

Roof over Building "H"

We started this field shelter three years ago, and erected larch poles from the dale head – but didn't put on a roof. A field shelter would be a huge help – I'd go so far as saying vital – for horses in the spring and autumn and sheep in the winter. The weather can get brutal at short notice and it's not always possible to bring horses in every night, so this field shelter, protecting them from both east and west would be very effective, especially considering the isolation of the buildings.

We propose to fit corrugated steel sheets over 6 x 3" purlins built on top of the larch beams, and Yorkshire boarding on South and North sides.

One bay of this shed is currently full of scrap gates/fence wire etc which we intend to get rid of this summer.



Glass enclosure over tree nursery (15")

[This is essentially a pre-planning application as I have not mentioned it previously, and have only recently realised just how much we need it.]

We enclosed this to bring on young plants and trees safe from sheep or rabbit damage. All attempts without enclosure had failed miserably.

To begin with it worked, and it does still keep sheep out. But not rabbits, rats, mice, stoats, moles, pigeons and crows, which have combined to destroy everything we've planted or heeled in.

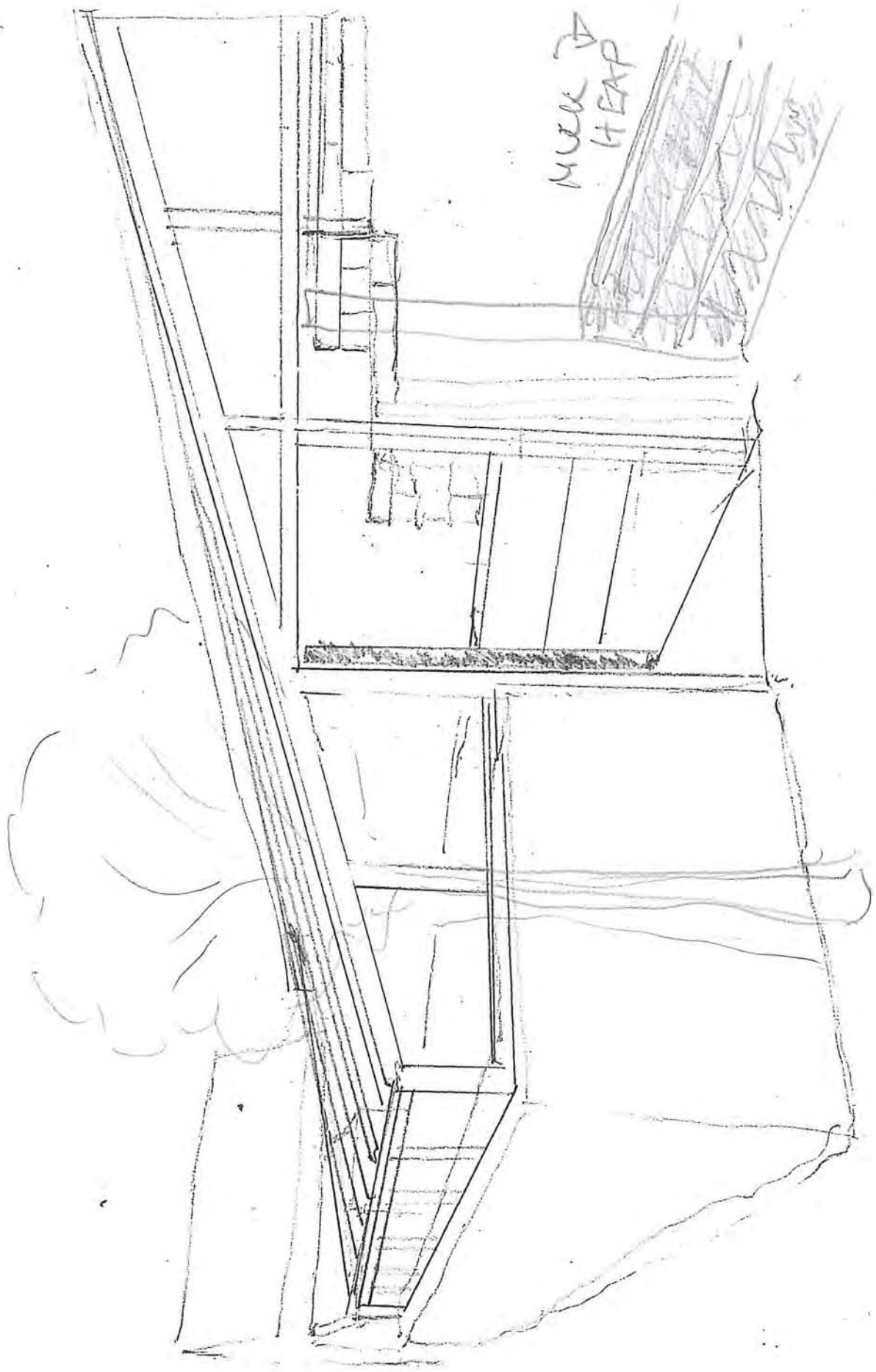
Tree planting and woodland management is a significant part of our work in the dale head, we have planted thousands of trees, and we need a secure growing facility to start them off, and enclosing this would enable that.

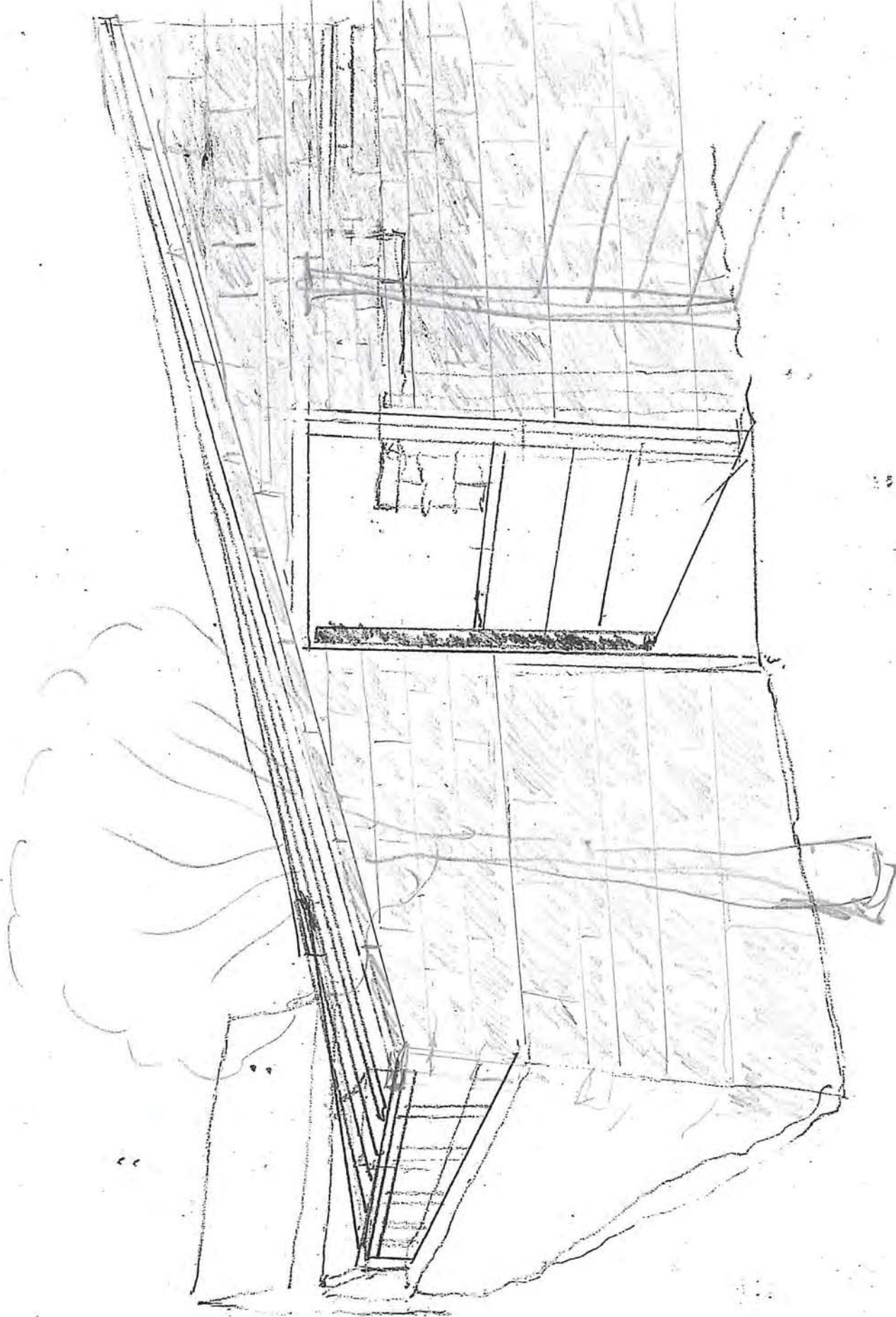
The beauty of this location is, that while catching sun from both East and the South, it is invisible from everywhere else – hidden by the lie of the land to the North, and by the other buildings from all other directions. The only place you can see it is from the hill and moors directly opposite, where there are no footpaths or rights of way.

I have attached two sketches, one with a dry stone North wall, and one with a glass wall. We would build it with unpainted hardwood spars supported on a steel purlin resting on internal steel posts, and cover it with non-reflective glass.

There is another good reason to propose this. We are determined that this site is zero carbon, and elsewhere I have proposed solar heating tubes to provide an occasional need for warm water. The only problem with solar tubes is excess heat and currently there is no way to dump it, as the buildings are not residential and do not require heating. If we enclosed this area, we could divert any excess heat into open pipes, which minimal heating would allow us to grow a wider range of plants and trees.

MUCK
D
HEAP





NYMNPA
04/03/2021

High Buildings
Fryup Dale Head



High Buildings: Fryup Dale Head.

Update to pre-planning application made in April 2018

Here is the update requested by Mrs Gee to my pre-planning application of April 2018, though I'm still not altogether clear why I'm being asked for it, as to date I've received no response to my application of 2 years ago. The few amendments here are basically clarifications.

The background was explained in my April 2018 application (see Appendix 1) and my ambition remains the same; to restore the previously derelict farm buildings in a sympathetic and vernacular way for agricultural purposes. We have used the best materials and rebuilt in a traditional way and it has been a labour of love, restoring the buildings for their original purpose, while adapting them to the 21st century.

The buildings are on the same floor plan, apart from a new dry stone shed to store woodland/pasture machinery, a small dry stone shed and enclosure for trees, and a roof between them to form a tractor shed.

Also 2 renewable energy proposals to make the buildings zero carbon.

No drawings existed during the restoration so I enclose a mix of photos and sketches, as Mrs Gee indicated she favoured this approach.

The buildings today
From the South West



From the South East



From the North West

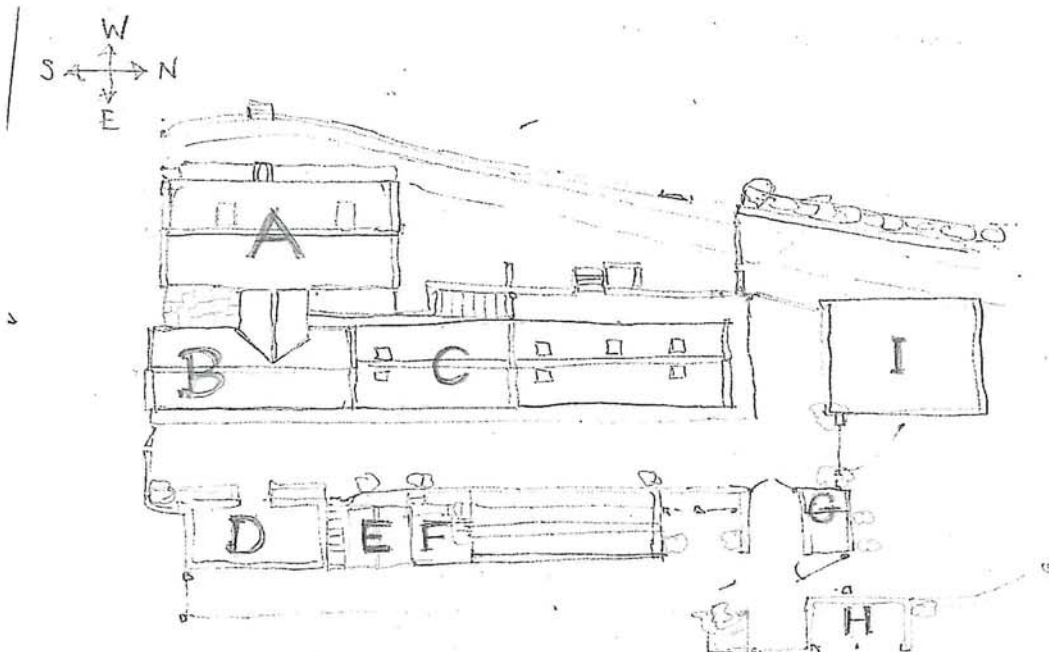


From the North East



Lay out

Photo and overhead floor plan of the buildings.



Building A.



The buildings in 2009



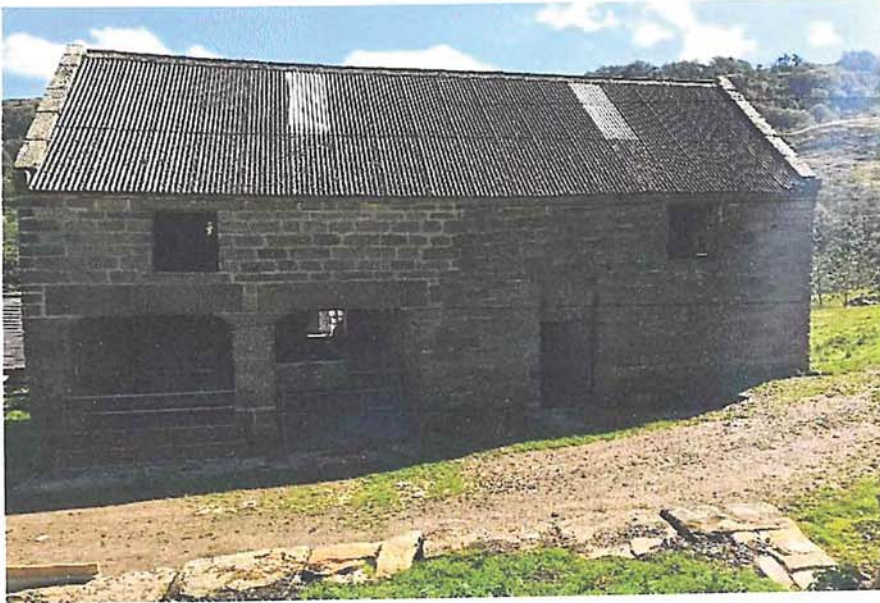
The buildings in August 2020

NYMNP

04/03/2021

Our primary ambition was to stop this building falling down, as the central pillar under the large stone lintels has been leaning out for years. Last year we supported the walls with raking shores, rebuilt and straightened the pillar, and replaced the earth floor with stone flags.

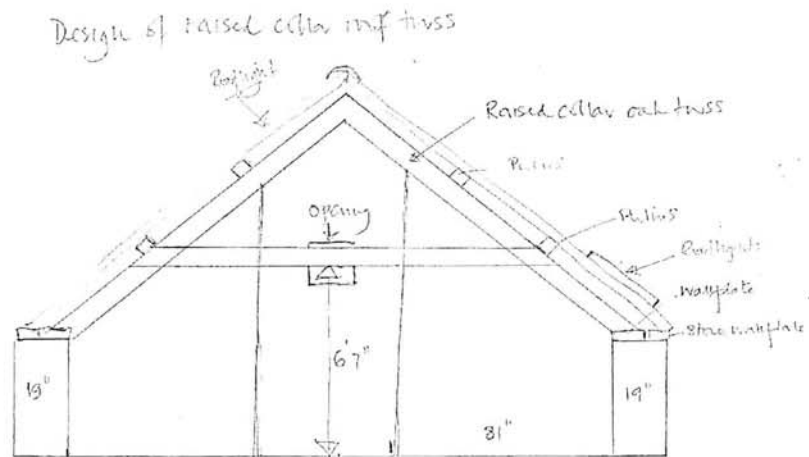




We put an RSJ above it for added stability, restored the first floor with oak beams and reclaimed floorboards. Replacement wooden shutters have been made for the window openings, but not yet set in place as I'm waiting for them to weather – and when shut they make the building very dark. I now propose to replace the 1980 softwood trusses...



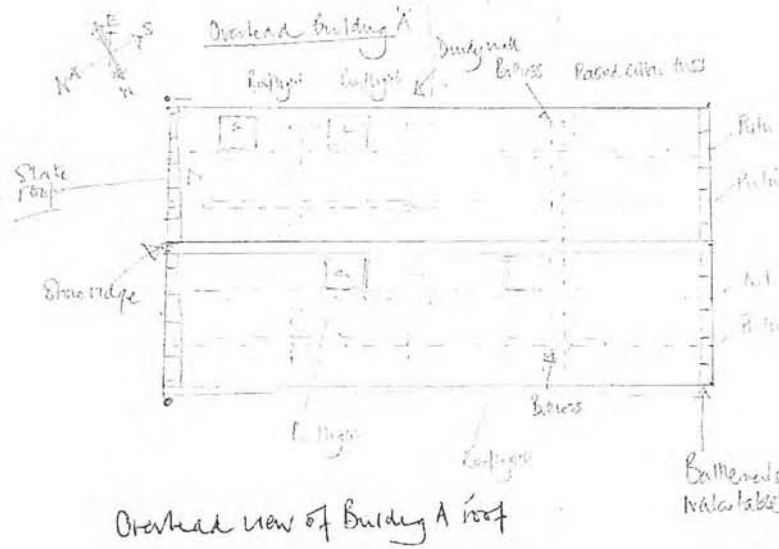
with raised collar oak trusses



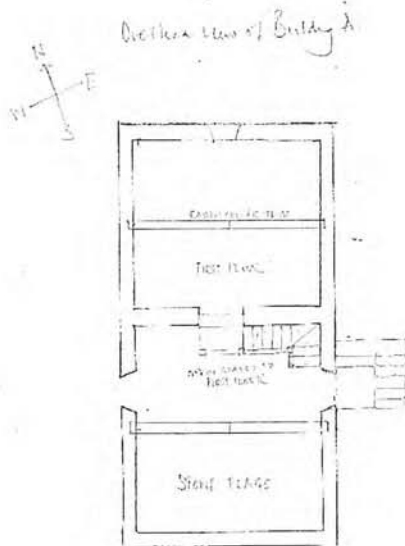
...and also the asbestos roofing sheets with slate. I propose roof lights on the east side, and small window openings in the gables.



Overhead sketch of building A.



Internally, I propose to stone flag the second half of the building, and construct a simple open tread oak staircase for access to the upper level.

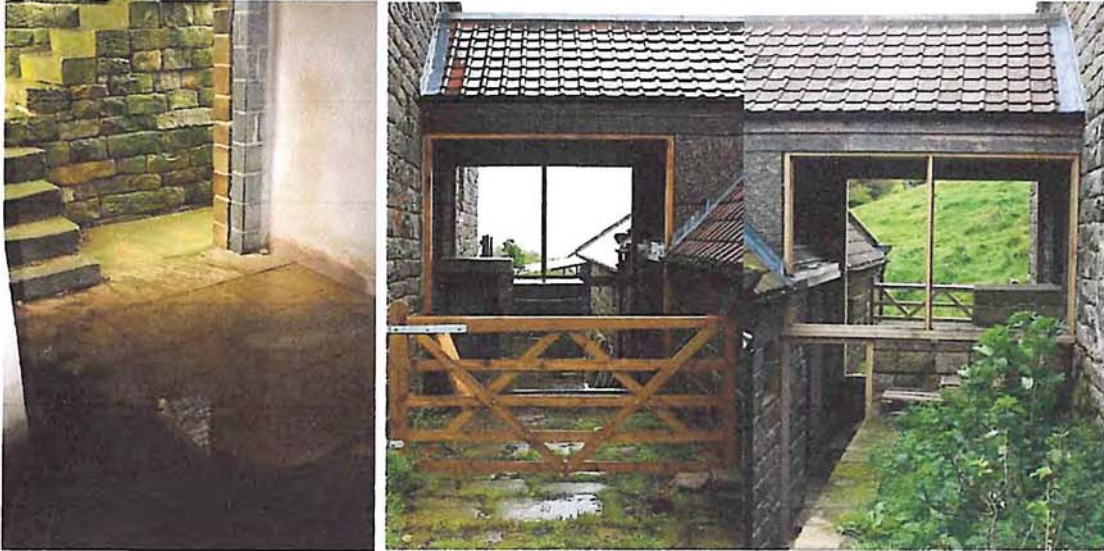


Cross section of building A with open oak staircase from S to N.

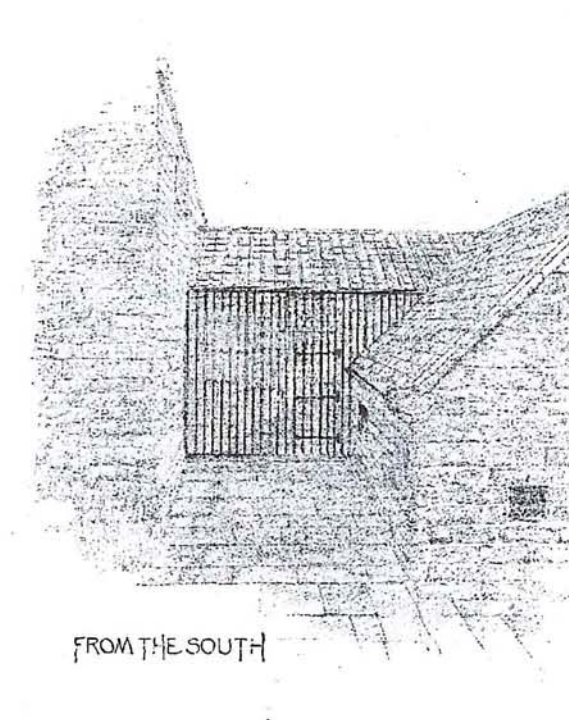


Staircase between A and B

This has remained unchanged since we rebuilt it in 2013, and the lack of light is an issue in building B. At present it's open to the elements, with rain driving in from the Southwest and snow from the North East –



so I propose Yorkshire boarding doors over the south and north aspects.



NYMNP

04/03/2021

I'm hoping this will make buildings A and B secure and weatherproof.

Building B

This has not changed externally, but internally there are temporary oak steps to access the upper level. As yet the proposed shower and toilet have not been completed. I planned to use this building for storing tools, tack, horse rugs etc, but the floor and walls are often too wet due to the open stairwell, and a lack of doors makes it unfeasible to store anything of value. I have not yet removed the varnish from the purlins and ceiling but will do so before final plans are submitted, and an initiative may also be required to let in more light, as it is very dark.

Swallows have continued to nest in it every year throughout the restoration, and barn owls inhabit Building C.

NYMNPA

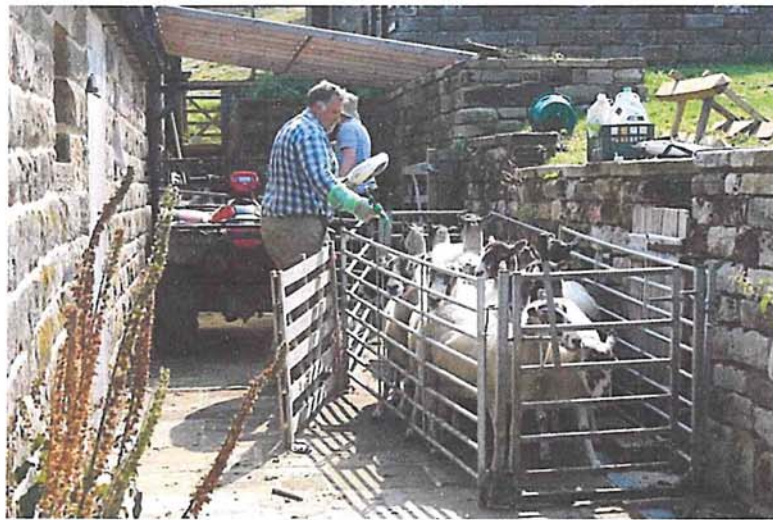
04/03/2021

NYMNP
04/03/2021

Building C

This building has not changed. I enclose photos showing them in use.



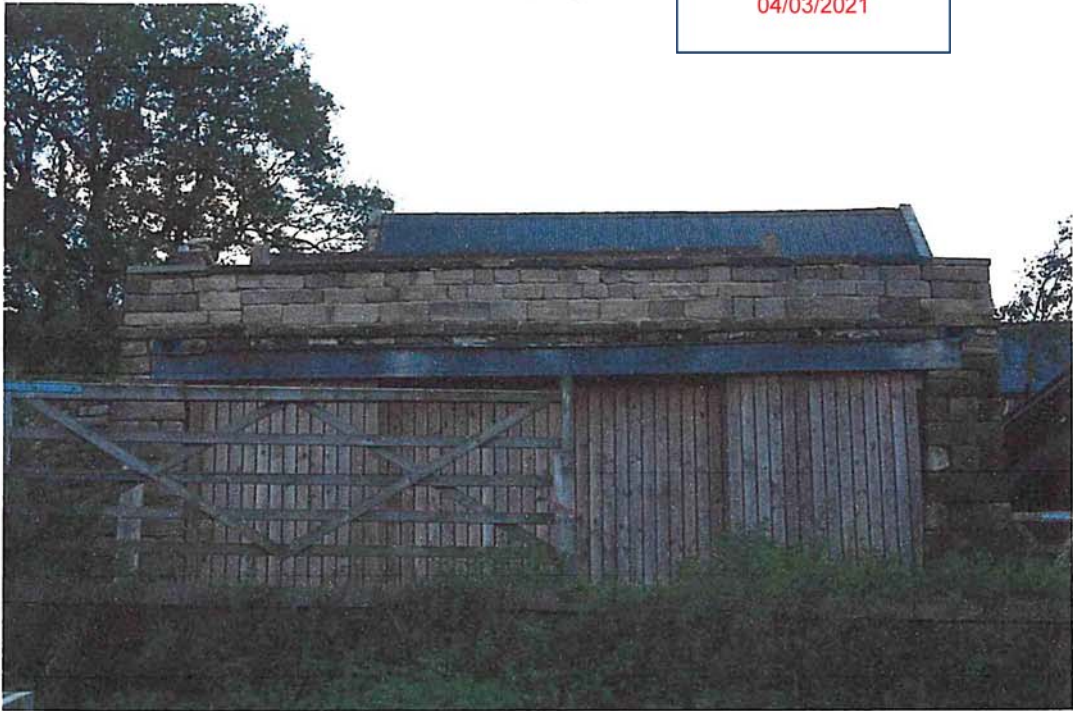


The one addition is the corrugated plastic sheeting. This was erected for a party in 2018. I left it up as it usefully extends the fold yard area.

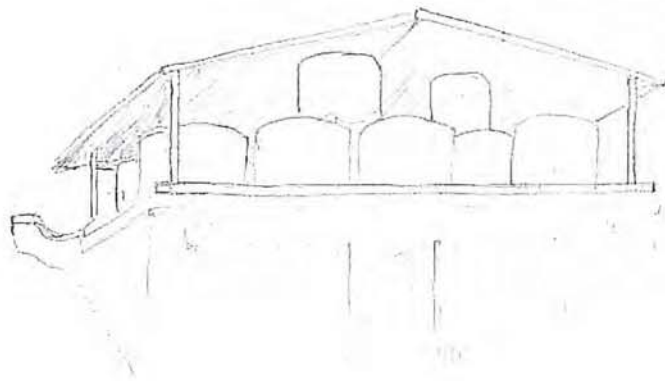


Building D

NYMNPA
04/03/2021

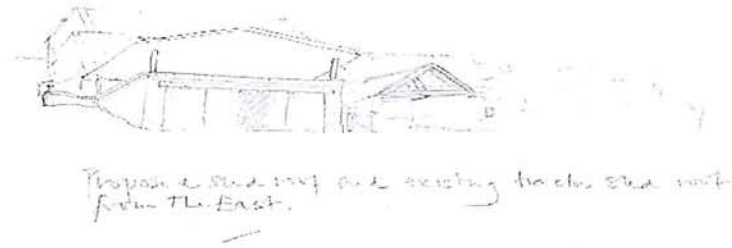


The flat roofed dry stone shed is on the lower level, and I propose a shallow roof over it supported by 75mm steel pillars at the corners for hay and straw storage. The steel frame roof will overhang slightly with slate coloured roofing sheets. On the south side I propose solar heating and pv panels. On the lower level I keep wood/forestry/ bracken/pasture control equipment, including a quad bike and one day possibly a biomass boiler (see below). Woodland management forms a part of our work in the dale head, we've planted over 3000 trees and usually another 500 every year.

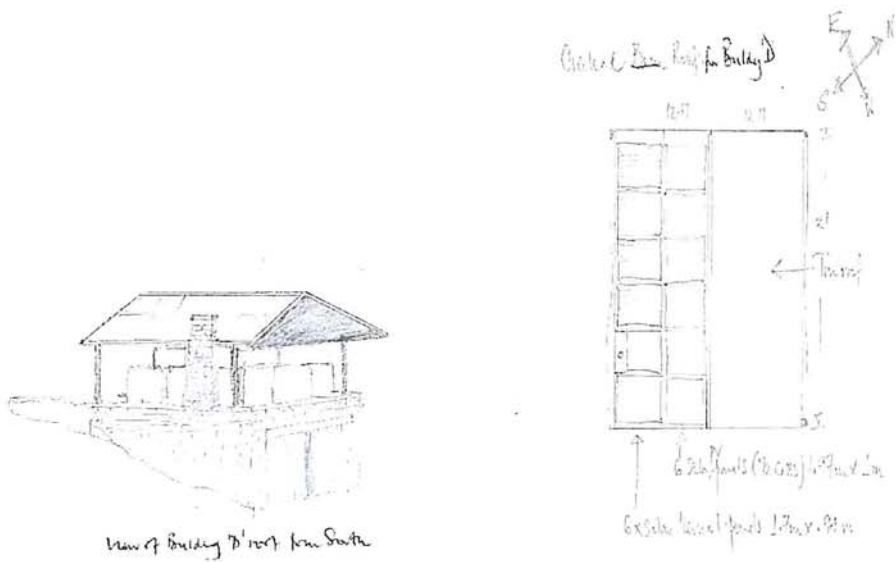


View of Building D - dry stone shed
with proposed roof and round bales
from the East.

The hay/straw is currently covered with a tarpaulin, which is inefficient, messy and inconvenient. Open sides would allow easy access from Building C. The roof pitch would be 15 degrees, and on the south facing aspect I propose heating tubes and pv panels to provide power and heat. Excess heat would be stored in buffer tanks and a drystone chimney would vent a biomass boiler, were one to be installed. The design of the roof is typical of many barns in the dale, ie a shallow pitch and a lightweight welded steel frame on steel stanchions. Our design refines that slightly, giving it a floating architectural quality, but it is still basically a functional agricultural barn.



The 7m x 4m roof would allow 6 solar heating panels and 6 pv panels, the pv to power a pump to circulate water through the solar into the buffer tanks, with any surplus stored in batteries for led lighting and security cameras.



Lower level



Building E

As outlined previously, I envisaged I would cover this area with a roof to provide shelter for a tractor and agricultural implements, and last year I reused two oak trusses from the original buildings, and set them on windblown larch trunks from the dale. We tiled it with Boroughbridge clay tiles to match the design of the other roofs.



Building F

This remains as before as a small garden shed for tree guards, tools, stakes, forestry tools etc, and the enclosed area beyond it is a nursery. I fill it with young trees prior to planting out to protect them from rabbit and sheep, and also Comfrey for sheep/ horses and other shrubs to encourage wildlife and diversity. This area is essential as if anything is not enclosed or guarded, the sheep and rabbits destroy it immediately.



Behind this is the enclosed midden

Building G

Is the small restored sloping building on the edge of the yard, railings added last year so it can be used as a dog kennel or for isolating sheep.



Building H

There is the start of a field shelter here, for horses/sheep in the paddock below. Last year we built low walls and erected larch posts on the fence line down to the beck. Currently half of the shed is full of some of the rusting gates/metal/wire etc that has been accumulating here for many years.



I propose Yorkshire boarding on the sides and a sloping tin roof.

Building I

The old farmhouse... During Mr Muir's visit, he said the National Park had no interest in this and I could 'do what I liked with it.' I have uncovered the old tiled floor, and part of the range, and stabilised and tidied up the exterior walls, a considerable part of which remained after its demolition in the 60s.

I have not fully worked out where to go from here, but it seems important to conserve it in some form, as it is very much a part of these buildings' history.

'Engineering works'

Reference has been made to 'engineering works', which I think means the track below Buildings D, E, F and G.

I think I covered this in my application – the dry stone wall forming the East side of the yard had become unstable so we had to take it right down to its footings before we rebuilt, and it had also been buried with all kinds of muck, soil, rusting metal, carcasses etc hoyed over from above.

The South section of the wall then became part of Building D and the rest forms part of Building D, E, the midden, and its continuation, (not in dry stone) Building G. I terraced the tree/shrub nursery and built a drystone wall to enclose it.

The natural fall made it almost access impossible to access Buildings D and E, so (in 2014) I put in sleepers to support a level track. This has allowed access throughout the winter, when the ground is frequently sodden. Last year we built up the lower (East) side (outside the buildings) to improve access from the North.

In spite of this the natural slope of the land remains uninterrupted visually from both North and South aspects.

Zero carbon

I strongly feel such remote buildings should be self-sustaining, and our energy demands would be light, just a little warm water and light. The panels on Building D could provide both, the heat stored in buffer tanks, and power in batteries along with switching systems and inverters in Building B, topped up with a small LPG generator in Building E.

I would aim to generate 5-10kw per day. This would run a pump to circulate hot water into the buffer tanks, security cameras, and LED lighting.

If panels on Building D are not allowed, I could put a biomass boiler in Building D, and PV panels in a wilderness area fenced off in 2015, which is about a 100m away above the buildings. As you can see below, there would not be visible from North or South, and I have also planted a hedge along the fence line. I laid 4 large glass panels on the bank 5 years ago and haven't had a single comment, indeed they are hardly visible from anywhere.



The wilderness area from above, showing its relation to the buildings, and the glass panels in the proposed position of the pv array.

From the West showing the buildings below



From the North



From the East



From the South



Appendix 1
from Preplanning application of April 2018

Background

We bought the dale head in 2007 and initially fixed the land drains, planted trees, improved the soil and tried to increase habitat diversity. We started on the buildings in 2012 – they were unusable health hazards, collapsing, soaking wet and full of rusting wire and dead sheep. Prior to 2002 they had been mostly used for clipping/dipping sheep, though originally the buildings were designed for cattle and pigs. They are in the middle of our 250 acre agricultural holding and are our only farm buildings, and while we were able to rent the farm buildings at Fryup Lodge for a few years, these have now been sold and are no longer available. In 2011 we commissioned a report from Jim Haigh (enclosed), and in 2012 took down what remained of the rotten roof of building B, and the rubble walls collapsed. We retained the other walls where possible and restored the rest on the existing floorplan, reproducing the door openings and lay out while raising lintel heights. We reused the stone and replaced rotten timbers and asbestos roof sheeting with new oak timbers and pantiles and slate. Apart from work to prevent water ingress, the most significant change is the ‘fold yard’ in the middle of the buildings and the drop in ridge heights. We felt this made the buildings more user friendly and improved their appearance, while maintaining their vernacular agricultural character.

We also restored the drystone wall below the buildings and the small building by the gate, and added a dry stone enclosure for growing trees and shrubs, and a larger drystone barn for storing hay and straw. Both these have emerged organically, ie without drawn plans.

Overall our idea has been to sympathetically restore the buildings for agricultural use, and to maintain their traditional vernacular aspects while updating them for the 21st century.