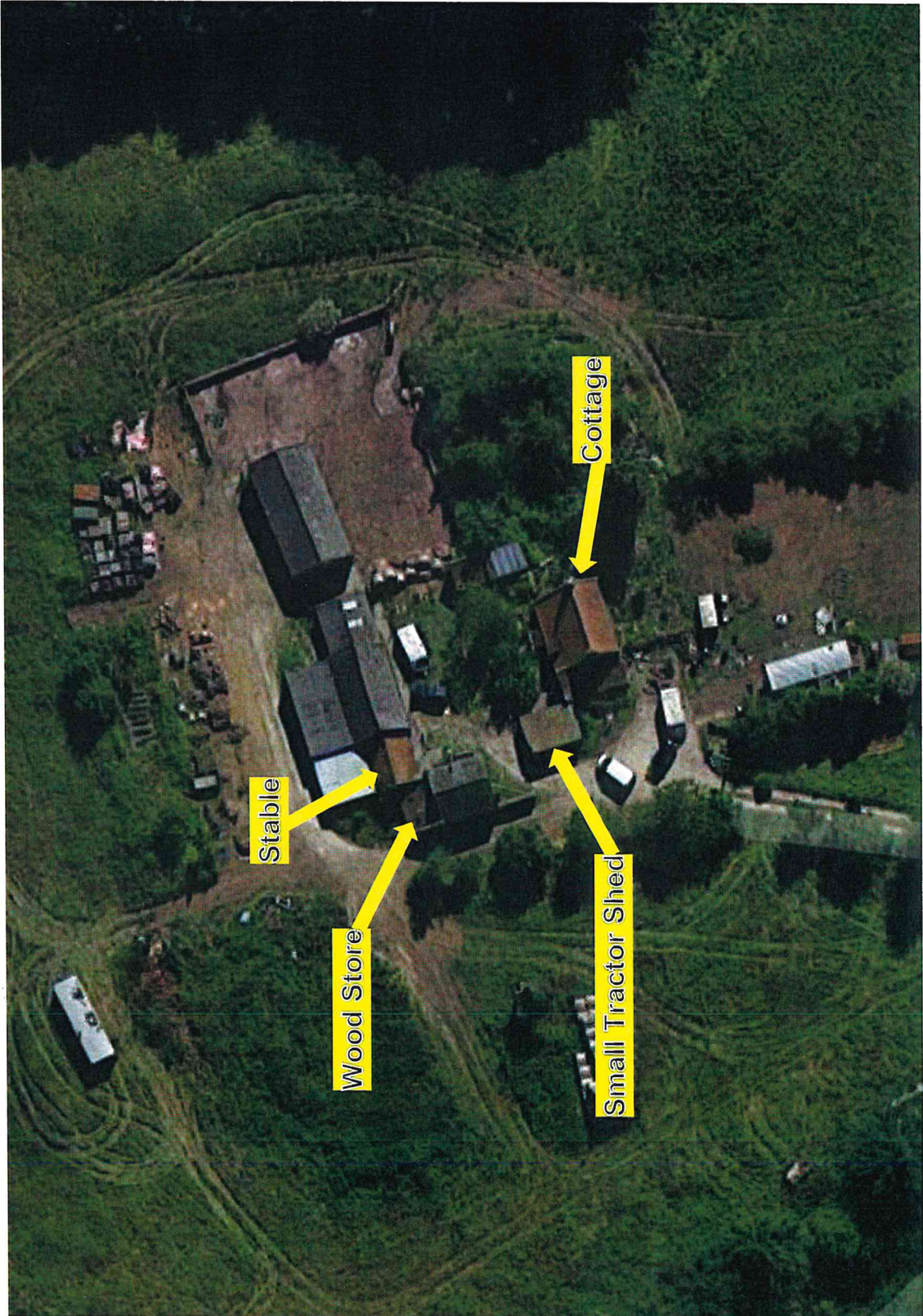


NYMNP  
12 DEC 2019





Design Access/ Heritage Statement  
Mount Misery Farm  
Hackness



This design and access statement is produced to show the intention to sympathetically maintenance of farm cottage and associated buildings.

There are no plans to carry out any work to the access to the building or the surrounding land so statement will not comment on changes to any access to or from the farm.

The following list of proposed works was agreed with the tenant to be completed as part of Forestry England's responsibility as a landlord to maintain the property to a wind and weathertight condition with the intent to maintain the characteristics of the buildings as a Grade II listed building.

Item

1. The Replacement of Existing Plastic Rainwater Goods.  
This work is intended to separate the surface water and the foul water and to divert the surface water from the back to the front and into a soakaway to the front of the building. The intention is to maintain the current location of the rainwater goods with the exception of including a fall pipe and a gully to the front of the garage. It was decided to install cast iron guttering as this would be in keeping with the age of the building cosmetically and would provide a longer lasting solution.
2. Replace Existing Rear Dormer.  
The existing Dormer has failed and is allowing water ingress causing further damage to the building. The intention is to replace the dormer like for like. The window is to be replaced to the same design but with double glazed units to help increase the thermal comfort for the occupant.
3. Replace Damaged and Missing Chimney Pot.  
One chimney pot to the left hand stack is cracking and requires replacement and there appears to be a chimney pot missing to the right hand stack. The intention is to replace the chimney pot to the left hand stack with a role topped pot in keeping with the building. Once the scaffold has been erected we will investigate the right hand stack with the intention of installing a role topped pot as the left hand stack if required.
4. Replace existing Kitchen Window  
The existing kitchen window has detreated due to rot and is beyond economic repair. The intention is to replace the existing window with a matching the current style but with double glazed units to improve the thermal comfort for the occupant.
5. Re-felt Roof to Rear Porch  
The existing roof covering to the rear porch has failed. The intention is to replace the existing felt covering with new felt with the intention of prolonging the life of the porch.
6. Renew Roof to Small Tractor Shed Roof  
The roof shows deflection and requires repair before further damage results due to neglect. The intention is to replace defective or damaged timbers to the roof and install new corrugated steel sheet. Also the batten door to the shed has deteriorated to the point it requires complete replacement. The intention is to replace like for like.

7. Stable Roof

The stable roof has a number of defective timbers and damaged roof tiles. The intention is to replace any damaged timbers to the roof structure, repair damaged stonework and to reinstall existing tiles where possible and to renew as necessary with matching tiles.

8. Wood Store Roof

The roof structure is showing signs of decay and has a corrugated steel roof covering. The intention is to repair and replace any defective timbers and install a pan tile roof covering with rainwater goods to prolong the life of the building.






Heritage Statement

| Significance of Asset  | Proposed Works  | Impact On Asset   | Minimised Impact   |
|--|---|---|--|
| <p>Farmhouse. Late C18. Dressed sandstone with pantile roof and brick stacks. Central-entry plan with outshut. 2-storey, 2-window front with single- storey lean-to outbuilding to left. Central board door with inserted light. 2-light, 12-pane horizontal sliding sashes with painted stone sills. Painted tripartite lintels to all openings. Coped gables and shaped kneelers. (Listing Historic England 1168024)</p> | <p>The Replacement of Existing Plastic Rainwater Goods,<br/>                     Replace Existing Rear Dormer,<br/>                     Replace existing Kitchen Window,<br/>                     Re-felt Roof to Rear Porch, Renew Roof to Small Tractor Shed Roof ,<br/>                     Repair Stable Roof and Wood Store Roof</p> | <p>The intention is to keep the asset as original as possible and to return some material back to their original such as the plastic rainwater goods been replaced with cast iron. It is intended to keep the appearance as close as possible to the original</p> | <p>Where possible it is intended to reuse existing material or repair if possible. Where new material are used they will match the existing as close as possible or be sympathetic to the building</p> |




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 12 DEC 2019



Mount Misery Proposed Schedule of Works  
Page 1 of 2

| Item Number | Photo   | Description of Proposed Work   |   |
|-------------|---|--|---|
| 1           |    | <p><u>Cottage</u><br/>Replace existing plastic rainwater goods with cast iron and divert rear flow to the front by discharging on to the garage roof<br/>Install new gullies and drains to soak away</p>                                     |   |
| 2           |    | <p><u>Rear of Cottage 1<sup>st</sup> Floor</u><br/>Replace existing Dormer to the rear of the cottage. Replacement to be like for like including window roof and internal finishing's.<br/>Window to be double glazed</p>                    | <p style="border: 1px solid blue; padding: 5px; color: blue;">NYMNP<br/>12 DEC 2019</p> |
| 3           |   | <p><u>Cottage Roof</u><br/>Replace damaged and missing chimney pot with new red clay role top</p>  |   |
| 4           |  | <p><u>Rear of Cottage Kitchen</u><br/>Replace existing window with new timber window to match in appearance. To have double glazed units. Paint White. Repair finish internally.</p>   |   |
| 5           |  | <p><u>Rear of Cottage Entrance</u><br/>Re-felt porch roof to the rear of the property with a mineral felt</p>  |   |
| 6           |  | <p><u>Small Tractor Shed</u><br/>Remove existing steel roof covering, replace defective timbers to the roof, and repair any defective stonework. Install new steel roof covering and rainwater goods<br/>Replace batten door as existing</p> |   |

Mount Misery Proposed Schedule of Works  
Page 2 of 2

| Ref Number | Photo   | Description of Proposed Work   |  |
|------------|---|--|--|
| 7          |  | <u>Stable</u><br>Remove existing pantiles, replace defective timbers and repair stonework. Refit existing and replace any damaged tiles as necessary.                                      |  |
| 8          |  | <u>Wood Store</u><br>Remove existing steel roof covering, replace defective timbers to the roof, and repair any defective stonework. Install new pantile roof covering and rainwater goods |  |
|            |   |   |  |
|            |   |  |  |
|            |   |  |  |
|            |   |  |  |



Supporting Photos

Item 1 Cottage Guttering



Front Elevation

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Current Gutter Layout To Rear



Supporting Photos

Item 2 Dormer Replacement



Dormer Window

PA  
12 DEC 2018



Bottom Right Hand Detail



NYMNPA

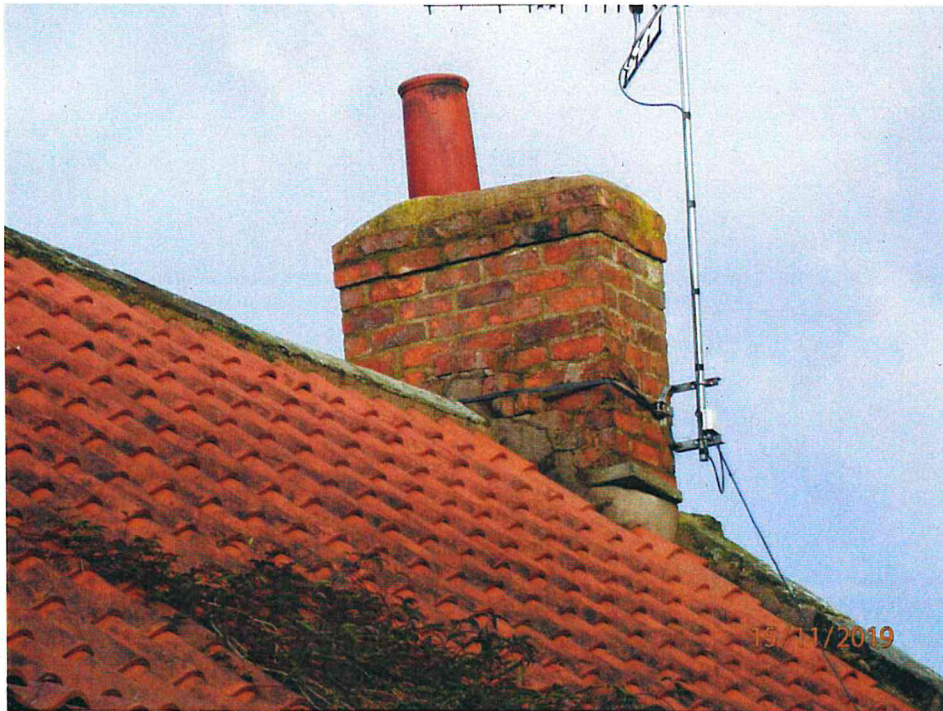
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Supporting Photos

Item 3 Cracked and Missing Chimneypots



Left Hand side Stack



Right hand side Stack Missing pot

NYMNPA  
12 DEC 2019

Supporting Photos

Item 4 kitchen Window



Internal finish to be repaired



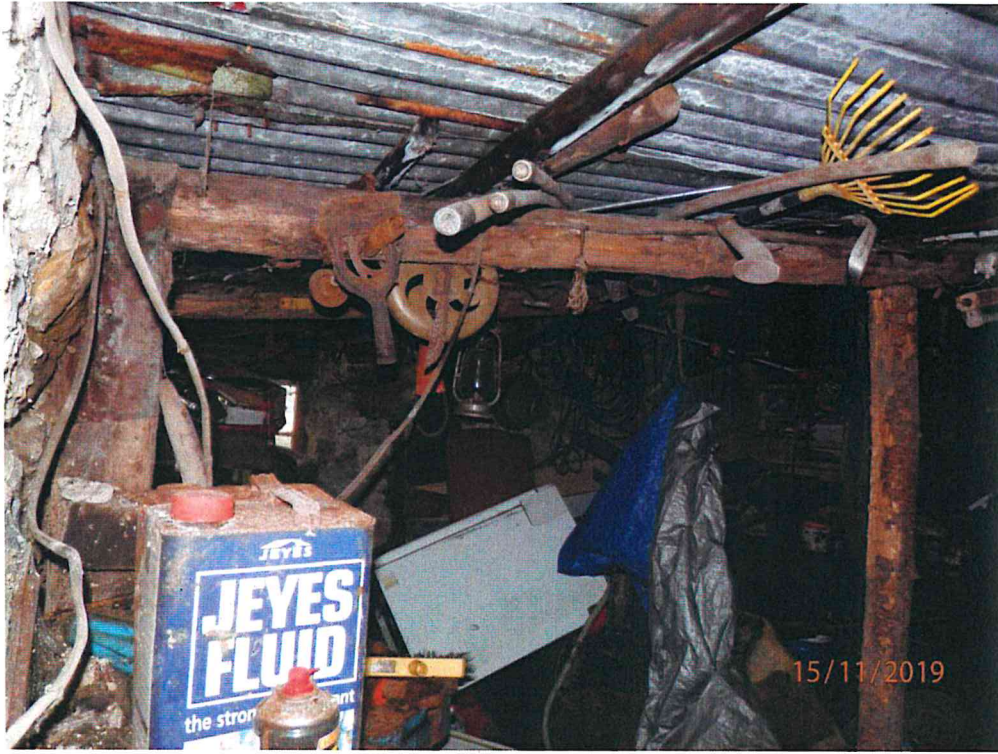
Kitchen Window



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Supporting Photos

Item 6 Small Tractor Shed



Internal



Batten Door



Supporting Photos

Item 7 Stable



Internal

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12 DEC 2019



Front Elevation



Supporting Photos

Item 8 Wood Store



Internal



Rear Elevation/Roof