



NYMNPA

05/10/2023

Our Ref: 1711

5<sup>th</sup> October '23

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

FAO Hilary Saunders

Dear Ms Saunders

### **Manor House Farm, Barn**

In response to the latest queries raised by Building Conservation I would like to confirm the following:

1. Materials – I have already confirmed to you in a previous letter that we will, of course, adhere to the recommended specification for internal finishes as has been listed again.
2. Shutters – we are of the opinion that the shutters were a good addition to the barn as, when it is all closed up it would look more “barnlike”. However we have no strong feelings on this and could remove them – a useful economy? The “shutters” would only be on the door sized openings and I do not agree that they would look cluttered – they would look like a farm building? The drawings show the shutters open on the north side and closed on the south to show how the alternatives would look.
3. Mea culpa – the drawing for the south elevation on the submitted plans was wrong as, for some obscure reason, the north elevation was duplicated! This has been corrected and the plan and elevations now correspond. The upper floor window referred to does not change and remains as existing.
4. Yard area – we had originally proposed to divide and screen the yard area with stone walls but were informed that timber fencing would be preferred. Contrary to your statement we believe that close boarded fencing is the correct solution to the yard enclosure as this echoes the close boarded construction of the earlier lean to outbuilding (long collapsed) – see the attached old photograph.



5. The intention with the terrace areas and steps would be to use yorkstone slabs with some planted areas. The yard is cut into the slope of the ground so would require a small retaining wall Where the steps and ramp up are needed – we could either plant a hedge across this change in level or have a timber fence to afford some privacy to the yard areas. A fence might be more appropriate for the ex-farmyard setting?
6. Windows – the preference is for some glazing bars to avoid the building looking too stark, so the proposal has been revised to casements with 3 top panels. We would certainly intend to paint these in a dark colour to avoid the windows being too prominent. For consistency nearly all windows have been changed to a 3 over 1 configuration.
7. I am disappointed by the suggestion of reducing the size of the one new window on the west elevation but will do so. We need some light in this part of the building and the smaller window is not really enough – but so be it.

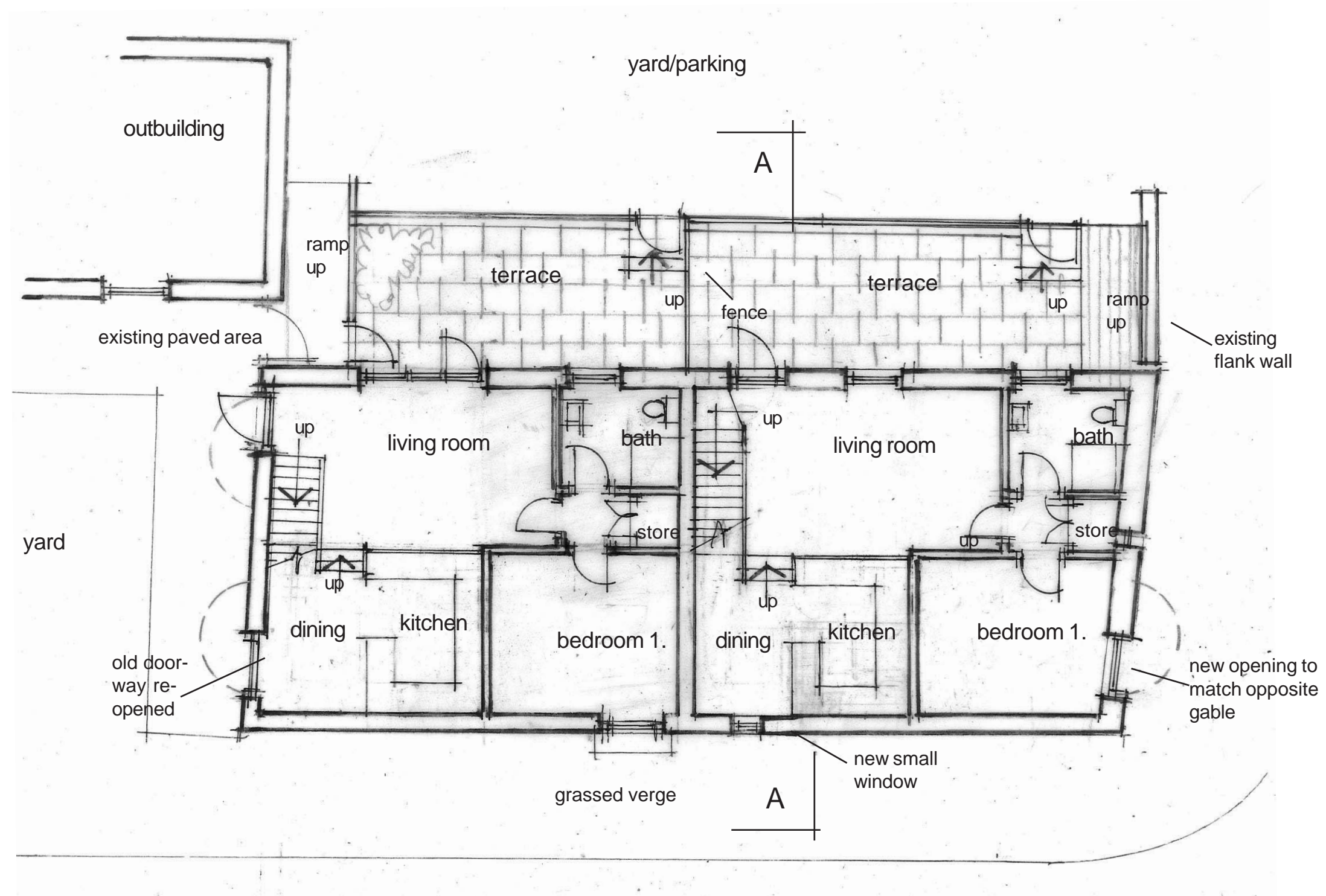
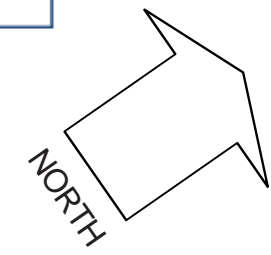
I hope this answers all the queries and that you can agree to go along with the areas where we are not totally in agreement. If there are any other queries or you need any further information please let me know.

It would be so nice to be able to get this building reinstated.

Yours sincerely

ALAN CAMPBELL

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



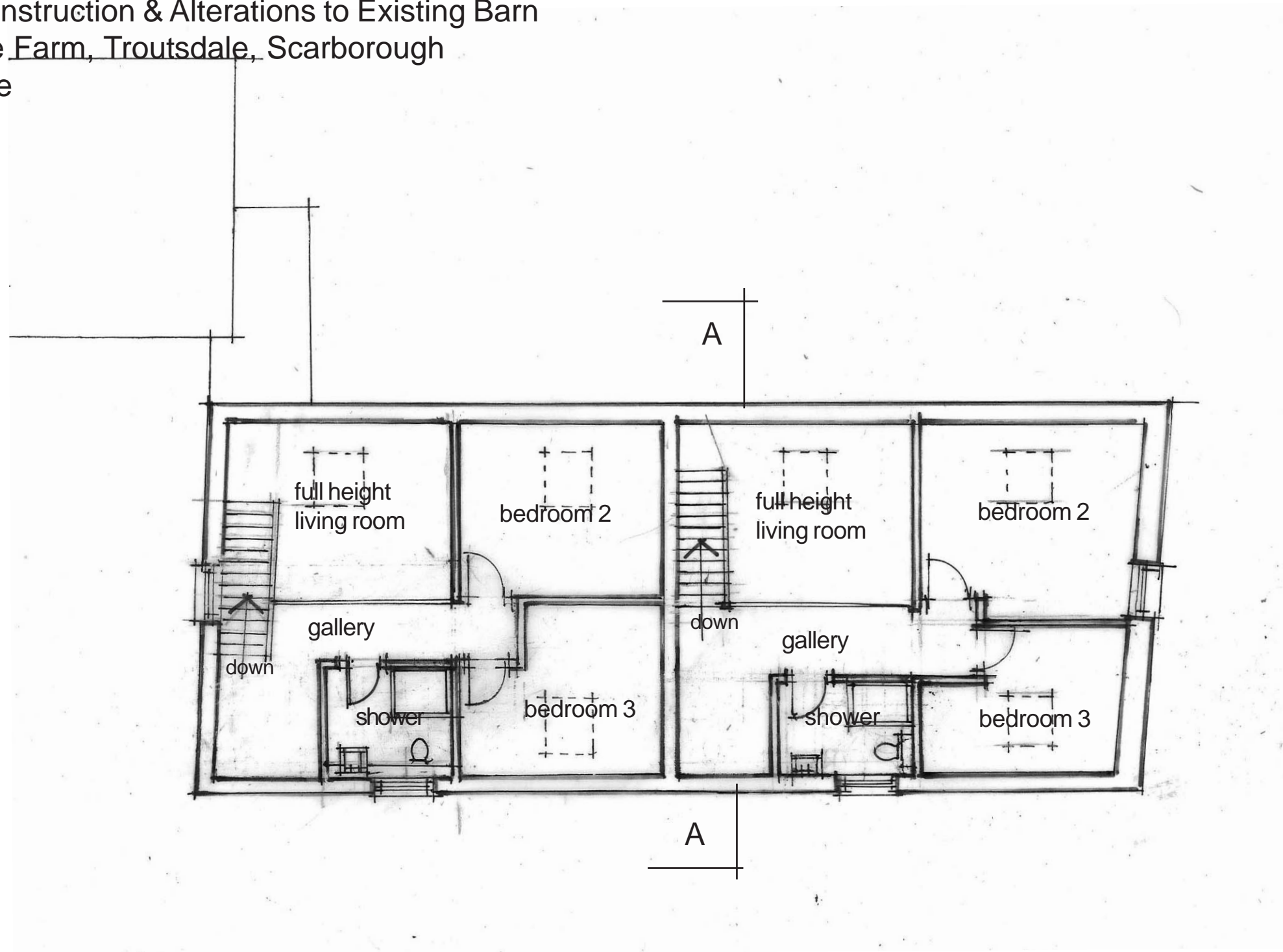
Stone Barn - ground floor layout as proposed

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

Rev A - various changes July '23  
Rev B - door/window revisions Aug '23.  
Rev C - stairs revised Sept '23  
Rev S - terrace & window rev. Sept '23

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

NYMNP  
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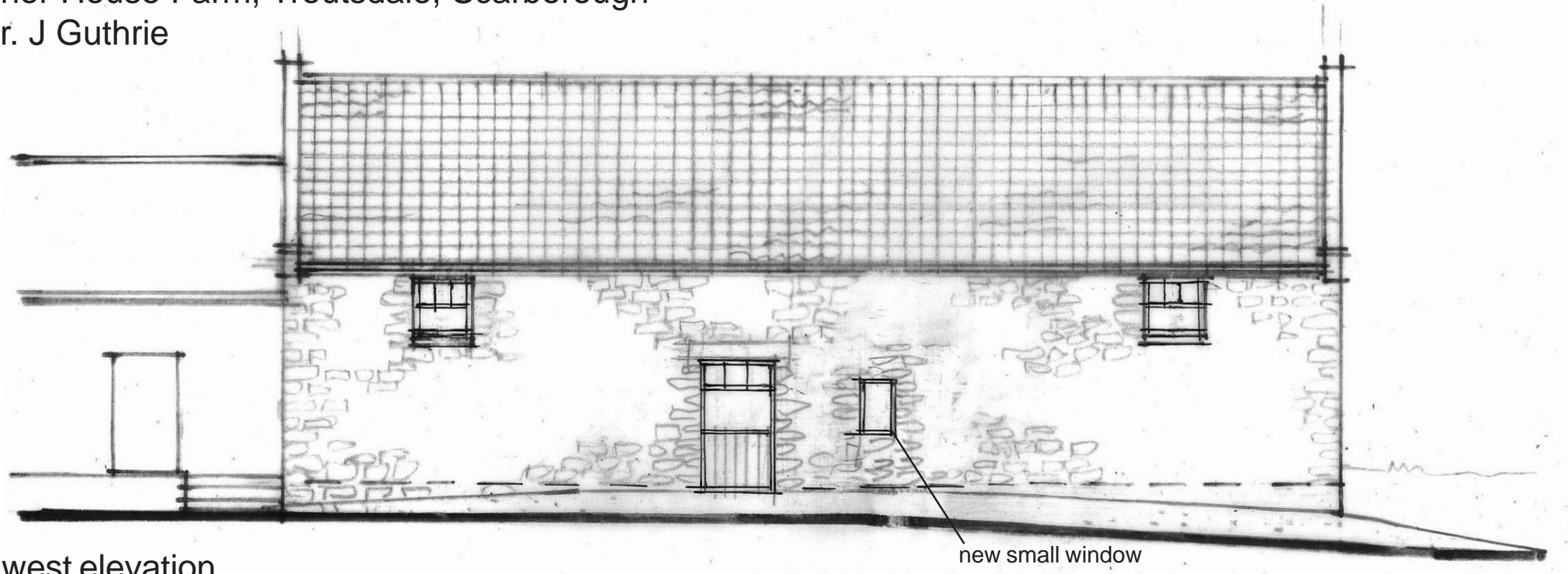
Stone Barn - First floor layout as proposed

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

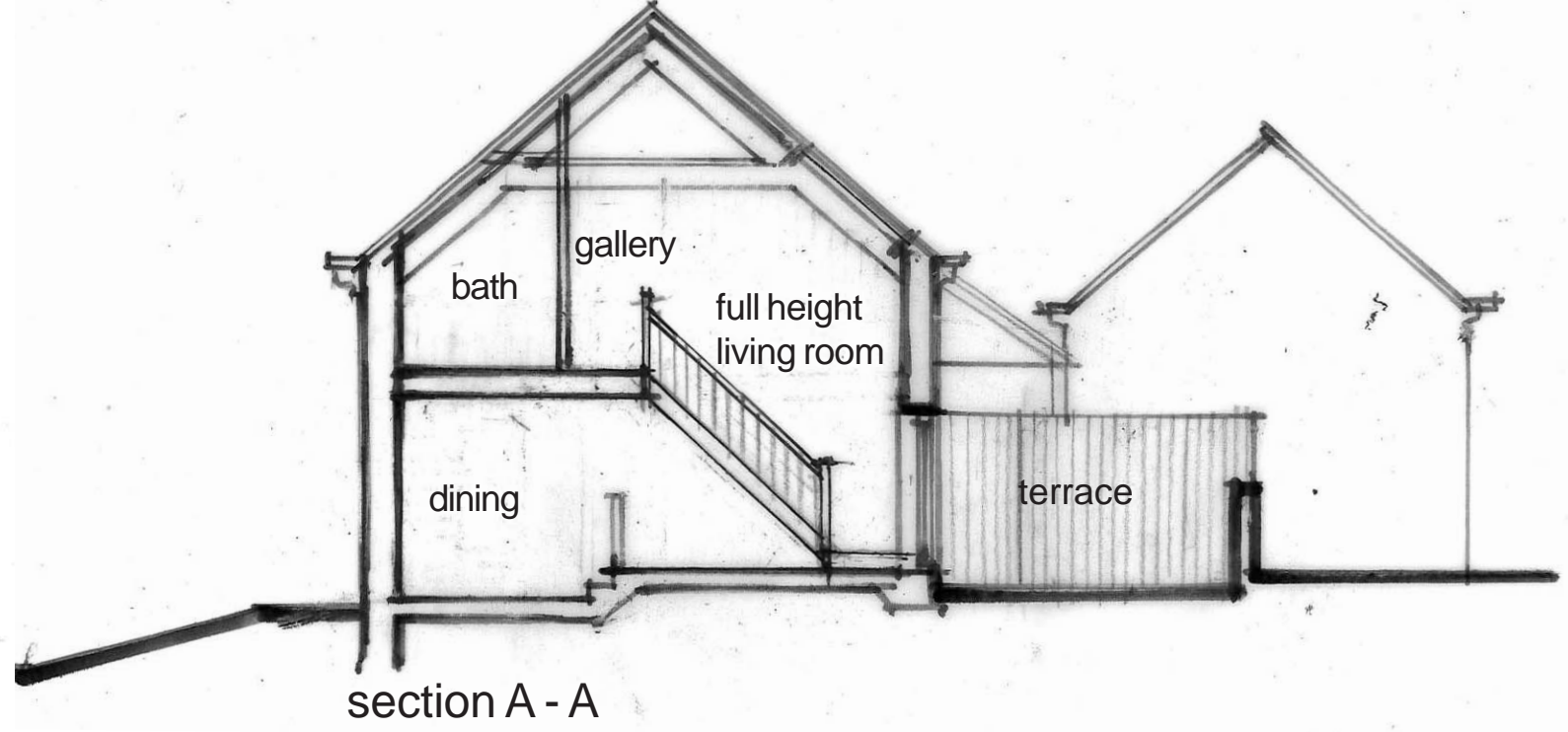
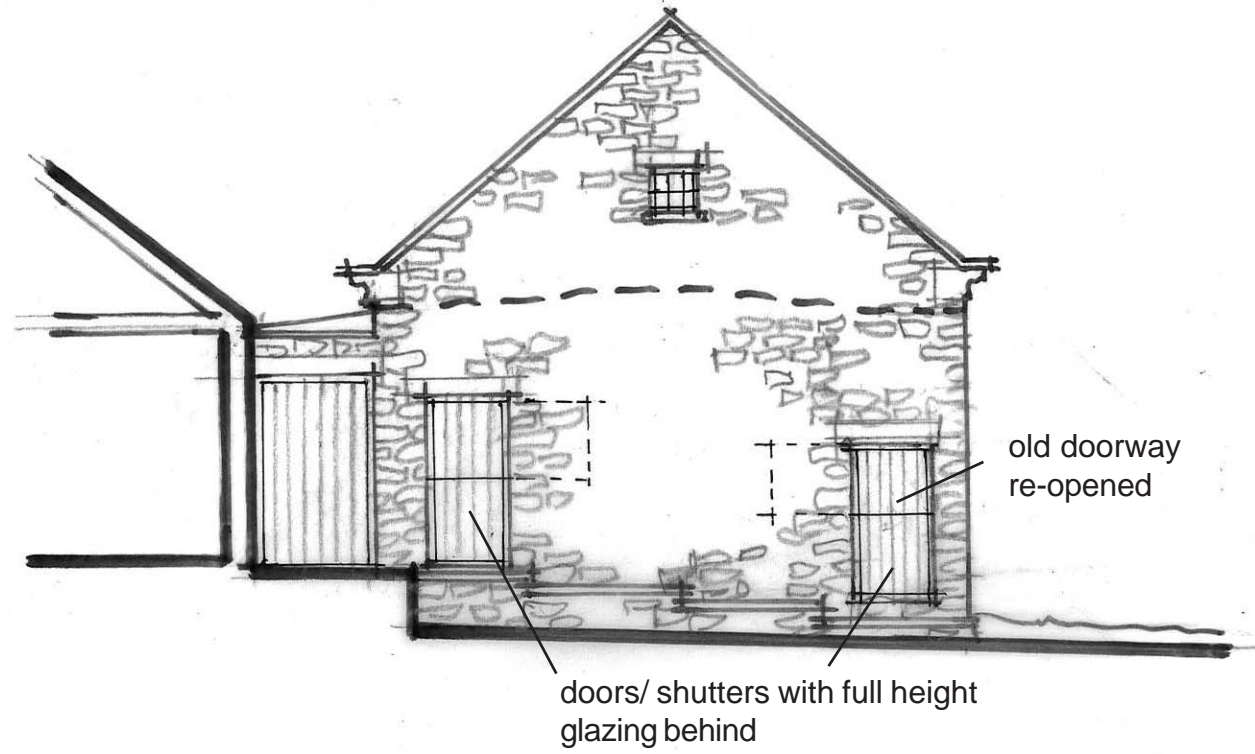
Rev A - door/window revisions Aug. '23  
Rev B - stairs revised Sept '23  
Rev C - window revisions Sept '23

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



Stone Barn - Elevations as Proposed 1.

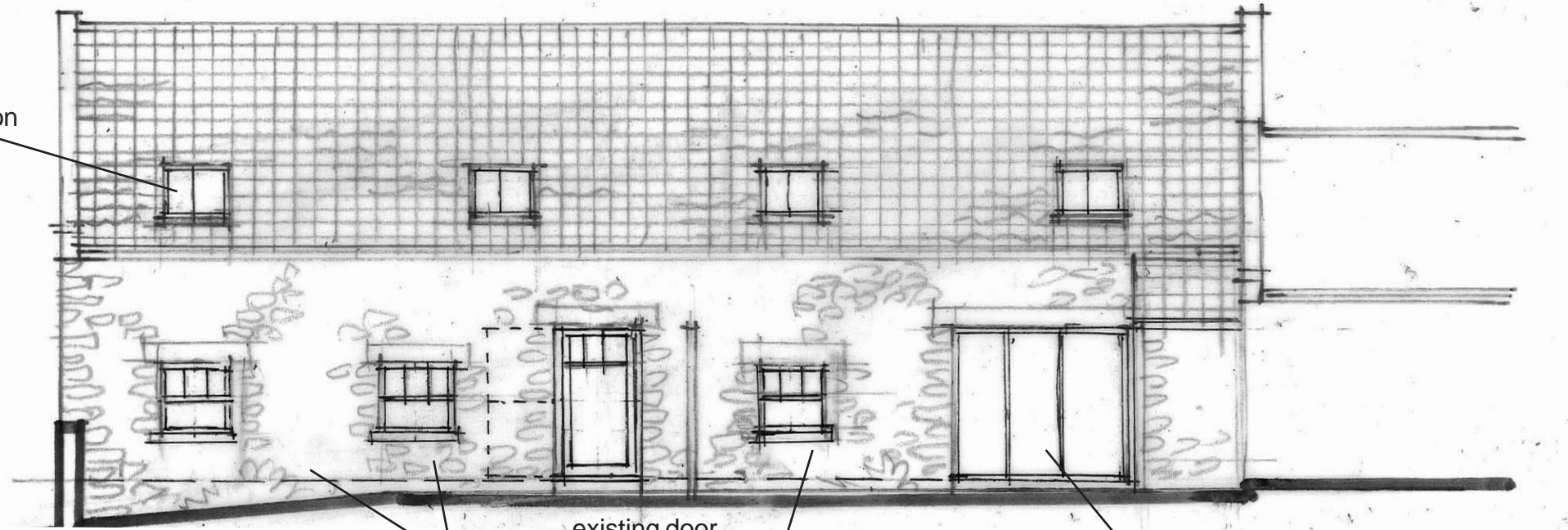
scale 1:100 (at A3)  
date - March '23  
ref. 1711/09B

Rev A - door/window revisions Aug. '23  
Rev B - elevations revised - Oct '23

Proposed Re-construction & Alterations to Existing Barn  
At Manor House Farm Troutdale Scarborough  
For: Mr. J C

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

conservation  
style  
rooflights



existing door  
existing blocked up windows re-opened

existing window enlarged to form "cart opening"

new door/  
indow to match  
opening on  
opposite gable

timber door/shutters

North Elevation

Stone Barn - Elevations as proposed 2

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

Rev A - door/window revisions Aug. '23  
Rev B - windows revised Sept '23