

Design and Access Statement

The Old Rectory
Station Road,
Kildale
YO21 2RQ

NYMNPA

15/10/2021

Application for a variation of NYM/2020/0339/FL condition 2 to reflect mixed use, either family annex or holiday accommodation.

In addition to the above, an application has been submitted to allow for the erection of a galvanised weathered door canopy above the existing french doors on the south elevation.

The Old Rectory in Kildale is a grade II listed building, situated in the North York Moors National Park.

In 2010 planning was granted for outbuildings to be used as a Gallery and Photographic studio. Works were subsequently carried out and completed in 2018.

A further application was granted to change the use of the Gallery and Photographic studio to residential use to allow our daughter to live in what is now an annex to the main house.

Our daughter has now moved out of the annex and we would like to take the opportunity to use the annex for both holiday and family accommodation

I have for over 10 years, used two rooms in the main house for the purpose of running a small domestic bed and breakfast. As a direct result of Covid-19 and the rules relating to B&B I decided to move guest bookings from the main house to the annex. So increasing the safety of

both guests and family members.

I do not propose to increase the number of bedrooms used to support B&B bookings going forward. I will continue to only use two rooms.

Access to the building will be unaffected and remain the same.

The part of the planning application relating to the proposed canopy will not involve any changes to the building other than the actual addition of the canopy. It is necessary to provide some protection to the french doors as we are unable to open them during the winter months. The proposed canopy will protect the doors from rain and will allow the doors to be used all year round.

Careful consideration has been given in relation the choice of door canopy. I located a company in Ireland manufacturing bespoke galvanised steel weathered door canopies which in my opinion would best suit the house. A lot of care has been taken to select a product which visually minimise the impact of the canopy once positioned above the french doors.

The material choice for the canopy and the way in which the galvanised steel is aged provides a very natural and understated effect which will greatly reduce any detrimental impact on the character of the Listed Building or the surrounding area.

The canopy is designed to be fixed in position by 6 galvanised bolted screws. So can be put up and removed very easily without damaging the existing stonework above the french doors.

Ian Mcknight

NYMNPA

15/10/2021



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History and Development
(November 2021)

The Parish of Kildale is an ancient parish whose beginnings go back to before the Norman conquest and maybe as far as the 8th or 9th century A.D. From excavations it is known that the current Church in Kildale was built on the same site as a much earlier Church dating back to Anglo Saxon times. The Domesday Book records that Kildale had a church and priest in 1086, and as far back as 1280, the Rector was appointed by the Lord of the Manor of Kildale.

The Rector of Kildale, like the other villagers, needed a residence and to reflect his status in the Parish it would be a more substantial building than the poor cottages in which most people in the village lived. It was known as Gleb House or Rectory.

The origins of the present Rectory go back to early mediaeval times, and it's siting probably has much to do with the availability of water. In the early days, the freshwater requirements would have been met by the nearby beck which is about 400 meters from the church. What better place to build a Rectory than the current one, some 10 feet above the beck at a point where it just emerges from the moor. The water would have been very clear and pure.

It is certainly likely that all the Rectors from 1280 onwards have lived in the same building. It has however been much modified over the centuries. The earliest description is that by a Terrier dating from 1650.

' first the Parsonage House with a stable and barn and a cow house and a.....and a close adjoining to it commonly called the kiln Close.'

The next Terrier of note is that of 1727 which commences.

'A dwelling house eighteen yards and a half in length and in breadth six yards been measured on the outside of the was. one stable, one barn and one cow house all under one roof twenty eight yards in length and five yards in breadth being measured on the outside wall one garden half a rope.....'

Fifty years later in 1786 there is a slightly different description:

'A Parsonage House eighteen yards and a half long and six yards wide containing three rooms on a floor, built with stone, covered with straw and chambered with fir, and one garden.....'

At the end of the 18th century, the straw thatch was partly replaced by tiles. However, despite this work and earlier additional repair works being carried out in the 1760's the Rectory was describes as 'unfit for residence being a little old building not suited to the Residence of a Clergyman'

The above description refers to the old part of what is now the Rectory building. Originally the ceiling would have been only six feet high, and the floor would have been earth. The walls of the oldest part are 2 to 3 feet thick. The Rector Thomas Clarke, who came to Kildale in 1667, undertook a property renovation by replacing the tiny Windows with much larger ones. He also replaced the main door by having a Tudor arched doorway surmounted by stone with his initials and renovation date. A heavy oak door with huge iron hinges was fitted into the new doorway.

T.C. Rector 1691



In the nineteenth century, the Rectory was extended with a massive wing, two storeys high, built with fine cut large sandstone blocks, believed to be obtained from the remains of Kildale Castle. The wing had two spacious rooms downstairs with large fireplaces and slate overmantels in each, and the rooms have high ceilings, fine sash windows and panelled doors. It was at this time that the main entrance was moved to the front of the new wing.



The Church sold the Rectory in 1966 to Mr Bulmer, who spent three years renovating the property before selling it to a Quantity Surveyor from Nunthorpe, who further improved the building. In 1988 the house was sold to the Anthony's. They replaced the Victorian front door with a window and with planning permission replaced one of the windows in the oldest part of the house with a glass door and canopy, as can be seen below.



In 2018 the 20th century modern full length glass door was replaced with a more suitable design, and the porch was removed. In addition, five windows beyond repair have been replaced on a like for like basis. As the porch was removed it was discovered that the old stone lintel that would have originally run across the top of the window had been previously replaced with a modern concrete lintel. The local stone quarry in Rosedale supplied a new stone lintel which now sits above the new French doors. A new lintel was also installed above the kitchen window to protect the building as the old lintel had been removed to accommodate a larger kitchen window previously in the 1960's. That window has now been removed and replaced with a smaller window that is in keeping with the rest of the windows on the front elevation.



Impact of the Proposed Work on the Old Rectory, and justification for the work.

The impact of erecting a rain canopy above the French doors on the south elevation and the variation of condition 2 (2020/0339 and 0368) to allow for mixed-use of the annexe will be minimal

The Rectory did have a rather ostentatious porch with columns erected in the 1990s over the then inappropriate 20th-century full glass French doors. After discussion with Edward Freedman (listed building Officer) and subsequent planning applications. The porch was removed, and the French doors were replaced with bespoke manufactured French doors, which were two-thirds glass and one-third solid wood. Aesthetically this gave the south elevation a much more sympathetic look.

It has become apparent that the French doors now need some protection from the elements, especially during the winter months as they swell and do not open. The proposal is to erect a simple door canopy above the doors.

Careful consideration has gone into sourcing the correct canopy to ensure minimal impact. A small company in Ireland called Iron Mill Ltd. design and manufacture bespoke door canopy's using an aged/distressed galvanised steel with excellent results. The design of the canopy has even considered the fixing points onto the stone. All the 6 screw bolts which hold the canopy in position will be located along joint mortar lines, so none of the existing stonework will be harmed in any way. Therefore, should the canopy be removed at any point in the future, there will be no visible impact on the surrounding stone.

To reduce further the impact of the proposed canopy, a climbing rose was planted two years ago and is now above the height of the French doors. The rose will be allowed to ramble over the proposed door canopy so softening its impact. I believe that the proposed canopy will not only protect the French doors during the winter months but will also enhance the southern elevation.

The impact of the proposed variation of condition 2 (2020/0339 and 0368) to allow for mixed-use of the annexe will have no material impact in relation to the heritage of the building. The proposal is that the annex can be used for both family use and holiday accommodation. Until recently my daughter lived in the annexe as she nursed palliative Covid patients during the 18-month period she lived in the annexe, this allowed her too self-isolate. It now seems a natural progression to move holidaying guests out of the main house and into the annexe. The annexe, therefore, will not be providing additional holiday accommodation. It will simply offer alternative accommodation, as rooms in the main house are not in use to reduce risk and mixing. It is important that the annexe can be used for both family and visiting friends, with an elderly mother and extremely vulnerable often visiting and as our daughter continues to work in an intensive care area with our holiday guests so for the public safety and the reduction of risk it is sensible to provide a flexible offering and therefore the mixed-use application to enable us to use our family home safely and flexibly into the future whilst providing safe holiday accommodation.

