

NYMNP

02/11/2021

Heritage Statement



Removal of Garage, Provision of Garden Room, Rear Porch and
Annexe Kitchen
at Foulsyke House, Fylingdales, Whitby YO22 4QL



imaginative architecture + engineering design

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1.0 General Introduction

This statement is submitted to accompany an application to North York Moors National Park Authority for the removal of an existing timber garage, replacement with a Garden Room to the end elevation, provision of a Porch to the rear and alterations to allow the use of an adjacent building as a Kitchen.

- D12112-01 Location and Block Plan
- D12112-02 Existing Plans and Elevations
- D12112-03 Proposed Plans and Elevations

Our clients are the new owners of the property and appreciate the significance of both the Listed status of the property and its setting within the National Park.

They seek approval to carry out the alterations in a manner which will help long term sustainability of the property, but with regard to the historic value of the Listed asset.

Foulsyke House is a Grade 2 Listed Building, List Entry: 1148729

2.0 Property, Background and Asset Description

Foulsyke House forms part of a range of buildings which constitute a traditional 'Farmstead'.

It is located to the East of the National Park within 3 miles of Robin Hood's Bay and the East coast. Whitby lies 5 miles to the North.

The Farmstead is about 500 m to the West of the A171 accessed via an unmade drive.

The cluster of buildings is made up of a variety of styles and uses.

Owned by our clients are 2 holiday cottages created from barn conversions to the South-East of the site, then, to the West, in separate ownership, is a house/converted building, and beyond that are large sheeted and steel framed agricultural buildings.

Foulsyke House is, as previously noted, a Grade 2 Listed Building.

The bulk of the property consists of two former houses. The East section is 1.5 Storey with slate roof and is the dominant building. There are felted flat roofed dormer windows to both elevations. The principal elevation faces South. The West 'Downhouse' whilst still being 1.5 Storey, is smaller in height and length, with a pantile roof and coursed stone walls.

An adjacent former piggery sits to the South-West corner. This is stone and pantile construction and is used as a General Store.

Connected to the Eastern gable of the Main House is a timber boarded garage with lean-to roof.

A larger timber boarded building, slightly detached from the house, sits to the North and provides more garaging/storage.

Photo 1
Rear (North) Entrance Door area with adjacent timber boarded store



Photo 2
Rear (North) Main House



Photo 3
Garage attached to East Gable



Photo 4
Garage, South view



Photo 5
Principal, South elevation



Photo 6
Piggery - current laundry



3.0 Proposals, Impact and Mitigation

The scheme consists of three main elements which are described individually, below:

3.1 Garden Room

It is proposed to remove the garage and create a new garden room for the property.

As noted within the Listed description, this current structure is “...not of interest”

Its replacement obviously is and, therefore, the designs have been carefully considered.

The construction will consist of a stone dwarf wall between oak frames. These oak frames will form the basis of the new structure. The oak will be left natural to age without added colour.

Between the oak frames, the glazing and doors will be formed using a dark/black steel or aluminium frame. The timber roof will be finished with slate. This roof will have 2No black steel rooflights inserted.

The oak frame, with its glazing, will contrast with the heavily stone finished main house. Side walls will sit inwards of the front and rear house walls and it will be substantially lower to ensure subservience to the Main House.

The roof pitch, whilst sitting lower on the walls, will match the pitch of the main house roof.

A single door opening is to be created within the existing gable wall to connect the Living Room to the new Garden Room. This will sit to the side of the fire place.

3.2 Porch and W.C.

A modest Entrance Porch is to be constructed across the existing rear door on the North elevation.

The Porch will provide shelter for the rear door, which is open to the weather blowing in from the North. It will also give storage space and a ground floor W.C. Both of these are not currently available on the Ground Floor.

The uses proposed, i.e., Storage, Weather protection, and a toilet, are uses which traditionally would be provided by a Porch and Lobby.

Its structure will be stone with slate roof and rooflight. The rooflight will be black painted steel and a conservation style.

The height of the new Porch is designed to be low, with the eaves level sitting on the door head. The top of the rear roof will abut the existing house wall below the existing eaves level. There will be no fascia; it will be gutters on drive-in spikes and a plain painted verge.

Windows and doors will be timber.

This structure will also be modest when looking at scale, and subservient to the host building. Use of traditional materials to form the shell will visually tie it into the host property.

3.3 Formation of Kitchen, including Glazed Link

The West Downhouse, as described on the Listing, has been/is used as an informal annexe to the property. The proposals seek to link this to the adjacent stone and pantile building which is currently used as storage, and sits within 1m of the West Gable.

The link structure is to be formed using glazed walls and a flat roof, which will sit below the eaves of the Laundry Building. It will involve the provision of a door-opening being formed in both the house and adjacent building.

The design of the link structure has been created to ensure the retention of the visual amenity the host asset creates. The structure is very modest and therefore subservient. It does not interfere with any of the major features such as roof or eaves lines on host buildings.

When looking from the North, a glazed wall allows a view of the existing stonework which will be left exposed. When looking from the South, the outline of the principal elevation remains unaltered. The short infill wall, which creates the link, will be set 400mm in reveal and faced externally with timber, creating a contrast with the stone to both sides, and resembling a door or fence infill.

4.0 Policies and Influence

In respect of this Heritage Statement, it is anticipated that the following policies will be used when considering the application: -

- Strategic Policy 1 The Historic Environment
- Policy ENV11 Historic Settlements and Built Heritage
- CO17 Householder Extensions
- Design Guide Part 2 Extensions and Alterations to Dwellings

Listed Buildings, and therefore those within the curtilage, are specifically mentioned within the above policies.

The buildings are, by virtue of their heritage, assets to the area and add to the amenity of that area and carry their own significance.

Developments are to be carried out to ensure the impact of the 'asset' is not eroded. This is set out in more detail within section 3.0.

The designs have been created to improve current facilities whilst considering the importance of the Asset. We believe that the alterations proposed are situated on the correct elevations where well planned alterations can be considered and historic work would have taken place. The principal elevation remains as existing.

We consider that the proposals will conserve the buildings by stimulating financial investment, which will be ongoing, as Foulisyke House is improved by way of its own facilities.

Section 3.0 sets out mitigation in both the design and the construction methods proposed.

NYMNP

21/01/2022

Design and Access Statement



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1.0 General

1.1 The Statement

This statement is submitted to accompany an application to North York Moors National Park Authority for the removal of an existing timber garage, replacement with a Garden Room to the end elevation, provision of a Porch to the rear and alterations to allow the use of an adjacent building as a Kitchen.

- D12112-01 Location and Block Plan
- D12112-02 Existing Plans and Elevations
- D12112-03 Proposed Plans and Elevations

Due to the Listing of the property, a Heritage Statement is also provided.

Our clients are the new owners of the property and appreciate the significance of both the Listed status of the property and its setting within the National Park.

They seek approval to carry out the alterations in a manner which will help long term sustainability of the property.

Foulsyke House is a Grade 2 Listed Building, List Entry: 1148729

1.2 The Existing Situation

Foulsyke House forms part of a range of buildings which constitute a traditional 'Farmstead'.

It is located to the East of the National Park within 3 miles of Robin Hood's Bay and the East coast. Whitby lies 5 miles to the north.

The Farmstead is about 500m to the west of the A171, accessed via an unmade drive.

The cluster of buildings is made up of a variety of styles and uses.

Owned by our clients are 2 holiday cottages created from barn conversions to the south-east of the site, then, to the west, in separate ownership, is a house/converted building, and beyond that are large sheeted and steel framed agricultural buildings.

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An adjacent former piggery sits to the south-west corner. This is stone and pantile construction and is used as a General Store.

Connected to the eastern gable of the main house is a timber boarded garage with lean-to roof.

A larger timber boarded building, slightly detached from the house, sits to the north and provides more garaging/storage.

The following photographs provide reference.

Photo 1
Rear (North) Entrance Door area with adjacent timber boarded store



Photo 2
Rear (North) Main House



Photo 3
Garage attached to East Gable



Photo 4
Garage, South view



Photo 5
Principal, South elevation



Photo 6
Piggery - current laundry



2.1 Design/Siting

The scheme consists of three main elements which are described individually, below:

Garden Room

It is proposed to remove the garage and create a new garden room for the property.

As noted within the Listed description, this current structure is “...not of interest”

Its replacement obviously is and, therefore, the designs have been carefully considered.

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Porch and W.C.

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The Porch will provide shelter for the rear door, which is open to the weather blowing in from the north. It will also give storage space and a ground floor W.C. Both of these are not currently available on the ground floor.

The uses proposed, i.e., Storage, weather protection, and a toilet, are uses which traditionally would be provided by a Porch and Lobby.

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Windows and doors will be timber.

This structure will also be modest when looking at scale, and subservient to the host building. Use of traditional materials to form the shell will visually tie it into the host property.

Formation of Kitchen, including Glazed Link

The west Downhouse, as described on the Listing, has been/is used as an informal annexe to the property. The proposals seek to link this to the adjacent stone and pantile building which is currently used as storage, and sits within 1m of the west gable.

The link structure is to be formed using glazed walls and a flat roof, which will sit below the eaves of the Laundry Building. It will involve the provision of a door-opening being formed in both the house and adjacent building.

The design of the link structure has been created to ensure the retention of the visual amenity the host asset creates. The structure is very modest and therefore subservient. It does not interfere with any of the major features such as roof or eaves lines on host buildings.

When looking from the north, a glazed wall allows a view of the existing stonework which will be left exposed. When looking from the south, the outline of the principal elevation remains unaltered. The short infill wall, which creates the link, will be set 400mm in reveal and faced externally with timber, creating a contrast with the stone to both sides, and resembling a door or fence infill.

2.2 Requirement

We will take each of the three elements described in 2.1 in turn.

Garden Room

The property enjoys an open aspect and views towards the north and east. These are not available to occupants due to the traditional Listed property only having small and limited openings.

Our clients are very aware that the property has special significance in terms of its history and character. Increasing openings to improve views in such a property would not be considered or wanted.

The timber lean-to garage to the east gable is however, of very limited interest historically and indeed this is confirmed in the Listing description.

Consideration has therefore been given to works on this element of the property to provide a Living area which improved amenity for occupants without reducing the quality of the asset.

Porch and WC

This is proposed to the north elevation to provide a buffer to the worst of the weather and provide ground floor cloakroom facilities. Again, it is thought a modest porch would provide this without subdivision of the original internal spaces. The design of this may well be the subject of liaison which the client is happy to enter into.

Formation of Kitchen and Glazed Link

The west end of the property, which has its own stair and referenced as the 'Downhouse,' was, we believe, separate and can still act as accommodation for the current owner's mother.

A simple link to the former piggery is proposed to allow this small building to be used as a kitchen to the 'Downhouse.' This would allow more self-contained living to be provided.

Details of design for these three areas is outlined within the Heritage Statement.

3.0 Context/Policies

3.1 Policies

In respect of this Statement, it is anticipated that the following policies will be used when considering the application: -

- Strategic Policy 1 The Historic Environment
- Policy ENV11 Historic Settlements and Built Heritage
- CO17 Householder Extensions
- Design Guide Part 2 Extensions and Alterations to Dwellings

3.2 Developments are to be carried out to ensure the impact of the 'asset' is not eroded. This is set out in more detail within section 2.1.

The designs have been created to improve current facilities whilst considering the importance of the Asset. We believe that the alterations proposed are situated on the correct elevations where well planned alterations can be considered and historic work would have taken place. The principal elevation remains as existing.

We consider that the proposals will conserve the buildings by stimulating financial investment, which will be ongoing, as Foulisyke House is improved by way of its own facilities.

The Heritage Statement and 2.1 provide more specific detail for the mitigation.

4.0 Access

4.1 External

Access to the property by vehicle is good, with parking/drop off close to the entrance doors. This remains as existing. There is approximately 800m of farm drive between the main road and the house.

4.2 Internal

Generally, this remains as existing. The historic internal layout is being retained.