



28<sup>th</sup> June '24

Ref: 1735

NYMNPA

03/07/2024

North York Moors National Park  
Planning Department  
The Old Vicarage  
Bondgate  
Helmsley  
YORK  
YO62 5BP

### **Design, Access and Heritage Statement**

**Proposed minor alterations to existing outbuilding 1. at Ladysmith Farm, Stoupe Brow, previously**

#### **1 Design & Heritage Statement**

- 1.1 Ladysmith Farm at Stoupe Brow comprises a group of stone outbuildings, plus a series of barns and lean-to structures in a mixture of stone, blockwork, timber and corrugated iron built on a steeply sloping site overlooking the old Ravenscar to Whitby Railway line.
- 1.2 The only part of the Ladysmith Farm complex which is actually listed is the garden wall to the south of the old farmhouse as follows:  
Garden walls to south of Ladysmith Farmhouse - GV II  
Garden walls, C18. Big blocks of roughly-squared sandstone, with heavy flat slab coping, running in a curve around the garden to south of farmhouse. Included for group value. Listing NGR: NZ9540302446
- 1.3 Planning Background: There have been three recent Planning Applications for work at Ladysmith farm as follows:
  - (a) The farmhouse, which is a listed building, was altered and improved a few years ago and applications ref NYM/2005/0769/FL and 0770/LB for works to retaining walls and the surroundings of the house were approved in December '05.
  - (b) An application ref NYM/2009/0592/FL was approved on 11<sup>th</sup> May '10 for "Alterations and extensions to outbuildings to form guest accommodation, 2 no holiday letting cottages and stable block to include 5 loose boxes, feed store and tack room together with double garage building."  
We understand that the outbuildings are not specifically listed but the outbuildings are within the curtilage and the alterations have been designed to respect this.
  - (c) Application ref. NYM/2012/0106/FL for variation of condition 2. (material minor amendment) to Planning Approval ref NYM/2009/0592/FL to allow for the addition of 3 no rooflights to cottage 3 together with the retention of 1 no full height window opening in cottage 2.
- 1.3 When the alterations and conversion of previous outbuildings were approved barn 1 was omitted for future reference and it has now been decided that it would be appropriate and indeed necessary to do some works to it now in order to preserve it as part of the farm grouping. See the attached attached site plan for it's position in relation to the other

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ex-farm buildings. A serious crack has developed in one of the gable walls which requires substantial repair works and in order to make this economically viable it is essential to give this disused building some purpose. This is reported on in the attached structural report by T M Hunt, Chartered Building Engineer – see copy attached

- 1.4 The current application is therefore for the following:  
Planning Approval for the conversion of outbuilding 1 into a residential annexe of the main house at Ladysmith Farm and the addition of a garden room to link the annexe and house.
- 1.5 The outbuilding which is a disused stable and loft is constructed in stone with a natural clay pantiled roof and timber doors and windows. These materials will not change. The only new opening to be formed will be to link the sitting room in the annexe to the proposed new garden room.  
The proposed garden room extension is proposed to be one and a half storeys high to fit under the eaves of the existing adjoining buildings and to be constructed with a glass and timber frame, stonework to match the existing and natural clay pantiles.  
There would be a new doorway into the existing study in the main house and underfloor heating would be augmented with a feature wood burning stove.
- 1.6 External areas will be paved in natural stone to link up with the existing terraces and pathways. The existing stone retaining wall at the rear of the property will be extended as required to match.
- 1.7 All the mature planting, trees and hedging around and within the site will be totally unaffected by the proposed new works
- 1.8 All requirements regarding ecological matters were dealt with in the earlier applications.
- 1.9 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

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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 changes to the previously approved access arrangements.

## **3. Conclusion**

We believe that the proposed conversion of the outbuildings for use as an annexe to the existing house and it's linking extension are a sensible use for the disused farm building and a way of preserving it as part of the farm grouping and trust that you will recommend approval.

Alan Campbell

**Mrs L Jones  
Ladysmith Farm  
Stoupe Brow  
Ravenscar  
Scarborough  
YO13 0NQ**

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**STRUCTURAL REPORT  
ON  
SUITABILITY FOR CONVERSION OF  
BARN TO DWELLING  
AT  
LADYSMITH FARM,  
STOUBE BROW**

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Report prepared by:  
T M HUNT CHARTERED BUILDING ENGINEER MCABE

20 July 2023

REPORT in connection with a structural survey on a Barn at Ladysmith Farm, Stoupe Brow for Mrs L Jones.

## 1.0 BRIEF

### *Scope and limitation*

- 1.1 On instruction from Mrs L Jones the above property was visited and *visually inspected* on 18<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 Mrs L Jones's request and therefore any liabilities that may arise are restricted to her. 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** Ladysmith Farm  
Stoupe Brow  
Scarborough  
YO13 0NQ

*Task*

**1.7** Structural survey of barn to investigate its 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 within an old farm complex that has previously been converted. The barn comprises a two storey stone-built barn which had a timber trussed roof and first floor.
- 3.2** The roof is dual pitched has a damaged section to the front righthand corner. The roof is sagging between the gable ends and the internal wall. There are timber trusses but these have deflected as the roof is sagging. The rafters and purlins will require replacing to bring the roof back to a stable condition and it is likely that the trusses will also require strengthening.
- 3.3** The barn is constructed out of stone. The condition of the stone is satisfactory. The rear elevation is bowing out and has three small cracks in the wall. To the left elevation there is a large structural crack in the wall. This has resulted from the rear corner and elevation walls having settled and the sagging of the roof. The rear left hand corner of the barn will require rebuilding to eliminate the crack.
- 3.4** The ground floor of the barn is a combination of stone and concrete. This will require taking up for new insulation to be installed, but the stone can be reused as finish.



- 3.5 The first floor timbers have been exposed to the elements and are now past their serviceable limit. These will need replacing.
- 3.6 The service environment from the proposed conversion is suitable for a change of use from agricultural to residential. Access is gained from a lane that runs from road. There is sufficient room within the development curtilage for soft landscaping.
- 3.7 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.
- 4.2 The external walls will require repointing and a small section to the rear left hand corner reconstructing.
- 4.3 Ground floor to be upgraded with a minimum of insulation and a new concrete screed finish.
- 4.4 Replace the first floor timber joists and boards.

## 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