

bramhall blenkharn The Maltings Malton North Yorkshire YO17 7DP

Foxhill Pasture

Throxenby
Scarborough
YO12 5TD

Application for Stable Conversion and Pool
Heritage Statement and
Design & Access Statement

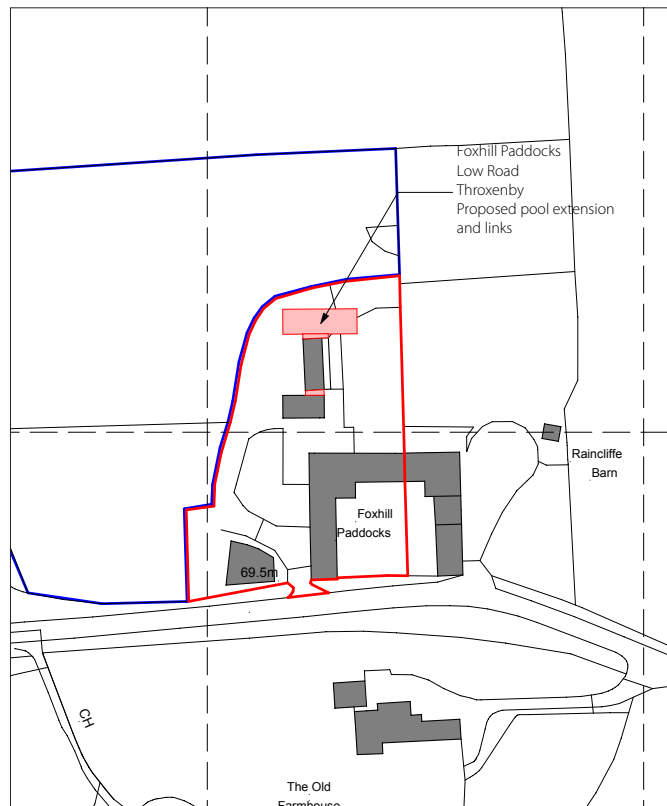
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1.0 Introduction

This document accompanies an application for Planning and Listed Building Consent for the conversion of a stable block into a gym together with the construction of an outbuilding to house a swim spa and covered area at Foxhill Paddock, Low Road, Throxenby YO12 5TD

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



Stable from west



Corner of courtyard



Stable from east

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

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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 1891 map where the fold yard is formed and a new wing extends to the north where the garage presently stands

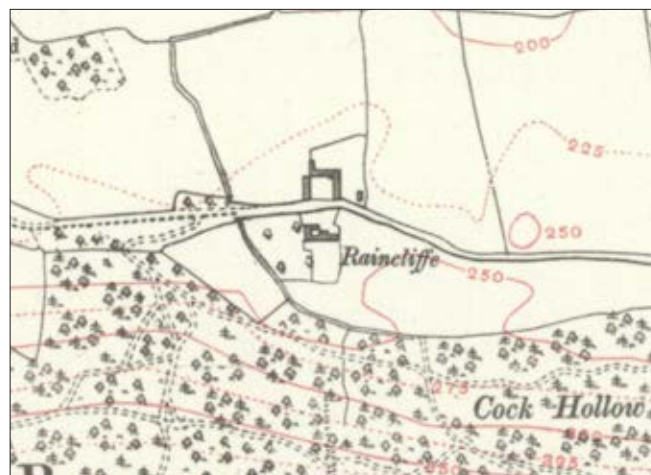
The property was previously known as Raincliff or Raincliffe farm.



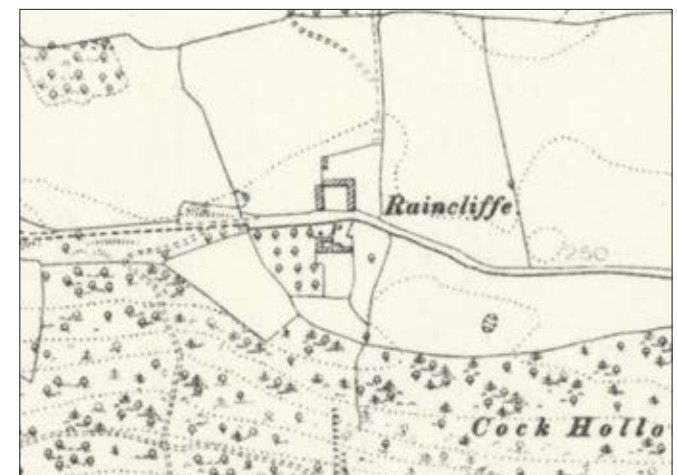
Extract from 1854 OS



Extract from 1891 OS



Extract from 1910 OS



Extract from 1930 OS

Proposed and Heritage assessment

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3.0 Proposal and Heritage assessment

The farm buildings were listed in 1986 and date from the mid 18th century. In coursed rubble sandstone with a pantile roof they surround a central courtyard to the south and have a number of features typical of the area including stone steps, brick piers and segment arches to the rear (which now are infilled as windows to the principal living area).



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 fold-yard, 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'.

Significance should be placed on these details and the integrity of the original fabric. As our proposals make no proposed changes to any of this fabric we consider there is no harm.

The buildings stand in the landscape as a traditional farmstead. The setting of a listed building is an important factor and one which we have given consideration in the design. Additional buildings to the north of the main range have been present since the mid 19th Century as evidenced in the map regression. These buildings are subservient to the main range both being lower in height and smaller in footprint. The existing buildings comprise a stone build garage and a timber clad 3 box stable.

The applicants are keen to have space for gym equipment and would like a pool for aerobic exercise where one can swim against a current. We propose to convert the existing stable and then add a single storey building on the north side to accommodate the pool. An existing concrete base is situated in this location suggesting a previous building of which we can find no further evidence.

The proposed building will be linked to the other buildings and thus 'grouped' in the landscape to read as part of the farmstead. The buildings will all be lower than the original main barn and clad in timber to reinforce the hierarchy.

As the new building is on the other side of the stable the position will not block existing views to the original building and therefore we submit the effect on the setting of the listed building would be negligible.

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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'.

In particular we refer to the recently adopted CO12 (conversion of Existing Buildings in Open Countryside), CO17 (Householder Development) and Policy ENV11(Historic Settlements and Built Heritage).

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 limited the scale of proposals both in plan and volume so that the new outbuildings are clearly subservient to the main dwelling; they are located in close proximity to existing buildings, and shown that the existing stables are worthy of retention. The position of the proposals on the site conserves the relation ship with the key element of significance which is the host dwelling, a grade II listed building.

We believe that the proposals do not adversely affect the landscape setting or appearance of the original former farm buildings and that the associated works to the surrounding area will result in an enhancement to the heritage asset.

Access / Flood Risk Assessment

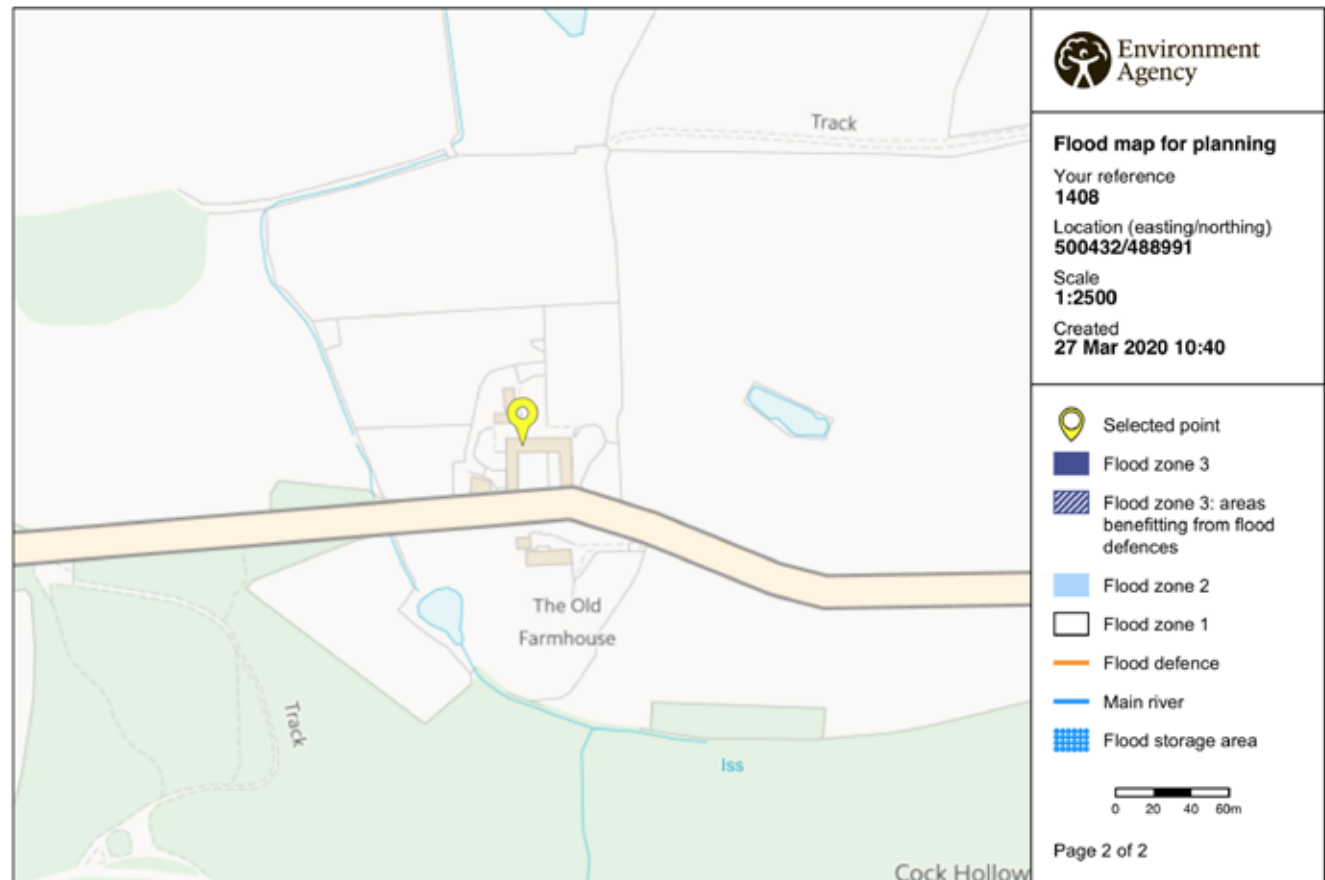
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5.0 Access & Accessibility

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

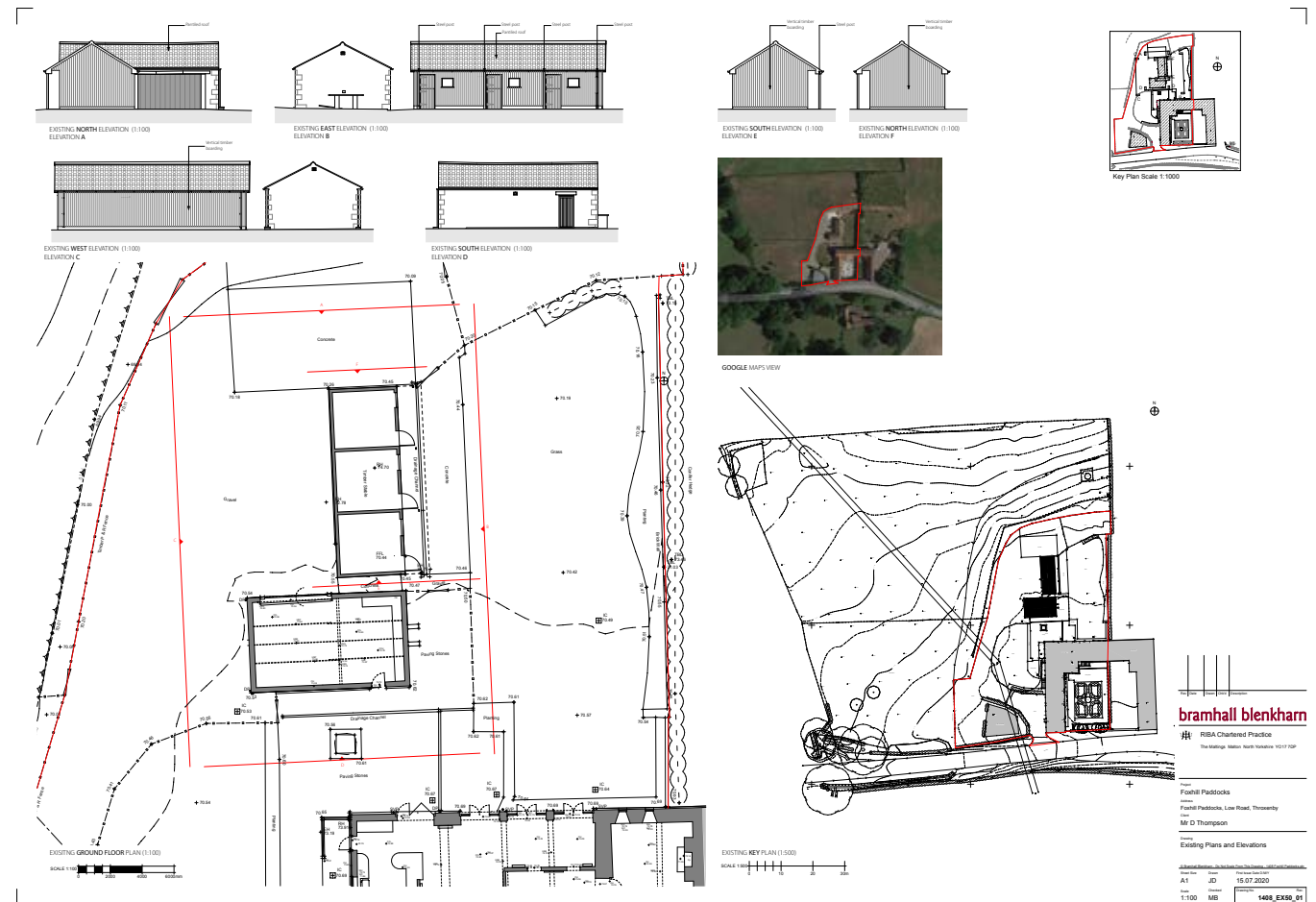
From information available on the Environment Agency website, it has been determined that the property falls outside the area prone to significant flooding risk as demonstrated below on the Environment Agency flood risk map (Fig. 15).



Flood risk map extract from Environment Agency website

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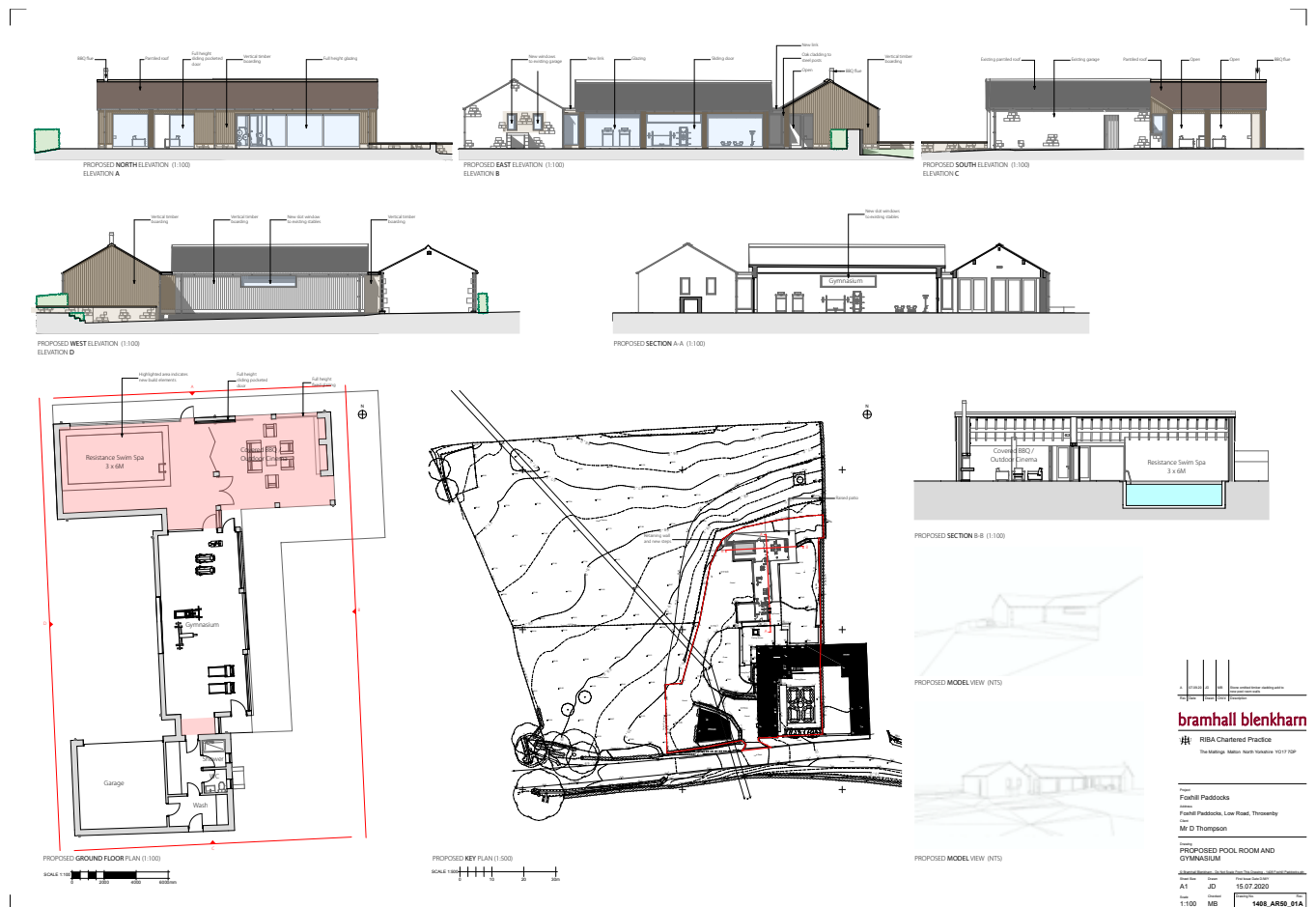
7.0 Scheme Drawings



Existing site plan

Scheme Drawings

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Proposed Pool Room and Gymnasium