

NYMNP

06/07/2023

PROPOSED ROOF WORKS, INSTALLATION OF
SOLAR PV PANELS, REPLACEMENT OF
RAINWATER GOODS AND REPLACEMENT OF
EXISTING EXTERNAL TERRACE COVERING

DESIGN, ACCESS AND HERITAGE STATEMENT

Thorpe Hall

Church Lane

Fylingthorpe

Whitby

On behalf of: Mr and Mrs Coop

Stone + Associates

THE STUDIO, 7B SAVILLE STREET, MALTON, YO17 7LL

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1.0. INTRODUCTION, DESIGN & CONTEXT

- 1.1 Mr and Mrs Coop (the Applicant) have appointed Stone + Associates to prepare a scheme for the refurbishment and replacement works to the existing roofs, for the installation of a new solar PV array, for the replacement and refurbishment of the existing rainwater goods and for the replacement of the existing terrace concrete flagstones at Thorpe Hall, Church Lane, Fylingthorpe.
- 1.2 Thorpe Hall is a grade II* listed property. Listing UID: 1148707.
- 1.3 The building falls within both the North York Moors National Park and the Fylingthorpe Conservation Area.
- 1.4 This Statement has been prepared in respect of a householder planning and listed building consent application seeking the necessary permissions for the proposed works.
- 1.5 This statement should be read in conjunction with the following documents:
- W5001_EX10_01_Existing Site Location Map
 - W5001_EX10_02_OS Location Block Plan
 - W5001_EX20_02_Existing Footprint / Roof Plan
 - W5001_EX20_03_Historic Plan Progression
 - W5001_EX20_04_Existing Roof Plan and Gutter Layout
 - W5001_EX30_01, 02, 03, 04, 05 and 06 – Existing Elevations
 - W5001_PL20_01_Proposed Gutter and PV Layout
 - W5001_PL20_02_Proposed Location of Replacement Terrace
 - W5001_PL30_01, 02, 03, 04, 05 and 06 – Proposed Elevations

2.0. THE SETTING

- 2.1 Thorpe Hall is located to the South-East of Fylingthorpe, and is access from Middlewood Lane, via a private gated entrance. The property is set well back from, and elevated above, Middlewood Lane as this dips to meet the ford.
- 2.2 Thorpe Hall is a substantial multi-phase stone house with Welsh slate and red clay tile roofing in parts.
- 2.3 The property comprises a possible Elizabethan Hall dating to circa 1680 with additional parallel ranges added before 1835 and 1844, as well as a coach house which was constructed in 1845.



Figure 1 - 1888 Map from maps.nls.uk referencing location of Thorpe Hall



Figure 2 - 1892 Map from maps.nls.uk referencing location of Thorpe Hall



Figure 3 - 2023 Aerial Map from maps.google.com showing currently arrangement of Thorpe Hall

3.0. THE STRUCTURE / FABRIC

- 3.1 The original house comprises an offset storied porch fronting two parallel unequal ranges which are almost square in shape on plan. The porch leads into a central corridor providing access to a double-pile layout extending to a back door, above which has a date stone inscribed 1680, the date on which the Fawside family acquired the property through marriage.
- 3.2 The northeast-facing porch is of three storeys, possibly extended upwards. The lower two storeys are rubble plinth-walled construction with flush dressed quoins, the upper storey more neatly dressed even courses. Drip moulds between floors in three courses. The northwest facing elevation has three-light mullioned windows on the first two floors and a two-light mullioned window on the upper floor. The lower floor has an additional smaller two-light mullioned window in possible door infill. A northeast facing gable with coping stones, kneelers and finials supporting a false double chimney stack with heraldic Fawside family crest. Single light windows are set central to the front door in diminishing fenestration, extending to the gable. Roof of welsh slate with stone ridge.
- 3.3 The uneven parallel ranges are both two storey and contain habitable attics spaces, with two small rooms adjoining the porch. Two larger rooms are located to the rear.
- 3.4 The external walls consist of dressed even courses, with flush dress quoins and sit atop projecting plinth courses. Drip moulds are located between courses and are two courses deep.
- 3.5 The eastern-most and smaller range has two light mullioned windows on the two floors and gable as well as on each end of the lateral elevations.
- 3.6 The larger rear range has three light mullioned windows on the two lower floors and two light mullioned windows in the gable of each end of the lateral elevation.
- 3.7 The rear southwestern facing elevation has a double door placed slightly off-center. Above this door small gable dormer with small single light window is found.
- 3.8 A Heraldic family crest and date inscription is located above the door.
- 3.9 The southeast has two three-light mullioned windows either side of the door with an additional

- central single-light window above the door located on the second storey. The parallel ranges have double gables on the north and south-facing elevations with coping stones, kneelers and finials.
- 3.10 The roof has two spans with a valley between, containing double chimneys providing services for each range of rooms. Roofs of Welsh slate with stone ridge.
At some point prior to 1835 one of the parallel ranges was extended southwards. The exact date of this addition is unknown, however the element bears the inscription "Repaired 1835". This range is adjacent to and sits flush with the porch and extends beyond the southern end of the original house, thus creating an 'L' shaped plan form. Access to this element is obtained via the porch with the element having no external door. This extension has been carefully and sympathetically constructed to mimic the original detailing of the original house.
- 3.11 This addition, again of two storeys, does not provide a habitable attic space. On the ground and first floors, a single large room is found.
- 3.12 The external walls, again feature projecting plinth courses, non-projecting quoins and drip moldings.
- 3.13 The east facing elevation has a four light mullioned window located on each of the two floors. The south elevation has two single light windows located on each floor with the date inscription located on the gable.
- 3.14 The end gable, located on the south elevation, is finished at roof level with coping stone, kneelers and finials. A double chimney is located within the valley created between the original house and the 1835 addition.
- 3.15 The ridge line is set lower than that of the adjacent roof and is covered in Welsh slates with a stone ridge.
- 3.16 In 1844 a further addition, to the east of the property, was formed. This incorporated an existing smaller building (date unknown). This addition, located to the east of the property adjacent to the storied porch and the 1835 addition, creates a long narrow alleyway between buildings. This 1844 addition again utilises the same style and form as the original and 1835 extensions.
- 3.17 The 1844 addition is of two storeys with the upper floor vaulted to the rafters. Each floor contains a single large room with the attic space uninhabitable.
- 3.18 The external appearance has been constructed sympathetically to the original property, with walls of dressed stone, non-prominent quoins, and plinth walls in part. Drip moulds are located to the north, south and west facing elevations.
- 3.19 The 1844 extension includes a number of stone mullioned windows in various formats. On the north facing elevation, a three light window is located on the ground floor with a two light window located over. A single light is then located on the upper floor within the gable apex. All mounted centrally. To the east facing elevation, two enlarged three light mullioned windows are located to the ground and first floor with a further small two light window located to the ground floor. A centrally positioned door allows external access. To the south facing elevation a four light mullioned window is located on the ground floor with a two light window located in the gable at first floor. The West-facing elevation has single-light window on lower floor of incorporated building and an uneven arrangement of windows on the 1844 addition facing the alley, comprising a two-light and three-light mullioned window on the lower floor and a two-light, single-light, and three-light window on the upper floor.
- 3.20 The Gable ends located on the north and south-facing elevations contain coping stones, kneelers and finials.
- 3.20 The original north-facing gable coping stones are still visible between buildings making up the range. Double chimney between the 1844 addition and the incorporated building, with a single chimney on eastern elevation of the incorporated building.

- 3.21 The roof of the 1844 extension has a distinctive diamond-shaped red clay tile with Welsh slate on the incorporated building with stone ridge throughout.
- 3.22 Between the 1835 and building incorporated into the 1844 extension, a narrow link building has been created. This provides a covered link between the two buildings across both the ground and first floors. The link building ensure that the house looks to be south facing when viewed from the adjacent Whitby to Scarborough Railway, as well as north facing when viewed from Thorpe village. The exact date of the construction of the link building is unknown.
- 3.23 The Link structure is of two storey, with single room to the ground and first floor and uninhabited attic space. The walls are of dressed stone, with Drip courses on the Northern and Southern elevations. The north facing elevation has a door on the ground floor with single light window on the upper floor and gable apex. A Heraldic family crest sits atop of the doorway. To the south the elevation contains an entrance door, with a three light mullioned window over the first floor. To the gable apex, a single light window is found. The link building has gables to the North and South elevations, with coping stones and finials. The roof is of Welsh slate.
- 3.24 Across all elevations the property has painted half round cast iron rainwater goods. Some of these rainwater goods span across the elevational faces to meet down pipes. Others, mainly those running South to North, run into the internal roof valleys for discharge on the Northern elevation.

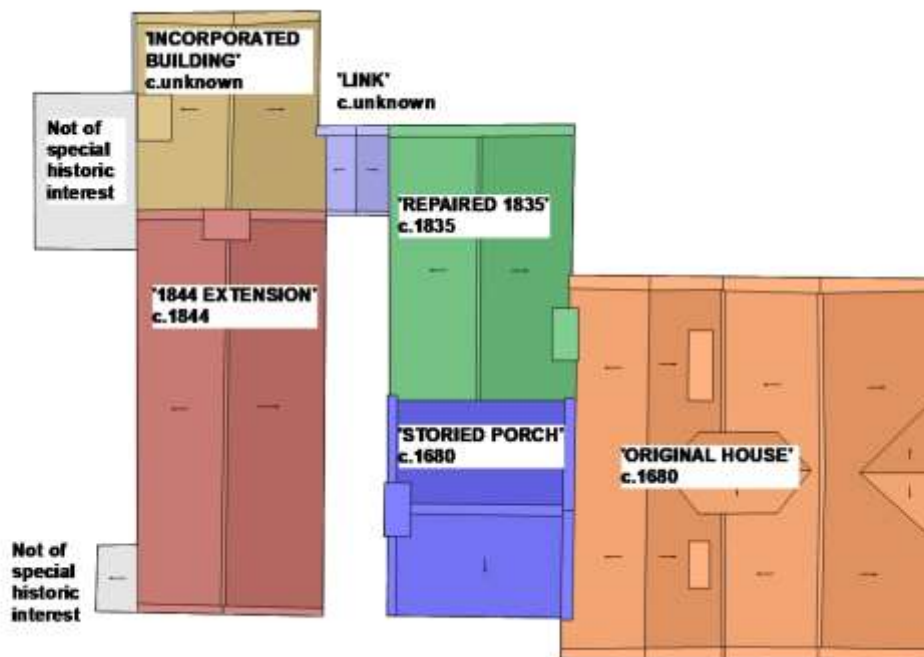


Figure 4 - Historic Plan Progression - PLAN



Figure 5 - Historic Plan Progression - ELEVATIONS

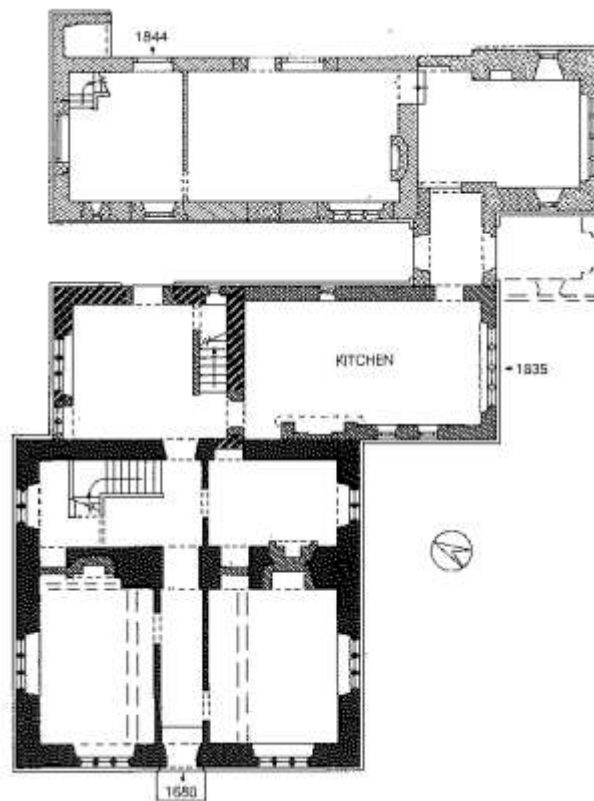


Figure 6 - Historical Plan Progression, Houses of the North York Moors, HMSO 1987, pg. 37 Fig. 43

4.0. LISTING NOTICE

- 4.1 *Heritage Category: Listed Building*
*Grade: II**
List Entry Number: 1148707
Date first listed: 06-Oct-1969
Listing Entry Name: Thorpe Hall
Statutory Address: Thorpe Hall, Church Lane

*Listing Detail: FYLINGDALES CHURCH LANE NZ 9404 Fylingthorpe (east side, off) 18/54
 6.10.69 Thorpe Hall*

II House, 1680 dated over door, with extensions dated 1835 and 1844 in similar style. Coursed, tooled sandstone, the later part more neatly tooled, with flush quoins; rubble north-east bay. Welsh slate roofs; stone copings, and ridges on older part; tile ridges on extensions; brick stacks on stone bases. Old house rectangular plan of 2 parallel ranges; 1835 addition incorporates an earlier building in another parallel range extended to south with south-east porch. The 1844 addition is a separate parallel east range linked to the porch. 2 storeys and attics. Entrance front: 3 bays. Central 6-panel Tudor-headed door, upper panels glazed in chamfered doorway with inscription FAVSYD AD 1680 and Farsyde arms, possible recut. Flanking 3-light double-chamfered mullioned windows, with leaded glazing on both floors. One-light window above door. Continuous drip strings above both floors. Small central gable with double-chamfered slit. This and end gables have stone copings and small gabled kneelers. Right return 2 gabled bays, the left slightly wider, with 3-and 2-light similar windows; 2-light attic windows. Projecting to right the 1835 gabled bay, dated in sunk panel with Farsyde arms. Similar but 4-light windows. Right narrow porch bay holds half-glazed door with flattened Tudor head, 3-light window above and gable slit. Far right projecting similar 1844 wing. Left return of original house similar to right return. Central stack on ridge linking the 2 ranges. Heraldic glass in first-floor left window. To left a bay with axis at right-angles: 3 storeys, the lower 2 storeys possibly once an outbuilding, the top floor of late C18 appearance; windows similar to 1835 part. Door on left return. Deeply-recessed narrow linking bay has studded door under Farsyde and another coats of arms. Far left 1844 range (dated over opening on rear elevation) has C20 replaced stone-mullioned windows. Rear elevation openings mostly altered. Interior has tasteful decoration of early C20 including much oak wainscoting, some old but imported, some reproduction; and reproduction staircase. Lean-to added on rear is not of special interest.*

House of the North York Moors. RCHM 1987, p.37 and passim, Harrison & Hutton, op. cit. pp. 113,235.

Listing NGR: NZ9440504935



Figure 7 - c.1973 Sales brochure, Boulton and Cooper Ltd, Scarborough.



Figure 8 - c.1987 House of the North York Moors, His Majesty's Stationary Office, London



Figure 9 - Thorpe Hall, June 2023

5.0. PROPOSALS

5.1 This application seeks to make amendments to the roofs, with the replacement and repair of the existing coverings including flashings as required. This application also seeks for the approval for the installation of a Solar photovoltaic array to the southern roof located to the storeyed porch. It is also proposed to undertake the refurbishment and renewal of the existing rainwater goods, including the rationalisation of the existing gutter arrangement. To the northwest of the property, an existing terrace has been formed and covered using concrete flag stones. It is proposed to remove these flagstones and replace with either a self-binding heritage gravel or Yorkstone Flagstones.

5.2 Roof Works

5.3 It is proposed that a new solar photovoltaic array is to be installed, using an over roof bracket system, onto the South facing roof of the storeyed porch.

5.4 The panels will be installed within a black frame and fixings, with the proposed location ensuring the panels minimised the effect on the property, whilst providing significant assistance to run the property, thus ensuring the property remains viable as a dwelling for the 21st Century.

5.5 The top floor is not currently heated. It is proposed to install companion smart electric heaters to avoid significant harm being created with the extension of the existing gas heating system into these areas. To install gas heating into these areas would require the existing floors to be lift, joists notched, and fabric disturbed to allow for pipework to be installed. The installation of the electric radiators, as seen in the recent SAP update, is both a more environmentally friendly method of heating and one which will involve much less disturbance of the existing structure.

5.6 It is hoped that the installation of solar PV panels will be a significant increment towards keeping the fabric in good condition as well as off setting the use of natural gas as recommended by the Energy Saving Trust (EST). The EST also recommends the use of electricity as a heat source as this is considered a low carbon heating solution.

5.7 As part of this application permission is sought to undertaken roof works to the storeyed porch. At present the current fixings have failed to their proximity to the coast and the effect his has had on them through corrosion. This has led to several slates being disturbed. The age of this roof is also starting to show. It is therefore proposed to strip the slates from both the north and south faces, back to the timber rafters. These rafters in turn would be repaired as far as possible and then recovered with a modern breathable membrane to allow for the release of moisture from the attic space. Tile battens would be installed over the rafters and membrane the roof would then be re-slatted using the existing slates, where possible, and where not possible, slates would be installed on a like for like basis.



Figure 10 - Southeast elevation showing effect of PV array (RED) to south facing roof and minimal impact on heritage building



Figure 11 - Southeast elevation showing effect of PV array (RED) to south facing roof and minimal impact on heritage building

5.8 Rainwater Goods

- 5.9. It is proposed that the existing rainwater goods are replaced with new rainwater goods throughout. The replacement of the existing is due to several factors. The existing, non original guttering, is of half round profile which is not of historical significance and is installed in a fashion which detracts from the character of the existing building. Details of this can be seen in Figure 10 In addition this profile of gutter, and the way to which this has been installed, means that the system cannot adequately cope the amount of rainwater captured by the existing roofs. This therefore leads to regular overtopping of the guttering and in turn causing harm to the dwelling house.
- 5.10. It is proposed to alter the current gutter arrangement, to ensure that the drainage runs are more logical and remove the horizontal stretches of guttering which span across elevations. The revised guttering layout is shown on drawing W5001_PL20_01_Proposed Gutter and PV layout.
- 5.11. To ensure the guttering system works as designed, it is proposed that the gutter profile is altered to a cast iron Hargreaves G46 profile (or similar) in 5 or 6" width depending on the application. This will ensure that the guttering system can capture and hold sufficient water to prevent overtopping and subsequent harm to the dwelling house. A sample of this gutter profile is submitted with this application. It should also be noted that this more decorative gutter with enhance the character of the existing building, by drawing influence from the drip mouldings around the property.
- 5.12. To ensure that the system is free from defect, it is proposed to renew several existing downpipes, again as shown on plan. It is only proposed to provide 1 additional downpipe, shown to the northwest corner. This removes the need for guttering to span across the northwest elevation of the 'original house' leading to a more attractive aesthetic.
- 5.13. As part of the works to the roof drainage system, it is proposed that the existing flagstones within the narrow alley between the 1844 addition and the storeyed porch / 1835 addition, which lead to the link building, are lifted to ensure that the drainage underneath can be renewed. There are signs of damp to the walls in this location and it is a strong likelihood that drainage in this area has indeed failed. The renewed downpipes, adjacent to the link buildings North Elevation, would connect into to a new recessed manhole linking into the renewed drainage structure under. Upon completion, the original flagstones would be relayed in the same orientation and position.
- 5.14. Existing southwest terrace**
- 5.15. This application seeks to renew the existing terrace material found to the southwest of Thorpe Hall.
- 5.16. The existing covering is a mix of broken concrete pavers and gravel, which is not fit for purpose nor particularly enhances the dwellings aesthetics. The covering is significantly damaged due to subsidence and as such poses a health and safety risk.

- 5.17. It is therefore proposed to remove the existing material and install a more sympathetic material. This application seeks to apply for permission to utilise either a Yorkstone Flagstone or self binding gravel as a decorative finish. This is to be confirmed by condition should the planning authority agree to this. Both finishes would allow for a more aesthetically pleasing finish enhancing the dwelling house. However, it is to be understood that the cost of Yorkstone could be prohibitive.

6.0. STATEMENT OF HARM AND MITIGATION

- 6.1 It is recognised that the works to renew the existing guttering will result in the loss of the existing guttering and associated down pipes. These however have been renewed at some point since 1987 (as illustrated in Figure 8 which shows a different arrangement to the present day) and are therefore at most 35 years old. This guttering arrangement cuts across wall elevations and is in a profile which does not function correctly in the prescribed application resulting in significant damp ingress to the historic structure.
- 6.2 This harm is however mitigated against with the installation of a new guttering arrangement which is more sympathetic to the listed building. The proposed guttering is of cast iron material, and in a profile which enhances the and draws upon the moulded details found around the property. This solution allows for a deeper guttering profile which can be laid at lower falls, allowing it to function correctly and thus ensure that the property is protected from further damp issues because of the poor guttering solution.
- 6.3 It is recognised that the works to the roof covering on the storied porch will result in the loss of some of the existing slates. These slates however will be defective due to their age and the environment to which they have been installed within.
- 6.4 The effect of the loss of slates will however be minimised by the installation of slates of matching size and type. This work will also ensure that the property does not suffer with water ingress due to a decaying roof structure and the associated harm that would cause. This is therefore considered a maintenance item.
- 6.5 It is understood that the addition of solar PV to a listed building will cause an alteration to the character of the property. However, the panels have been located on an internal south facing roof structure, which is well screened from view. This will therefore minimise the effect this has on the listed building. It should also be understood that the installation will bring significant advantages and will ensure that the property remains viable, and that money saved on running costs can be deployed to other areas of upkeep thus providing a property wide benefit.

7.0. ACCESS

- 7.1 Access to the property remains unaltered and unaffected both in terms of vehicular and pedestrian access.

8.0. PHOTOGRAPHIC INFORMATION



Figure 12 - Northeast Facing Elevation (c.1844) – Guttering arrangement to be renewed. Please note the distance between the roof eaves and the guttering on the RHS of this picture. There is a significant gap between the two which leads to the rainwater shooting over and missing the guttering. This is due to the selected half round profile which does not allow for a significant amount of water within the profile and must be laid at a greater fall, leading to large gaps as the gutter run extends.



Figure 13 - Northwest Facing Gable (c.1844). Horizontal Gutter at first floor level to be removed. Downpipe to be renewed.



Figure 14 - Northwest Elevation - Storeyed Porch - Horizontal gutter at first floor to be removed. Downpipe and gutter to roof to be renewed. Downpipe to side of 'Original House' to be renewed with new box hopper at top to fix the existing water ingress problems. Please also take note of the roof covering to the storeyed porch. It is proposed this roof is replaced on a like for like basis.



Figure 15 - Northwest elevation of 'Link' building. Downpipes to both sides to be replaced with new. Guttering over to be replaced with new profile. Gulley's and underground drainage to be renewed.



Figure 16 -Northwest Elevation of 'Original House'. Horizontal guttering above first floor level to be removed with new downpipe installed to northwest / southwest corner. Existing valley downpipe to be renewed.



Figure 17 - Existing terrace to South West Elevation. Existing concrete pavers shown. Paving to be removed and replaced with yorkstone flagstones or bonded gravel.



Figure 18 - Southwest facing elevation of 'Original House'. Terrace to be renewed. Existing guttering to be removed and replaced with new profile guttering running towards new downpipe.



Figure 19 - Southeast facing elevation of 'Original House' and Southwest side elevation of 1835 extension. Valley downpipes to be removed and replaced with new, including hoppers. Guttering to 1835 extension to be renewed with new profile cast iron guttering.



Figure 20 - Southeast facing elevation of 'Original House', 1835 addition, link building, 1844 incorporated building and south roof slope of Storeyed porch. Southern roof to be utilised for Solar PV.