

NYMNPA

30/05/2023



Our Ref: 1711

20<sup>th</sup> May '23

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

For the attention of Clair Shields

Dear Ms Shields

**Manor House Farm, Troutsdale**

I enclose the appropriate plans, Design Statement and forms to make Planning and Listed Building Applications for the proposed reconstruction, alterations and change of use of the old stone barn at Manor House Farm to form to holiday apartments.

This is the barn which, you may recall, partially collapsed last year. The details of its proposed reconstruction are described in the attached Design Statement. You will appreciate, I am sure, that it is essential to find a practical use for the barn to make it's reinstatement economically viable so I hope the proposed use as holiday accommodation, which fits in with the current use of the adjoining farmhouse and outbuildings.

If you have any queries, or require any further information, please don't hesitate to get in touch.

Yours sincerely

ALAN CAMPBELL



NYMNP

30/05/2023

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North York Moors national Park  
Planning Department  
The Old Vicarage  
Bondgate  
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### **Design and Access Statement**

**Proposed reconstruction, alterations and change of use of the old stone barn at Manor House Farm to form to holiday apartments.**

#### **1 Design Statement**

- 1.1 Manor House Farm in Troutdale comprises a group of stone outbuildings, a barn and a farmhouse built around a farmyard. The Hackness to Snainton road passes through the farmyard.
- 1.2 This application is purely for the proposed reconstruction, alterations and change of use of the old stone barn at Manor House Farm to form to holiday apartments.
- 1.3 The barn is Grade II listed as part of the farm grouping as follows:

SE 98 NW 1461/5/10004

BROXA CUM TROUTSDALE TROUTSDALE (Northwest side) Manor Farm Stable and attached Barn to north of Manor Farmhouse

(Formerly listed as Stable and attached Barn to north of Manor Farmhouse, TROUTSDALE )  
GV II Stables and attached barn. Early C19 with minor alterations. Coursed and dressed stone with pantile roofs and coped gables with kneelers. Stable block to south single storey with stone eaves band Slightly lower block to left has four openings. From the left a single doorway with plank door, a large casement window with glazing bars, a sliding plank door and then to right another doorway with stable door. Block to right has five openings with three doorways to left each with a stable door then a glazing bar window and beyond to right another stable door. Barn, set forward, has broad south gable front with single doorway with plank door to left and small glazing bar window in gable apex. Main east front has single central doorway with plank door and to left upper taking-in door. These buildings form a good group with the other farm buildings and farmhouse.

Listing NGR: SE9182488343

- 1.4 The most important aspects of the listing are firstly, the materials and their detailing, which our proposals would maintain but, most importantly the retention of the barn as part of “the good group with the other farm buildings.” Our proposals do not affect this in any way.
- 1.5 Pre-application advice prior to this submissions suggested that the building might be converted to a use associated with the current use of the rest of the Manor House farm complex But there is no use other than additional holiday units that would make the reconstruction economically viable. The current application therefore is to divide the barn into two holiday cottages adding a central dividing wall. The only alteration to the barn frontage facing the road would be the addition of a second matching doorway. Both doorways would be glazed but the agricultural appearance maintained by the addition of timber stable door shutters. The North and South elevations would be reinstated as they previously existed with the only real alteration being on the East elevation where old blocked up openings would either be reopened or changed into larger “cart openings” to introduce some light into the building in a traditional way. We are not sure how this barn would have been used and it is a surprise that there were no larger openings originally. The only other physical change would be the introduction of two patent glazed rooflights and two smaller conservation style rooflights.
- 1.6 Internally, there had been a mezzanine floor at the north end and the proposal is to reinstate this plus a matching first floor at the south end to provide bedrooms. The existing naturally sloping floor will become a stepped floor. We would retain as many existing features as possible.
- 1.7 Externally, the area along the roadside will simple be a grass banking as had always existed as a verge. At the rear areas for private sitting out are proposed with the present yard used for parking.
- 1.8 The materials to be used in the proposed alterations will be natural clay pantiles, with a stained natural oak frame and stained fully glazed doors plus door and window frames plus stained timber shutters - all materials and construction will complement the existing building.
- 1.8 All the mature planting, trees and hedging around and within the site will be totally unaffected by the proposed new works.
- 1.9 Previous known planning history:  
NYM/20190/0425/FL and NYM/2010/0426/LB – relating to the alterations and extensions to the existing farm building for holiday use  
NYM/2012/0472/FL – a new vehicular access.
- 1.10 National Park Planning Policies which have been considered in the design of the proposals are as follows and we consider that our proposal meets all of these criteria:-

Local Plan Strategic Policy C- Design - seeks to maintain and enhance the distinctive character of the National Park, and states that development will only be supported where it is of a high quality design and good quality construction materials.

Strategic Policy I - The Historic Environment - seeks to ensure that developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park.

Strategic Policy K - The Rural Economy - seeks to support development that fosters the economic and social well-being of local communities where it promotes and protects existing businesses

Policy CO2 – Highways - only permits new development where it is of a scale which the adjacent road network has the capacity to serve without detriment to highway safety. Policy CO12 - Conversion of Existing Buildings in Open Countryside - seeks to permit such development only where the building is of architectural or historic interest and makes a positive contribution to the landscape and special qualities of the National Park; is

structurally sound and capable of conversion without substantial rebuilding, is appropriately sized for its intended use without the need for significant alterations, extensions or other new buildings; has reasonable access to necessary infrastructure, services and facilities; is of a high quality design retaining existing external features which contribute significantly to the character of the building including original openings and roofing materials; does not lead to changes in the building's curtilage or in relation to any new vehicular access or parking area that would adversely affect the character and appearance of the building or the surrounding landscape; is located within an existing group of buildings that have a close physical and visual relationship to each other; and the proposed use is compatible in nature, scale and level of activity with the surrounding locality and any neighbouring buildings.

Policy ENV10 - Archaeological Heritage – sets out that development that would result in harm to the significance of a Scheduled Monument or other nationally important archaeological site will not be permitted unless it can be demonstrated that there are wholly exceptional circumstances and that there are substantial public benefits that outweigh the harm. The Authority will require applicants to provide sufficient information to allow an informed assessment of the significance of the archaeological heritage asset and its setting, and the impact of the proposed development on that significance.

Policy ENV11 – Historic Settlements and Built Heritage - This policy seeks to resist development that results in loss of or harm to the significance of designated and other heritage assets of national Document title 10 importance. In order to accept any loss or harm proposals will be required to present clear and compelling justification for the development, including the public benefits which will arise from the proposal. This includes assets which are recognised through formal designation such as Listed Buildings and Conservation Areas which benefit from statutory protection, but also non-designated assets of local or regional significance that contribute to the special qualities of the National Park

## **2 Access Statement**

- 2.1 There are no intended alterations to the vehicle or pedestrian accesses to the property. The existing farm yard area will be resurfaced with rolled stone to form a safe parking area.
- 2.2 Access to and circulation within the actual buildings will be covered by Part M of the Building Regulations.

## **3. Heritage statement**

- 3.1 The background and planning history of Manor House Farm are described above and in the listing details.
- 3.2 The intention of the current proposals are to reconstruct the barn as part of the listed building grouping using, wherever possible materials which have been recovered from the collapse
- 3.3 We consider therefore that the impact of these proposals on the listed building grouping to be a beneficent one by reconstructing a significant building within that grouping.

- 3.4 Mitigation strategy – we feel that all the points listed as requirements under the mitigation strategy heading have been met.
- a) The new buildings are undoubtedly essential to the continuing commercial development of Manor House Farm and, as stated above, reinstating damage to the barn
  - b). Alternative methods of development – not possible as new facilities must link to the existing.
  - c). Sensitive Design – the work has been designed to form a natural part of the existing using the appropriate materials and traditional detailing
  - d). Choice of materials – see c). above
  - e). Recording – any architectural or archaeological features are likely to have been obscured by previous works but the site will be monitored as initial clearance takes place.

#### **4. Conclusion**

We believe that the proposed alterations and extensions to the farmhouse at Manor House Farm cover all the criteria for dealing with such a project where we have a listed building in the National Park, preserving and enhancing it's appearance while ensuring the survival of the building.

Alan Campbell

NYMNPA

19/07/2023

**Mr J Guthrie  
Little Hilla Green  
Troutdale  
Hackness  
Scarborough  
YO13 0BS**

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**STRUCTURAL REPORT  
ON  
SUITABILITY FOR CONVERSION OF  
BARNES TO DWELLINGS  
AT  
MANOR HOUSE FARM,  
TROUTSDALE**

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Report prepared by:  
T M HUNT CHARTERED BUILDING ENGINEER MCABE

14 July 2023

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REPORT in connection with a structural survey on a Barn at Manor House Farm, Troutsdale for Mr J Guthrie.

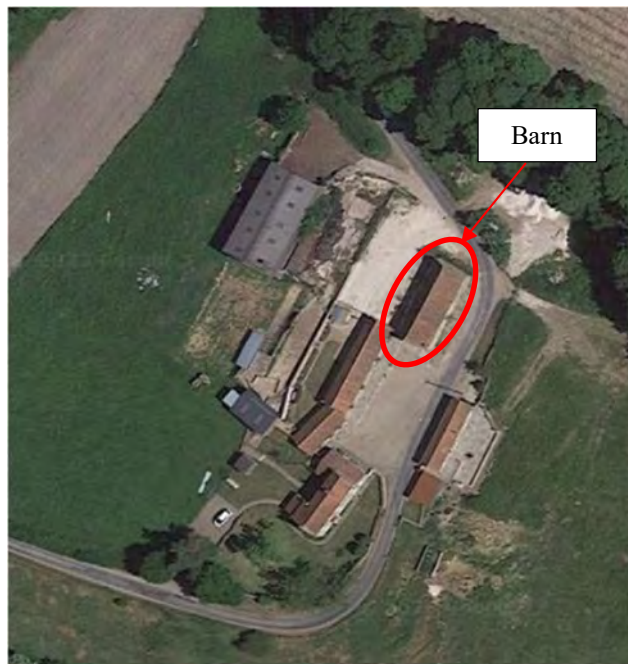
## 1.0 BRIEF

### *Scope and limitation*

- 1.1 On instruction from Mr J Guthrie the above property was visited and *visually inspected* on 12<sup>th</sup> July 2023 by myself.
- 1.2 This report is limited in scope to the matters discussed therein and should not be taken as a general statement of structural adequacy or otherwise.
- 1.3 The inspection was undertaken internally and externally as necessary and was subject to access being available.
- 1.4 The report has been prepared at Mr J Guthrie's request and therefore any liabilities that may arise are restricted to him. No responsibility can be accepted for any action taken by others to whom this report may be made available.

*Orientation*

- 1.5** For the purpose of this report, unless otherwise stated, the front elevation, is shown on the title page of the report and all references to left and right are given as if viewing a plan of the property with the front elevation located to the bottom and the rear elevation located to the top of the plan.



Aerial View of Barn



*Property address*

**1.6** Manor House Farm  
Troutdale  
Scarborough  
YO13 3PS

*Task*

**1.7** Structural survey of barns to investigate their suitability for conversion and prepare our own report.

## **2.0 BACKGROUND INFORMATION**

*Brief Description*

**2.1** This document is submitted as part of a formal proposal to convert an agricultural barn to a dwelling.

**2.2** Photographs were taken and these are archived in our offices.

### **3.0 OBSERVATIONS**

- 3.1** The barn which is proposed to convert is located adjacent main highway. The barn comprises a single storey masonry-built barn which had a timber trussed roof.
- 3.2** The main roof was dual pitched from side to side but has collapsed taking down the gables at each end.
- 3.3** The barn is constructed out of stone. Apart from the gables the walls are in a satisfactory condition and with minimal repairs to at the eaves can be reused as part of the main structure.
- 3.4** The floor of the barn was covered in the remnants of the old roof and vegetation and access was deemed not safe. With this in mind no comment on the floor can be made and it is assumed that it will need to be replaced.
- 3.5** The service environment from the proposed conversion is suitable for a change of use from agricultural to residential. Access is gained from a Troutdale Lane. There is sufficient room within the development curtilage for soft landscaping.
- 3.6** Potable water, electricity, calor gas and sewage disposal systems are readily available.

## **4.0 CONVERSION WORK REQUIREMENTS**

- 4.1** The roof of the barn will need to be reconstructed along with new gables and a new roof
  
- 4.2** The external walls will require repointing and small sections reconstructing.
  
- 4.3** Ground floor to be upgraded with a minimum of insulation and a new concrete screed finish.

## 5.0 CONCLUSIONS

5.1 The existing building is generally structurally sound and suitable for conversion to a domestic property.

**T M Hunt** Chartered Building Engineer MCABE  
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for H Designs Ltd