

NYMNP

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BRAMHALL
BLENKHARN
LEONARD

DESIGN AND ACCESS STATEMENT

South View, Church Houses, Farndale YO62 7LF
7th March 2022



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1.0 Introduction and Brief

1.1 About Us

Bramhall Blenkharn Leonard Architects is an award winning RIBA Chartered Practice based in Malton, North Yorkshire. The practice has a reputation for designing well crafted, thoughtful buildings that relate to their context and the brief.

The practice ethos is founded on a rigorous process of investigation and thorough understanding of the significance of the local environment.

We take delight in the craft of designing buildings and working with clients who are committed to high quality design and construction.

The work of the practice has been published in several architectural and mainstream publications and has received many regional and national awards including multiple RIBA White Rose Awards, LABC awards for listed building refurbishment and Civic Trust awards. Bramhall Blenkharn are holders of the 2019 York Design Awards for Best Individual House and the Lord Mayor's Award.



1.0 Introduction and Brief

1.2 Introduction

This statement is submitted in support of a planning application for proposed alterations at South View, Church Houses, Farndale, YO62 7LF

The house sits to the west of the Feversham Arms and is part of the group of buildings forming the village of Church Houses.

South View has an east west orientation and looks down the dale from an elevated position. It is built of coursed and squared local sandstone under a pantile roof and is a traditional largely linear form with subservient buildings to the east forming a garage, utility and boiler rooms.

We have also consulted Wold Ecology to provide a report on the ecology and potential habitat for endangered species.

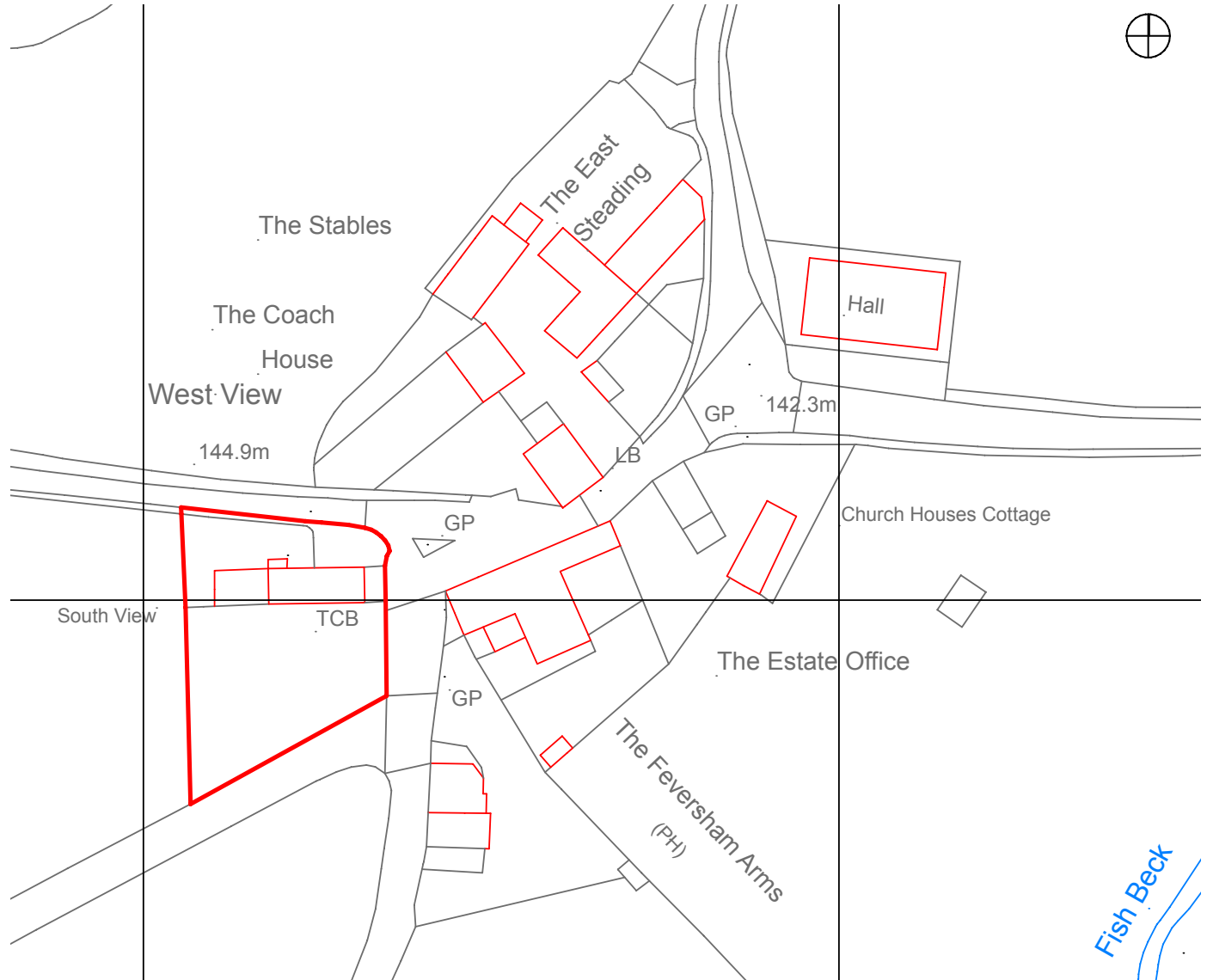


Fig.01 X



2.0 Site Analysis

2.1 Existing Images External

The property is built into a sloping site however the land has been cut away to the rear to assist with damp proofing. The main house is two storey with water tabling and chimney stacks to both gables.

There is a pitched roof to an existing single storey out-shut to the rear, north side and a smaller outbuilding to the west gable.

A lower bay steps down from this to the east which has a separate door and which houses the existing kitchen and third bedroom above.

To the east a longer single storey range contains a larger bathroom for the house, utility room, single garage, workroom and boiler house.

The house is in good condition generally although the sandstone walls would benefit from repointing with lime. Windows have been recently replaced with double glazed painted timber vertical sliding sash. Roofs are pantile and of cold construction which would benefit from additional levels of appropriate insulation.

The garden is largely to the south of the property and surrounded by a low drystone wall and high hedge. The boundary to the field on the west side is fenced within a mature hedge line.



South front from lane



West side from field



North west view



View from north east

2.0 Site Analysis

2.2 Interior Ground Floor

The principal rooms within the east range remain largely original retaining fire surrounds and beamed ceilings. A staircase runs to the west of the hall approached through an opening with pilasters and arched head.

There have been more alterations in the kitchen and scullery in the west side of the plan. Late C20 kitchens have been added and new openings formed. The rooms are small and divided by a central masonry chimney stack which has long since lost the original range and boilers.



Interior view of hall



Existing dining room



Kitchen Interior



Scullery



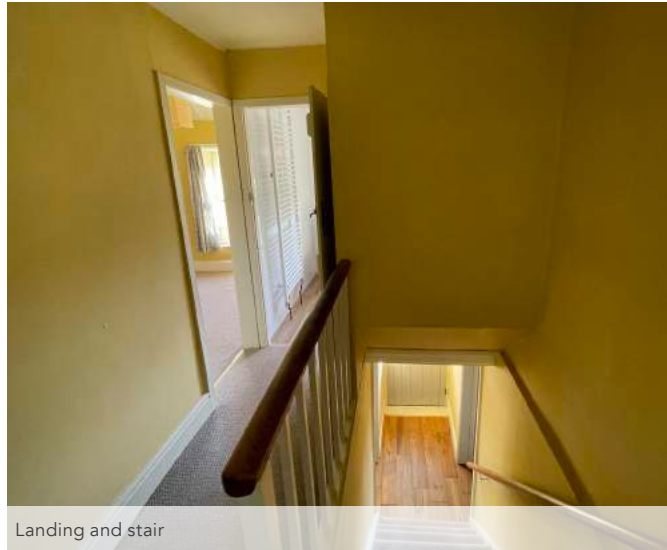
Interior of study

2.0 Site Analysis

2.3 Interior First Floor

Upstairs the rooms are relatively plain. The low eaves line dictates that most rooms have sloping ceilings on the outside walls. There is evidence of damp and condensation on some of the external walls.

The rooms retain the original fireplaces and simple joinery.



Landing and stair



West bedroom



First floor bedroom west



Compact family bathroom

2.0 Site Analysis

2.5 Historical Map Analysis

South view appears as a full footprint on the first edition 1856 plan. The early plan indicates a gated lane to the south which runs off the east end of the property. The north out-shut extends across most of the elevation of the house and is larger than the current single storey projection.

On the 1893 second edition survey the north range is smaller and there is a benchmark noted on the small north porch. There is evidence of a further building to the north of the garage.

The 1912 map is very similar but there is a further demarcation in the roof division to the east of the house. This might indicate that the second storey element was added to create a further bedroom above what is now the kitchen.



3.0 Design Proposals

3.1 Design brief and assessment

The property is in reasonable condition and has had recent work on windows and internal finishes

The applicants are wanting to make the house a family home and as well as adding a further bedroom would like to add extra bathrooms on the first floor as the existing accommodation only includes a very small shower room presently between the three first floor bedrooms (see photos). As part of the proposals we are proposing an open plan kitchen/dining space together with improved back of house facilities including boot room and utility room.

The original house with the central staircase is typical of the type and we have sought to maintain this traditional layout and retain the existing stair.

To achieve the additional bedroom we propose a first floor extension to the north side under a double pitched roof. This extension will replace the existing out-shut on the north side but will not obscure the existing window at the top of the stair. The new extension has a lower ridge than the house and will remain subservient to the original form.

The outbuildings extend at lower levels to the east of the house. There is an existing chimney on the gable at a lower level and then an extended single storey wing to the east which contains the utility rooms and garages. A simple single storey 'cat slide' roof extends to the north to form a boot room and back door area.

Our proposals seek to re purpose the east range into the family kitchen and living room from what is presently the garage and utility room. We propose an additional chimney on an existing cross wall.

Openings on the south elevation are not changed but some of the fenestration on the east range will be renewed as part of the works.

Within the garden we propose the removal a number of sheds and the timber deck to the east side. Proposals include a level area which will be paved in local stone.

To the north side of the house the area to the road will be paved with cobbles and provide parking space for three cars.



Proposed 3D view from south

3.0 Design Proposals

3.2 Design proposals

The existing garage door on the north elevation will be replaced with a 3 bay Yorkshire sliding sash window.

Where the new extension is proposed the garden will be excavated and retained to avoid damp striking through external walls. We do not need to remove any hedges or trees to accomplish the new element of building work.

The extension is proposed in coursed sandstone under a natural clay pantile roof. The stone will be set aside from demolition and reclaimed to match the existing property. The gable will have stone water-tabling and cut stone kneelers.



Concept sketch showing parking area

3.0 Design Proposals

3.3 Policy considerations

The proposals been developed with reference to the National Planning Policy Framework (NPPF 2021), the North York Moors National Park Local Plan (NYMNP LP July 2020) and the NYMNP design guide for domestic extensions (Pt 2 2008).

The NPPF has the support of sustainable proposals at it's core (Para 11) and the principal element of this scheme is to upgrade the fabric of this building to insulate the envelope and to install an upgraded and more efficient heating system.

The site lies to the west side of the settlement of Church Houses. The village has no settlement boundary and the property is therefore seen as being in the open countryside.

The ground rises to the north of the house and across the road from the house is a wooded bank. The extensions therefore have limited impact on the wider views to the settlement and they are 'cut' into the bank and lower than the existing house.

Strategic Policy C - gives guidance on the quality and the design of development within the National Park. There are ten principles which our proposals have responded to including improvements to cycling and car parking which the existing house lacks. The siting orientation, layout and density of the proposal does complement the existing building without dominating the original form and there will not be an adverse impact on neighbouring amenity.

Policy CO17 of the NYMNP LP sets guidelines for householder development and part 1 also deals with massing, scale and form not only in the context of the setting in the landscape but also in relation to the original dwelling. Given the generous gardens we do not consider that there is any detrimental impact on the amenity of neighbouring occupiers.



North elevation proposals

3.0 Design Proposals

3.3 Policy considerations

Para 3 of CO17 further defines the scale of extensions as well as the need for proposals to be subservient to the host dwelling. The area of proposals is set out below:

Existing House Ground floor = 118m²

Existing House First Floor = 48m²

Total Area Existing = 166m²

Proposed House Ground floor = 144m²

Proposed House First floor = 62m²

Total Area Proposed = 206m²

Increase of 40m² or 23% of original including garage and utility room.

The proposals have also been developed with regard to the LDF Design Guide Part 2. Section 3.2 identifies the forms of extension we have employed in proposals. The gable on the extension has been kept narrow to achieve a steeper pitch to the roof and to avoid the existing window to the stair landing.

Vertical sliding sash windows to the south elevation are recent and are to be retained. Replacement windows on the east range, extension and north side to be replaced with painted timber as shown on the drawings and clear glazed with Histoglass 13.5.

North elevation proposals

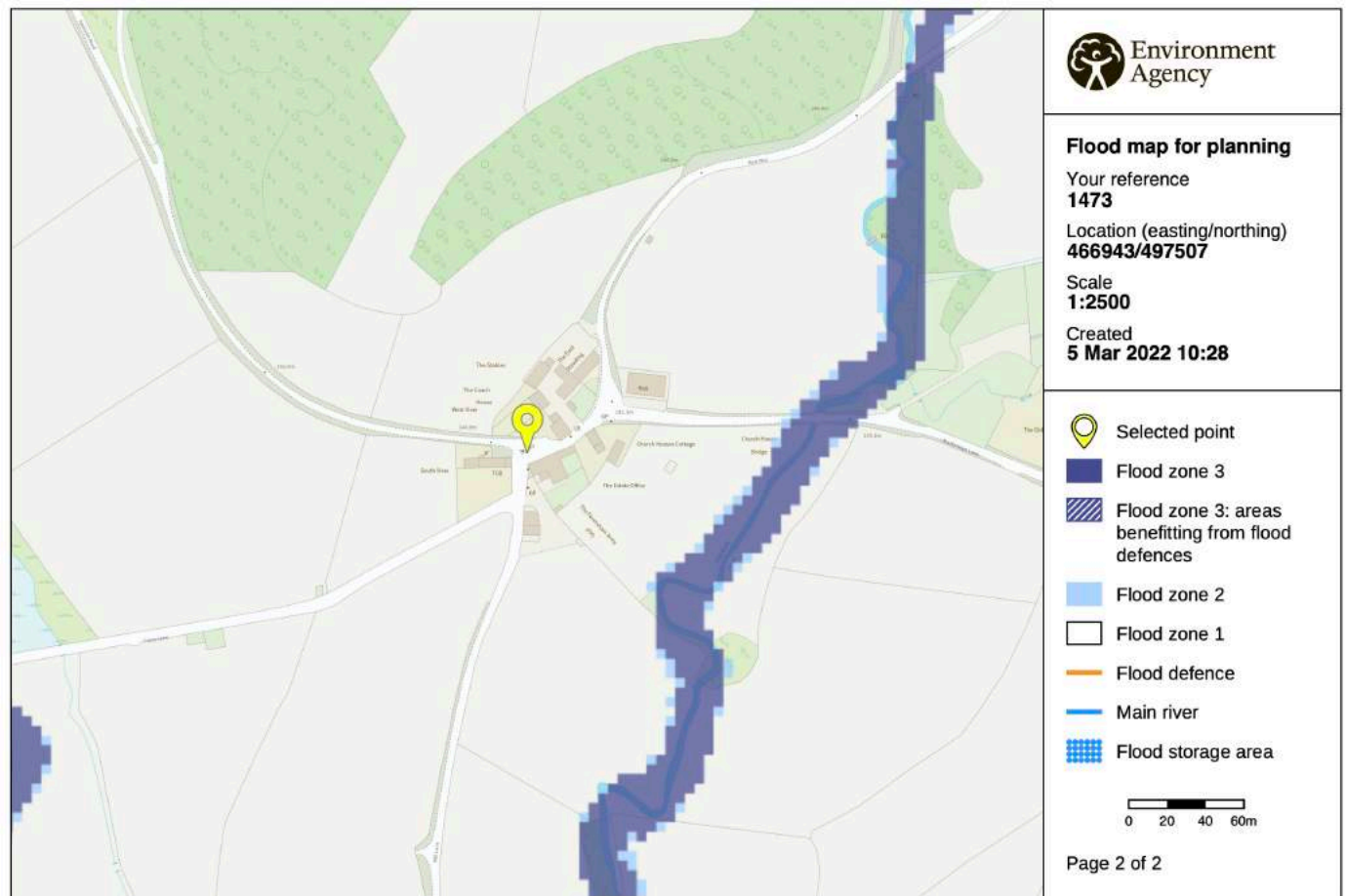
4.0 Access and Flood Risk

4.1 Access

The proposals will enable a couple of ground level accessible entrances which the house does not presently enjoy. Access can be gained to the building by vehicle to arrive close to the new back door.

4.2 Flood Risk Assessment

From information available on the Environment Agency website, it has been determined that the property falls outside the area prone to significant flooding risk as demonstrated below on the Environment Agency flood risk map (Fig. 94).



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Fig.94 Flood Risk Map

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