

15th July 2021
TPH/PL.01

Miss Kelsey Blain
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
North Yorkshire
YO62 5BP

NYMNPA

16/07/2021

Dear Miss. Blain,

THE POND HOUSE, AISLABY - NYM/2021/0274/LB

Further to your letter of 9th June 2021, I write in response to the comments received from NYMNPA on the above Application; I will address the items in the same order as raised in your letter.

Revised plan and elevation drawings are attached to this letter as follows:

- TPH-P.100-D - PROPOSED GROUND FLOOR PLAN
- TPH-P.101-C - PROPOSED FIRST and SECOND FLOOR PLANS
- TPH-P.102-C - PROPOSED ROOF PLAN
- TPH-P.105-A - PROPOSED SITE BLOCK PLAN
- TPH-P.200-B - PROPOSED FRONT ELEVATION
- TPH-P.201-C - PROPOSED REAR ELEVATION
- TPH-P.202-C - PROPOSED SIDE ELEVATIONS

1.0 Internal Alterations

1.1 Music Room / Snug

Further consideration has been given to the configuration of this area of the proposal, in conjunction with a general review of the proposed rear extension, which will be covered further under Para 2.4 below.

The attached amended plan indicates the rear wall of the existing music room, along with the existing structural opening currently infilled with sliding patio doors, to be retained as existing. The patio doors would be removed, leaving a finished opening from the proposed extension into the "snug".

Cont.../

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North Yorkshire
YO62 4LJ



Gerry Rogerson BA Dip (Hons) Arch RIBA

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1.2 Outbuilding / Utility / WC

Similarly, we have reviewed the proposal for the conversion of the outbuilding. While the building does not appear to date back to the origin of the house itself (as can be seen in the historic plans submitted with the Application) there has clearly always been an outbuilding of some sort in the location and the existing outbuilding will have stood in this spot for a long period prior to the Listing of the property in 1969. In the light of this, the proposal now shows this outbuilding retained, with the existing doorway utilised as the new internal door from the proposed extension. The existing window to the east side is retained, while a new external door is proposed within the width of the existing rear, north facing window. This door would be bead boarded, to match in appearance the existing back door of the house on the east elevation, with a small glazed panel.

The outbuilding itself is proposed to house the relocated ground floor WC. Notwithstanding the comments the Authority offered regarding the previous proposal to locate the WC in the extension, the Applicants remain very keen to remove the WC from its current position, to allow the rear cross hall to be faithfully reinstated within the house. This alternative location places the WC in a more discreet position, close to the proposed Utility. Existing drainage services at the house are deep enough to accommodate falls from this extended location.

The amended proposal now offered also allows the existing, monopitched slate roof to the outbuilding to be retained as existing.

1.3 Bedroom 1 Ensuite

The comments of the Authority regarding the proposal for the Bedroom 1 Ensuite have been considered.

Early in the design process a brief discussion was had about the possibility of using the small, front room (where the Dressing Room is currently proposed) to provide an Ensuite. However, this was quickly dismissed as there would be no means of providing drainage from this area, let alone new incoming services, without significant harm to the historic fabric of the house. The Hallway below this small room has beautiful and intricate fibrous plaster cornices and ceiling rose.

The proposal to locate an Ensuite to the rear of Bedroom 1 would allow incoming services and drainage to be directed through the north west corner to the adjoining Music Room / Snug. Having been formerly a stable, there are no historic, decorative features in the Music Room, so an internal bulkhead could be formed across the *patio* door head to run services. Once across the door head, the service run could drop vertically, concealed discreetly within a joinery detail (bookcase, storage, etc) in the north-west corner and connected to the proposed WC soil stack. All of this would allow a new first floor Ensuite facility to be installed without harming any of the historic fibrous plasterwork in the house.

Mindful though of the comments received regarding the loss of the cupboard in Bedroom 1 to the side of the chimney stack, we have reviewed the proposal and have handed the layout of the room, such that the cupboard can be retained and would still remain visible within the Bedroom.

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The concept intended here is to separate off the Ensuite with a free “standing” screen / partition. This screen would not be fixed at the ceiling, but rather would stop short, allowing unhindered continuation of ceiling and cornice, both physically and visually. We would propose counter height, panelled offsets behind vanity unit and WC, and screen height framing around the shower, to allow all services to be run without harm to the walls or existing skirting boards, all of which are in sound condition. You will also notice on plan the partition stops short of the stairwell wall, with a slender glazed screen to the corner of the shower enclosure. This will again ensure minimal harm to the wall of the room, while also allowing natural light to filter back to the Ensuite.

The desire to maintain the symmetry of the room is noted and the amended proposal addresses these concerns regarding the cupboards and will ensure that the overall proportion and splendour of the room will remain evident. Existing historic cornice will not be lost, but rather retained on full view, while partial runs of skirting will be preserved behind protective panelling in the ensuite where necessary. This proposal can therefore be seen as wholly sensitive, addressing the issue of such a large house having no ensuite facility for its principal bedroom, while taking full consideration of the potential impact of such an intervention.

1.4 Second floor eaves cupboards

The existing eaves cupboards and their associated doors and ironmongery vary from room to room on the second floor.

The east room, Bedroom 4, has wide boarded doors set within beaded architraves. The doors are hung on five point fixed butterfly hinges, with flattened hand forged pin fixings (see Photo 47 in the Schedule of Photos submitted with the Application).

The west room, Bedroom 3, has machine made “H-hinges” with slotted screw fixings. I would even go further and suggest that the hinges are not traditional *H-hinges*, but rather they are extended parliament hinges that have been used to look like H-hinges. It is evident, regardless, from Photo 43 that the doors were previously fitted with different hinges, as other cut-outs are clearly visible to the closing edge of the door. The doors themselves are somewhat at odds with the period, formed as they are from a very narrow board.

With regards to the timber boarding, the low level partitions in Bedroom 3 are clad with a similar narrow board, run horizontally, as opposed to the boards on the door which are run vertically. While this floor would undoubtedly have been the domain of domestic staff in the eighteenth century, it seems unlikely that such scant attention to detail would have been applied in a fine house of this quality. The Authority are clearly of a similar review in this regard, given the comment made regarding the vernacular detail of vertical panelling.

Bedroom 4, which is the room with the woodchipped walls, provides further question against the authenticity of the timber stud framed partitions. The north side wall in Bedroom 4 is a brick panelled wall (see Photo 48). This is the only brick panelled wall on this floor, with the wall opposite clad in a wider, horizontal board (see Photo 44) and the Bedroom 3 walls clad with narrow boards (see Photo 42). Noticeably also, the brick panelled wall is framed and structured with waney edged timber studs, whereas the other three walls are formed with sawn timber sections.

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A final thought on the origins of these walls is the position of this wall relative to the wall at ground floor between the Dining Room and Rear Corridor. The isolated existence of bricks in a second floor partition is curious, but would make more sense if built off a continual structural line below. The first floor below has clearly undergone changes over the years in its layout and it is conceivable that the second bedroom may once have been of a similar size to the dining room below, with a smaller wash room, dressing room or storage space to the rear. This theory is further justified by the detailing of the rear window opening to the first floor room, with the opening not aligned with stone courses and the stone lintel appearing to be inserted with no significant bearing to its ends (see Photos 7 to 12). Proportionally the window is out of place and also, with the exception of the grand central staircase window, it breaks the pattern of no original north facing windows to the main body of the house.

For all the reasons outlined above, we remain of the opinion that the north wall in Bedroom 4 is historic and original to the house, whereas the other three have been added. The Applicants are keen to respect this conclusion and therefore maintain the Bedroom 4 north wall. Furthermore, the proposal to remove the woodchip and explore the condition of the wall face behind, with a view to repairing in lime plaster if the wall is plastered, or retain in fair faced brickwork if this is found to be the likely, original finish, is testament to the Applicants desire to respect the heritage of the house. The remaining three walls do not have the same justification and appear to be subsequent in the history of the house, and in themselves limiting in the usage of the second floor rooms. The proposal is not to take away all concept of low level eaves walls, but rather to set them further back towards the eaves, to allow sufficient space for a double bed to be located with each room, with comfortable and adequate circulation space. In terms of finishes, the Applicant would be happy to detail such partitions with vertical, wide plank panelling, with integrated storage doors more akin to the north door in Bedroom 4, hung on hand forged butterfly hinges.

We would be grateful to the Authority if they would consider the argument presented here.

2.0 External Alterations

2.1 Proposed snug rooflight

While the Music Room does have two existing windows, it is a surprisingly dark room. However, mindful of the comments received from the Authority, the proposal to include a rooflight in this room has been withdrawn. The amended proposals now put forward will maintain existing levels of natural light from the north side and further improvements can be achieved through re-decoration internally and pruning of overgrown vegetation to the front, south side.

2.2 Bedroom 2 Ensuite Window

The comments received regarding the glazed cabinet doors in the kitchen have been considered. Interestingly, the dimensions of the doors in the Kitchen are similar to the overall structural opening in the Bathroom, though not exactly so. The Kitchen cabinet doors are also somewhat “flimsy” and overly fine in their detail and section sizes, given the overall size of the window. At just 28x40mm in size, the sash frame sections are consistent with sizes found in much smaller Yorker sliders, but not for a window measuring 1.7m in height.

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The rebates to the frame in the Kitchen are also inconsistent between jamb and head, and in neither case are the rebates consistent with the width of the sashes, such that the glazed panels do not run smoothly, or even engage into the keep.

Reference to the historic floor plans submitted with the Application raises further question as to the likelihood of this Kitchen panel being an original window from this location. The plan indicates a window with a significant, central mullion. While this plan does not necessarily support the proposal for a vertical sliding sash, we believe it is equally indicative that the lightweight glazed panels in the Kitchen are not from this location. We would conclude that they are far more likely to have originated from cabinetry, and not to have been a means of protection from the elements.

With regards the optimum solution for a replacement window, we acknowledge the stance of the Authority concerning the formality of the front versus the informality of the rear. However, it appears evident that this house may never have had Yorkshire sliding sashes. The front windows were clearly always vertical sliding sashes. Other than the large, fixed window of the stairwell, it is evidentially more likely that the main body of the house never had rear windows. The side windows of the second floor are too small to have suited Yorkshire sliders. The west wing was a stable (its western window is clearly a more modern insertion) and the rear window to the east wing was indicated on the historic plans as a triple bay window (which I will discuss further in Para 2.3 below).

We remain, therefore, of the opinion that the introduction of a Yorkshire sliding sash would be incongruous with the evidential detailing of the house. Furthermore, the proportions of the opening can be seen in the proposed elevation to suit an eight over eight vertical sliding sash.

We would be grateful to the Authority if they would consider the argument presented here.

2.3 Current Kitchen window

Similarly, the comments regarding the alternative use of a Yorkshire sliding sash are acknowledged and to some degree understood. However, given the clear indication of a triple window on the historic plans, this would seem evidentially a more justifiable approach. Furthermore, while historically there may arguably have been a formal / informal distinction between front and rear of a property of this standing, the rear would also arguably have had distinction between the east side, where the property owner would have disembarked from the carriage, and the west side where the carriage and horses were stabled. Consideration should also be given to the perception of the windows from within, where they will be viewed from the same room. It is for these reasons that we would respectfully ask the Authority to reconsider the argument presented and the proposal as submitted.

2.4 The Extension

The comments regarding the extension proposed are acknowledged and understood.

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While still maintaining the essence of the contemporary style sought, we have reviewed and amended the proposals as follows:

- The main body of the extension has been realigned with the central portion of the house, symmetrically inset approximately 600mm from each side, so that the main three storey body of the house maintains the greater width.
- The depth of the extension has been reduced, such that the footprint no longer extends as far into the garden as the existing garage, and is now significantly narrower (approximately 2m) than that of the main house.
- To the west side, the extension still extends across the rear of the west wing, to provide access to the proposed Snug, as well as the Utility and WC (in the old outbuilding). While this entails overlap of the west wing, the proposed glazed façade and roof of this element will maintain a transparency and apparent separation. The Authority will recall the content of the Pre-Application advice, which suggested such overlap to the rear to be a preferred means of bringing the west wing into the house.
- The WC is now proposed to be located within the “outbuilding”, as noted in Para 1.2 above.
- The retention of the original rear porch has been maintained.
- The aesthetic of the clear glazed “slot” aligned with the central staircase window is maintained. Similarly, the layering of roof planes to achieve the necessary steps around existing window heads and cills is utilised, as well as the proposal for roof glazing to maintain unhindered views of the rear wall.
- The structure of the extension has been considered to allow the extension to remain independent of the original house, without the need for structural loading into the existing walls, as this would result in harm to the historic fabric.
- Externally, the extension remains zinc clad, with powder coated aluminum framed fenestration.

2.5 Scoria bricks

We can confirm the intention is to retain the existing Scoria bricks for use within the hard landscaped terrace to the rear of the extension. This is indicated in the Sketchup images submitted with the Application.

3.0 Storage**3.1 Existing outbuilding**

As noted previously in this document, the existing outbuilding is fundamental in providing the internal accommodation the Applicant is seeking for their home. The amended proposals demonstrate the worth of this strategy in the resultant reduction in size of the extension proposed and its improved relationship with the host dwelling. The Applicants have considered their storage needs in the development of these proposals. Given their lifestyle and family needs, the house as proposed along with the small increase in the storage capacity of the garden outbuilding provide them with more than sufficient space for storage of their possessions.

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Should you require any additional information in support of these responses, or should subsequent re-consultations present any further queries, then please do not hesitate to contact me.

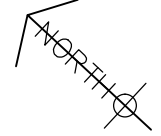
Yours sincerely

Gerry Rogerson
On behalf of Rogerson Limited

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PROPOSED
 SITE BLOCK PLAN
 0 1 2 3 4 5 10



NYMNPA
 16/07/2021

AMENDED

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 Stonegrave
 North Yorkshire
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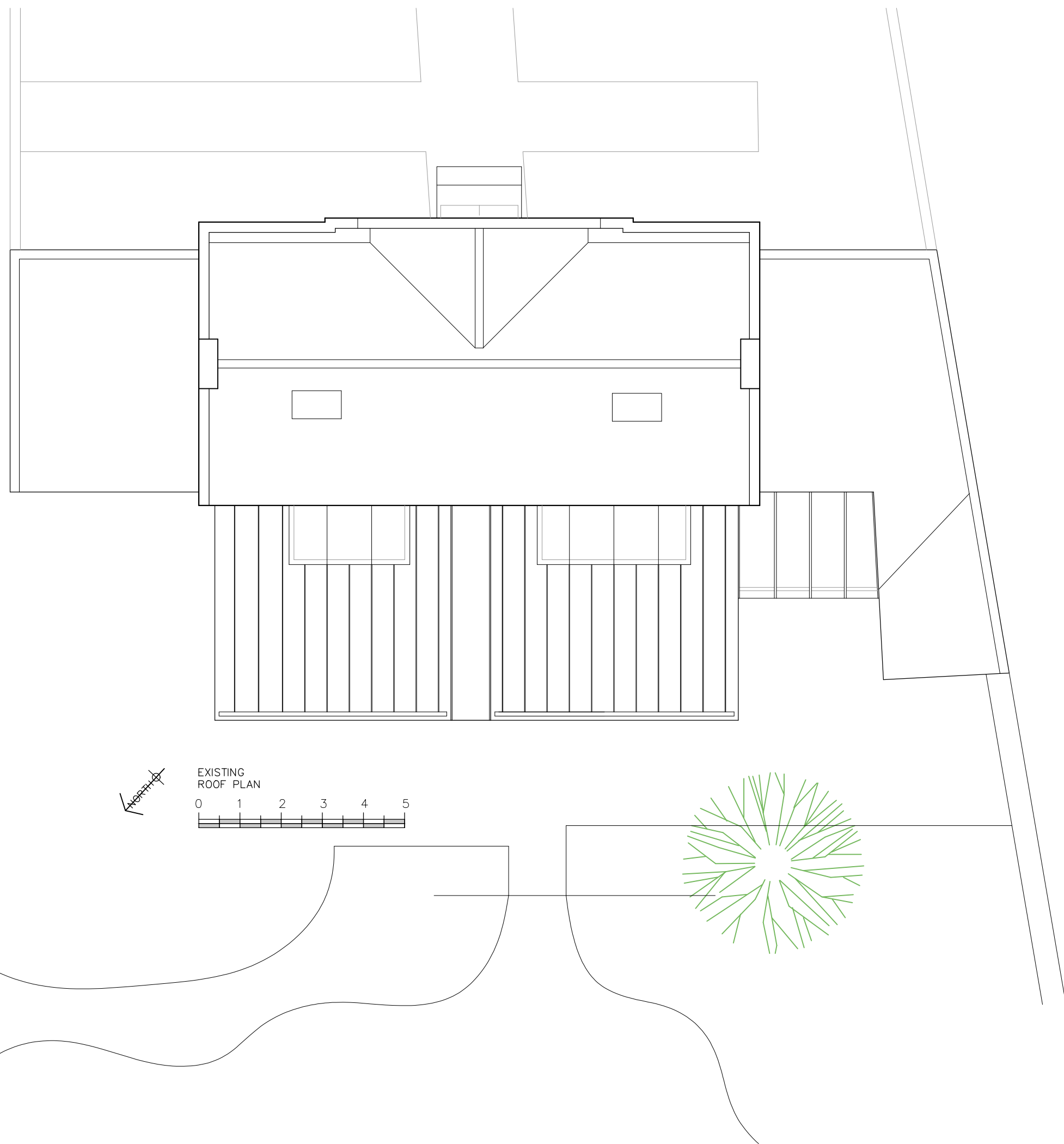
PROJECT
 THE POND HOUSE
 AISLABY
 YO21 1SW

DRAWING
 PROPOSED SITE BLOCK PLAN

SCALE 1:250 @ A3 DATE MAR 2021

DRAWING NO. TPH/P.105 REVISION A

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PROJECT
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AISLABY
YO21 1SW

DRAWING
PROPOSED ROOF PLAN
SKETCH OPTION 2

SCALE 1:100 @ A3 DATE MAR 2021

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PROPOSED FRONT
 (SOUTH) ELEVATION

AMENDED

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PROJECT
 THE POND HOUSE
 AISLABY
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DRAWING
 PROPOSED FRONT ELEVATION
 (SOUTH)

SCALE 1:100 @ A3 DATE MAR 2020

DRAWING NO. TPH/P.200 REVISION B

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PROPOSED REAR
 (NORTH) ELEVATION



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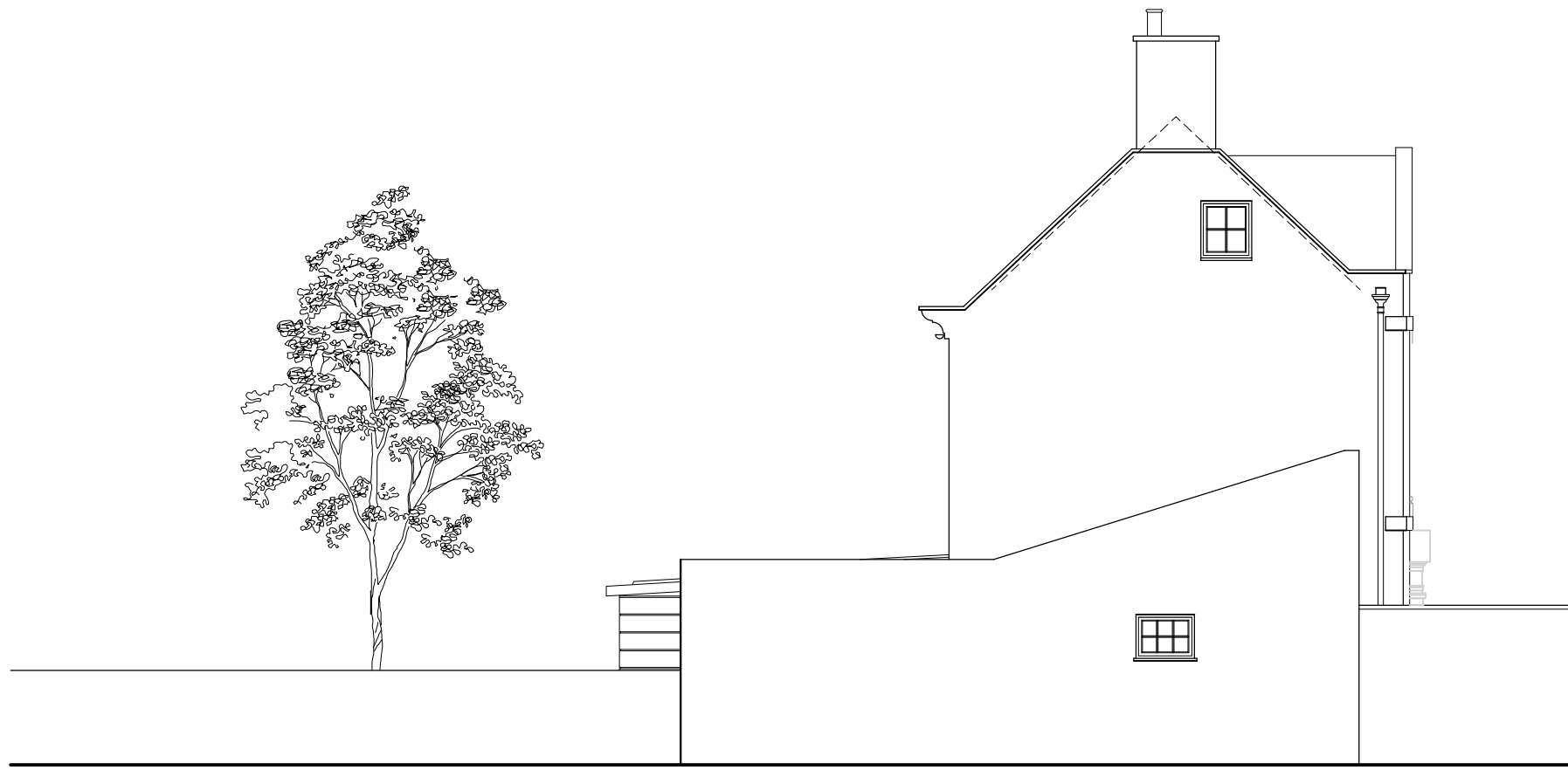
PROJECT
 THE POND HOUSE
 AISLABY
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DRAWING
 PROPOSED REAR ELEVATION
 (NORTH)

SCALE 1:100 @ A3 DATE MAR 2020

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PROPOSED SIDE
 (WEST) ELEVATION



PROPOSED SIDE
 (EAST) ELEVATION



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 16/07/2021

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PROJECT	
THE POND HOUSE AISLABY YO21 1SW	
DRAWING	
PROPOSED SIDE ELEVATIONS (EAST & WEST)	
SCALE	DATE
1:100 @ A3	MAR 2021
DRAWING NO	REVISION
TPH/P.202	C