

Design and Access Statement

Date: 30/08/2023

Project: Hollins Farmhouse, Eskdaleside, Grosmont, Whitby, YO22 5PS

Project Reference: 23005 - 301

Work stage: Stage 3

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Introduction and Context:

This Design and Access statement is to be read in conjunction with the following planning drawings to support the planning application submitted for alterations to Hollins Farmhouse in Grosmont:

- 23005 - 300 - 001 Ground Floor Existing Plan
- 23005 - 300 - 002 First Floor Existing Plan
- 23005 - 300 - 003 Second Floor Existing Plan
- 23005 - 300 - 004 West Elevation as Existing
- 23005 - 300 - 005 North Elevation as Existing
- 23005 - 300 - 006 South Elevation as Existing
- 23005 - 300 - 007 Proposed Alterations Plans
- 23005 - 300 - 008 Proposed Alterations Elevations

The proposals include the addition of two new windows to the North gable and a new porch to the West facing front elevation of the dwelling. Hollins Farmhouse is a traditional farmhouse dwelling which has been divided and extended to form two dwelling houses with no existing agricultural ties. The property was built in 1832 and constructed by stone quarried nearby. Historic map from 1849 presented below shows a sandstone quarry to the South East of the property where it would be likely that the stone was sourced.



Image 1 - Map from 1849 - National Library of Scotland Historic Maps

The property consists of a kitchen, dining room and lounge plus modern conservatory on the ground floor. A bathroom and three bedrooms on the first floor and two attic rooms. The roof is slate with stone ridge, stone stacks and stone copings. The rainwater goods are cast iron to the main house (plastic to the conservatory) and the windows are traditional timber sliding sash windows and Upvc top hung part casement windows on the first floor front elevation. The front door is a timber two section timber door with glazing to the upper half. The curtilage garden area of the house is generous and there are outbuildings to the North however the site slopes heavily from South to North which is part of the River Esk valley. The property sits on a generous amount of land - approx. 520m².

The property is located on Eskdaleside road and the property is shielded by vegetation / hedgeline assisted with the sloping ground level positioning the property lower than the road. This reduces the visual impact from the road to any alterations proposed.

Proposals:

The proposals involve the addition of a porch to the front elevation and two windows to the first floor on the North gable.

Porch:

The front door opens directly into the lounge which does not allow have an area for storing shoes and jackets etc. The access does not provide any separation between the access to the house and the a principal area within the dwelling (Image 7). The addition of a porch would separate weather ingress during access and egress from the property and provide an area of storage of shoes and jackets. This would as a result also improve the thermal performance of the building. The current alternative access to the property is via the conservatory to the North elevation through the kitchen. As noted within the NYMNP Design Guide, Part 2 - It is not common feature of vernacular architecture to have porches within the North York Moors however there are a higher proportion of traditional stone porches to farmhouses in the area compared to standard domestic dwellings. The design guide notes how important scale is and the design has been developed to be in-keeping with the existing house (stone walls with lime pointing, slate roof with stone ridge and cast iron rainwater goods) while being proportionate to the building and functional. The small windows to the sides are subservient to the dwelling as expected within a porch and the front door will be the same style as the existing (timber stable door with glazed upper section and iron t-hinges to match). As noted there are limited views of this portion of the property from the public road (Image 5)

Windows:

The proposed windows to the North gable are to provide improve light to dark rooms on the first floor (Bedroom 1 and the Bathroom). Bedroom 1 has a small window to the West front elevation however the room would benefit from a larger window overlooking the valley to the North. This window would not be directly overlooking any neighbouring property due to the sloping land and provide fire egress from the property which is not currently possible with the existing window due to the top hung opening section of the existing window. The window size and style would match the existing window on the ground floor of the North gable in the dining room as would the proposed window to the Bathroom.

The bathroom is to be remodelled in the near future and it was noted that the stonework on the gable wall shows a historic opening to the North gable. This has been infilled and there are no records showing when this occurred. The size and positioning of the infilled window is not ideal for a bathroom layout however the principal of a window being located on the first floor room exists. The proposal is to have an additional window in the same style over the ground floor window to provide more light into the bathroom as the East facing window is small and overlooks neighbouring properties when open. The addition of larger window on the first floor would provide additional fire egress options compliant with building regulations Part B.

Both windows would be timber frame vertical sliding sash windows with 2 No. 3x2 sashes (double glazed) with timber glazing beads. Stone cills and lintels (sourced locally) are to be used to match

the existing size of the ground floor window. Window reveals will be splayed to match a traditional design while providing maximum light and the reveals will be insulated to reduce cold bridging.



Image 2 - North Gable Existing



Image 3 - North Gable - Superimposed Proposed Windows on First Floor

Access:

The Porch will allow the same provision of access to the property as the existing front door with levels being kept the same. Due to the stepped access to the site from Eskdaleside, allowance for improved access to the house would not be appropriate however the front door threshold is fairly level as existing and this type of level access is to be retained with the provision of the porch.

Considered Policies and Plans:

The below are selected noted items from the NYMNP Planning Policies considered during the design process. This list is not exhaustive but highlights the main policies relating to the application.

North York Moors National Park Authority Local Plan – July 2020

National Park Statutory Purposes and Duty

1. Conserve and enhance the natural beauty, wildlife and cultural heritage of the North York Moors National Park.

Strategic Policy C

1. The proposal is of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the North York Moors National Park Authority Design Guide;

2. The proposal incorporates good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular;

3. The siting, orientation, layout and density of the proposal complement existing buildings and the form of the settlement, preserving or enhancing views into and out of the site and creating spaces around and between buildings which contribute to the character and quality of the locality;

4. The scale, height, massing and form of the proposal are compatible with surrounding buildings and will not have an adverse impact upon the amenities of adjoining occupiers;

5. Sustainable design and construction techniques are incorporated in the proposal including measures to minimise waste and energy use and where appropriate use energy from renewable sources;

Strategic Policy I – The Historic Environment

Even though the proposal does not affect a Listed Building – the architectural significance of the building from 1832 has been considered as part of the design process.

North York Moors National Park Authority – Local Development Framework - Design Guide Part 1: General Principals & Design Guide Part 2: Extensions and Alterations to Dwellings (Full documents)

Conclusion:

The proposals improve the usability of the house and maximise the views over the valley without overlooking other properties. The porch will be in-keeping with the existing property and shielded mostly from view from Eskdaleside road with the lowered positioning and vegetation around the property. The materials proposed additional elements including layout respect the heritage and vernacular of the property while making improvements that benefit not only the owner but the usability and functionality of the property. The proposals have been developed in consideration of the guidance and policies issued by the North York Moors National Park.



Image 4 - Aerial image of the property with tree in proximity of proposals marked



Image 5 - View of property from Eskdaleside



Image 6 - Alternative view of the North gable



Image 7 - Front door location within Lounge