



NYMNPA

29/08/2023

Our Ref: 1711

25<sup>th</sup> August '23

North York Moors National Parks  
The Old Vicarage  
Bondgate  
Helmsley  
YORK  
YO62 5BP

For the attention of Hilary Saunders

Dear Mrs Saunders

### **Manor House Farm, Troutsdale**

With my apologies for taking so long to respond and as a further follow up to your recent letter about the proposed reconstruction and conversion of the barn at manor House Farm, I enclose a set of revised drawings which I hope answer the queries that you raised and I also reaffirm some previous answers:

1. Materials – This list of materials is exactly how we would approach the scheme so I am happy to confirm this but would not expect to go into technical details of construction till we are at Building Regulations stage so we are happy that these could be a condition attached to an approval.
2. Creation of a new doorway – The internal layout has been revised to reinstate an old blocked up doorway and to introduce a matching one on the opposite gable as you suggested. We have removed the second doorway on the west elevation but would like to introduce a small window here to give some light into a dark corner – I do not think that this is out of place.
3. Plans not matching? I think that everything matches on the revised drawings.
4. Omitting the lantern lights and substituting rooflights – not so good but perfectly possible. The east elevation has been changed to show 4 conservation style rooflights (by the Rooflight Company) but we would still prefer to reintroduce some larger areas of glazing as you appeared to agree with in a previous letter as follows *“In one paragraph you say that, in your opinion, the patent glazed area should be omitted whereas, in the previous paragraph you say that you would support an area “being fully glazed to create more light into the upper floor” - we would obviously like to add more glazing as we had previously indicated and these two comments appear to be contradictory*  
Can you clarify this point please?
5. Only one cart door? We have adapted the plans to show a majority of existing openings with only one “cart opening” introduced. We still believe that it would not have been in the least unusual for a farm building of this size to have more than one larger opening. In fact a complete “arcaded” frontage with a series of cart openings would not have been

Page 2.

unusual. I would still hope that you would reconsider the introduction of at least one more cart size opening. I think that the fact that this elevation had been concealed behind other long gone farm buildings makes any significance to its current appearance fairly unimportant in the overall farm complex.

6. No stone wall to divide the patios? I agree – a timber fence would be better.

Further copies of the plans as existing re 1711/01 to 06 are attached plus revised plans as proposed nos. 1711/07B, 08A, 09A, 10A and 12A are attached which I hope will enable you to process the application and grant an approval. I also hope that you can agree to the other possible variations that we have proposed.

If you do have any queries or require any additional information please let me know.

Yours sincerely

Alan Campbell

Proposed Re-construction & Alterations to Existing Barn  
 At Manor House Farm, Troutsdale, Scarborough  
 For: Mr. J Guthrie

AMENDED

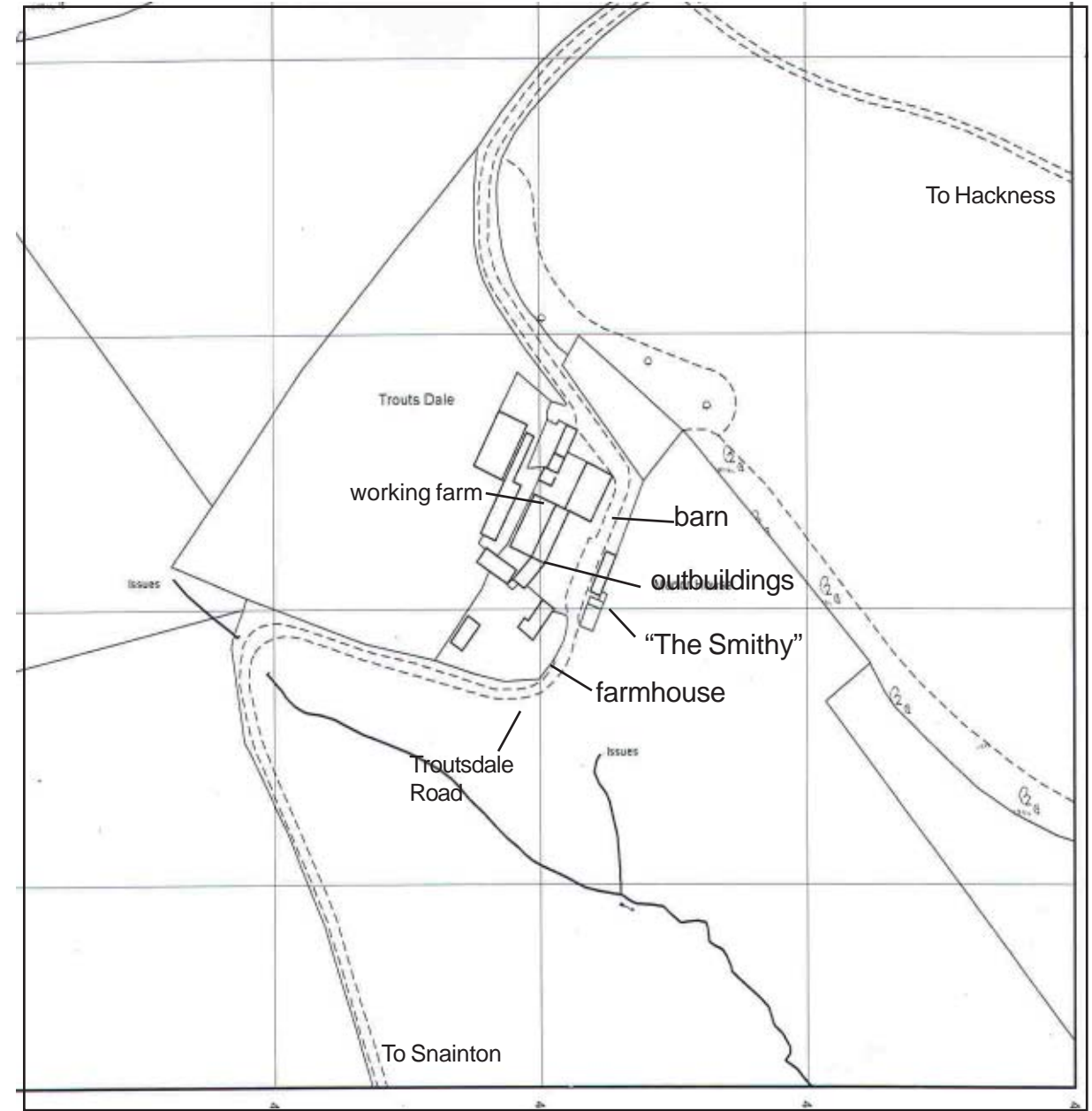
NYMNP  
 29/08/2023



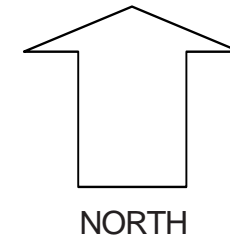
Location - Aerial View

Manor House Farm barn - Location Plans

scale 1:1250 & n.t.s. (at A3)  
 date - March '23  
 ref. 1711/01



Location - As Existing



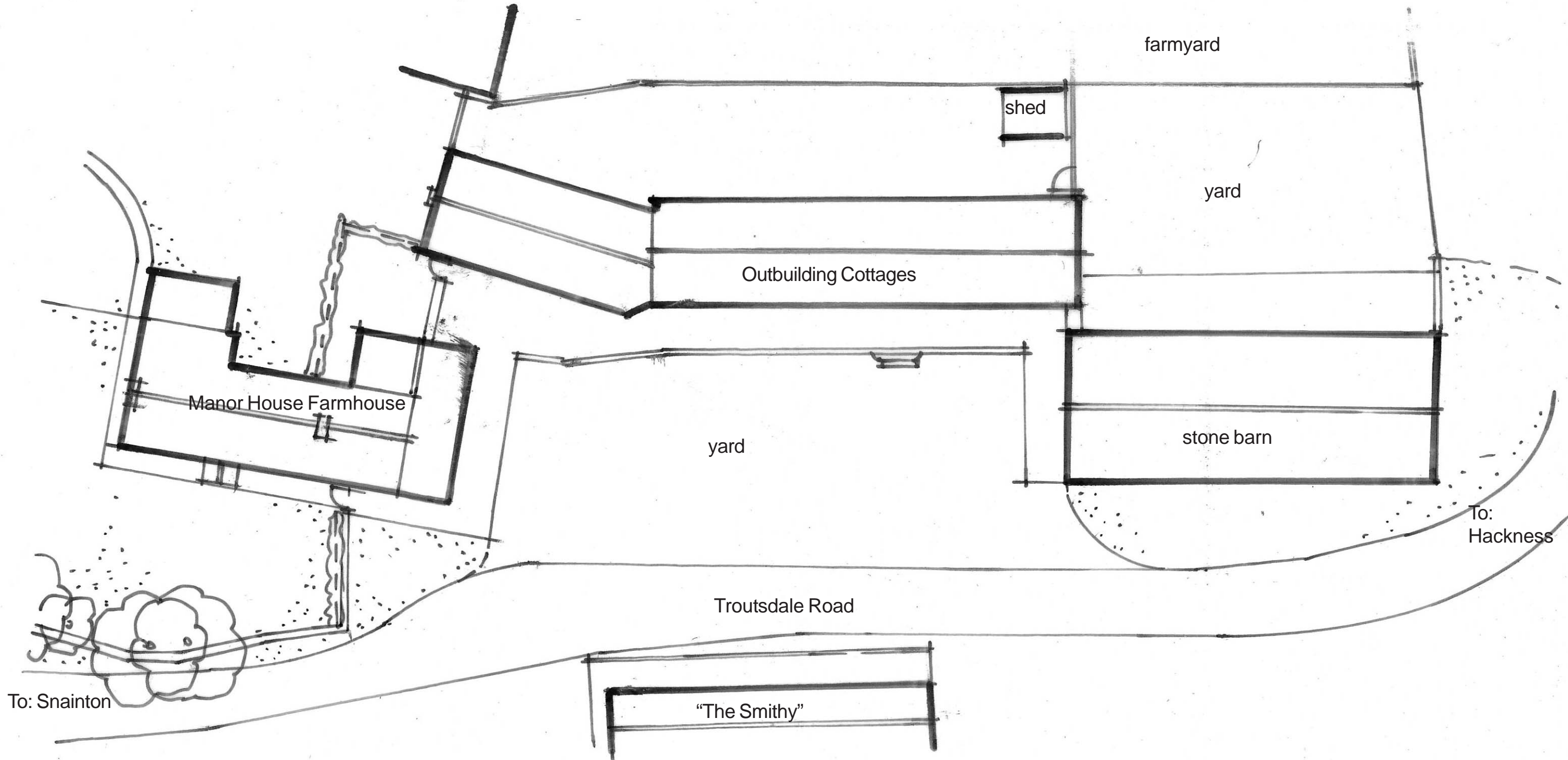
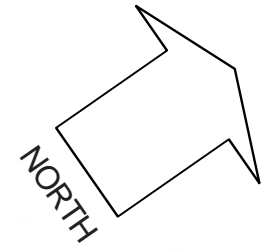


Proposed Re-construction & Alterations to Existing Barn  
At Manor House Farm, Troutsdale, Scarborough  
For: Mr. J Guthrie

AMENDED

NYMNPA

29/08/2023



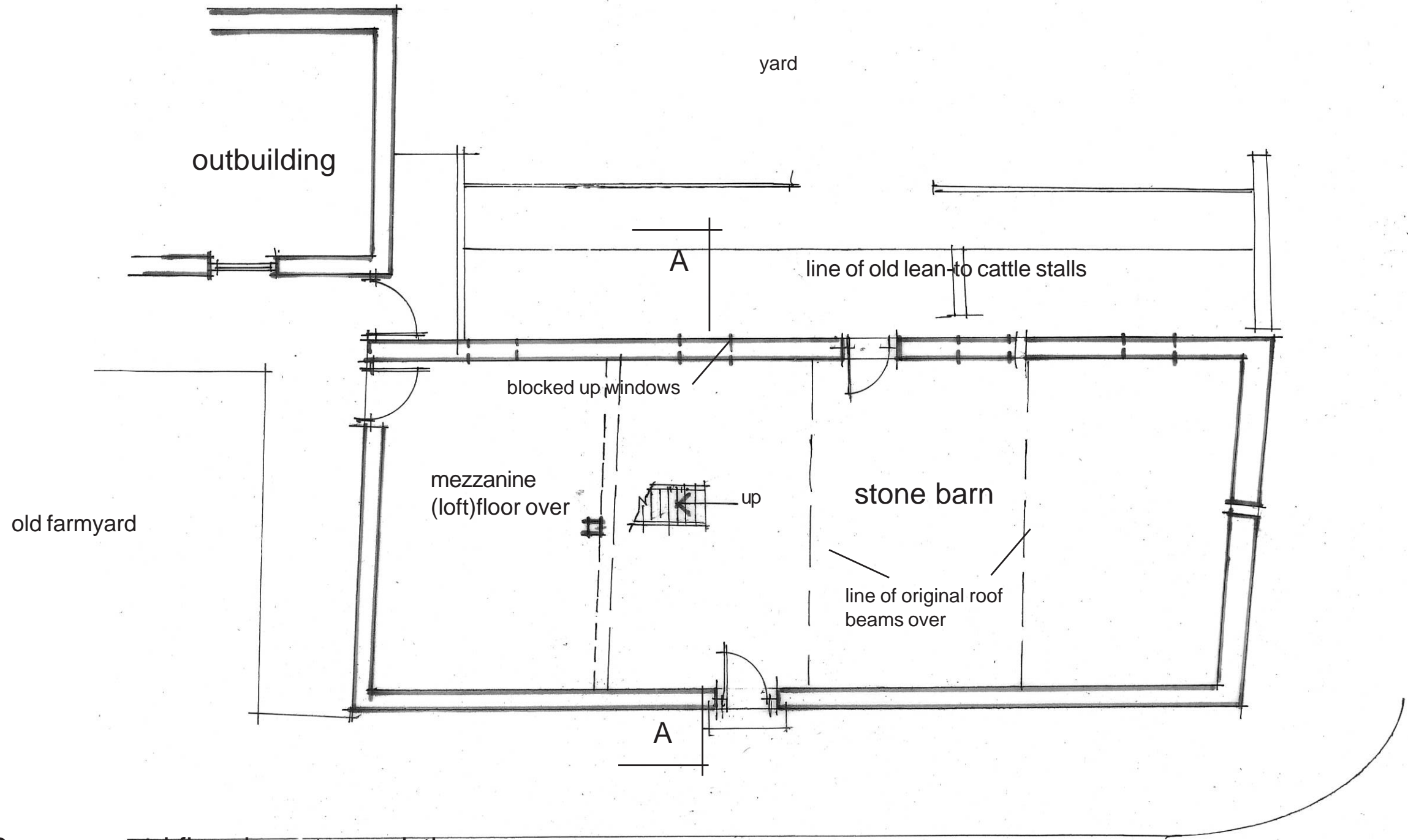
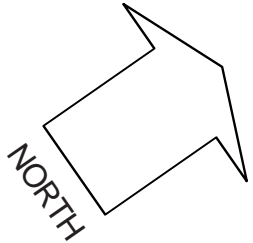
scale 1:200 (at A3)  
date - March '23  
ref. 1711/01

**Alan Campbell Chartered Architect**  
Cliff Bridge Studio, 7 Cliff Bridge Terrace  
Scarborough, North Yorkshire, YO11 2HA  
Tel. 01723 373057 - Fax. 01723 353580  
email-alan@alan-campbell.co.uk

Proposed Re-construction & Alterations to Existing Barn  
At Manor House Farm, Troutsdale, Scarborough  
For: Mr. J Guthrie

AMENDED

NYMNP  
29/08/2023



Stone Barn - ground floor layout as existing

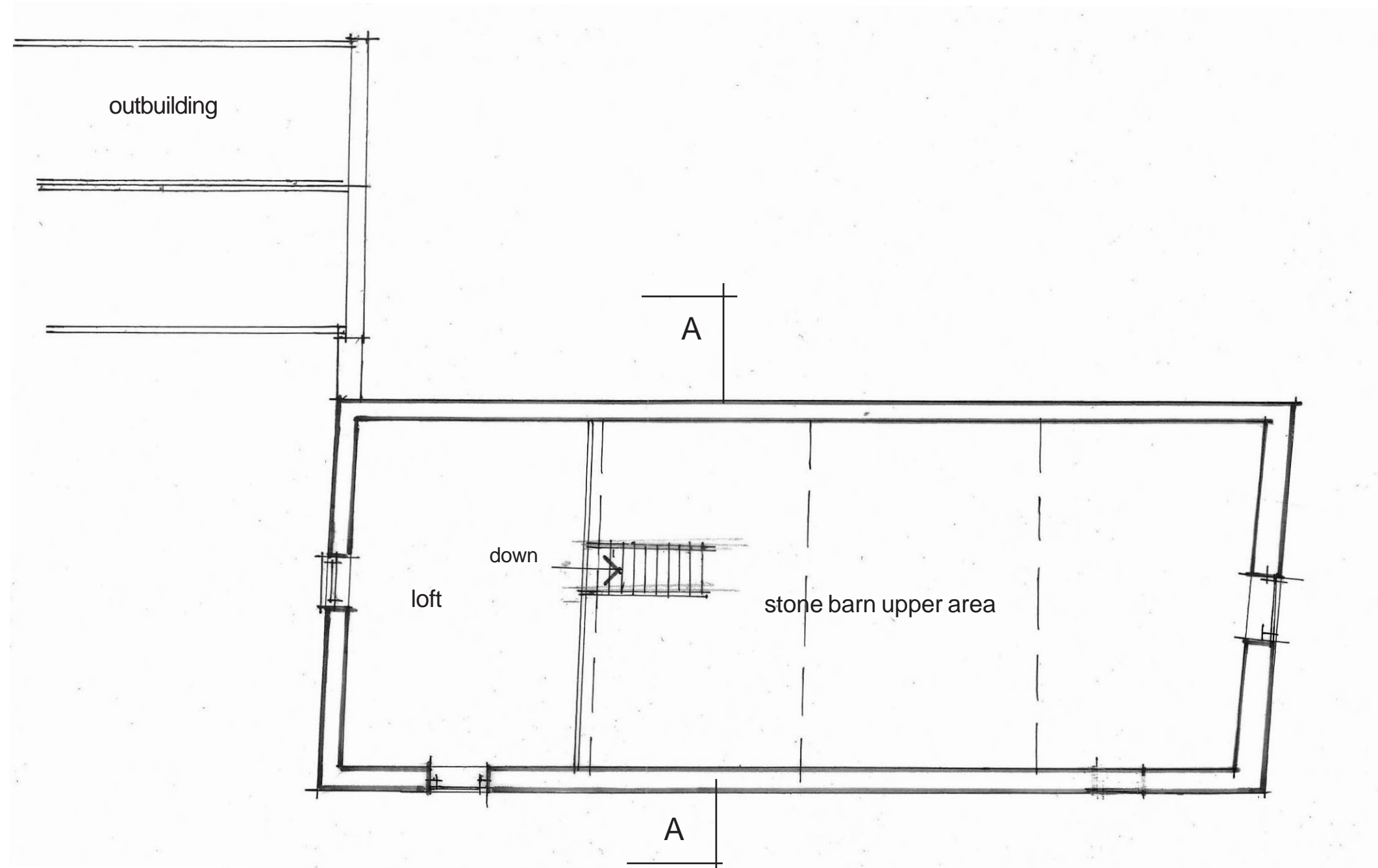
scale 1:100 (at A3)  
date - March '23  
ref. 1711/03

Proposed Re-construction & Alterations to Existing Barn  
At Manor House Farm, Troutsdale, Scarborough  
For: Mr. J Guthrie

NYMNPA

29/08/2023

AMENDED

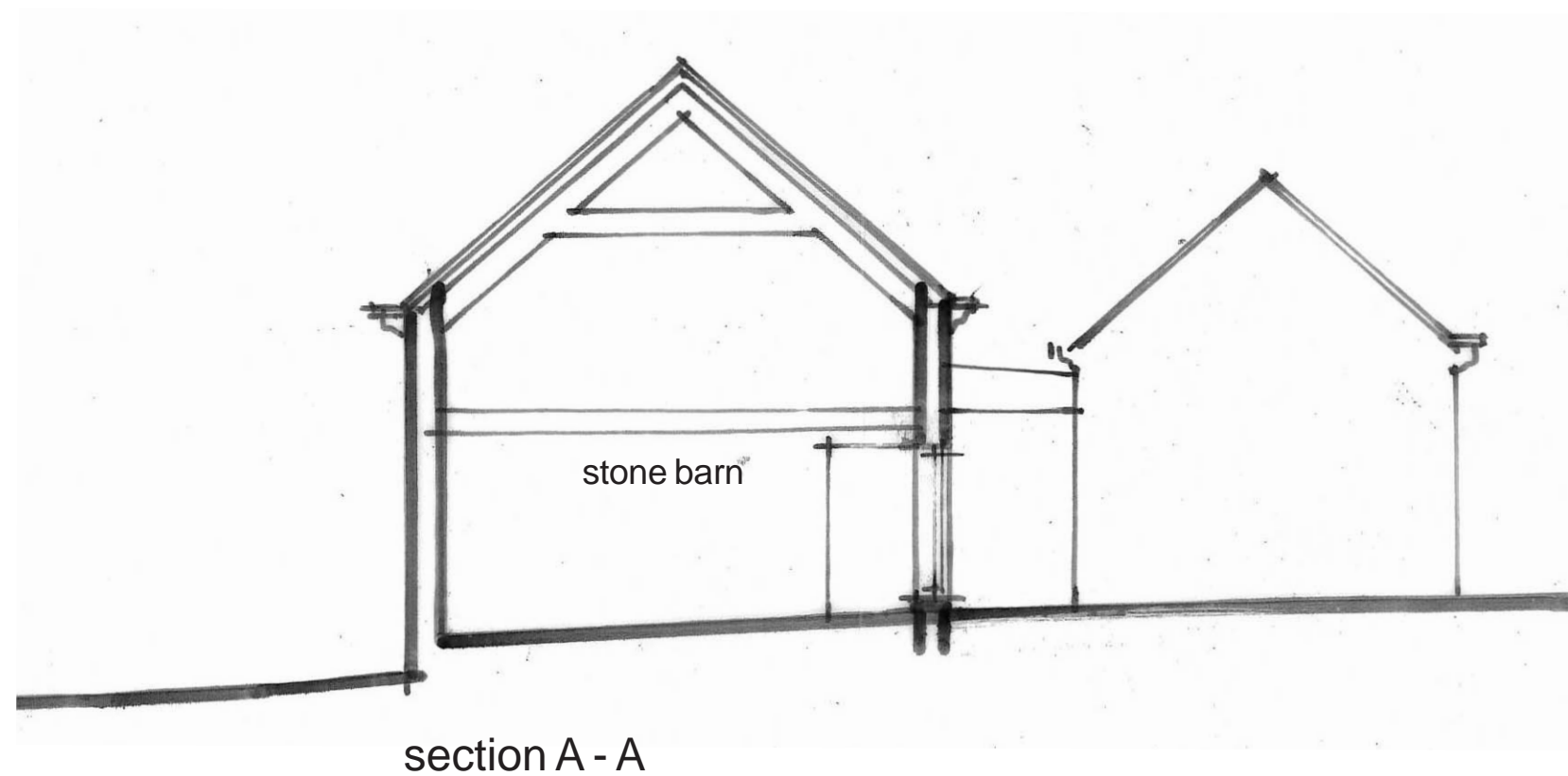
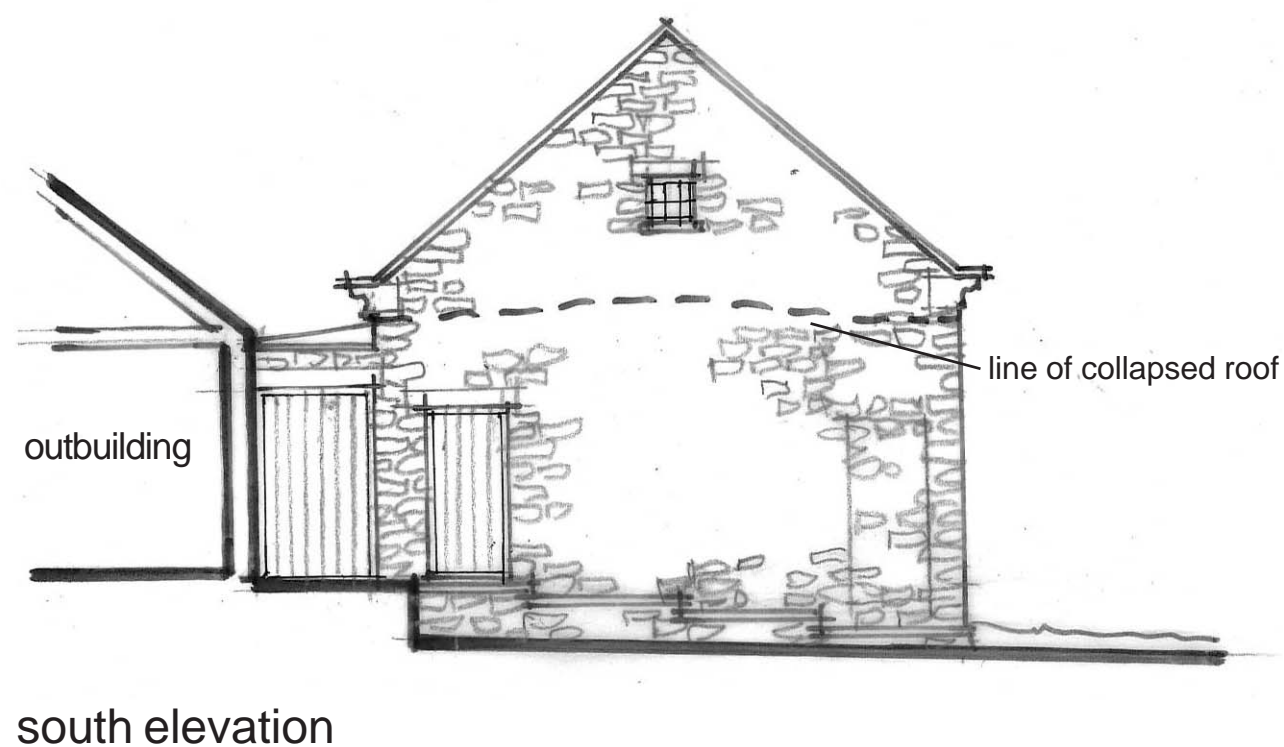
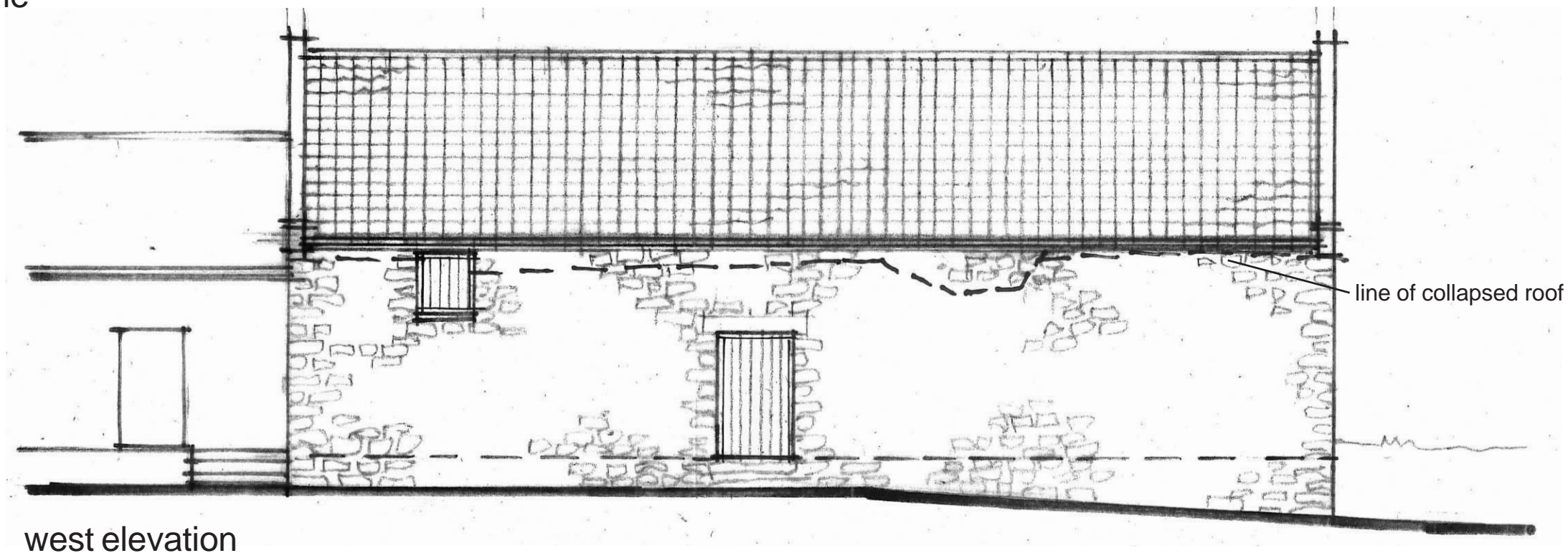


Stone Barn - First floor layout as existing

scale 1:100 (at A3)  
date - March '23  
ref. 1711/04



Proposed Re-construction & Alterations to Existing Barn  
At Manor House Farm, Troutsdale, Scarborough  
For: Mr. J Guthrie



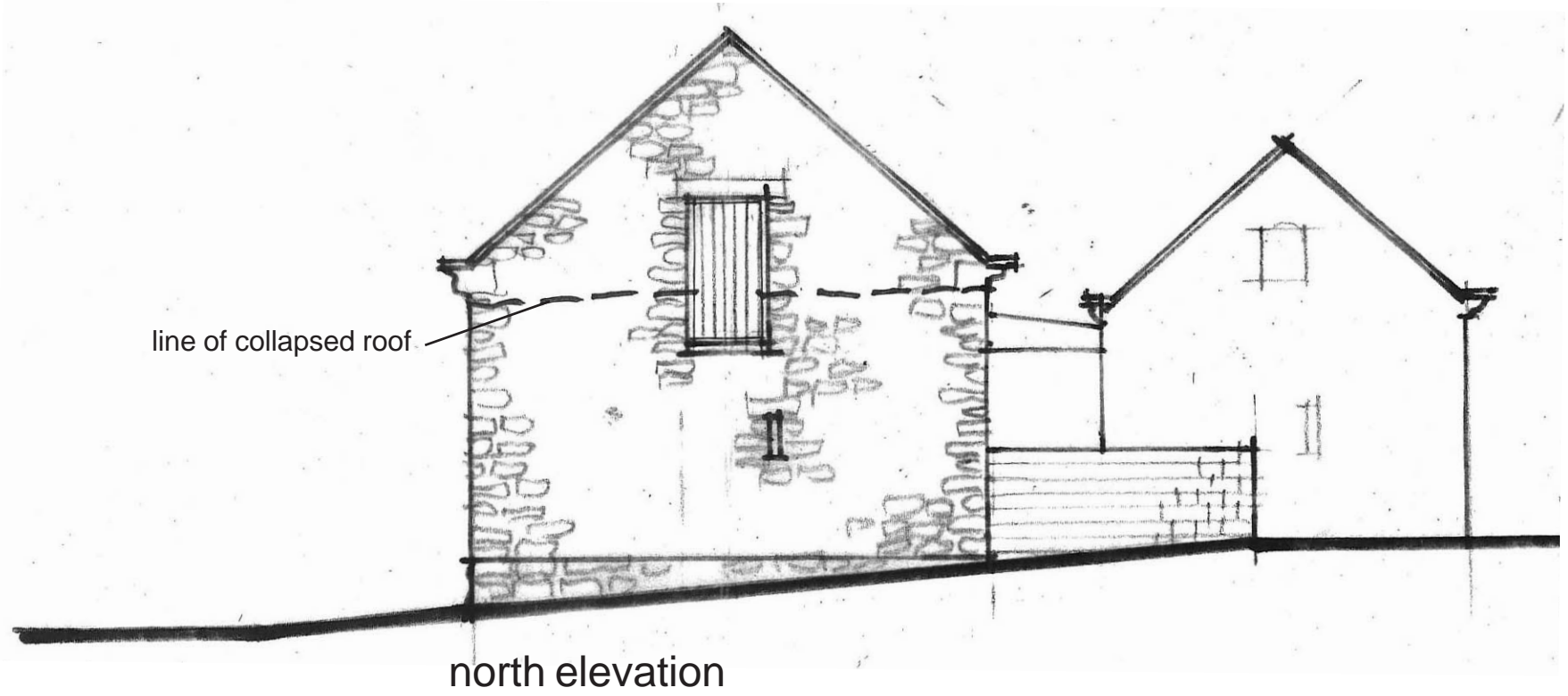
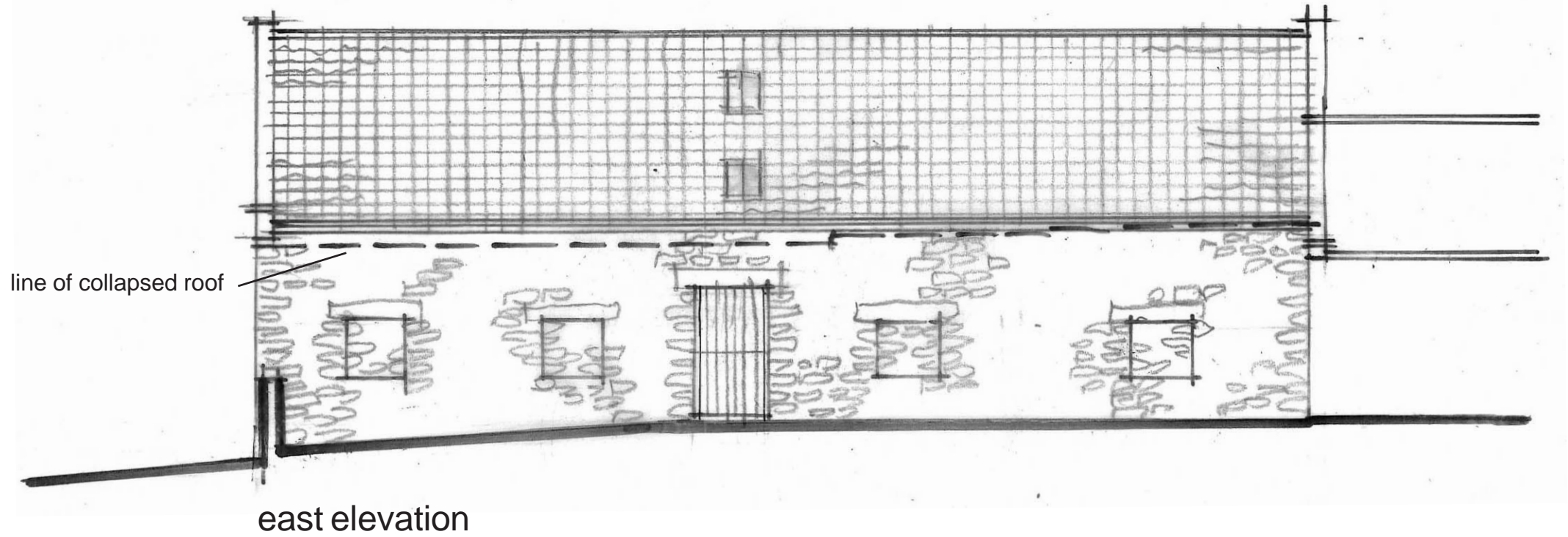
Stone Barn - elevations as existing 1.

scale 1:100 (at A3)  
date - March '23  
ref. 1711/05

Proposed Re-construction & Alterations to Existing Barn  
At Manor House Farm, Troutsdale, Scarborough  
Fc

NYMNP  
29/08/2023

AMENDED



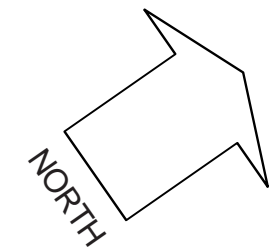
Stone Barn - elevations as existing 2

scale 1:100 (at A3)  
date - March '23  
ref. 1711/06

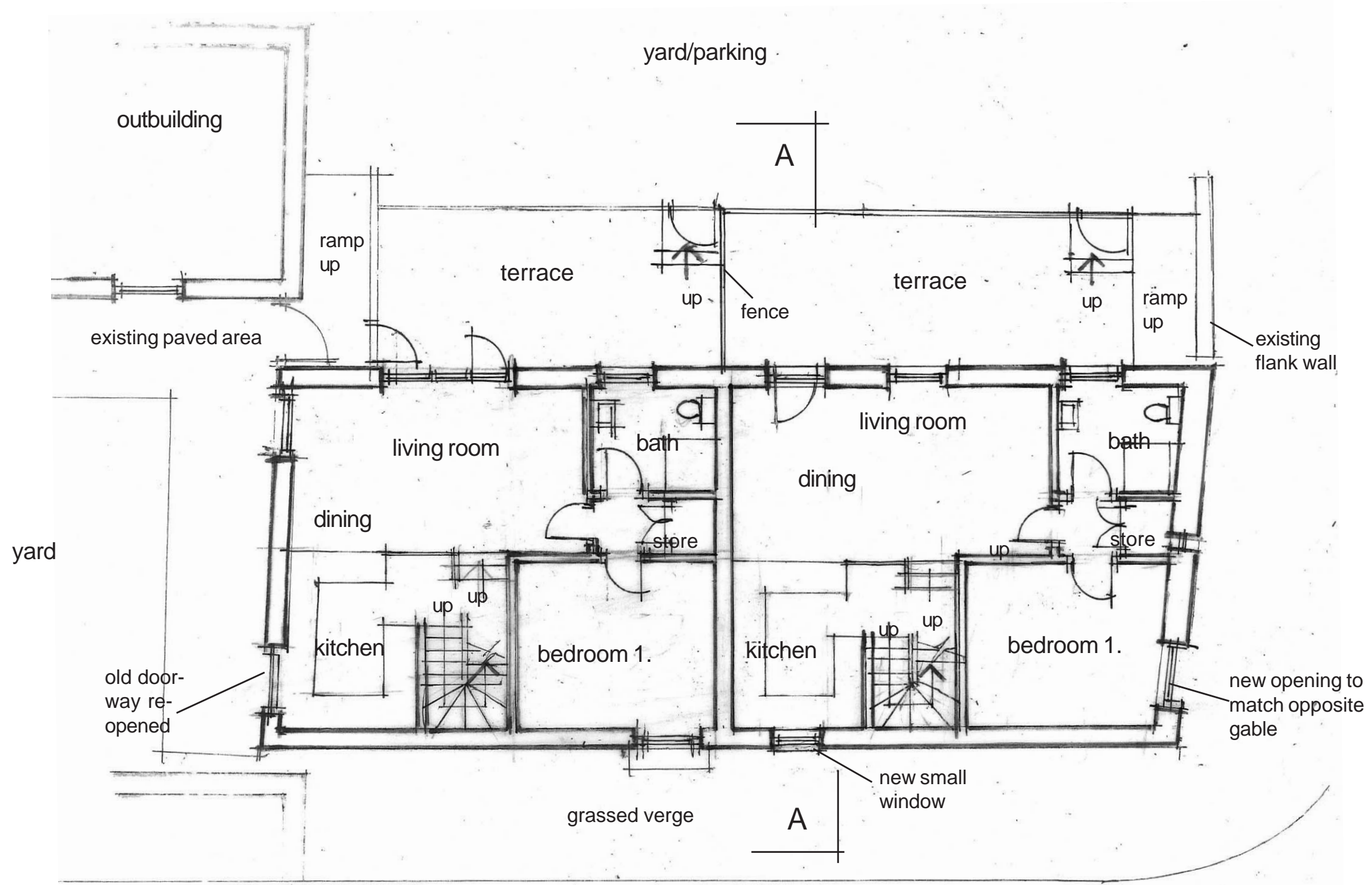


Proposed Re-construction & Alterations to Existing Barn  
 At Manor House Farm, Troutsdale, Scarborough  
 For: Mr. J Guthrie

NYMNPA  
 29/08/2023



AMENDED



Stone Barn - ground floor layout as proposed

scale 1:100 (at A3)  
 date - March '23  
 ref. 1711/07B

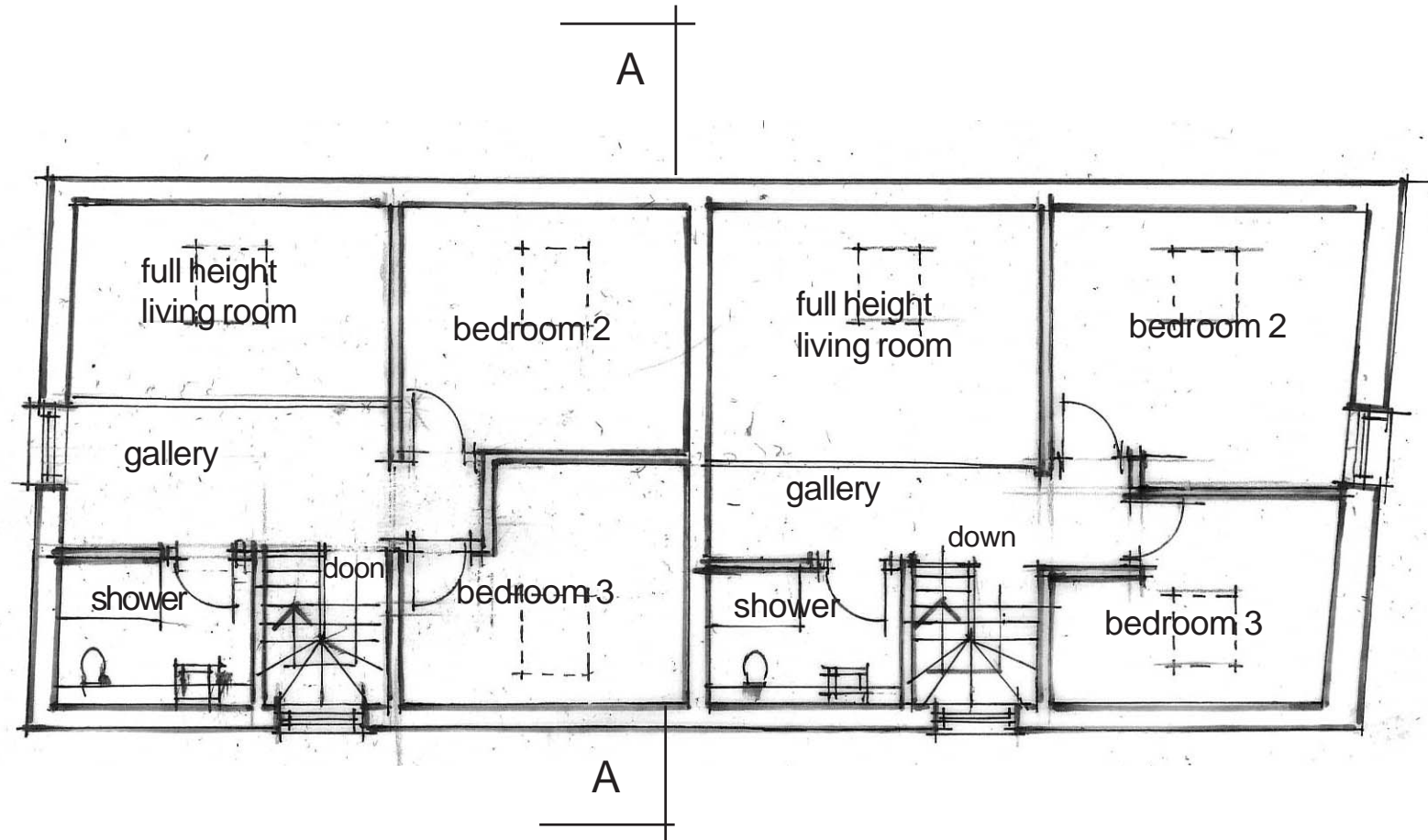
Rev A - various changes July '23  
 Rev B - door/window revisions Aug. '23

**Alan Campbell Chartered Architect**  
 Cliff Bridge Studio, 7 Cliff Bridge Terrace  
 Scarborough, North Yorkshire, YO11 2HA  
 Tel. 01723 373057 - Fax. 01723 353580  
 email-alan@alan-campbell.co.uk

Proposed Re-construction & Alterations to Existing Barn  
At Manor House Farm, Troutsdale, Scarborough  
For: Mr. J Guthrie

NYMNPA  
29/08/2023

AMENDED



Stone Barn - First floor layout as proposed

scale 1:100 (at A3)  
date - March '23  
ref. 1711/08A

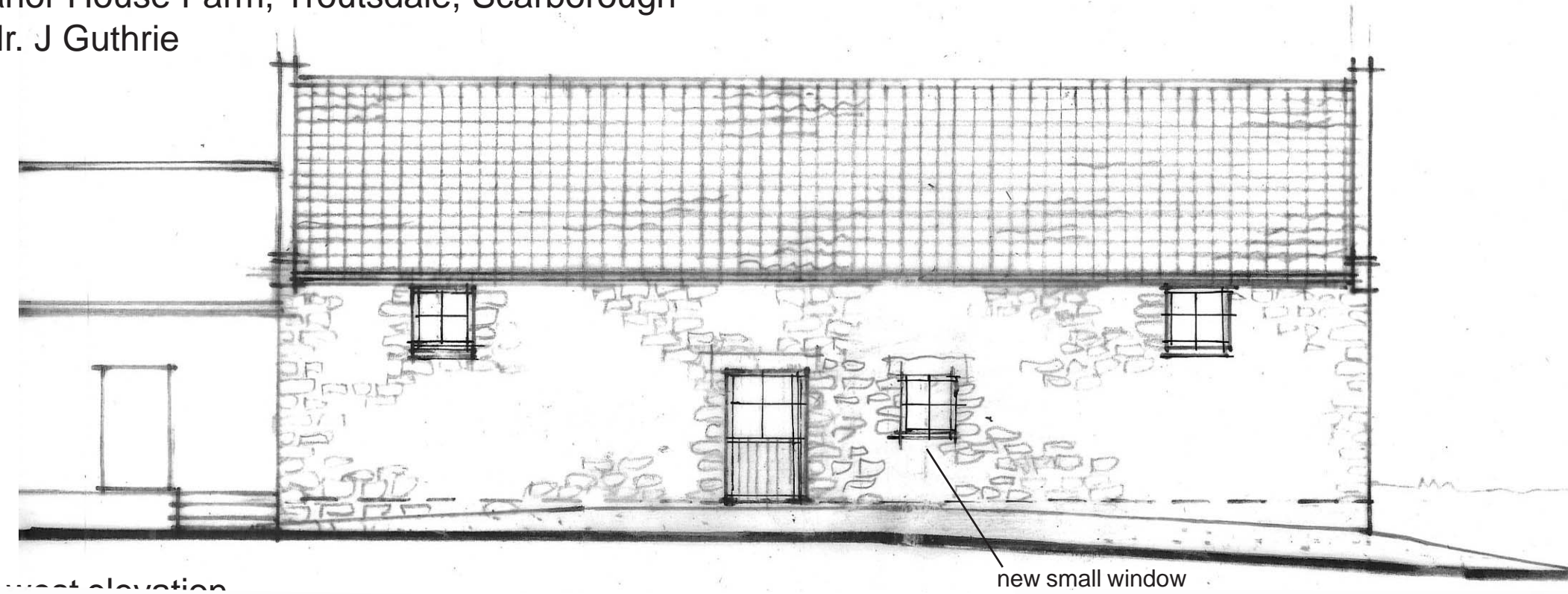
Rev A - door/window revisions Aug. '23

**Alan Campbell Chartered Architect**  
Cliff Bridge Studio, 7 Cliff Bridge Terrace  
Scarborough, North Yorkshire, YO11 2HA  
Tel. 01723 373057 - Fax. 01723 353580  
email-alan@alan-campbell.co.uk



Proposed Re-construction & Alterations to Existing Barn  
 At Manor House Farm, Troutsdale, Scarborough  
 For: Mr. J Guthrie

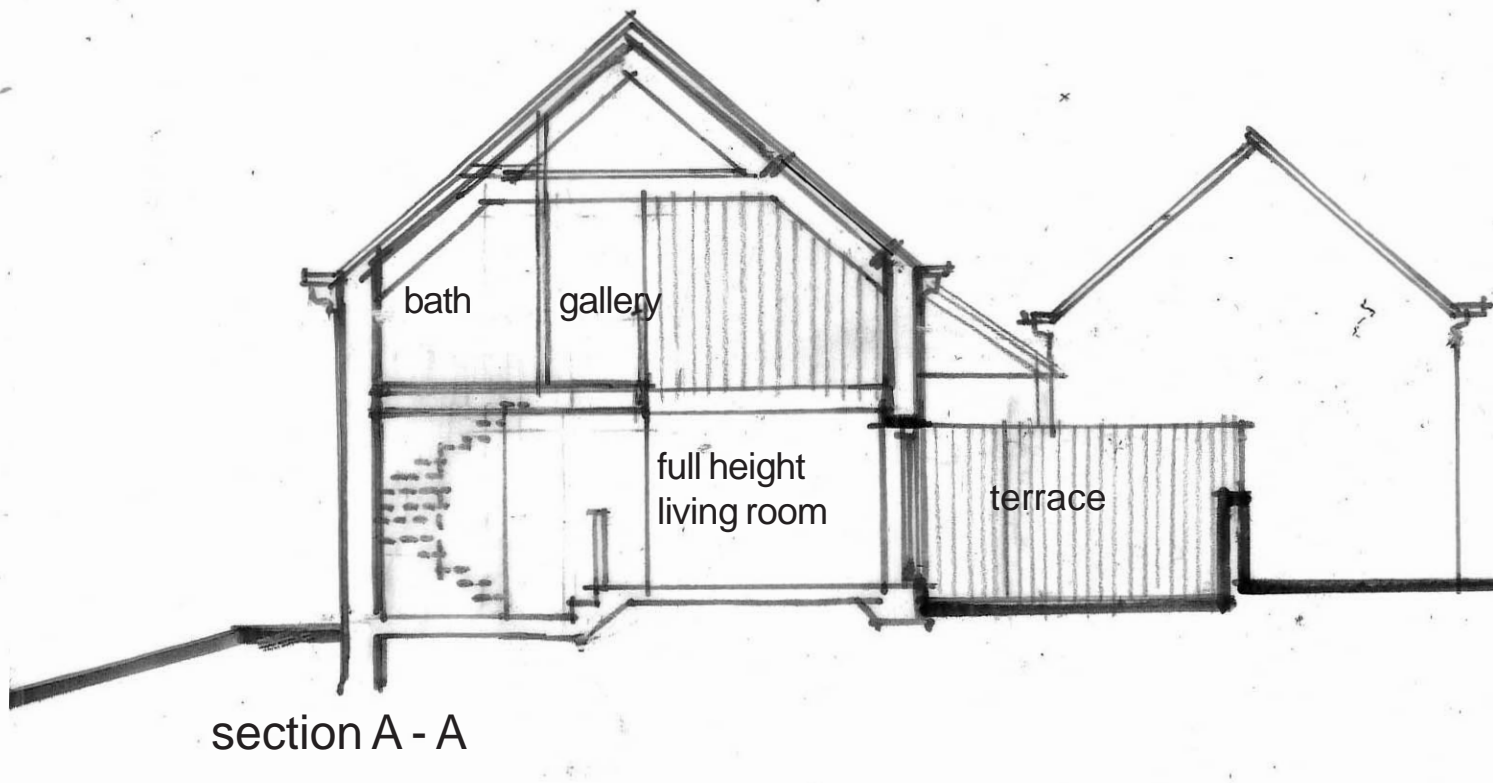
Materials  
 natural clay pantiles  
 lead flashings  
 coursed rustic stonework  
 timber door and window  
 frames  
 all to match existing



west elevation

NYMNPA  
 29/08/2023

AMENDED



section A - A

Stone Barn - Elevations as Proposed 1.

scale 1:100 (at A3)  
 date - March '23  
 ref. 1711/09A

Rev A - door/window revisions Aug. '23

**Alan Campbell Chartered Architect**  
 Cliff Bridge Studio, 7 Cliff Bridge Terrace  
 Scarborough, North Yorkshire, YO11 2HA  
 Tel. 01723 373057 - Fax. 01723 353580  
 email-alan@alan-campbell.co.uk



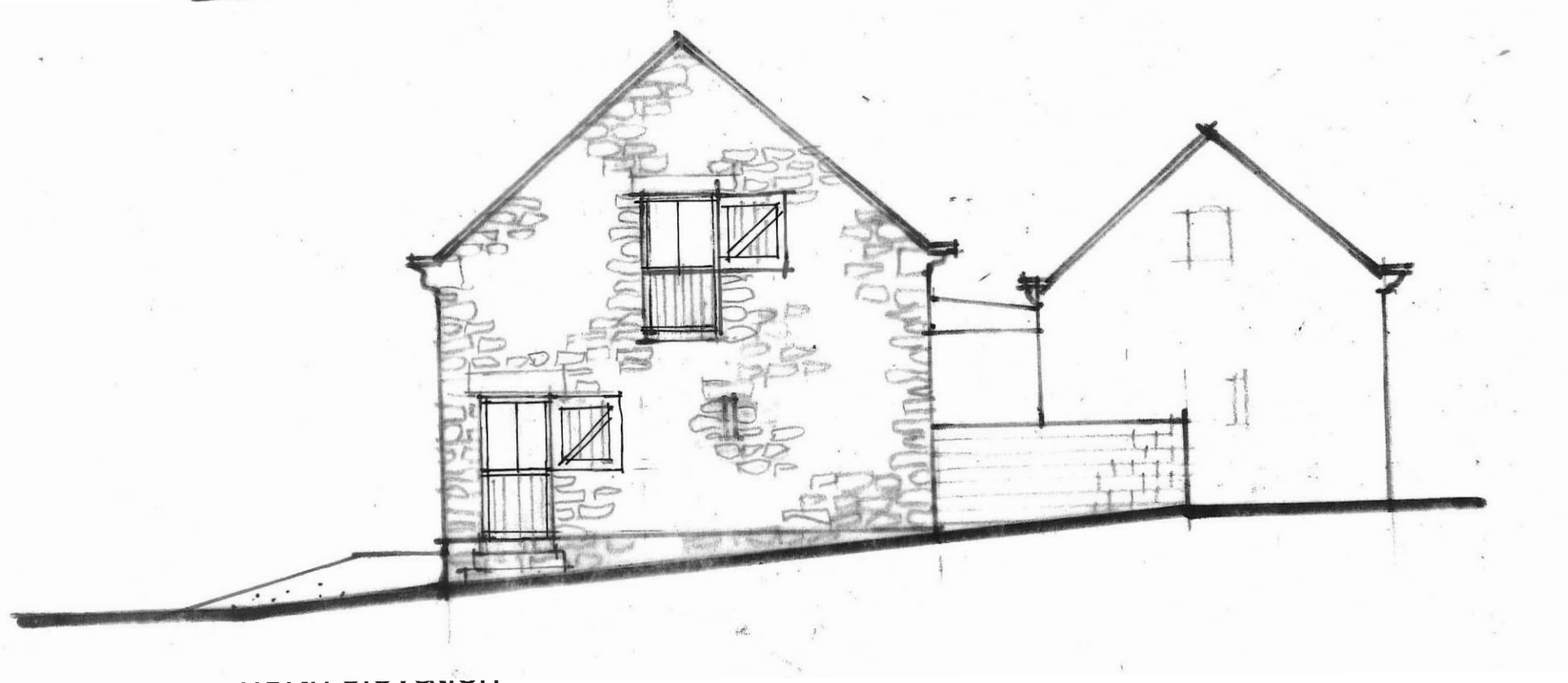
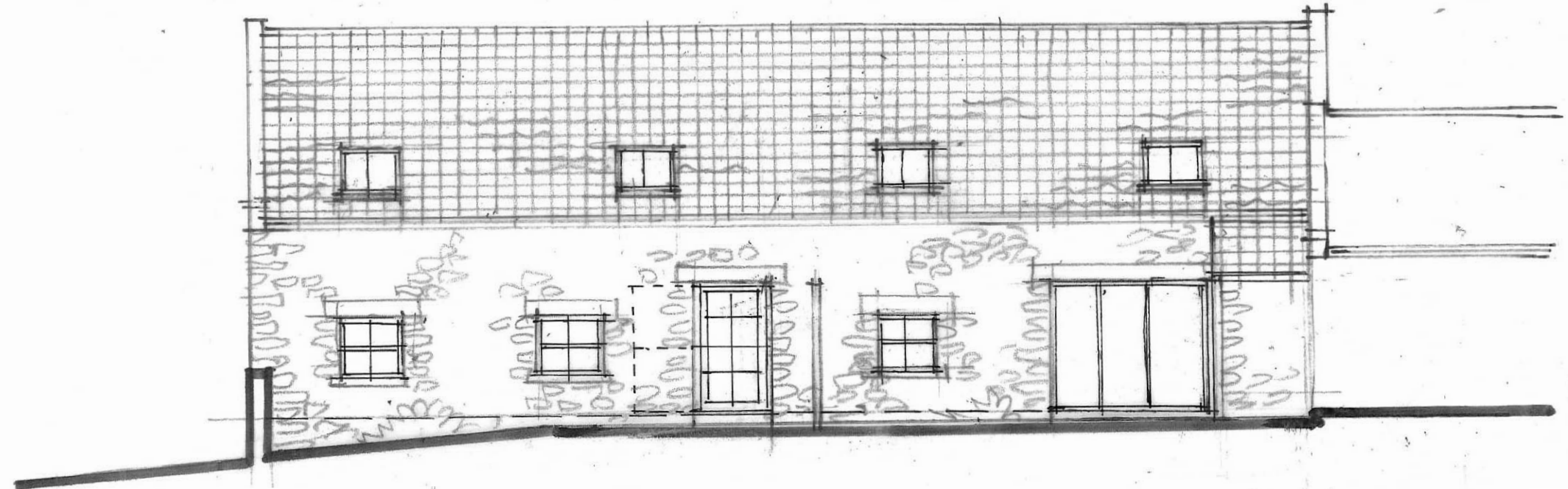
Proposed Re-construction & Alterations to Existing Barn  
At Manor House Farm, Troutsdale, Scarborough  
For: Mr. J. Cuthbert

Materials  
natural clay pantiles  
lead flashings  
coursed rustic stonework  
timber door and window  
frames  
all to match existing

NYMNPA

29/08/2023

AMENDED



Stone Barn - Elevations as proposed 2

scale 1:100 (at A3)  
date - March '23  
ref. 1711/10A

Rev A - door/window revisions Aug. '23

**Alan Campbell Chartered Architect**  
Cliff Bridge Studio, 7 Cliff Bridge Terrace  
Scarborough, North Yorkshire, YO11 2HA  
Tel. 01723 373057 - Fax. 01723 353580  
email-alan@alan-campbell.co.uk





Proposed Re-construction & Alterations to Existing Barn  
At Manor House Farm, Troutsdale, Scarborough  
For: Mr. J Guthrie

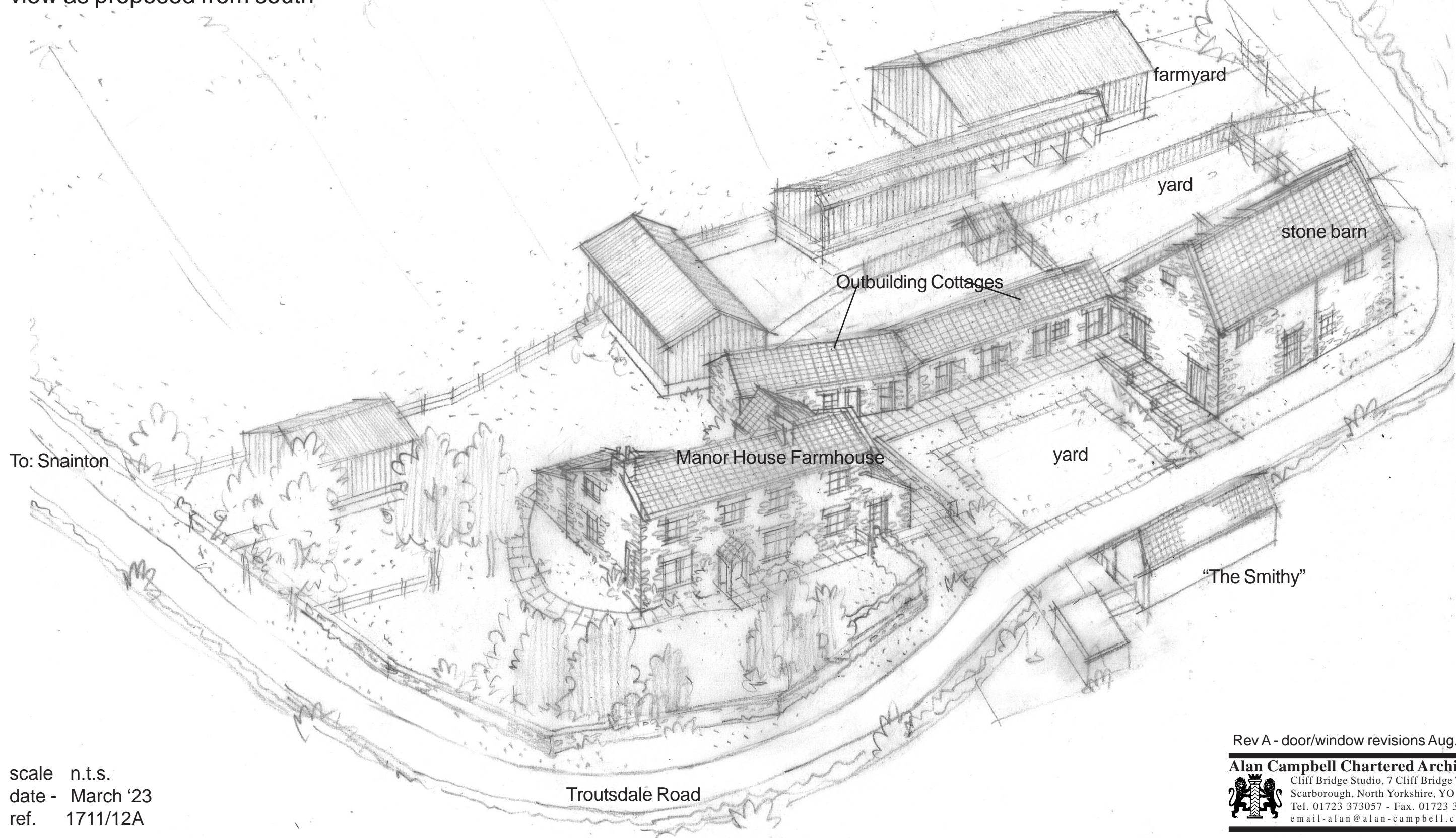
NYMNP

29/08/2023

AMENDED

To:  
Hackness

Overall Manor Farm complex  
view as proposed from south



To: Snainton

scale n.t.s.  
date - March '23  
ref. 1711/12A

Troutsdale Road

Rev A - door/window revisions Aug. '23

**Alan Campbell Chartered Architect**  
Cliff Bridge Studio, 7 Cliff Bridge Terrace  
Scarborough, North Yorkshire, YO11 2HA  
Tel. 01723 373057 - Fax. 01723 353580  
email-alan@alan-campbell.co.uk