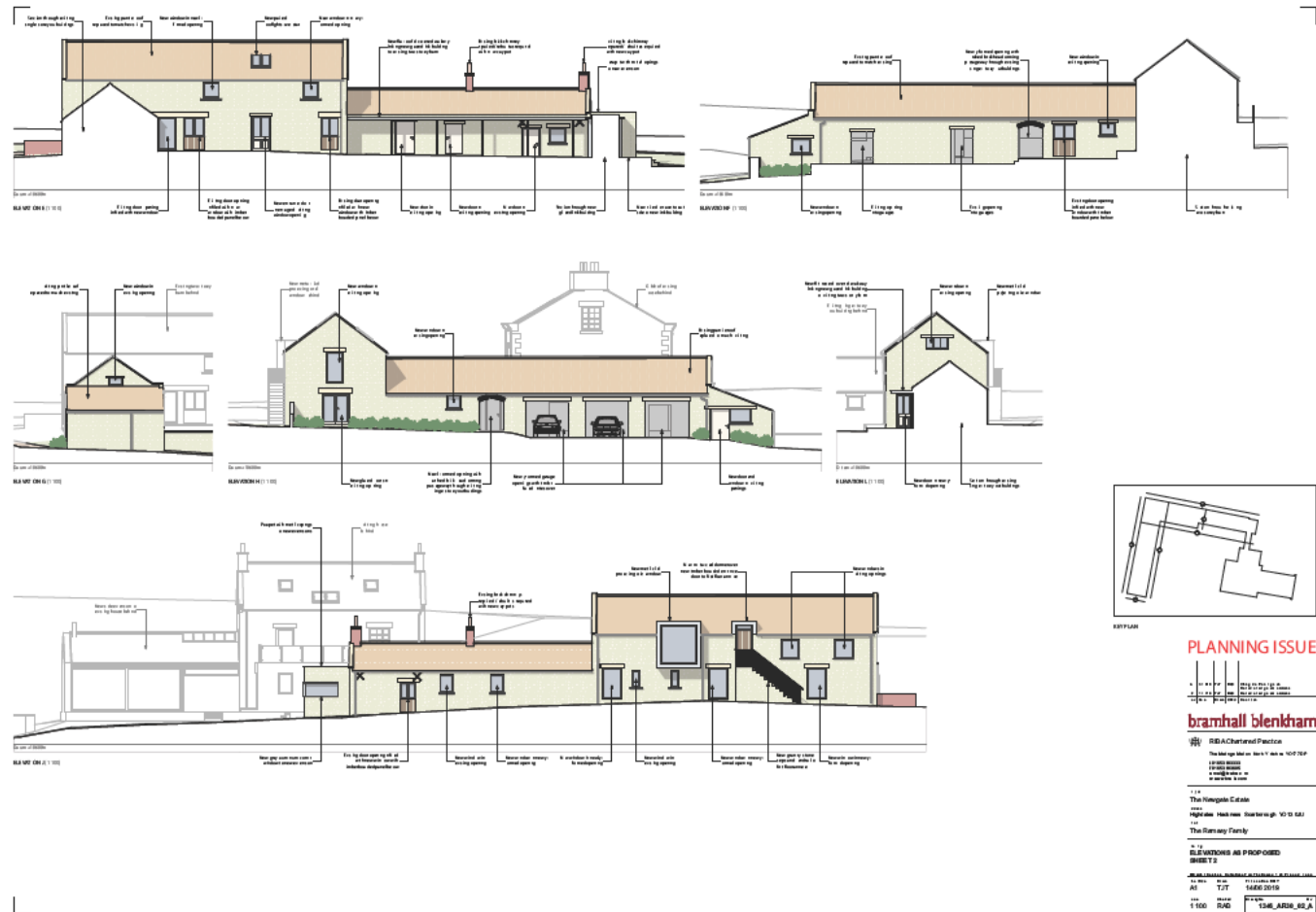
1248 Church of Frodo

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Proposed elevations (outbuildings)