

DESIGN AND ACCESS STATEMENT

PROPOSED CHANGES

Listed Building Consent for replacement of 7 x windows and 1 x door to front elevation at Greylands Farm, 5 High Street, Hinderwell, Saltburn, Cleveland, TS13 5JX

THE PROPERTY

Greylands Farm is a working family farm, producing beef and sheep. It has been in the Barker family ownership since 1927.

Greylands Farmhouse is a Grade II Listed Building,

Listed on 10.12.1985 it is described as "Farmhouse early – mid C19. Coursed squared stone. Welsh slate roof with stone copings and brick end chimneys. Two storeys, 4 windows late C19 sashes in wood architraves. Four panel door with oblong fanlight in chamfered surround. Included partly for group value.

CURRENT WINDOWS

The listing quotes we have 4 windows but we can count 7 windows.

Five of the windows have been in the building for at least 100 years. The other two are modern replacements from the late 1970s. They are all single glazed softwood, four panel sliding sash windows. They are all painted white. They have been rotten since we moved into the farmhouse 40 years ago.

We have tried to maintain them over the years, but only one bedroom window opens and then only the lower half. All the other windows haven't opened in 40 years. The windows and the door have had minor repairs but are sealed with a mixture of old putty and layers and layers of paint.

We enclose photographs of the rotting elements of the windows and also show that they are patched and wonky due to the subsidence caused by the two pear trees that until relatively recently, grew up the front of the farmhouse. These trees were removed to allow us to re-point the front of the house with limestone mortar.

The front door is also held together with paint and putty. It has never fitted properly and needs to be bolted to stop it rattling in the wind. The gaps around the door regularly allow plants from the garden to grow into the property.

It is confirmed that no historic glass survives in the property.

PROPOSED CHANGES

We want to preserve the architecture and historic character of the building and replace the 7 sash windows with traditionally constructed sliding sashes hung on traditional sash cords with lead weights. We need a secure front door that locks properly.

Our priority is for the house is to make is watertight and worthy for habitation for ourselves in our retirement. We have already removed the pear trees which had all but covered the majority of the house in previous decades. We now realise that the trees had been the main contributory factory to the failing joinery work and the windows.

We have consulted two local joinery companies who specialise in Listed Buildings and both have assessed the current condition of the windows. Both confirm the windows including the framework and glazing has failed. The windows and door have reached the point where they are beyond repair and it is therefore concluded that the windows are in urgent need of replacement prior to the coming winter.

The need to replace these windows and the front door is both fundamental and urgent and therefore Listed Building Consent is sought for urgent works. The intention is to replace all

window frames with new hard wood framed windows to replicate the design of the current windows and ensure the thermal efficiency of the property is increased by the used of insulated glass units.

We have approached Biker Bespoke who can install hardwood sliding sash windows from their heritage range. These heritage units have slimmer dimension and flat spacers to provide the most discreet appearance. The Slim Sightline Double Glazed Units: are slimmer than regular double glazing, yet still offers a good improvement on energy conservation. The windows will be the same design and the overall appearance of the front of the property will not change.

Drawings are enclosed to show the new dimensions.

The hardwood will provide a better longevity of the windows and door. We would like to keep the windows and door painted white as they have been since the turn of the century – see photos.

- REASONS FOR CHANGE

- To improve the living conditions for the occupants who are now of retirement age.
- The dampness impacts on Mr Barker's lung condition and Mrs Barker's arthritis.
- The current windows are beyond repair and need replacing. The upgrade to hardwood should help to withstand the harsh exposure we experience on the north east coast. We catch the predominant north westerly winds full on.
- We need to improve the environmental footprint and the energy efficiency of the farmhouse. There is much heat loss through the large windows. We cannot have cavity wall insulation/solar panels/under floor heating, so this is the best energy conservation we can achieve. We are in an elevated position in a windy exposed location. We often experience wind and rain blowing in through the rotting windows.
- Reduce noise pollution as we are only 20 yards from the busy A174.
- Reduce condensation problems. We get vast amounts for at least 6 months of the year. It is a tedious daily task to clear the condensation and it is contributing to the deterioration of the windows themselves as well as getting into the surrounding woodwork. We need to be able to provide ventilation to allow the building to breathe.
- We believe the condensation is contributing to the mould we get around the windows. We clean this off when we can, but it ruins the curtains, wall paper and soft furnishings. See photos.
- We want to optimise insulation and energy efficiency levels – windows and loft insulation are the only real options
- Building security and insurability
- We want to preserve the architectural and historical character of the Farmhouse making it fit for purpose as a working farmhouse for future generations.

RELEVANT CASES WITHIN NYMNPA

NYM/2016/0868/LB

NYM/2016/0714/LB

NYM/2019/0485/LB

NYM/2016/0441/LB

NYM/2019/0625/LB

C Barker August 2020

HERITAGE STATEMENT

Greylands Farmhouse is a Grade II Listed Building, Listed on 10.12.1985 it is described as "Farmhouse early - mid C19. Coursed squared stone. Welsh slate roof with stone copings and brick end chimneys. Two storeys, 4 windows late C19 sashes in wood architraves. Four panel door with oblong fanlight in chamfered surround.

Included partly for group value.

AGE

It has been very difficult to establish when Greylands was constructed and by whom. There aren't any dates inscribed into the sandstone and the deeds told us very little, as Greylands was built when not many people were able to read and write.

At various times the property has been known alternatively as The Greylands or Greylands Farm.

CONSTRUCTION

The construction of the house means there are no real foundations, damp course or cavity walls. The front of the house was built first with the 'cottage' being added later to be used by the farm's staff. A few larger sandstone blocks (plumb stones) were put down first as a base for the walls and the walls were built upwards from these. Large sandstones were used for the outside of the walls and small blocks for the interior, the space in between was filled with rubble etc and even wooden beams in some places to strengthen the longer walls. The plaster on the interior walls was horsehair with wattle and daub.

There are several blocked up windows which can be seen by looking carefully at the stonework especially on the farmhouse's southern gable end.

In 2019 when the front of the house was re-pointed, a smaller window was identified and the fact that the front of the house was built in two parts with different sandstone being used.

WATER

The house was sited close to water. The original 'well' is located outside the farmhouse's back door, and this was used to draw water for the farmhouse. It is on the same level as the St Hilda's Well up at the Churchyard and the other major farmhouses in the village (Marshall Farm, Pond Farm, High Farm) are all built along the same line to take advantage of the water table.

NYMNPA

18/08/2020

HISTORY

Capt W G Thompson purchased Greylands in 1887 and let the farm to Thomas Webster and his family from 1887 to 1903. When the Webster family left, he rented Greylands to his wife's brother Robert Marshall.

Robert and his son Francis farmed together until Robert died in 1912 and then Francis continued to farm alone. He left Greylands in 1927 when the farm was put up for sale, following the death of Capt Thompson.

See photo of the Marshall family outside Greylands possibly taken around 1907

See painting by F W Jackson of Robert Marshall on a carthorse approx 1905

Extract from the diary of Capt W G Thompson, Owner of Greylands Farm

- 29th May 1907 2 coats of white paint on farmhouse door and railings and gates.
- 17th October 1908 £45 from Robert and Francis rent for half year ending 6th April 1908 and payable 6th July 1908
- 5th March 1909 Robert brought cheque value £45 to cover rent payable 11th January
- 19th September 1909 Received £45 from Robert for rent of farm half year ending 6th April 1909
- 30th March 1910 £45 from Robert for half year payable 11th January 1910

In 1927 Greylands was purchased by Benjamin Pierson Barker for just over £2,200. See press cutting of farm auction. Ben was the eldest of his family. He rented Greylands to his younger brother, James Barker and his wife Ethel. They moved into Greylands in 1928.

Ethel was a member of the Webster family and she had been born at Greylands in 1895 when her father Thomas had lived here with his family, she left when she was 8 years old to return aged 27 with a young family.

When James and Ethel first lived at Greylands, there was no electricity or running water and the small sandstone building in the side garden was the "outside privy". Running water arrived in 1936 and a room was converted into a bathroom, before that all baths were taken in a tub in front of the fire. Electricity arrived in the village in 1935.

IMPACT of PROPOSALS

- The overall appearance of the windows from the road will not change and hence the enjoyment of the building will not be affected. The use of hardwood will improve the longevity of the windows.
- We have asked for specialist slim sightline double glazed units. Slim units are constructed using narrower cavities between the panes of glass than standard double glazing units, and perfectly replicate the appearance and features of single glazing in original timber windows
- We are minimising the impact of the changes by keeping to the current design of the windows. See photos showing the farmhouse over the past 100 years.
- We want to preserve the architectural and historical character of the Farmhouse, but make it fit for habitation by future generations of our family.

Supporting Documents:

1905 oil painting showing Robert Marshall on cart horse outside Greylands Farmhouse painted by F W Jackson

1907 photo of Marshall family outside Greylands Farmhouse

1927 Press cutting of Greylands Farm sale to Benjamin P Barker

1930 Photograph of Ethel Barker outside Greylands Farmhouse

1957 Photograph of Greylands Farm

1991 Photograph of Greylands Farmhouse

2019 Photograph of Greylands Farmhouse

C Barker August 2020

By CHARLES S. SMITH.
10-6-1927

**HINDERWELL, YORKSHIRE.
VALUABLE FARM, MINERALS,
BUILDING SITES, & ACCOMMODATION
LAND FOR SALE.**

MR. CHARLES S. SMITH, L.A.I., will OFFER FOR SALE BY PUBLIC AUCTION (unless previously sold by private treaty), on TUESDAY, JUNE 28th, 1927, at 3 p.m., at the COMMERCIAL HOTEL, HINDERWELL (subject to the National and such other Conditions of Sale as will then be produced and read; and in the following or such other lots as shall be determined at the time of Sale).

Lot 1.—FIELD of rich OLD GRASS or ACCOMMODATION LAND, known as NUN CLOSE, HIGH STREET, HINDERWELL, and containing 3 a. 0 r. 32 perches or thereabouts.

Lots 2 and 3.—BUILDING SITES; containing 5,840 and 12,540 square yards or thereabouts, on the N.E. and S.W. sides of the road from Hinderwell to Runswick Bay, and having frontages of 284 feet and 629 feet, respectively.

Lot 4.—ALL THAT VALUABLE FREEHOLD FARM, FARMHOUSE, OUTBUILDINGS and LAND known as "THE GREYLANDS," situate in HINDERWELL, and containing 108 acres 3 roods and 33 perches or thereabouts, and now in the occupation of Mr. Francis T. Marshall, together with the MINERALS under lots 1, 2, 3 and 4, and now under agreement for lease to Messrs. Pease and Partners, Ltd.

The dwelling-house and ample outbuildings are substantially built of stone, and slated or tiled. The land is very fertile, and is in a good state of cultivation. If any of lots 1, 2, and 3 are unsold, they may be included in lot 4.

Lot 5.—If lot 4 shall not be sold, lot 5 shall include the whole of the FARM, etc., described in lot 4 above, with the exception of the Minerals and rights connected therewith, which will be reserved.

Lot 6.—If lot 4 shall not have been sold, and provided that lot 5 shall have been sold, lot 6 shall comprise the whole of the MINERALS and RIGHTS connected therewith under lots 1, 2, 3 and 4, and subject to the benefit of an agreement for lease between Capt. William George Thompson and the Skinningrove Iron Co., Ltd., under which an annual rent of £92 is being paid.

The Tithe Rent charge will be apportioned as to lots 1, 2, 3, 4 and 5.

Further particulars and permission to view the property may be had from the Auctioneer, Golden Lion Chambers, Whitby;

PRESS CUTTING

From 1927
When Greylands Farm
was purchased
by the Barker
family

HINDERWELL. 17.27
PROPERTY SALE.—There was a good attendance at the Commercial Hotel, Hinderwell, on Tuesday afternoon, when Mr. Charles S. Smith, L.A.I., offered for sale by auction some valuable farming and other property. The first lot consisted of freehold building sites in Runswick Lane, for which no offers were forthcoming; and they were accordingly offered along with the freehold farm known as Greylands Farm, situate in Hinderwell, containing 113 acres, in the occupation of Mr. Francis T. Marshall, the mineral rights under the farm and the building sites being under agreement for lease to the Skinningrove Iron Company, Ltd. Bidding commenced at £2,000, and was advanced by bids of £100 to £2,700, and in further bids of £50 until £2,900 was reached, when the lot was withdrawn. The farm, minus the mineral rights, but including the building sites, was then offered separately, and £1,800 was offered, advances by £100 bids being made until £2,200 was bid, at which figure it was withdrawn. It was disposed of privately, after the sale to Mr. R. P. Barker, Hinderwell. A field of accommodation land, known as Nun Close, High Street, Hinderwell, and containing 3 acres and 32 perches, also in the occupation of Mr. Marshall, drew brisk bidding. Mr. Sanderson offered £200, and by £10 advances £230 was reached, and on the advances being halved a bid of £285 was secured. This was brought up to £287 10s., and the lot was knocked down to Mrs. Hoggarth, Hinderwell, for £290. No offer was forthcoming for the mineral rights under the farm and building sites. The vendors' solicitors were Messrs. Seaton Gray, White & Co., Whitby.

NYMNPA

18/08/2020



NYMNP

18/08/2020

Greylands
1905 ?

NYMNP

18/08/2020

Greylands
farm
approx
1907



Photo of the Marshall family outside Greylands possibly taken around 1907

GREYLANDS FARMHOUSE

1930



NYMNP

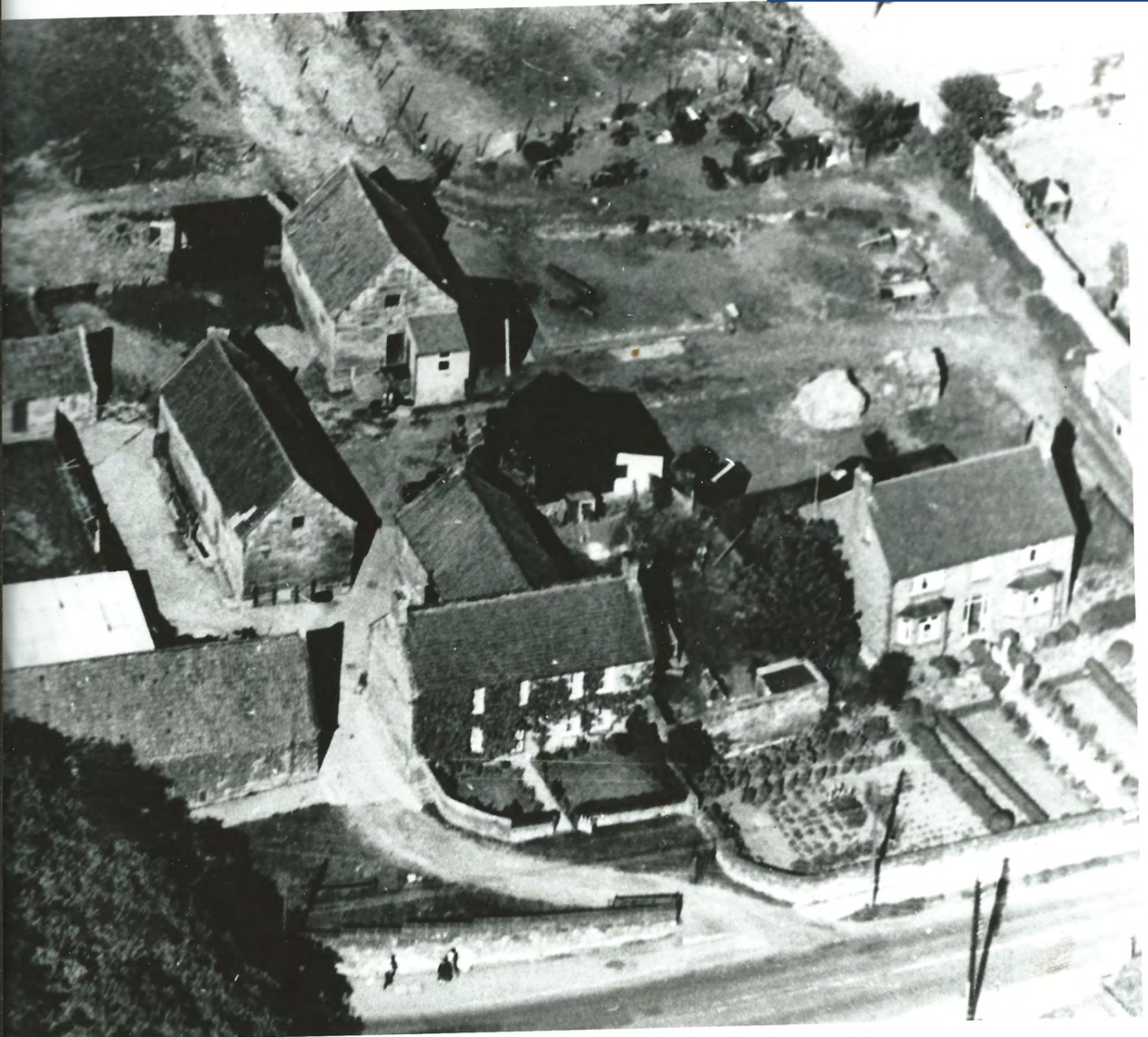
18/08/2020

GREYLANDS FARM HOUSE

approx 1957

NYMNPA

18/08/2020





GREYLANDS FARMHOUSE

February 1991

NYMNP

18/08/2020



Graylands farmhouse 2019

NYMNPA

18/08/2020



Mould on Interior of farmhouse

NYMNPA

18/08/2020



GRETLANDS FARMHOUSE -



ROTTEN WINDOWS



GREENLANDS FRAMEHOUSE

WONKY WINDOW FRAMES

- Subsidence caused by

pear trees

NYMNP

18/08/2020