

HERITAGE STATEMENT

Foxhill Paddocks, Low Road, Throxenby, Scarborough YO12 5TD Proposed Part Change of Use to Holiday Let



The application is for Part Change of Use Foxhill Paddocks into holiday let.

The property was formerly known as Raincliffe Farmhouse and dates from the late 18th Century, extended and remodelled early C19.

Coursed sandstone with brick dressings and red brick extension in garden wall bond; slate and pantile roof; bricks 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 segmental arches of gauged brick. Street front: 2-storey, 3-window brick range with 1½ storey stone outshot to right. C20 door in outshot return wall, and blocked doorway to centre of brick range. 16-pane sashes with segmental 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 was listed on the 1st May 1986.

The property was converted to two residential homes with Planning Permission been granted via appeal in 2014 following its previous refusal.

NYMNP
01 FEB 2017



The proposal is to form holiday let with lounge/Dining, bathroom, and kitchen with access to the garden.

The holiday let will be separated from the main house via doorway in the main hall.

The change of use can be carried out without any alterations to the property.

The property is accessed off the adjoin road to the South Low Road, and will have parking provision within the existing parking area.

