

NYMNP

03/04/2020

bramhall blenkharn The Maltings Malton North Yorkshire YO17 7DP

Foxhill Pasture

Throxenby
Scarborough
YO12 5TD

Heritage Statement and
Design & Access Statement

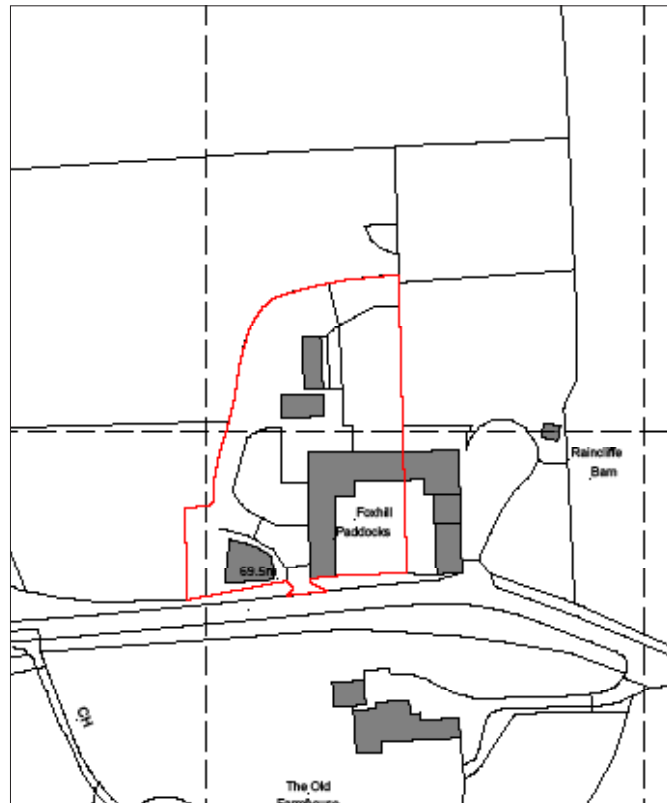
1 Introduction

- 2 Site Existing
- 3 Proposed and Heritage assessment
- 4 Planning Policy
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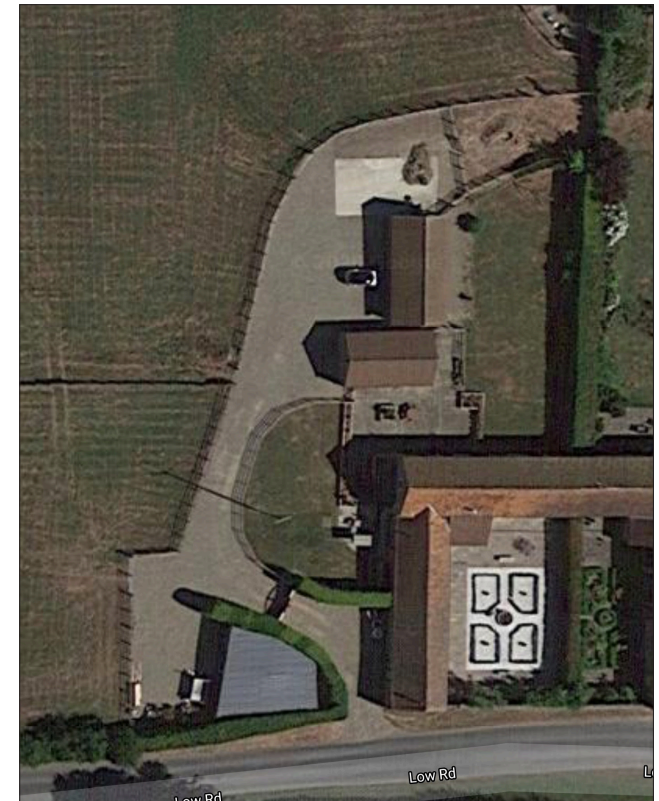
1.0 Introduction

This document accompanies an application for Listed Building Consent for the installation of security cameras on the grade 2 listed building Foxhill Pasture

The applicant is the householder and the property is located on Low Road in the vicinity of Throxenby, Scarborough.



Site Location (not to scale)



Extract from Google Maps (not to scale)

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2.0 Site Existing

Foxhill pasture is a converted barn with additional outbuildings which was created from Raincliffe farm in the 1990s. The application site forms the western half of the original fold yard and the land includes paddocks stretching to the north and west of the property. The property is listed at grade 2.



South elevation to the village street



West side of court



Corner of courtyard



North east corner of barns

Site Existing

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The property is quite remote and is partially screened from the road with a high hedge. There is a large turning area to the northwest side on level ground. On the north side of the stable block a large concrete base has been put in for what appears to be an extension of the stable facility not realised.



Stables from rear garden



Garage and rear of stables



West side of stables



North elevation of site

Site Existing

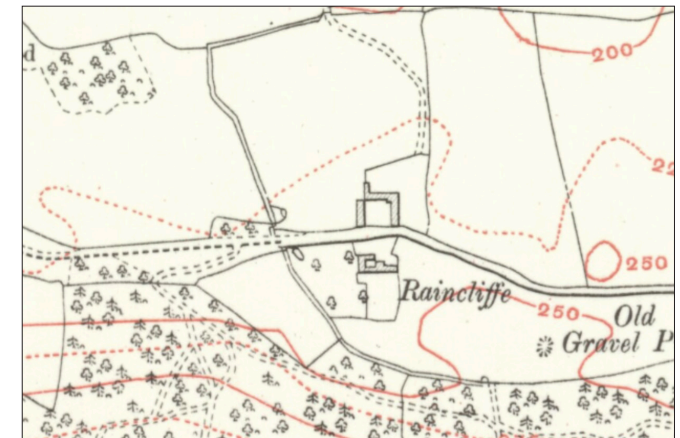
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Extracts from historic OS maps show that the buildings were all in evidence before the first edition Ordnance Survey of 1854. With the road running through the farm yard. There is significant development between 1850 and the second edition 18901 map where the fold yard is formed and a new wing extends to the north where the garde presently stands

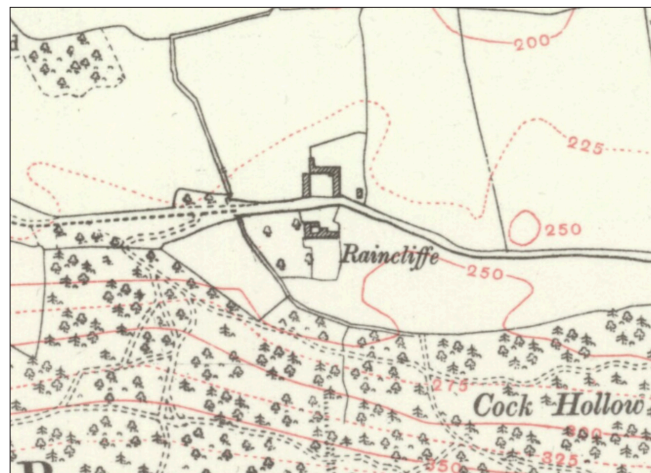
The property was previously known as Raincliff or Raincliffe farm.



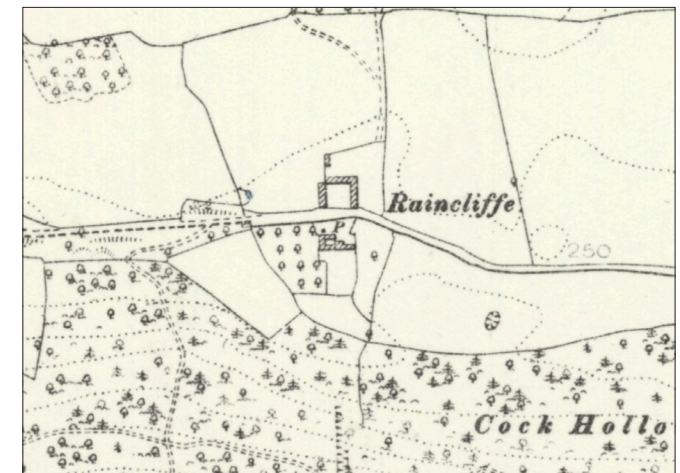
Extract from 1854 OS



Extract from 1891 OS



Extract from 1910 OS



Extract from 1930 OS

Proposed and Heritage assessment

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Detail of proposed cameras

3.0 Proposal and Heritage assessment

The applicants have a young family and are concerned about security in a semi remote location. They need to spend long periods away from the house and security is essential. We have endeavoured to find discreet cameras and located them against black rainwater goods to limit any detrimental effect on the listed building.



Arrival and north east side of barn

Proposed and Heritage assessment

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The list description is as follows:

GV II Former farm buildings. Mid C18. Coursed rubble sandstone with pantile roof. One and a half storey range flanked by single storey ranges around foldyard, closed by attached wall on fourth side.

Central range: threshing barn and three-bay wagon shed with hayloft over. Board door approached by stone steps to centre left, flanked by square openings with timber shutters; two ventilation slits to right, with stable door at end right. Brick piers and segment arches to wagon-shed at rear. Pitching window in gable end.

Range to left: five stables. Range to right: later inserted two bay implement shed with brick pier and byres to right with board doors and timber lintels Wall: blocked opening at centre, with plank gate at end left. Cambered coping.

The property is listed due to its group value with Raincliffe farm and surrounding buildings. The stonework has traditional character and contributes to the surrounding landscape. Particular reference is given to the openings on the 'interior of the fold yard'.

Installation of the proposed security devices will have no harmful effect on the significance of this asset. Cameras however should be situated away from the period stonework detailing where possible and discreetly located such as close to rainwater goods to avoid obvious visual intrusion.

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4.0 Planning Policy

In considering our proposals we have considered the planning history, made reference to National Planning Policy by means of the NPPF and also the North York Moors National Park Authority Local Development Framework document 'Core Strategy and Development Policies'. We have also considered the NYMNP Design Guide in particular parts 2 and 3.

At the heart of the NPPF is a 'presumption in favour of sustainable development (para 14) where sustainable means that making decisions for today does not compromise the situation for future generations, paragraph 58 identifies that innovation and good design should not be prevented in situations where local character and history defines the area.

We have considered the NYMNP design guide section 4 on essential services Para 3.2.10 which talks about these new technologies and have sited the cameras discreetly to minimise the impact in line with guidance.

Access / Flood Risk Assessment

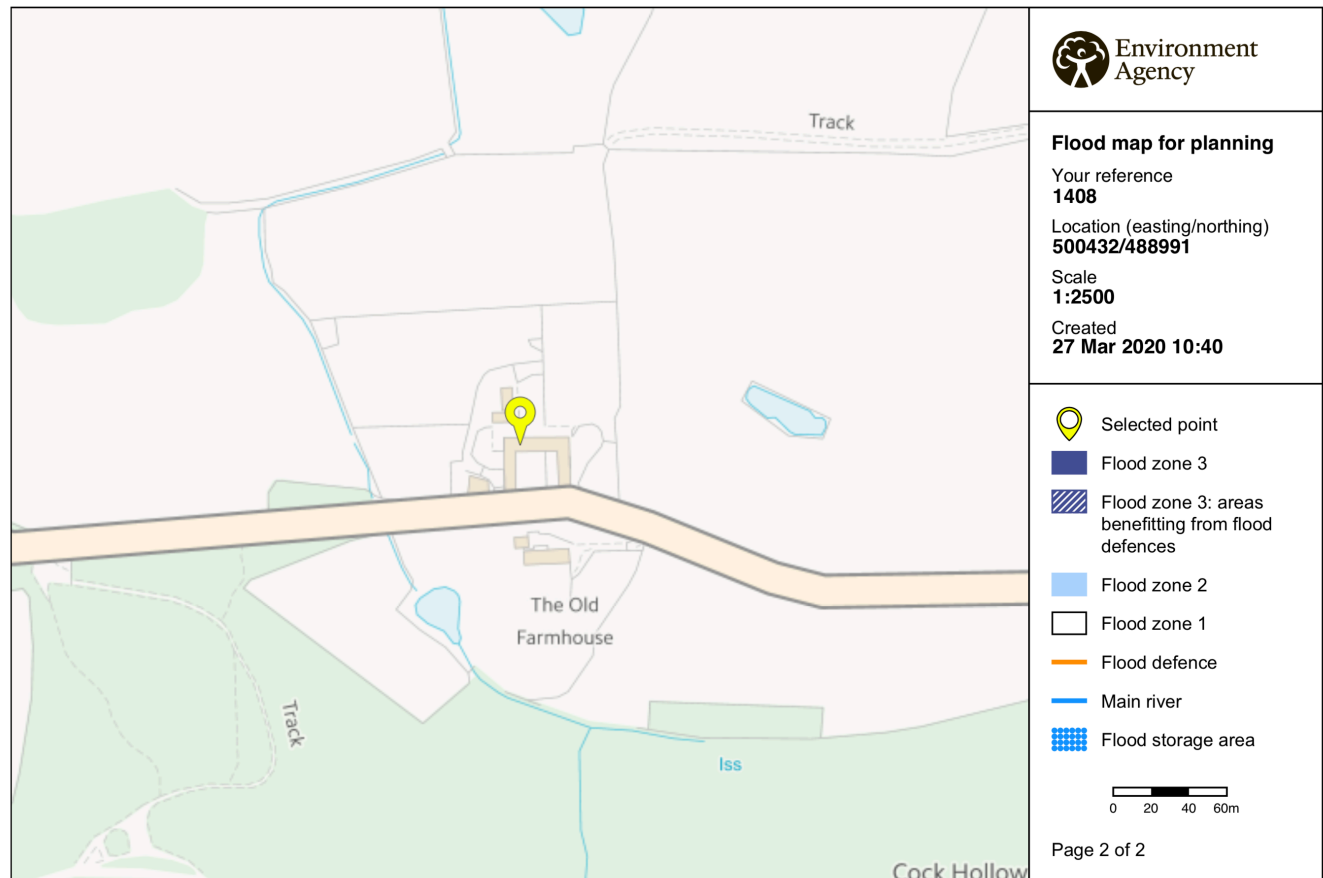
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5.0 Access & Accessibility

This is a sloping site with multiple changes in level within, and external to, the existing buildings. The extension to the property has been designed to keep the changes in levels to a minimum and to meet the requirements of Part M of the Building Regulations (*Access to and Use of Buildings*) as a minimum standard.

6.0 Flood Risk Assessment

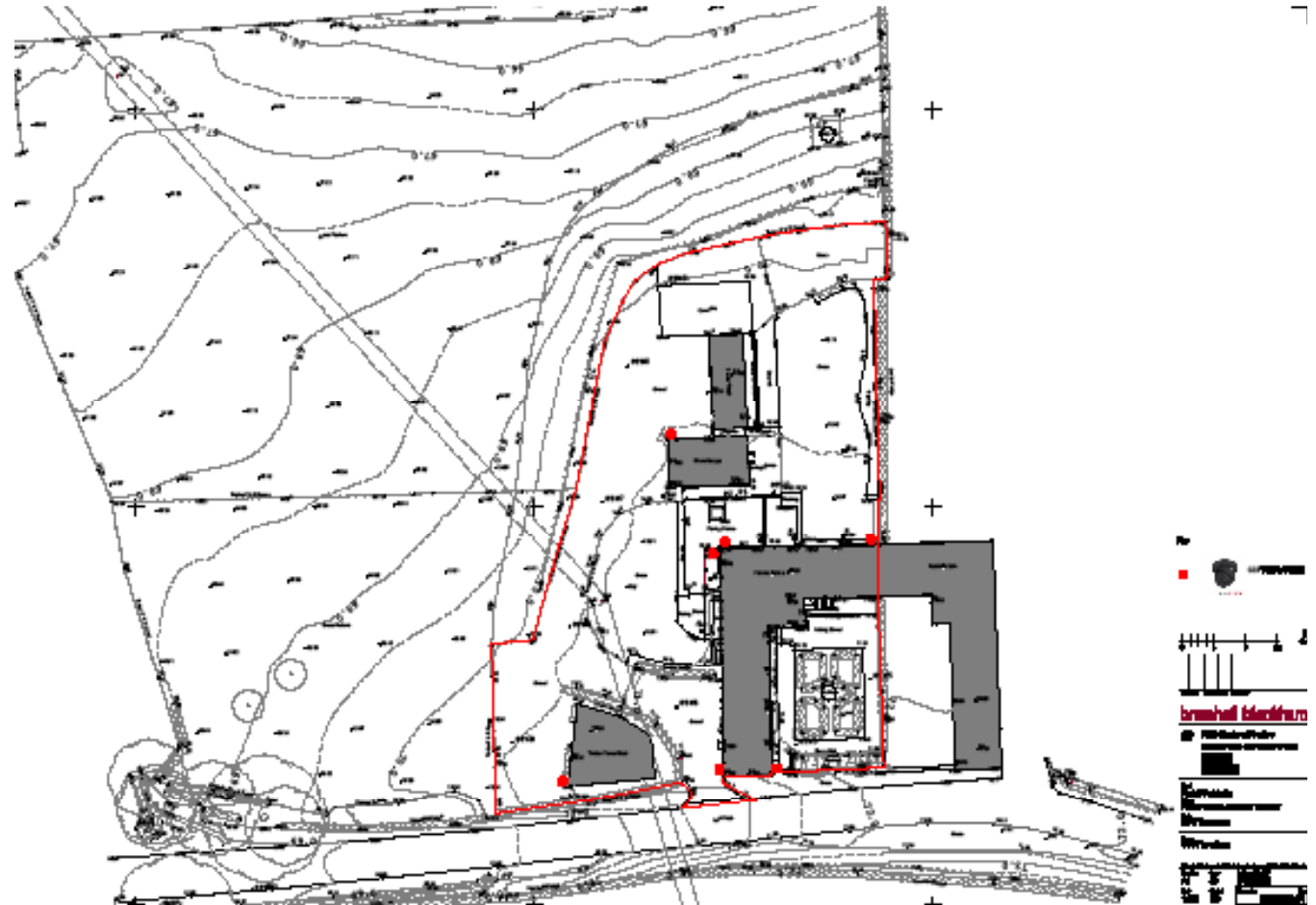
From information available on the Environment Agency website, it has been determined that the property falls outside the area prone to significant flooding risk as demonstrated below on the Environment Agency flood risk map (Fig. 15).



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 buildings