

**Design, Access & Heritage Statement**

**Listed Building & Planning Application**

**for minor works to**

**Browside Farmhouse, Browside**

**Ravenscar, Scarborough**

NTA  
- 8 APR 2016

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## **1.0 Introduction**

1.1 The purpose of this scheme is to enable minor works to be carried out to the main house and the adjacent stable building to improve levels of accommodation and enable a suitable working & housing environment for the owners' horses.

## **2.0 Description of the Site**

2.1 Browside Farmhouse, which is Grade II listed, is a stone built vernacular farmhouse situated in open countryside at Stoupe Brow some 2.5 kilometres north-west of Ravenscar in a small cluster of buildings.

## **3.0 The proposed development**

3.1 In order to improve the attic bedroom accommodation it is proposed to add a small dormer window to the rear roof slope of the main house and to the kitchen extension, together with a conservation pattern rooflight to facilitate emergency escape from the attic. Insulation levels in the house will be increased to address current Building Regulation requirements.

3.2 There are no changes proposed to the front elevation but at the rear of the kitchen the '70s style window & concrete lintel over is to be replaced with a larger 'Yorkshire Light' pattern window with a matching stone lintel over.

3.3 The metal-sheeted roof over the end section of the stable building is to be replaced by a new timber constructed roof, at similar pitch, clad with reclaimed red natural clay pantiles and the missing section of the gable wall is to be rebuilt using matching natural stone to suit the new roof profile. The small central door into this building is to be closed off using matching natural stone and two new stable door openings are to be provided with stone lintels over. The large existing openings are to largely closed off using horizontal timber boarding, larch or similar.

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## **4.0 Planning Policy**

4.1 Development Policy 3 of the NYM LDF seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings and that the standards of design are high reflecting or complementing that of the local vernacular, without having any adverse effect upon the amenities of adjoining occupiers. This policy also calls for the use of sustainable building technology and the adoption of measures to minimize energy use.

4.2 Development Policy 5 only permits alterations, extensions or change of use of a listed building where such development will not have an unacceptable impact on the special historic or architectural interest or setting of the listed building.

4.3 NYM Design Guide (Extensions and Alterations to Dwellings) sets out advice and design criteria to ensure that extensions and alterations are of a suitable scale and design as to not detract from the character of the original dwelling or its landscape setting or adversely affect the residential amenities of neighbours.

## **5.0 The proposed development in its planning policy context**

5.1 The proposed works are of a minor nature and great care has been taken to ensure that in terms of detail design and materials the character of the existing dwellinghouse will be respected whilst allowing for significant improvement to the standard of accommodation which the property provides.

## **6.0 Conclusion**

6.1 The proposed development will provide the applicants with accommodation to meet modern living requirements within a building the appearance of which will be enhanced to the benefit of the character of the locality and in compliance with the design criteria set out in the relevant development plan policies of the NYMNPA.