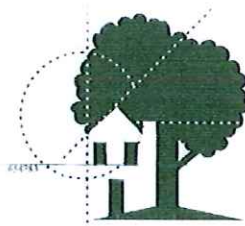


# HERITAGE STATEMENT

20 SEP 2016

R T DESIGN  
Architectural and Surveying Services

304 Valley Mill, Cottonfields, Eagley, Bolton, BL7 9DY



NY1001  
20 SEP 2016

**PROPOSED PART CHANGE OF USE TO  
HOLIDAY LET AT FOXHILL PADDOCKS  
LOW ROAD, THROXENBY, SCARBOROUGH.**

This application relates to the conversion of part of the property at Foxhill Paddocks into a holiday let. Foxhill Paddocks is a Grade II Listed Building, listed on 1<sup>ST</sup> May 1986.



**FOXHILL PADDOCKS, LOW ROAD, THROXENBY.**

The property, formally known as Raincliffe Farmhouse dates from the late 18<sup>th</sup> Century, extended and remodelled early C19. It is coursed sandstone with brick dressings and red brick extension in garden wall bond, with slate and pantile roof, with brick stacks. Garden front; 2 storey, 5 window front. 6 panelled doors to left and right of centre. 2 light horizontal sliding sash over door to right and later inserted C20 fixed light window over door to left. Remaining windows are 3 light, small pane horizontal sliding sashes. All openings have segmented arches of gauged brickwork. Street front: 2 storey, 3 window brick range with 1 ½ storey stone outshut to right. C20 door in outshut return wall, and blocked doorway to centre of brick range. 16 pane sashes with segmented arches to left. C20 windows to right except for 2 light small pane horizontal sliding sash beneath thin timber lintel to ground floor end right. Coped gables and shaped kneelers. End and right of centre stacks.

The property has been converted into two houses, with this house having permission for residential use together with three workspace units to the section between the house and Low Road. In 2014 permission was sought for change of use of the workspaces into residential use. This application was refused, but granted on Appeal.

The property has recently been put back on the market, with the applicant wishing to purchase, subject to obtaining permission for change of use of the 'workspace' section of the property becoming a holiday let.



#### **AREA FORMALLY CLASSED AS WORKSPACES**

It is proposed that the three 'workspace' rooms together with the adjacent bathroom be sectioned off from the rest of the property to form a one bedroom holiday let. The unit would be separated from the main house by the locking of the door to the hallway between the utility room and bathroom. The proposals will allow for the change of use without the need for any alterations to the property.

The holiday let will provide a lounge, bedroom, bathroom and dining kitchen, with access to the garden courtyard via the existing doors to each room. Access to the holiday unit will be via the existing door to the kitchen dining room to the south elevation of the unit, adjacent the entrance to the property from Low Road. Parking provision for the holiday let is to be to the existing parking area adjacent to the garage behind the stables.