



## **Heritage Statement & Design and Access Statement**

**SITE ADDRESS: The Old Farm House Throxenby  
Scarborough YO12 5TD**

NYMNPA  
07/01/2022

**Proposal:** Anglian Home Improvements have been contracted to replace 9 windows, 3 doors and adding secondary glazing to 15 existing windows at the above address.

### **Surrounding Area:**

The property is situated in the North York Moors National Park west of Scarborough. The Old Farmhouse is situated approx 2 miles west of Scarborough on the edge of Raincliffe Woods and Forge Valley.

### **Heritage/History**

The property is a grade II listed

This list entry was subject to a Minor Amendment on 24/04/2019

TA 08 NW 2/26

NEWBY AND SCALBY THROXENBURY LOW ROAD The Old Farmhouse

(Formerly listed as Raincliffe Farmhouse, LADY EDITH'S DRIVE (south side) (Shown as Low Road on the OS sheet) NEWBY AND SCALBY)

GV II House. Late C18, extended and remodelled early C19. Coursed sandstone with brick dressings and red brick extension in garden wall bond; slate and pantile roof; bricks stacks.

Garden front: two storey, five window front. Six-panelled doors to left and right of centre. Two-light horizontal sliding sash over door to right and later inserted C20 fixed light window over door to left. Remaining windows are three-light, small pane horizontal sliding sashes. All openings have segmental arches of gauged brick.

Street front: two storey, three window brick range with one and a half storey stone outshut to right. C20 door in outshut return wall, and blocked doorway to centre of brick range. Sixteen-pane sashes with segmental arches to left. C20 windows to right except for two-light small pane horizontal sliding sash beneath thin timber lintel to ground floor end right. Coped gables and shaped kneelers. End and right of centre stacks.

**Constraints:** The property is Conservation Area for which we have been advised there is an Article 4 Direction in place restricting permitted development hence the requirement of the application. The property is also listed so listed building consent is also being sought.

**Design Principles/Justification:** The applicant has chosen our white timber doors to replace the existing doors and our white timber windows with double glazing to replace 9 of the existing single glazed timber windows to the property (as indicated on the CAD plans). It is also proposed to install secondary glazing to 15 windows. The scale and visual appearance the windows will be unchanged and will be in keeping within the conservation area and listed status of the property.

The windows to be replaced are a mix of casement and sash windows to match the existing and will have a glazing bar detail also to match.

The existing windows being replaced are in a poor condition and as such the new proposed windows will provide better weather proofing and thermal efficiency. This improvement therefore will protect the internal and external fabric of the property.

The installation of the secondary double glazing ensures thermal efficiency to the property and will help to protect the internal and external fabric of the building. As the glazing will only be fixed to the inside of the property the appearance of the property outside will remain unchanged and therefore maintain its historical

appearance. The secondary glazed window will have a white aluminium powder coated frame with 4mm glass.

In addition, draught proofing, sound insulation and security measures will all be improved upon to the benefit of the quality of the life of the homeowners.

All of our wooden windows are sustainably sourced, then individually designed and manufactured by our skilled joiners to create a window specific to the applicant's requirements.

**Access:** No change to the property to the existing access.

**Landscaping:** N/A

To conclude with the above in mind we trust the windows proposed will be considered favourably by the council as we do not believe they will have any detrimental impact on the conservation area. We look forward to your reply and positive co-operation.





**Listed Building and Heritage Statement**

**Site Address: The Old Farm House Throxenby Scarborough YO12 5TD**



**USE:** We have been contracted to replace the windows at the above named property. They will replace the existing ageing and deteriorating windows making them more thermal efficient.

**AMOUNT:** 9 replacement windows, 15 secondary glazed windows and 3 replacement doors.

**LAYOUT:** The windows and doors affected by the proposals are all elevations of the property.  
There is no change to the footprint of the existing building.

**EXISTING HOUSE:** This list entry was subject to a Minor Amendment on 24/04/2019  
  
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**SCALE:** As existing.

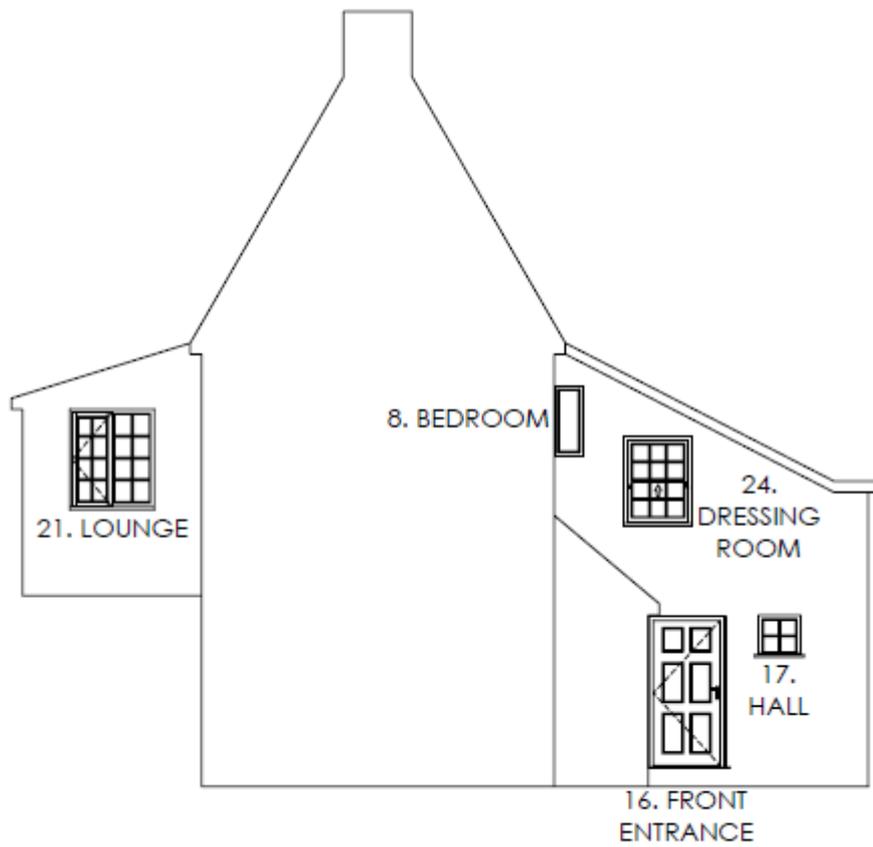
**LANDSCAPING:** We will not be required to remove or cut back and hedges or trees on the site. Our proposal will not affect the amenities of the site or the surrounding area.

**APPEARANCE:** The replacement windows will be of similar design as existing and the white timber framed windows and will match the colouring and material of the existing windows. The windows to be replaced are a mix of casement and sash windows to match the existing and will have a glazing bar detail also to match.

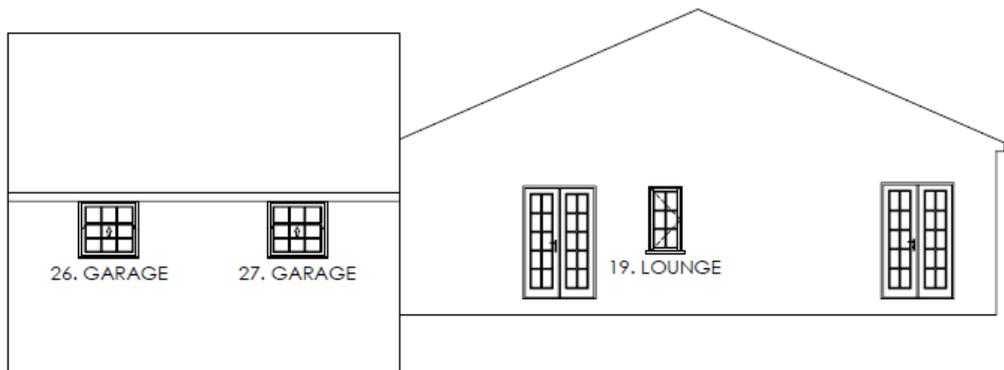
We are also proposing to replace 3 white timber doors with white timber doors to match as closely as possible.

It is also proposed to install secondary glazing to 15 windows. The installation of the secondary double glazing ensures thermal efficiency to the property and will help to protect the internal and external fabric of the building. As the glazing will only be fixed to the inside of the property the appearance of the property outside will remain unchanged and therefore maintain its historical appearance. The secondary glazed window will have a white aluminium powder coated frame with 4mm glass.

The appeal of traditional construction and styling combined with the benefits of modern timber technology result in a high-performance window, ideal for an area where aesthetic and historical values are critical.

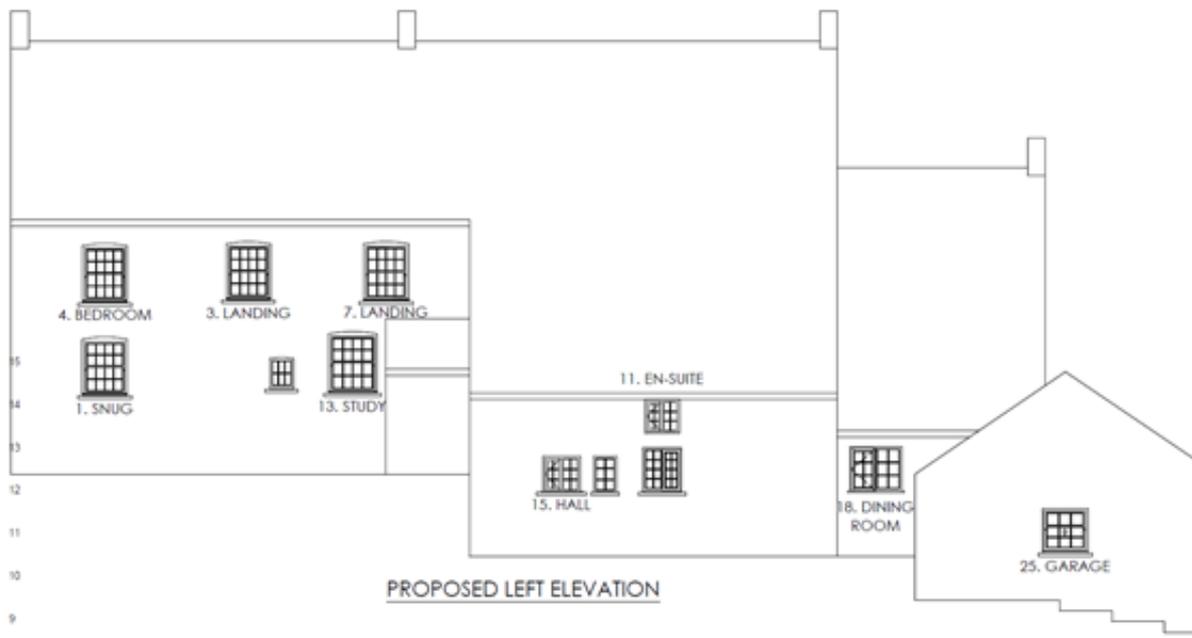


PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION





### **IMPACT ASSESSMENT:**

The property is set back from any roads and is a considerable distance from the nearest neighbouring property. The site is surrounded by trees, hedges and vase green space, as demonstrated in the photos below. Due to its rural location there would no negative impact on the property, the local area or the general public.





### **Heat loss and the environment**

Human activity is, at the very least, making a significant contribution to climate change. 'Greenhouse' gases, especially carbon dioxide (CO<sub>2</sub>), traps the heat from the sun and this is contributing to an accelerating rise in average global temperatures. If CO<sub>2</sub> emissions can be reduced quickly enough it might avert some of the worst consequences predicted by scientists. The built environment, however, will play a crucial role in the UK's commitment to reducing our carbon footprint, as existing buildings account for around 45 per cent of the UK's carbon emissions, this is mainly through the energy used to heat them.

With the requirements of the homeowner in mind and the evidential changes that have already been made by others we would argue that using a double glazed timber to match the appearance of the existing windows offers the most fairly balanced solution to retaining the aesthetics of the property whilst improving the properties carbon footprint and the living conditions of the home owner.

### **ACCESS:**

Access to the property for installation of the doors shall be made through the existing access points. All materials shall be kept within the property boundary during installation.