

Planning Statement

Property: Prospect House Farm, Suffield, Scarborough, YO13 0BH

Proposal: Conversion and Change of Use of Agricultural Outbuildings into Holiday Letting Accommodation

Background

Prospect House Farm comprises a farmhouse understood to date from 1817 accompanied by a range of traditional stone-built outbuildings all set in approximately 132 acres of agricultural land. The farmhouse and outbuildings within the curtilage of the farmhouse are Grade II listed. The property is located one mile west of Scalby located on the NW fringe of Scarborough. The property lies just within the boundaries of the North York Moors National Park.

The Applicants/owners are generational dairy farmers who have farmed in the immediate locality for the past 25 years and who wish to continue to do so for future generations. As is already widely known, current market circumstances within agriculture are adding pressure to farmers to seek diversification to keep the core farming enterprise financially viable by assisting in stabilising income.

Having already received your Authority's broadly positive response to their previous pre-application enquiry - ref: NYM/2022/ENQ/19230, the Applicants are now submitting a formal application for full planning permission for the conversion and change of use of the outbuildings from agricultural to holiday letting accommodation.

Proposed Development:

- Demolition of the immediately adjacent relatively modern agricultural buildings to the east and west of the subject group of stone-built outbuildings.
- Repair and restoration of the traditional stone outbuildings themselves including the repair and/or replacement (only where absolutely necessary) of the existing roof structures.
- Internal works to form three 1 bedroom holiday letting units within the existing external envelope of the outbuildings utilising existing openings where viable.
- Installation of services taken from the main farm infrastructure (water and electric).
- Installation of a packaged sewage treatment plant.
- Associated groundworks and landscaping including the utilisation of adjacent existing hardstanding for car parking.

As shown on the submitted application drawings, the overall design is simple, traditional and sympathetic to the listed status of both the buildings themselves and the immediately neighbouring farmhouse, only seeking to improve the overall character of the property as a whole.

Heritage Impact

The buildings are located circa 12m at their closest point to the main dwelling house and would have formerly accommodated agricultural activities including a mistle, cart shed, grain and hay store as well as other livestock related functions.

Having been unsuitable for accommodating modern agricultural needs and requirements during recent decades, the outbuildings have regrettably now fallen into a poor state of repair. Moreover, those 'repairs' that have been undertaken during recent decades have been unsympathetic and carried out to a poor standard.

As such, the outbuildings now require full restoration to ensure their survival for generations to come. Such an expensive undertaking can only be justified by putting the outbuildings to a financially viable alternative economic use as per this proposal.

All stonework would be carefully restored using traditional lime mortar. Replacement roof coverings would be in slate to the west and middle sections (believed to be contemporaneous with the slate roofed farmhouse) and in traditional red clay pantiles to the east flank which is a later addition. Groundworks and landscaping would be kept to an absolute minimum.

Structural Survey

A survey has recently been undertaken by a qualified structural engineer with his report comprising part of the application documents.

Building Identification

The buildings are distinctly divided into three sections and shall be known as:

- Unit 1, the western section, believed to be early 19C, with tooled herringbone stonework.
- Unit 2, the middle section, believed to be early 19C, with tooled herringbone stonework.
- Unit 3, the eastern section, believed to be mid to late 19C with a rougher tooled stonework.

Differentiated by the type of stonework, and some early map history collected by the owners.

Landscaping

Removal of the immediately adjoining modern agricultural building to the east would leave a significant area of concrete hardstanding. It is proposed to remove most of this concrete hardstanding and buttress the lower part of the eastern end of the stone built outbuildings with earth contained within drystone wall style retaining walls.

The inner courtyard flanked on three sides by the outbuildings is currently concreted, but this has broken up over the years and no longer remains a sound surface. It is accordingly proposed to remove this and resurface with driveway gravel to provide parking areas for guests.

Additional Openings

Only one additional opening is proposed as part of this application – this being on elevation “A” of Unit 3 with the principal purpose being to create an additional means of escape.

Access (Vehicles, pedestrians & car parking)

Access to the units would be down the existing driveway.

Alterations to the driveway entrance onto Suffield Hill have already been consented in the Applicants' previous application NYM/2022/0338 to improve visibility looking up the hill to the right so as to provide drivers of vehicles exiting left with a clear view of the road in both directions. Pertinent information in this regard would comprise part of the welcoming pack for guests which along with clear signage at the driveway entrance itself would provide guests with specific instructions on how to enter and exit the property in a safe manner. Additional passing spaces have already been created along the driveway in connection with the aforementioned consent NYM/2022/0338.

Once the existing relatively modern outbuilding to the western end of the original outbuildings has been demolished, the concrete pad remaining would be utilised to provide 3 parking spaces i.e., 1 parking space for each of the 3 proposed 1 bedroom holiday letting units. Any additional parking required would be accommodated in the courtyard area flanked by the outbuildings.

Pedestrian access to and from the proposed holiday letting units would be through the main farmyard as existing.

Amenity Space

The usage of the site to guests would be limited to the immediate area around the holiday accommodation although access through the farmstead would be given to allow guests to utilise the footpaths that run nearby as well as to enjoy the heritage appeal of the farmhouse and outbuildings.

Small outdoor spaces would be provided as shown on the drawings to enable guests to enjoy outdoor seating and cooking.

Services

Water and electric would be taken from the existing farm infrastructure and trenched below ground to suitable locations.

A packaged sewage treatment plant would be installed for foul water drainage. The Applicants propose a Rewatec Solido Smart 10PE which is a PIA certified design that adheres to the Environment Agency and Natural England regulations (EN12566-3). The discharge from the plant would be into a soakaway in accordance with the appropriate regulations.

Outdoor Lighting

Outdoor lighting would be kept to an absolute minimum: the host property is very secluded, and this application notwithstanding, the Applicants are anxious in so far as they reasonably can to preserve that sense of privacy. Minimal background lighting would be provided for safety, including low-level lighting of the car park, pathways, and entrances to the units. All such lighting would be controlled on timers, photocells, and infrared detectors to limit usage.

Management, Cleaning & Maintenance

Cleaning and maintenance of the units and associated areas would be undertaken by the Applicants. Cleaning would be done as necessary on changeover days, and equipment and products would be stored at the Applicants' own house. As and when necessary, help would be provided by other family members and/or ad hoc cleaners. It is envisaged that the amount of work cleaning along with grounds maintenance would eventually create one or more additional part time jobs on the farm.

Refuse collection points would be located as appropriate with a refuse management system put in place with a local waste management company.

Photos for reference



Elevations A & D with courtyard area flanked by outbuildings



Elevations A & E again with courtyard area flanked by outbuildings



Elevations B & F with modern outbuilding in foreground (to be demolished leaving 3 car spaces for holiday guests)



Elevation B showing stone outbuildings centrally flanked by relatively modern concrete block walled buildings to west and east that it is proposed are demolished

NYMNP

02/03/2023

Structural Condition Report

Prospect House Farm

Suffield, Scarborough, YO13 OBH

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24th February 2023

Colin Fenby Design & Consultancy Services

Structural Condition Report

Prospect House Farm, Suffield, Scarborough

1. Introduction

The owner of three adjoining, Grade 2 listed farm buildings , intend to convert them into habitable buildings.

Planning permission is required for this proposal and this Structural Condition Report will form part of that application.

I therefore visited the premises on 31st January 2023 and carried out a visual structural related inspection.

2. History

No specific historical records are to hand, but it is understood that the three attached buildings in question were probably built in the early 1800's, and probably at different times.

3. Basic Building Details /Comments

The buildings, referenced Units 1, 2 and 3, basically comprise the following structural elements;

A. Roofs

Unit 1; Corrugated asbestos sheets on timber rafters, purlins and intermediate timber 'trusses'.

Unit 2; Corrugated asbestos sheets on one roof slope, slates on the other, again on rafters/ purlins and timber 'trusses'

Unit 3; Pantiles on timber rafters, purlins and trusses. The roof is hipped at the southern side.

Noted that sections of the roof in Unit 3 have previously collapsed.

General; The ridges to all units are noticeably undulating, due to long term movements from potential under sizing /degradation of the timber roof structures and outward bulging of supporting walls. Rainwater gutters are either non- existent or non- functional on all Units.

B. Stone Walls

- (i) External walls to all three units are in the order of 450mm to 500mm thick, and generally in good quality coursed sandstone. However, the gable walls to Unit 3 are in a rougher type of sandstone. Internally the main walls are in a poorer quality non coursed stone.
- (ii) Pointing of the bed/perpend joints to the external walls vary from good to non-existent. Repointing has been previously carried out but with mixed results. Internally, in conjunction with the poorer quality stone the pointing is considered rough and untidy.
- (iii) Significant long term weather erosion of external stonework was evident to localised areas on the West side walls, particularly on Unit 2. In these areas some large holes between adjacent stones, localised cracking and open joints were recorded.
- (iv) As mentioned above the majority of external walls are bulging outwards, to varying degrees, and a number of horizontal steel tie rods have previously been installed to try and counter these outward movements, caused by horizontal thrust forces from the roof structures

- (v) As is usual with old farm buildings the corners of intersecting walls, and internal cross walls, are not tied or bonded together and obvious signs of relative movements at the corners are evident.
- (vi) At eaves level at the junction of the external walls to Units 1 & 2, there is significant horizontal, 'sliding displacement of the Unit 1 sandstone wall over the Unit 2 wall, over a length of about 2 -3m, again due to horizontal thrust movements from the Unit 1 roof on the wall below.
- (vii) The two stone arches on the north wall to Unit 2 have moved/dropped over time such that severe cracking of the supported stonework above has occurred and the central stone support pillar is significantly out of plumb.
- (viii) The north west external corner of Unit 1 has suffered localised low level vehicle impact damage in the past.
- (ix) Two cross walls in Unit 2 are constructed in 100mm thick brick and appear, subject to further cleaning down for better inspection, to be in a questionable condition. Again, these cross walls appear to be not tied or bonded to abutting external walls.
- (x) There is a mixture of stone, timber, and rusty steel (Unit 2) lintels above existing door and window openings.
- (xi) The east wall of Unit 3, abutting the modern farm building, (to be demolished) appears to have been extended downwards due to the differences in level (approx. 1.5m) between the two. Details of how this

was done are not clear at this stage. Viewed from a short distance no obvious signs of movements or cracking were observed in this 'retaining wall'.

C. Foundations

- (i) Details / depths of existing wall foundations, quality of the underlying strata, are unknown at this stage. Further-investigations will be required

D. Ground Floor Slabs

- (i) Ground floors to all Units are in concrete of varying quality, thickness/levels, some laid to falls.

E. Existing First Floor Areas

- (i) In all Units there are timber first floors over parts of the full floor areas. It is understood the Client wishes to maintain this part floor /part open area arrangement as part of the proposed new internal layout.

4. Conclusions

A. General

- (i) These old buildings have served for dairy and general farming purposes for many years, with little evidence in way of essential general maintenance of structural elements during that time.
- (ii) It is recognised that as Grade 2 listed buildings, there is a need to keep and preserve the general form and items of historical interest, whilst complying with modern Building Regulation requirements in

converting and bringing them back into use age as habitable buildings.

B. Roofs

- (i) All roofs will require re-covering with slate and pantile to reflect the existing situation. Subject to an appraisal by an experienced roofer some of the existing roof coverings **may** be suitable for re-use. Otherwise, full replacement of the roof coverings will be necessary. New breathable felt under draw, tiling lathes, and roof insulation will be required throughout. It is likely, depending on their condition, that new ridge boards will also be required
- (ii) No details of the spans, sizes / spacings for timber rafters and purlins were obtained during this survey, nor a close quarter examination regarding the general condition of the same undertaken, especially at eaves level seating points along external supporting walls. A separate, specialist survey is therefore required to address this and obtain this information as the basis of the new roofs design.
- (iii) It is possible that new or extended rafters will be required, and additional purlins provided alongside the existing subject to design checks.
- (iv) The existing intermediate timber trusses, (generally of a rough, 'collar tied' design), also need to be examined at close quarter for sizing and current condition aspects. Whilst endeavouring to retain the old trusses for historical preservation it is again possible that new trusses will be required alongside, or close by the

existing trusses, to safely carry snow and wind loadings

- (v) The lack of effective horizontal connection or tying of the roof/first floor structures to the outer walls at eaves level has led to unrestrained horizontal forces being applied at the top of the walls, causing long term outer bulging/displacement. Normally, horizontal restraint is provided to outer walls at ceiling tie and first floor levels as a result of these outward wall movements, several horizontal steel tie rods have been installed in the past to help restrain further horizontal movements. These tie rods should be retained, examined, checked for effectiveness, tightened, cleaned, painted (black) to stop further rusting. Further steel rod ties/external cross plate anchors, to match the existing design, may be required at regular intervals, primarily within the depths of new first floor areas and at roof eaves level. The higher up the wall the more effective the tie rods will be. However, adopting new timber roof trusses, spanning, from external walls, could be an effective way of maintaining the outer walls in their current position without the use of tie rods at eaves level, where there are to be first floor sections the floor joists should also be effectively tied to the outer walls to help prevent further outward bulging/movement of the walls. At the top of the existing external stone walls, i.e., eaves level, the top courses appear loose and uneven. To provide for level (and straightened, were possible), timber wall plates the tops of the walls will require rebuilding/repointing. 30mm x 5mm x 1.2m proprietary galvanised tie straps should be positively fully fixed, @ 1m c/c, from the wall plate to the walls below.

C. Walls

- (i) The structural issues relating to the external /internal walls have been described in detail above and the appropriate recommendations are covered in the following Section 5.

5. Recommendations Summary

The following remedial works are recommended to restore these buildings to a good state of structural condition and suitable for conversion to habitable use. Although written to include all Units It could well be that the Client may wish to carry out the recommended works on a Unit-by-Unit basis.

- (i) Investigate existing foundations where necessary.
(South eastern corner unit 3, south wall unit 2)
Provide some localised trial pits for examination
- (ii) Organise a close quarter survey and report from a suitably qualified timber specialist of all existing roof/first floor timbers. This report to identify the existing sizes, spacings, fixings, woodworm presence, current structural condition etc.
- (iii) Repoint all existing walls, externally and internally, in accordance with NYM requirements. Fill all holes, replace missing/ weather eroded stones etc
- (iv) To prevent further movements at the untied wall corners, provide large steel angle straps, say legs each 1m min length, 40mm x 4mm section, and resin anchor fix to all internal corners at say 1m c/c vertically. Minimum 5 fixings per angle leg for 12mm

diameter resin type anchor bolts, say 75mm long , per leg.

- (v) Carefully take down and rebuild the two 'dropped' stone arches and supporting pillar. Provide a new foundation for the pillar.
- (vi) Subject to advice from an experienced Stonemason take down and rebuild the external section of wall to Unit 1 where it over-sails (due to previous horizontal movements), Unit 2 wall.
- (vii) Investigate further the 'retaining wall' at the eastern end of Unit 3. Following demolition of the modern farm building provide at least two lines of lateral natural stone walls in existing field to provide gradual decreases in ground levels and therefore reduce the retained height of the existing wall
- (viii) Replace all existing degraded timber / exposed steel lintels and provide and install new, (as per NYM requirements).
- (ix) Provide new lintels to new openings as per NYM requirements. Retain all existing stone lintels. Repoint as necessary.
- (x) Take up existing ground floors and replace with new, stone subbase/ concrete/ finishes, including insulation/DPC's etc to latest standards. Provide concrete thickened edge to new floors to provide a perimeter foundation, if block internal liner walls are adopted. All concrete C25 Grade minimum.

- (xi) Provide internal liner walls in thermal blocks or insulated stud walls, with cavity, (width will vary due to out of plumb/line of the existing walls).
- (xii) Utilise/strengthen existing timber first floors. Provide new timber joists where required (alongside existing if practical), sound insulation etc. Tie first floor joists to external walls where feasible.
- (xiii) Dependent upon the roof timbers survey results retain /strengthen the existing roof trusses/purlins/rafters or add new strengthening timbers alongside. Compliance with Building Regulations will be required. Provide new roof slate or pantile coverings, to reflect the current situation, new tiling lathes, under felt and insulation.
- (xiv) Clean, refurbish, tighten existing horizontal tie rods /external cross plate anchors. Add new tie rods, within the first-floor construction where possible and as required.
- (xv) Provide proprietary galvanised tie straps, internally, at first floor, eaves and sloping gable lines to strap floors /walls together, at about 1.5m c/c

6. Limitations

It should be appreciated that this Report is based on items and areas readily available to close view at the time of my visit. This particularly applies to roof areas where close access was not safe or possible.

As a result, there could be additional items which have not yet been identified but may be later found to require attention / replacement or repair.

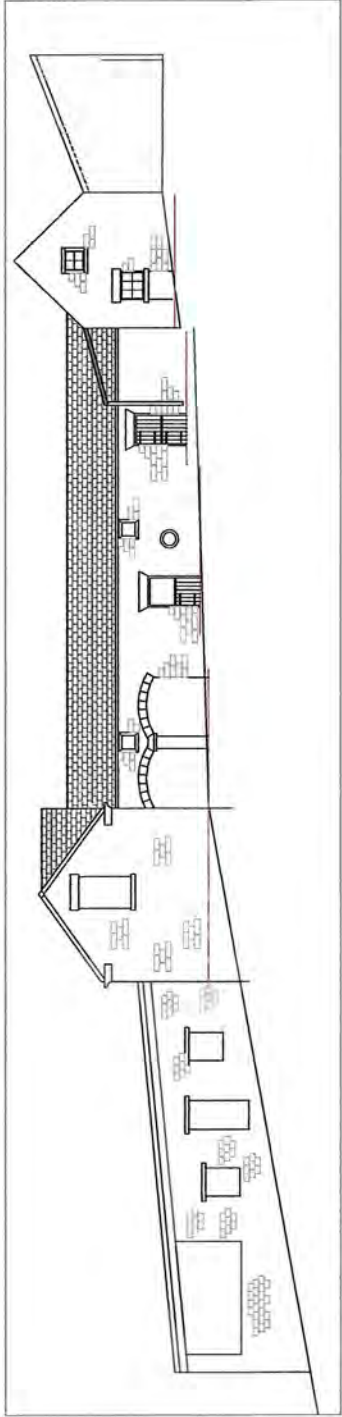
Obviously, these unknown items could affect the cost of the remedial /improvement works and elongate the programme of works.

Colin Fenby, CEng , FICE, MIStructE 24th February 2023

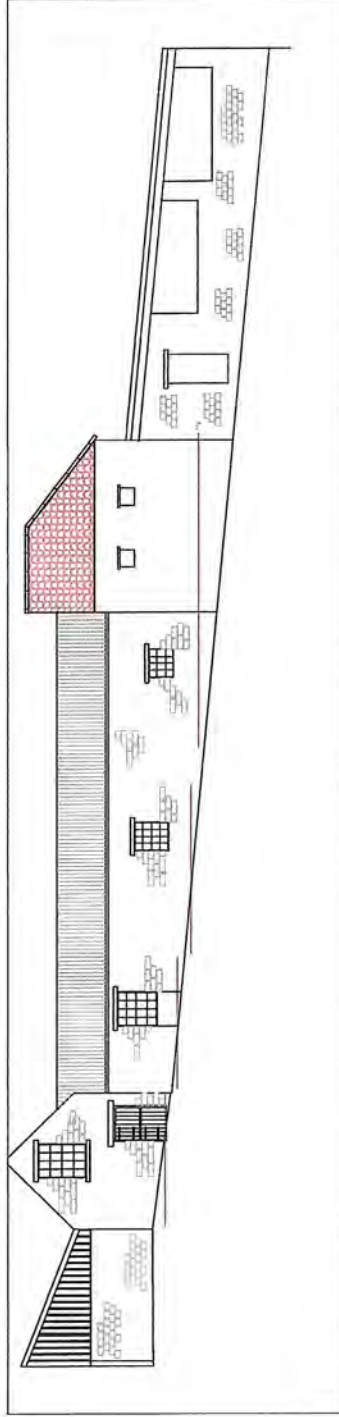
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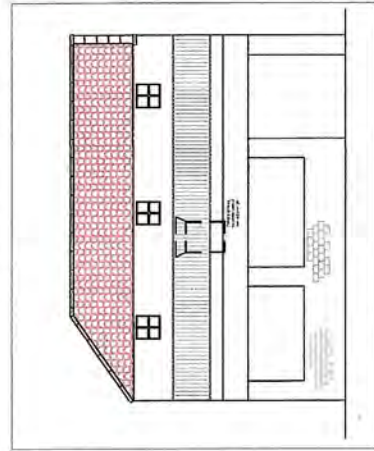
Contact.



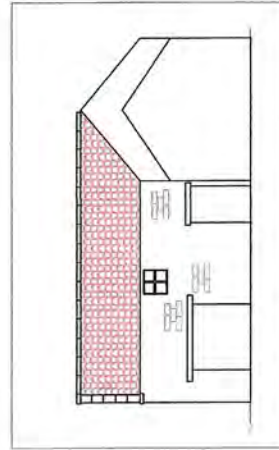
ELEVATION - A - 1:100



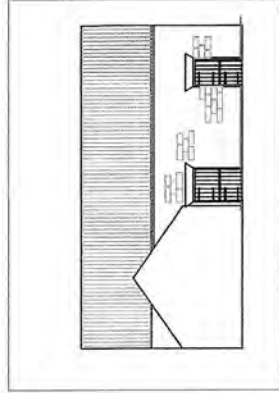
ELEVATION - B - 1:100



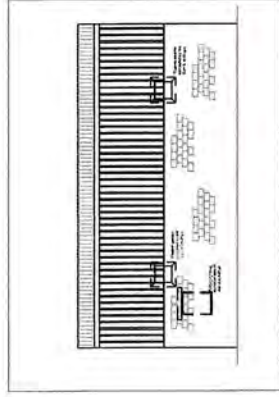
ELEVATION - C - 1:100



ELEVATION - D - 1:100



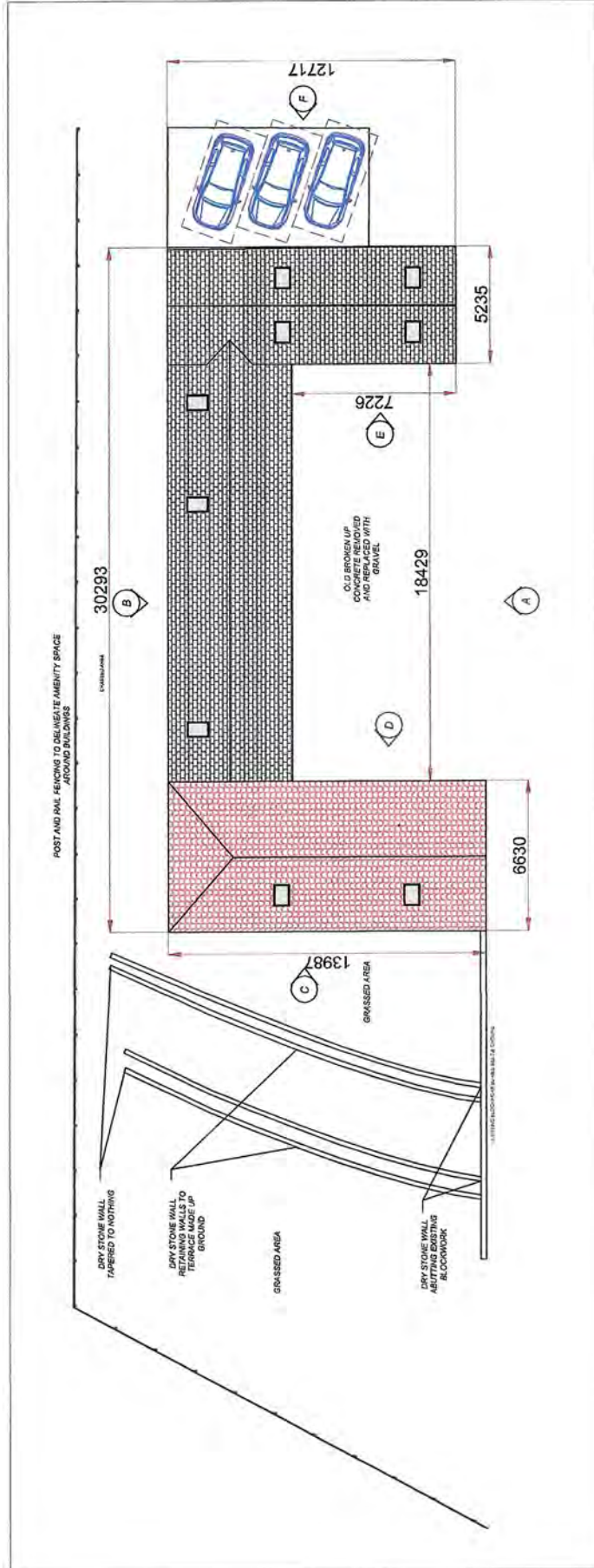
ELEVATION - E - 1:100



ELEVATION - F - 1:100

SITE	PROSPECT HOUSE FARM SUFFIELD, SCARBOROUGH YO13 0BH
DRAWING TITLE	TRADITIONAL BUILDING CONVERSION EXISTING ELEVATIONS
SCALE	1:100 @ A1
DRAWING No.	PHF-TBC-JM-201
DATE	18/10/2022
REVISION	-

Revisions
 A - MF Comments 16/02/23
 B - North Arrow Added 16/02/23



SITE	
PROSPECT HOUSE FARM SUFFIELD, SCARBOROUGH YO13 0BH	
DRAWING TITLE	
TRADITIONAL BUILDING CONVERSION PROPOSED LANDSCAPING	
SCALE	
1:100 @ A1	
DRAWING No.	
PHF-TBC-JM-500	
DATE	REVISION
10/02/2023	B

Revisions
 A - MF Comments 16/02/23
 B - North Arrow Added 16/02/23

Materials

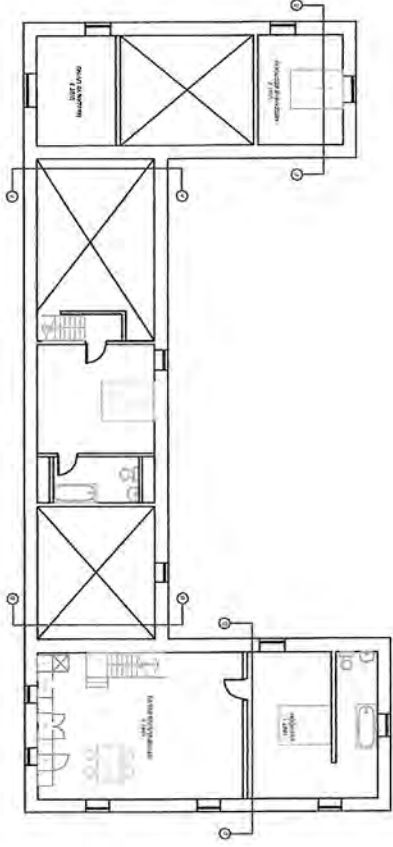
Internal lining
 Wooden timber lining to all external walls, insulated and dry lined to current building regulations

Internal Partitions
 Timber stud work generally, block work where required.

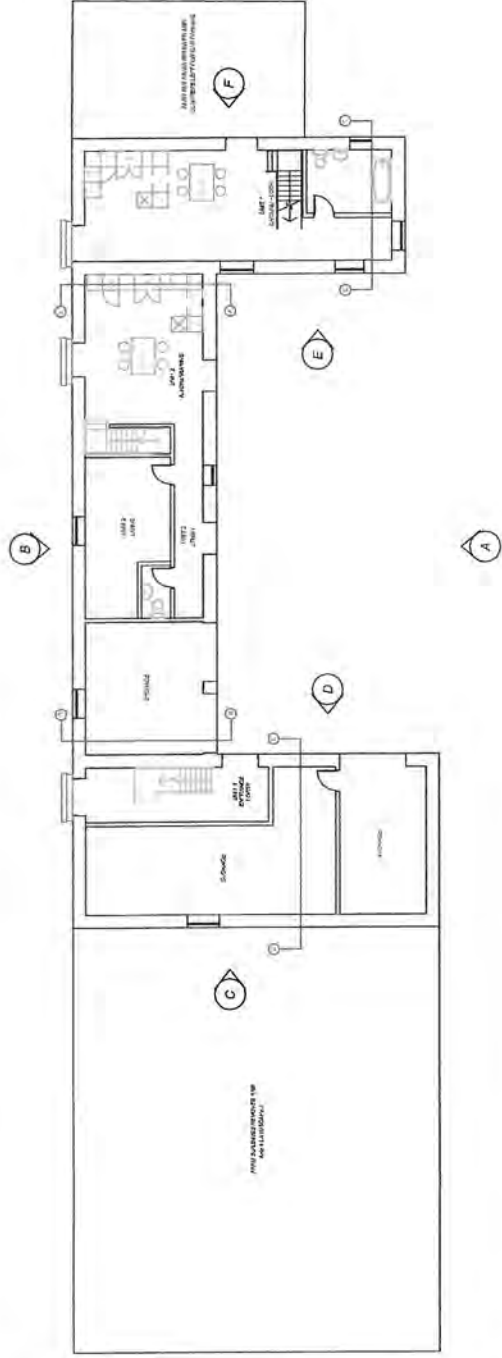
Ground Floor
 Floors to be re-laid with concrete sub floor, insulation and underfloor heating, complete with screed.

First Floors
 Timber joists with timber floor boards, insulation and underfloor heating within floor void.

Ceilings
 Lined with timber, insulated and dry lined to current building regulations.



FIRST FLOOR 1:100



GROUND FLOOR 1:100



SITE PROSPECT HOUSE FARM SUFFIELD, SCARBOROUGH YO13 0BH	
DRAWING TITLE TRADITIONAL BUILDING CONVERSION PROPOSED LAYOUT	
SCALE 1:100 @ A1	
DRAWING No. PHF-TBC-JM-300	
DATE 10/02/2023	REVISION B



1. EXTERNAL ELEVATIONS



2. INTERNAL COURTYARD



3. ELEVATION ON SOUTH WALLS



4. INTERNAL COURTYARD - UNIT 1



5. SOUTH WALLS - ELEVATIONS



6. CLOSER VIEW ALONG SOUTH WALLS



7. UNIT 3, - INNER COURTYARD



8. STONE ARCHES TO UNIT 2



9. GABUE, REAR WALLS TO UNIT 1.



10. CLOSE UP VIEW ALONG SOUTH WALL



11. HORIZONTAL MOVEMENT - UNIT 1



12 CLOSE UP OF SMALL SECTION ALONG
SOUTH WALL



13. ROOF DETAILS - UNIT 1



14. ROOF DETAIL . UNIT 3



15. INTERNAL CROSS WALL - UNIT 2



16. LOWER EXTERNAL WALL TO UNIT 3
EXISTING FORD YARD TO BE DEMOLISHED