



NYMNPA
05/05/2020

AMENDED

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Telephone: 01439 772700
Email: planning@northyorkmoors.org.uk
Website: www.northyorkmoors.org.uk

Application for listed building consent for alterations, extension or demolition of a listed building. Planning (Listed Buildings and Conservation Areas) Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of Proposed Work

Please describe the proposals to alter, extend or demolish the listed building(s):

Alterations and repairs to Mill Farm Farmhouse. Conversion, alterations and repairs to Attached and Detached outbuildings to Mill Farm. To provide a total of three holiday lets / **permanent letting accommodation** with associated landscaping and external works.

3. Description of Proposed Work (continued)

Has the work already started without consent? Yes No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work been completed without consent? Yes No

If Yes, please state the date when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference. (must be completed if postcode is not known):

Easting: Northing:

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? Yes No

If Yes please describe and include the planning application reference number(s), if known:

Description	Reference number
Conversion of farm building and out buildings to holiday lets	NYM/2011/0655/FL NYM/2011/0666/LB
Conditions Verification Check	NYM/2015/0737/ CVC – Approval dated 11.11.15 –
Application for Plant room and Bin Cycle Store	NYM/2015/0204/FL Approval dated 4.8.15 NYM/2015/0214/LB
Non-material amendments of above applications	NYM/2015/0787/N M – received Approval dated 3.11.15 - Building Regulations 15/23159/OTH/A
Resubmission as building regulation permission had expired	Building regulations 19/24286/OTH/A

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes, please provide details:

8. Authority Employee / Member

With respect to the Authority, I am: Do any of these statements apply to you?
 (a) a member of staff Yes No
 (b) an elected member Yes No
 (c) related to a member of staff Yes No
 (d) related to an elected member Yes No

If Yes, please provide details of the name, relationship and role

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the building (demolition excluded):

	Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls	Stonework	Stonework - as existing Black stained timber cladding to Bin and Cycle Store and Plant Room only	<input type="checkbox"/>	<input type="checkbox"/>
Roof covering	Handmade terracotta / red pantiles	Handmade terracotta / red pantiles to match existing	<input type="checkbox"/>	<input type="checkbox"/>
Chimney	Timber windows - colours to be confirmed on site	Timber windows - colours to be confirmed on site	<input type="checkbox"/>	<input type="checkbox"/>
Windows	Timber	Timber primarily repaired please refer to schedules - colours to be confirmed on site	<input type="checkbox"/>	<input type="checkbox"/>
External doors	Timber	Timber primarily repaired please refer to schedules - colours to be confirmed on site	<input type="checkbox"/>	<input type="checkbox"/>
Ceilings	Varied please refer to drawings	Varied please refer to drawings	<input type="checkbox"/>	<input type="checkbox"/>
Internal walls	Varied please refer to drawings	Varied please refer to drawings	<input type="checkbox"/>	<input type="checkbox"/>
Floors	Varied please refer to drawings	Varied please refer to drawings	<input type="checkbox"/>	<input type="checkbox"/>
Internal doors	Varied please refer to drawings	Varied please refer to drawings	<input type="checkbox"/>	<input type="checkbox"/>
Rainwater goods	RWG – all black painted cast iron on spikes	RWG – all black painted cast iron on spikes	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)	Stone walls Hedging Post and wire fence	As existing – repaired where required	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard standing	Farmyard surface – mixed including concrete, gravel and grass	New Tarmac to entrance. New gravel to parking area Wildflower meadow to Farmyard	<input type="checkbox"/>	<input type="checkbox"/>
Lighting		New timber bollard lights New black metal light fittings with PIRS	<input type="checkbox"/>	<input type="checkbox"/>
Others (add description)			<input type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted drawings or plans? Yes No

If Yes, please state plan(s)/drawing(s) references:

Please refer to Design and Access Statement which contains a drawing list

10. Demolition

Does the proposal include the partial or total demolition of a listed building? Yes No

If Yes, which of the following does the proposal involve?

- a) Total demolition of the listed building: Yes No
- b) Demolition of a building within the curtilage of the listed building: Yes No
- c) Demolition of a part of the listed building: Yes No

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)	
ii) What is the volume of the part to be demolished?(cubic metres)	
iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)	

Please provide a brief description of the building or part of the building you are proposing to demolish:

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

11. Listed Building Alterations

Do the proposed works include alterations to a listed building? Yes No

If Yes, do the proposed works include: (you must answer each of the questions)

- a) Works to the interior of the building? Yes No
- b) Works to the exterior of the building? Yes No
- c) Works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? Yes No
- d) Stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? Yes No

If the answer to any of these questions is Yes, please provide plans, drawings, photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support and state references for the plan(s)/drawing(s):

Please refer to drawings

12. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic interest? (Note: only one box must be ticked)

- Grade I
- Ecclesiastical Grade I
- Grade II*
- Ecclesiastical Grade II*
- Grade II
- Ecclesiastical Grade II
- Don't know

13. Immunity From Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes No Don't know

If Yes, please provide the result of the application:

14. Certificates

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY):

14. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

15. Planning Application Requirements - Checklist

Please note submission via email

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

The original and 3 copies of a plan which identifies the land to which the application relates and drawn to an identified scale and showing the direction of North:

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

The original and 3 copies of the completed dated Ownership Certificate (A, B, C, or D - as applicable):

The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

17/04/2020

(date cannot be pre-application)

17. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

18. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

19. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (*Please select only one*)

Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Laura Fieldsend

Telephone number:

Email address:

Design Report

To Support Planning Application Conversion and Alterations

at

Mill Farm,
Farndale

NYMNPA

05/05/2020

AMENDED

Including
Design and Access Statement
Heritage Statement
Flood Risk Statement

By

MBO Architects

May 2020 rev a



Introduction

Mill Farm is situated at the northern end of the hamlet of Low Mill in the North York National Park, York YO62 7UY. The property comprises a substantial stone built farmhouse and two ranges of stone built outbuildings. One attached to the farmhouse and one detached. The property is owned by The Farndale Estate. Mill Farm is Grade II listed.

The purpose of this re-application is to bring together the historic applications on this site (extant and expired) into one current and comprehensive Planning and Listed Building application(s).

The personality of this project is to be a very sensitive alteration and conversion of the existing historic fabric, which has been informed over time through detailed and extensive discussions with both Planning and Listed Building Officers. We have also submitted the scheme for Building Control Approval, and we have had an updated Structural Engineers Report completed. The intention is that the proposed scheme accurately reflects a good quality modern provision which is acceptable to all consultees.

Brief list of relevant historic applications

Planning Application – NYM/2011/0655/FL

Approved dated 9.10.12

Formal submission for Discharge of Planning Conditions was required.

Listed Building Application – NYM/2011/0666/LB

Approval dated 9.10.12 (superseded by new below)

MBO Involvement

Scheme drawings were prepared in 2015 to discharge conditions, then prepare a Building Regs package for Turner & Holman to seek tenders.

Conditions Verification Check NYM/2015//0737/CVC –

Approval dated 11.11.15 – as above

Planning Application – NYM/2015/0204/FL – Plant Building

Approval dated 4.8.15 with conditions.

Planning Application – NYM/2015/0214/LB –

Approval Dated 15.7.16 - Picked up design amendments during Building Regs dwgs development

Non-material amendment NYM/2015/0787/NM – received

Approval dated 3.11.15 - Picks up on the amended scheme design elements from original approval, not time limited in itself as refers .to original planning application

Building Regulations 15/23159/OTH/A

Approved 23.2.16

Change of ownership of The Farndale Estate

Current application for renewal of planning and Listed Building Consent

Current application for Building Control Approval

Design Statement

Use

The site has not been occupied for some time. The site was for some time used as a working farm with a Farmhouse and various associated buildings on the site including rooms where farmworkers would stay. The proposals are to convert the Farmhouse, Attached Building (byre and milking parlour) and Detached Building (piggery) into three holiday let properties/ **permanent letting accommodation**.

Amount

Once converted the Buildings are proposed to provide the following accommodation:

- Farmhouse – 4 bed / 8-person
- Attached Cottage 2 bed / 4-person
- Detached Cottage – 1 bed / 2-person

Layout

Farmhouse

The layout of the Farmhouse is a sensitive adaptation to allow modern use of the building. The existing Kitchen is to be converted into an entrance hall with a glazed screen to protect the occupants of first floor bedrooms escape during a fire. The northern most cell of the Farmhouse was originally a separate annex with only one connecting door at ground floor. As this is a later **and** lesser quality addition the proposal is to adapt this to form a ground floor bedroom with en-suite accessed from the entrance hall. The staircase in this annex is to be removed so that an access to Landing 1 can be made and therefore the provision on bedroom 2 (first floor with adjoining en-suite) and bedroom 1 can be of adequate size. The remaining stairs 2 & 3 are to be retained and repaired where required. Suitable and sensitive upgrading to ensure they are fit for purpose will be required including ensuring the stairs will achieve 30 minutes fire protection.

In the original core of the Farmhouse the existing Living Rooms 1 & 2 are to be altered to a large kitchen / dining area. The existing plank and muntin screen is to be restored with a slightly wider opening. This will connect the kitchen dining area with the Lounge.

To the first floor existing modern plasterboard walls will be removed and replaced with superior quality stud walls with enhanced acoustic and fire performance. Existing doors will be retained and reused where possible. In this location two further double bedrooms (Bed 3 & 4 will be provided). Bedroom 5 will be converted to a bathroom to serve Bed 3 & 4.

Attached Cottage

The long thin nature of this building and the stepped floor level have dictated the proposed layout. To the south the rooms are smaller forming the milking areas and additional uses. These are therefore proposed to become the entrance hall, Bedroom 1 with an en-suite is located to the south-most point in the building on the ground floor, with a new en-suite to the east elevation. The change in level in this location has allowed the provision of a first floor and bedroom 2 with bathroom.

The northern side of the building is an open barn area with stalls and therefore is proposed as an open plan kitchen / dining/ lounge with exposed trusses and purlins in an open barn conversion style.

Detached Cottage

As a piggery this building is a narrow run of cellular rooms all accessed from the outside. To convert this to a suitable holiday let property some removal of internal walls has been required. The original pig feeders are to be retained and protected but concealed internally behind stud walls to upgrade the thermal performance. Existing shutters are to be retained and repaired where possible and the addition of new deeply recessed full sized door and window units are to be provided behind, again to ensure adequate thermal performance, lighting and ventilation levels are achieved.

Scale

The size and scale of the main buildings on the site will remain unchanged by the proposed scheme. There will be the removal of the existing open pole barn this will be replaced by parking spaces and a new timber framed Bin and Cycle Store to the side of the existing site entrance. The additional cycle Store will also provide an environmentally friendly travel option for visitors to the holiday lets.

An external Plant Room is also proposed to serve the site. This has a footprint of 13.5m² (small for the overall size of the site). This is to house a Ground Source Heat Pump Plant to supply the entire site with a renewable energy source that will benefit the heritage asset.

Both new small outbuildings are timber clad to be of lightweight appearance and painted black which is intended to be unobtrusive to the existing historic buildings. Eaves details have been amended on section drawings to omit fascias in favour of gutter spikes in line with previously issued condition for Listed Building Consent.

Landscaping

The existing site is arranged with cottage style gardens to the road side (East of the site) and a farmyard to the West.

The eastern gardens are to be retained with only minor alterations such as repairs to walls and paths where required.

The character of the West side of the site will be altered as this will no longer be a working farmyard area. The access to this to the South of the site is to be upgraded to tarmac. The open barn is to be removed and provision for 6 parking spaces and turning area with a gravel finish. New access path with adjoining grassed areas to access the properties, and the bulk of the original farmyard area will be converted to wildflower meadow. The Western boundary of the site (an existing post and wire stock-fence and field gate to access the neighboring field) is to be retained. It is intended that the stepped landscape approach (building/ planting/ grass and path/ wildflower meadow) will make a gentle transition between the site and the rural landscape.

It is anticipated that the front gardens, grasses external areas and Wildflower meadow area in the site will be adequate amenity space provision for the site.

Appearance

The alterations and conversion is intended to bring the building back into use, this will address the deterioration that has occurred over time. A detailed Structural Repair / Alterations Schedule by Mason Clark Associates has been submitted with this application which identifies these requirements in some detail.

All proposed alterations are intended to be sensitive and in line with the requirements of the Listed Building Officer. A key characteristic of the notable historic fabric of the building is the existing doors and windows. These are to be repaired where possible and where new windows / doors provided the

Mill Farm Holiday Cottages

details are to be approved by LBO. Unfortunately, there were some replacement windows provided between 2015 and 2019 which were not agreed with the LBO as per previous conditions. We have therefore also included in this application a quotation for replacements (which we understand has previously been submitted to LBO and found acceptable) so we trust will be found acceptable under this current application. Where new doors or windows are to be installed behind original door or shutters – such as to the detached building these are to be unobtrusive and recessive in character. As part of some work already undertaken from previous applications some of the roofs on site have already been repaired all works to the roofs will be carried out carefully matching the existing red/terracotta handmade pantiles.

All works repairs, replacements or new rain water goods on site are to match existing black painted iron. All gutters are to be installed with gutter spikes with no fascia.

The new Plant Room and Bike/Bin Store buildings on the site with black timber walls and red/terracotta handmade pantiles to match the existing are structures that have been sited and scaled to have a minimal impact on their surroundings, but are essential for the new use and the desire that the new use is sustainable.

Detail of pointing mixes and section have also been noted on drawings for clarity of the requirements. New and replacement rooflights are all to be of a conservation style as noted on elevations.

Access Statement

Access: Vehicular and transport links

Access to the site is from Daleside Road and this will remain. The site entrance (North of the site) is to be upgraded with tarmac. There is onsite parking for 6 cars.

Fire appliances can access the entire site within 45m from parking on Daleside Road.

The nearest train stations are Castleton Moor, Castleton, Whitby and Danby which are both 10 miles away.

As a holiday let it is anticipated that visitors will be looking for a holiday in this rural area of the North York National Park. The remote location requires some car travel, but this may be balanced with the abundant opportunities to walk and cycle in the local area. A cycle shed has been provided on site for this purpose.

Inclusive Access

As Mill Farm has grade II listed status the proposals prioritises the retention of as much of the historic fabric as possible of the site, this combined with the existing slope of the site has offered little potential to provide an accessible scheme. As holiday let properties there is always an importance in being able to accommodate as large a range of people as possible, therefore the conversion to the Detached Cottage does provide level access throughout and the Farmhouse and Attached Cottage have multiple bedrooms and therefore could accommodate a range of age groups.

Heritage Statement

For full details please refer to the 'Mill Farmhouse – a note on the listed building' by Colin Briden. This document identifies the priorities for historic protection in some detail.

Heritage assets for the site are identified as the existing listed building, which of course includes the buildings within the curtilage of the site. The restorations of the existing farmhouse will be a positive benefit to the listed building and therefore to the heritage assets. Conversion of the attached and detached cottages will ensure their future maintenance and usefulness in the hamlet of Low Mills.

As a summary the external fabric and windows are of special interest though-out the site but also

- The First Floor structure,
- The inglenook fireplace including the evidence for the lost fire hood,
- The main stair (but excluding C19/20 alterations),
- The wide-splayed west window and window seat in the principal ground-floor room,
- The plank and muntin partitions (between proposed kitchen / dining and lounge)
- The salt cupboards
- The scullery fire place surround (proposed entrance hall)

A copy of the listing has been included below for convenience

Overview

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1172967
Date first listed:	24-Jun-1987
Statutory Address:	MILL FARMHOUSE AND ATTACHED COTTAGE AND OUTBUILDINGS
County:	North Yorkshire
District:	Ryedale (District Authority)
Parish:	Farndale West
National Park:	NORTH YORK MOORS
National Grid Ref:	SE 67250 95225

Details

FARNDALE WEST LOW MILL SE 69 NE 4/63 Mill Farmhouse and attached cottage and outbuildings GV II Farmhouse, and attached cottage and outbuildings, including former smithy and butcher's shop; now farmhouse, post office, garage and outbuildings. Mid C18 with C19 alteration and extension. Tooled sandstone with pantile roof. Front to yard: 2-storey, 2-window main front, flanked by lower 2- storey, single-window range, with outshut to left; and single-storey range of outbuildings to right. 4-panel door to lower 2-storey range with 16-pane sash to left and 4-pane sash above. Outshut has 2-light, 12-pane horizontal sliding sash. To main front, fixed-light fire window with 3-light casement to right and 4-pane sash further to right. Two 4-pane sashes to first floor. Painted stone sills to all windows and heavy plain lintels to all openings. Coped gables and shaped kneelers; end stacks. End left stack, and right of centre stack to outshut cat-slide roof. Outbuildings: 3 stable doors and one board door; fixed small-pane window to end right; remaining windows are 6-pane top-opening lights. Coped gable and shaped kneeler to end right. Front to road: 2-storey, 2-window front with lower 2-storey, 2- window wing to right; single-storey outshuts added; single-storey lean-to outbuilding added at end right; to left, single-storey range of outbuildings projecting at end left. 4-panel doors to outshut and to left; board doors to cottage to right and to lean-to. 4-pane sash to ground floor of house and 2 to first floor; 2-light small-pane casement to right of cottage door with large-pane casement above; 2-light, large-pane

Mill Farm Holiday Cottages

horizontal sliding sash to first floor left. Outbuildings: C20 plank double doors to former butcher's shop. Plank smithy door with 2 fixed-light windows further to left. Centre left stack. Mounting block beside smithy door. Interior: both ground-floor rooms to house retain roughly-chamfered spine beams and square section joists. In the first room, the bressumer (boxed) and heck survive. To left of fireplace is a spice cupboard recess with a carved square surround.

Listing NGR: [SE6725095225](#)

Schedule of Updates

Below is a brief summary of the revision changes to drawings please note that they largely are related to requested changes from building control (to comply with current standards). For more details on all alterations please refer to each drawing which has an area for revision notes.

Farmhouse

No. Room	BC	Proposals	Resolution
1 Bed 2	Please confirm that the removal of the ceiling joists over bedroom 2, will not cause lateral spread (no ridge beam).	RFI to SE	Please see SE information
2 GF Lobby	As detection is to be provided to circulation areas, please also provide a smoke detector to the ground floor hall (electrical plan).	Update drawing MFF210	MFF_213_BR4 Yes, drawings updated
3 Bed 1 W5 / ED4	Please provide clarification if the ground floor bedroom has a door OR window suitable for means of escape (required as the bedroom is an inner room). The plans indicate a door is present however the door schedule refers to this having a stud wall internally.	Clarify drawing to match schedule W5 to be designed for suitable escape. Information sent by window manufacturer forwarded to building control. Stud wall and insulation behind ED4. MFF_210_BR7	In review BCO formed the view that as Farmhouse is 4 bed 8 person dwelling door access is required (B2 applies not B1). MFF_210_BF8 to update Yes, drawings updated
4 Bed 1	Please confirm how 30 mins fire resistance will be provided to the new infill floor (notes refer this being exposed to the underside of the floor boards).	To match existing flooring add note to confirm The 30 mins fire resistance provided by intumescent paint.	MFF_210_BR7 Yes, drawings updated
5	Drawing 214 refers to the SVP to the ground floor WC terminating to a tile vent. If this is the case, then the tile vent will be within 3m of an openable window and therefore not in accordance with Approved Document H.	Drawing note unclear on 214 updated to match note on 210 to ensure compliance. (SVP to window 3m or 900mm above H1-1.31-2) Internal soil pipe behind boarded panel. Take 75mm dia vent pipe up behind dry lining and up to roof, flowing the roof pitch to a tile vent approx. 1m vertically above eaves. MFF_214_BR3	Drawing need to be revised to confirm all SVP have sufficient distance from windows / AAV may be substituted for SVP. MFF_202_BR3 MFF_214_BR3 AAV to GF WC and Tile vent 900mm above eaves for SVP to kitchen/bathroom stack Yes, drawings updated
6 Landing 2	The increased floor level to Landing 2 (creating a 95mm step) could cause a hazard as it forms part of the stair. If the step was along the line of each door within the area of landing 2, there would be a clear change in level at each door opening which may be better in this instance.	Raised acoustic flooring not requirement to farmhouse – check client preference and update drawings as required.	The client would prefer to retain the existing 95mm step in the proposed position to improve acoustic performance of the floor Yes, drawings updated
7 Bedroom 1 to Entrance Hall iD7	The internal door to ground floor bedroom is to swing into the room and not over the steps.	Update drawing and schedule	MFF_210_BR7 Yes, drawings updated
1 Bed 3 to Landing door iD21	iD21 - Bed 3/Landing 1 door to be handed to avoid step and follow fire line	Updated MFF_210_BR7	MFF_210_BR7 Yes, drawings updated

Attached Cottage

No. Room	Issue	Proposals	Resolution
8 9	The proposed floor joists (50x120 C16) appear overspanned and are to either be justified by a structural engineer OR increased as per TRADA 2010.	Discrepancy in drawings to be confirmed with SE – detail showed (50x120 C24 which are acceptable)	Updated MFF_222_B5 13293Y calc sheet 3-2 Yes, drawings updated
9 Beams 1-3	Structural engineer's calculations are to be provided for the new beams.	Query to SE Beam 1	To be confirmed if beam 2 & 3 to match 1 or additional calcs supplied

Mill Farm Holiday Cottages

		13293Y calc sheet 3-2	Beam 2 150x200 Beam3 Yes see SE information
10	Please confirm all elements of structure achieve 30 mins fire resistance i.e. beams and floors.	Additional notes required. Note all ceilings to be Fireline plasterboard to achieve 30 minutes & all beams (1-3) treated to achieve 30minutes.	MFF_222_BR5 MFF_223_BR2 Yes, drawings updated
a Hall to Kitchen		Does D01 need to be SFC linked to fire alarm BCO no not a requirement	Client to confirm if should be omitted MFF_221_BR5 Yes, drawings updated
b Hall to GF Bed		D05 door swing to be changed – avoid door swing to step	MFF_221_BR5 Yes, drawings updated
c Flue to living area		To be confirmed on drawing for clarity that there is at least 200mm from flue to adjoining property for fire safety	MFF_221_BR5 Note added Yes, drawings updated
d lean-to structures	Please confirm use an if inside or outside this project	Query to client	
e	New windows need to comply with 1/20 th Of floor area to be opening	Note on south elevation applies to all windows to this building 'new softwood framed DG bottom hung on friction stays with 100mm dis-engagable restrictor'	Note updated so windows are side hung with restrictors not complies yes, drawings and updated

Detached Cottage

No. Room	Issue	Proposals	Resolution
11	Structural engineer to confirm that the removal of the cross walls to the front elevation will not affect the structural stability of the building. In addition to the above, structural engineer's details/calculations are to be provided for the new feature trusses.	Query to SE MFF_232_	Please see SE information
12	The elevation of stove drawing on drawing 231 details a single skin flue with a timber hearth above. Please ensure that the distance from the single skin flue to the combustible material (timber) is designed as per Approved Document J.	Notes to be added – clarification requested from BC	MFF_231_BR4 New Mantel to be made of suitably non-combustible material such as stone or treated oak http://www.fdcuk.co.uk/non-combustible-beams Yes, drawings updated
13	Attached/detached buildings - As these buildings under the Building Regulations are subject to a material change of use, the following information is required; a) A water usage calculation is to be provided upon completion which does not exceed 125l/h/d	Will need including in contract documents and contractor's responsibility to discharge.	- accepted as condition Complete for this stage to contractor
	b) Confirm that the temperature to the bath is limited to 48 degrees centigrade	Will need including in contract documents and contractor's responsibility to discharge.	- accepted as condition Complete for this stage to contractor
	c) EPCs will be required upon completion	Will need including in contract documents and contractor's responsibility to discharge.	- accepted as condition Complete for this stage to contractor

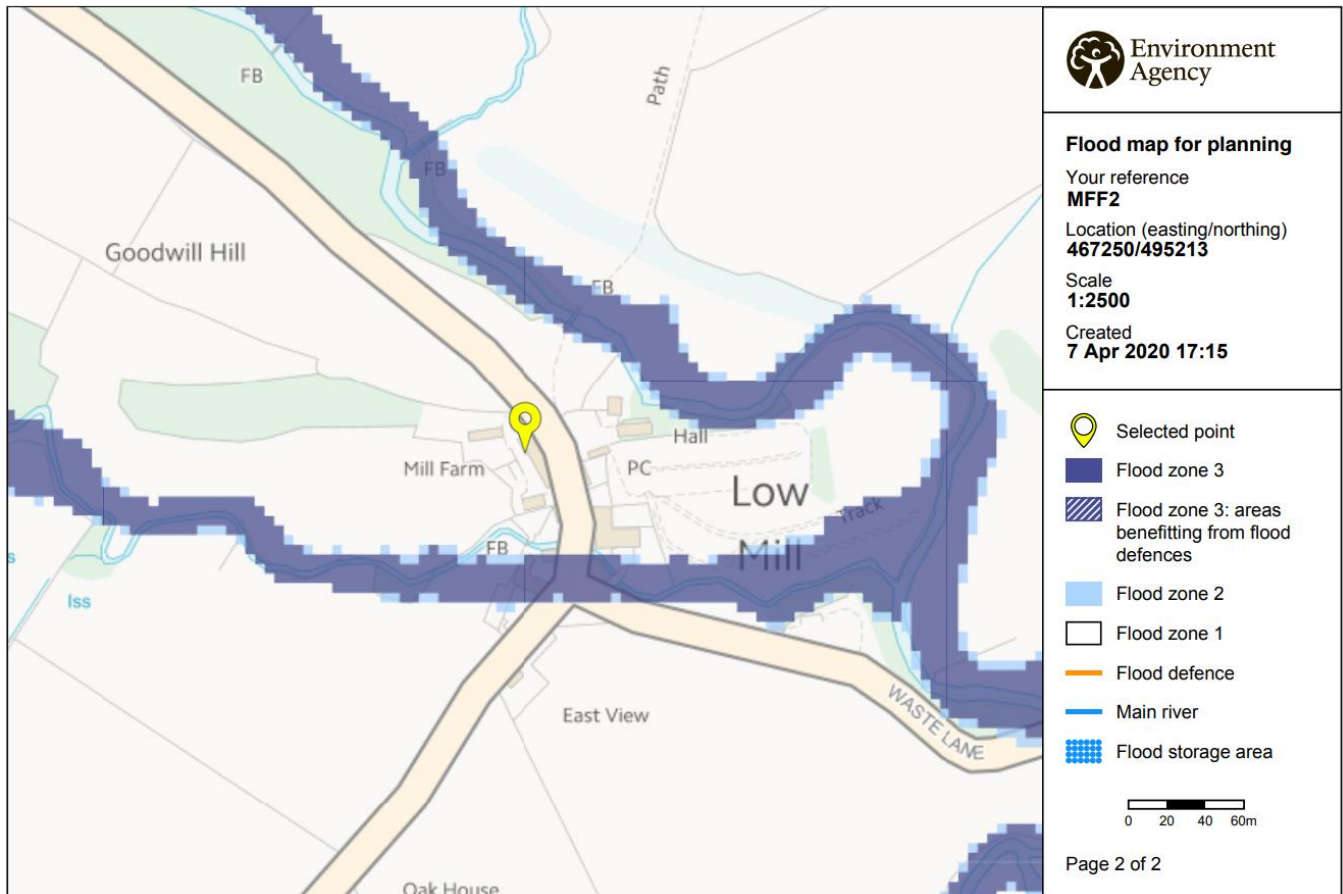
Mill Farm Holiday Cottages

All Buildings / Site

No. Room	Issue	Proposals	Resolution
14	As all three buildings will be used for holiday lets, once the amendments are received and checked, the application will be sent to the Fire Authority for consultation.		OK
15	Full details to be provided for the use of the Delta membranes - does this system require a perimeter drain	Query to BC not clear on area to be tanked?	Clarity required on drawing details MFF_222_BR6 MFF_231_BR5 MFF_232_BR3 MFF_900_BR Yes, drawing updated plus – installers / manufacturers details required
16	When available, full details are to be provided for the proposed treatment plant and discharge (soakaway) system.	Will need including in contract documents and contractor's responsibility to discharge.	13293Y calc sheet 5-1-6 - Confirmation required that this meets current standards as dated 2015 Please see SE information
17	As the combustion appliances (log burners) are located within the same room as an extractor fan (kitchen extract), the stove manufacturers literature must be checked and confirmed if suitable - note a spillage test may be required. In addition to the above, a notice plate will be required for each log burner/flue as per	Will need including in contract documents and contractor's responsibility to discharge.	- accepted as condition yes
18	When checking the application, it has been noted that there were three drawings that are corrupt and will not allow access for viewing. Please can the following drawings be re-sent for checking; a) Bike and bin store building	Drawings resent Awaiting confirmation if timber cladding requires fire resistance. Euro Class B will this be sufficient? Or would it be acceptable to use the rebuilt stone wall on the boundary and back wall. Still needs to be timber to door / North elevation	MFF_205_BR2 No further action required as building is below 15m ² yes
	b) Proposed site plan - should indicate oil tank location, fire appliance access/turning (detached building)	Drawings resent Awaiting confirmation if increase in gravel surface will be required for fire appliance to get within 45m of Detached building.	No oil tank required (old one to be removed as using Ground Source Heat Pumps). 45m achieved over grass / from front of properties OR from front road Yes
	c) Plant room building	Drawings resent Awaiting confirmation if timber cladding requires fire resistance.	Not required as not near boundary – no action yes
x	General query about tickle vents being provided to new windows – can this be achieved to satisfy both building control and LBO by manufacturer?	Query to manufacturer	BC would prefer these but concerned that LBO would not want these in provided. Manufacturer can provide but will be obtrusive/incongruous to window design where historic detailed windows are required.
xx			Plant Room and Bin Store Verge board and fascias 150 deep omitted and replaced with 50mm deep eaves and verge trims with iron gutters on spikes.

Flood Risk Statement

The site is in Flood Zone 1



List of drawings

Site Plan

MFF2-100-b	Location Plan
MFF2-200-a	Existing Site Plan
MFF2-201-a	Proposed Site Plan
MFF2-202-a	Proposed Site Drainage Plan
MFF2-204-a	Proposed Plant Room
MFF2-205-a	Proposed Bin/Cycle Store
MFF2-900-b	Proposed External Works Details

Farmhouse

MFF2-212-a	Existing Plans and Elevations
MFF2-210-b	Proposed Farmhouse Plan
MFF2-211-a	Proposed Farmhouse Elevations and Sections
MFF2-213-b	Proposed Farmhouse Services
MFF2-214-a	Proposed Farmhouse Room Details
MFF2-460-b	Farmhouse Internal Door Schedule
MFF2-461-b	Farmhouse External Door Schedule
MFF2-462-a	Farmhouse Window Schedule

Attached Cottage

MFF2-220-a	Existing Plan and Elevations
MFF2-221-a	Proposed Plans and Elevations
MFF2-222-a	Proposed Sections
MFF2-223-a	Proposed Details
MFF2-224-a	Proposed Services and Room Layouts
MFF2-463-a	Attached Building Window & External Door Schedule

Detached Cottage

MFF2-230-a	Existing Plan and Elevations
MFF2-231-b	Proposed Plan and Elevation
MFF2-232-a	Proposed Sections
MFF2-233-a	Proposed Details
MFF2-234-a	Proposed Services