

# PROPOSED DEMOLITION OF EXISTING GREENHOUSE AND ADJACENT OUTBUILDING AND FORMATION OF NEW WALLED GARDEN WITH GREENHOUSE, TERRACE AND RAISED PLANTERS

## DESIGN, ACCESS AND HERITAGE STATEMENT

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Thorpe Hall

Church Lane

Fylingthorpe

Whitby

On behalf of: Mr and Mrs Coop

**Stone + Associates**

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



Table of Contents

**1.0. INTRODUCTION, DESIGN & CONTEXT ..... 3**

**2.0. THE SETTING..... 3**

**3.0. THE STRUCTURE / FABRIC ..... 5**

**4.0. LISTING NOTICE ..... 5**

**5.0. PROPOSALS ..... 9**

**6.0. STATEMENT OF HARM AND MITIGATION.....10**

**7.0. ACCESS.....10**

**8.0. PHOTOGRAPHIC INFORMATION.....11**

## 1.0. INTRODUCTION, DESIGN & CONTEXT

- 1.1 Mr and Mrs Coop (the Applicant) have appointed Stone + Associates to prepare a scheme for the replacement of the existing blockwork greenhouse and brick out building with a new purpose made greenhouse and walled garden 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\_03\_Existing Site Location Map
  - W5001\_EX10\_04\_Existing Site Plan
  - W5001\_EX50\_02\_Existing Greenhouse Plan and Elevations
  - W5001\_PL20\_03\_Proposed Greenhouse Plan (sketch)
  - W5001\_PL20\_04\_Proposed Greenhouse Plan
  - W5001\_PL20\_07\_Proposed Greenhouse Elevations (sketch)
  - W5001\_PL20\_08\_Proposed Greenhouse 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.
- 2.4 The existing single storey blockwork greenhouse and adjacent building are located to the south east of the main hall opposite the former courtyard buildings.

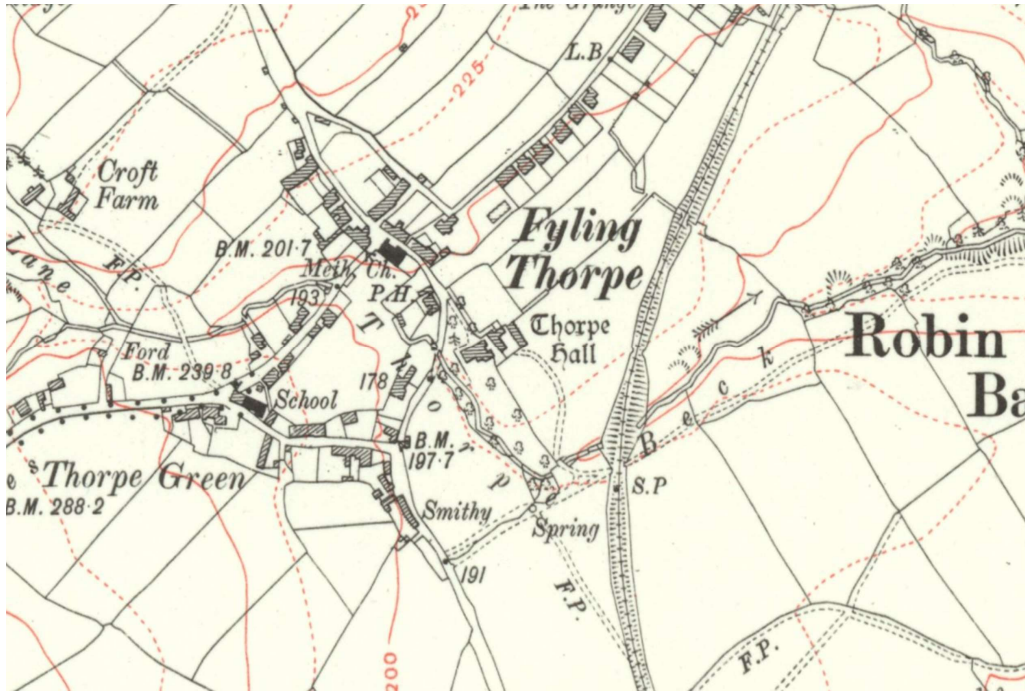


Figure 1 - 1888 Map from maps.nls.uk referencing location of Thorpe Hall

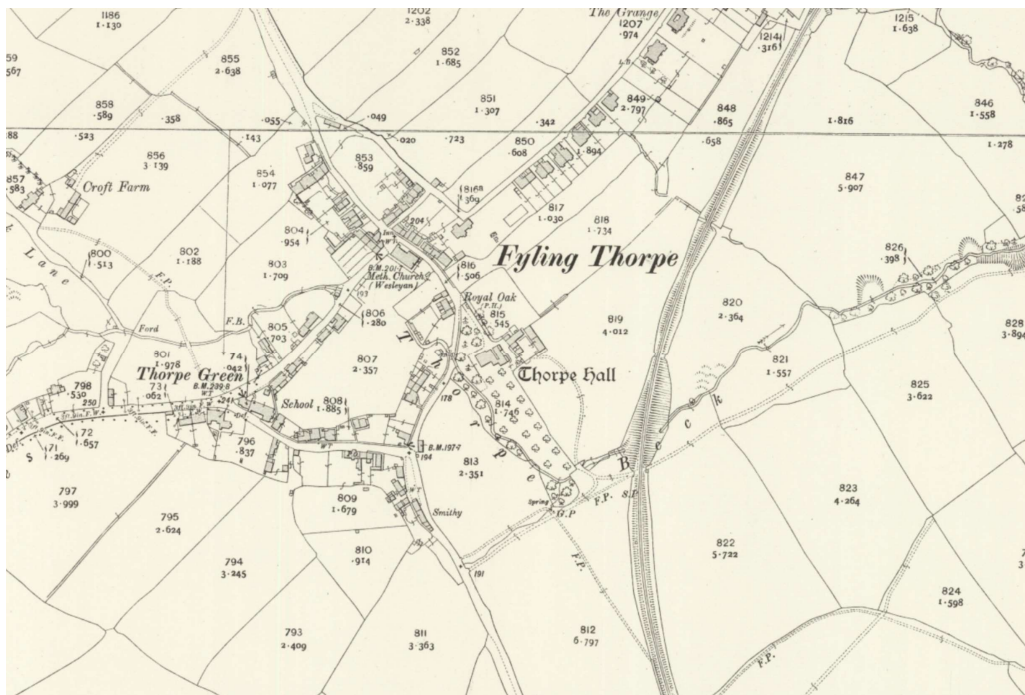


Figure 2 - 1892 Map from maps.nls.uk referencing location of Thorpe Hall

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

### 3.0. THE STRUCTURE / FABRIC

- 3.1 The greenhouse is of single storey construction and is constructed from modern concrete blockwork to the north under a polycarbonate roof.
- 3.2 To the southeast and south west the greenhouse walls are constructed of blockwork to cill height with painted timber and glass frames installed over.
- 3.3 To the northeast, adjacent to the greenhouse, is a single storey brick-built outhouse, again of modern construction under a corrugated roof.
- 3.4 The northeast boundary is of mature hedging.
- 3.5 Neither the greenhouse nor the adjacent outbuilding are not of any significant architectural interest and detract from the listed host dwelling. The replacement of these buildings, and the surround development will enhance this area.

### 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 4 - c.1973 Sales brochure, Boulton and Cooper Ltd, Scarborough.**



**Figure 5 - c.1987 House of the North York Moors, His Majesty's Stationary Office, London**

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**Figure 6 - Thorpe Hall, June 2023**

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**5.0. PROPOSALS**

- 5.1 This application seeks to remove the existing greenhouse and outbuilding structures and to create a new walled garden / terrace / planting area around a newly constructed traditionally designed greenhouse.
- 5.2 Following the demolition of the existing greenhouse structures a new brick boundary wall, constructed using reclaimed style brickwork, with a stone coping, is to be created as shown on the plans and elevations. This new wall will allow for the installation of new painted wooden gates and have design cues, such as the curved top which is found elsewhere on the property. This allows a constant design language to be maintained.
- 5.3 Within the courtyard area, a new log store, with a stone roof, is to be formed allowing for the secure storage of logs throughout the winter months.
- 5.4 It is proposed that the existing stone wall, which is currently in situ, is extended in matching stone and returned towards the garden. This will allow for a new composting area to be created.
- 5.5 Within the new walls, a traditional style greenhouse is to be created. This structure, constructed in aluminium and in a sage green colour is to be installed on to a brick base, again using the reclaimed bricks.
- 5.6 The use of the bricks is used to form a low level raised planter within the walls.
- 5.7 To the front of the greenhouse, a new stone terrace can be found, with raised planters and lawn space. The lawns are to be edged in brickwork with Breedon Gravel paths.
- 5.8 The palette of materials chosen, the design details and the overall design has been constructed to ensure that the host dwelling is enhanced with this addition whilst ensuring that the new construction allow for the heritage of the setting to be respected.

## **6.0. STATEMENT OF HARM AND MITIGATION**

- 6.1 There is to be no significant harm with the removal of the existing structures as neither are of historical or architectural value and their style causes a negative effect on the host dwelling.

## **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 7 - Southern Elevation





**Figure 8 - Greenhouse Structure and Adjacent Outbuilding**

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**Figure 9 - North Elevation - Greenhouse**





**Figure 10 - North Elevation - Greenhouse and Outbuilding**

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**Figure 11 - Stone Wall - To be retained**



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