

**PROPOSED REAR EXTENSION TO FORM  
PORCH / BOOT ROOM WC AND FACILITIES**

**(Partially Retrospective)**

**at**

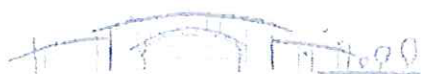
**SCHOOL FARM, MAIN ROAD, AISLABY  
WHITBY  
YO21 1SW**

**for**

**MR. D. R. & MRS. M. WILSON**

**11154**

**HERITAGE STATEMENT**



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## INTRODUCTION AND SITE LOCATION

School Farm, Aislaby is located within the original central area of the village on the South side of Main Road between Woodleigh House to the West and School House to the East and not far from the village Hall.

It is within the village Conservation Area and is a Grade II Listed Building.

The property is two storeys high and linear in its plan with a single storey extension on the rear historically and also now in current times.

Immediately to the east is attached a long single storey building, probably a former byre along with various outbuildings at the rear a former farm buildings and current builders workshops and storage for Mr. Wilson's family building business.

The farmhouse is set back from the road behind a dry stone wall by some 18 metres or so and a private driveway to the west leads to the rear of the farmhouse and a parking area as well as steeply down-hill to Woodend House to the South.

This application seeks Listed Building consent for the rear extension along with the proposed changes to its appearance and volume as a result of discussions and agreement reached with North York Moors National Park Planning Officers.

## AISLABY VILLAGE AND CONSERVATION AREA

Aislaby village is located approximately 3 miles west of Whitby on the north eastern fringe of the North York Moors National Park.

Aislaby village is mentioned in the Domesday Book and the place name is derived from the Viking Old Norse words meaning "Aslacr's Farm".

It takes the form of "a linear village" with a single road running from East to West along the valley and is called "Main Road" from Toft House Farm to St. Margaret's Church where it forks to the North rising up Galley Hill and onto Moor Lane to join back onto the A171.

The village continues west along the side of the valley to Egton and is called Egton Road and this consists largely of detached house and bungalows built from the 1960's and 70's onwards. However this does not form part of the Conservation Area.

The Conservation Area itself wraps around the older original part of the village which consists of "Main Road" with properties on each side.

These vary in age, size and appearance but generally the smaller terraced cottages are located on the north side of the road whilst the larger detached properties are on the south side of the road.

These properties have entrance drives and smaller gardens at the front with larger extensive gardens to the rear because they then benefit from facing south across the valley. However School Farmhouse is rather different in that it is set back from the road and has the garden at the front with the outbuildings to the east and rear.



The properties are generally stone built with red clay pantiled or slated roofs and are traditional in their style and detailing.

A number of other houses including Pond House, Aislaby Hall, Park House Beech Hill and The Forge public house are substantial properties.

School Farmhouse is located between Woodleigh House and School House and The Village Hall. It has an open aspect to the front, facing North across the road, to the rising fields and moor. The Conservation Area includes quite a mix of properties which includes, the local pub, the village hall (former school) and the church with war memorial along with terraced cottages, converted and refurbished farmhouses and buildings and also detached and semi-detached houses.

The fields behind the properties to the north side of the Conservation Area also rise rapidly to the moor running alongside the A171. Whilst the large gardens and fields to the rear of the properties to the south fall down the valley to the River Esk and Esk Valley Railway. On the opposite side of the valley is Sleights, Blue Bank and Eskdaleside leading to Grosmont.

### **3/ THE EXISTING BUILDING (Rear Extension)**

The existing extension is at the rear of the house on the north elevation and consists of a pitched slate roof and coursed natural reclaimed stone walls to match the existing farmhouse.

The windows are timber framed vertical sliding-sash in traditional style and appearance to match some of those in the existing farmhouse.

The external timberdoor in a timber frame is half-glazed to provide additional natural light with two timber "fielded" panels below.

All the timber frames are painted to match the house.

The extension provides a boot and cloaks room which will be large enough to accommodate these along with space for a seat for the applicant. The WC and washbasin provides a useful ground floor facility and if combined with the services store will be suitable for a wet room when the applicants health declines further.

A letter from the applicants G.P. was forwarded to the Building Conservation and Planning Officer involved with the matter along with copies of the revised drawings for information and consideration during the consultation process.

#### **4/ DESCRIPTION OF THE LISTED BUILDING AS THE HISTORIC ENGLAND LIST ENTRY SUMMARY**

School Farmhouse and Outbuilding to the East.

List Entry Number 1148960  
Grade II Listed and date first listed: 10<sup>th</sup> December 1985  
Legacy system: LBS  
UID: 327101

Details: Location ref. NZ 8508, Aislaby, Main Road (south side) 16/26, No 17, School Farm, house and outbuilding to the East.

#### **Description**

Farmhouse and cottage, now as one.  
Late C18 or early C19.  
Coursed square stone, Lakeland slate roof  
Through- passage plan with cottage on right  
Two storeys, three windows, wide proportions  
Off centre end stone stacks.  
Early and later C19 sash windows with glazing bars and one tripartite window with centre opening light.  
Part glazed door.  
Long one-storey pantiled left extension

Please note that the description does not make any reference to the rear of the farm house or buildings but in the report prepared by North York Moors National Park. Planning Officers dated 22<sup>nd</sup> September 2014 includes a photograph showing an existing black mono-pitched roof to a black walled extension and as a result it is this rear extension which defines the scale and appearance of the extension submitted for consideration.

#### **5/ PROPOSED ALTERATIONS AND MATERIALS**

The proposed extension is located at the rear of the house and the proposals consist of significant alterations to the existing extension which results in the description of the application as being “partially retrospective”.

The foot print of the extension is to be retained as agreed with the Planning Team as a reflection of the former original extension.

Productive discussions over recent weeks between the applicants, their agent and the Building Conservation and Planning Officers has resulted in the following alterations and proposals:



- An agreed reduction in the height and mass of the extension by replacement of the pitched roof with a “lean-to” mono-pitch roof clad in black “onduline” corrugated sheets or similar to reflect the appearance of the original out-building.
- The removal of the two rear windows facing north and the reduction in height and size of the window alongside the door facing west.
- The use of cast-iron rainwater goods painted black.
- The mono-pitch roof and low eaves leads to a significant reduction in volume and mass of the proposed extension which reflects request of the Building Conservation and Planning team.
- In view of the applicants ill-health and likely decline the spatial requirements have been agreed as acceptable.
- Materials

	<b>Original Existing Rear Extension</b>	<b>Proposed Rear Extension</b>
Roof	Black painted corrugated sheets	Black onduline or corrugated steel sheets
Walls	Black painted timber boards	Reclaimed natural stone to match the farmhouse
Rainwater Goods	Black painted cast-iron gutters brackets and rainwater-pipes	Black painted cast-iron gutters and brackets and rainwater pipes.
Door	Black painted timber vertical boards	Painted half-glazed timber panelled door to match the farmhouse in colour.
Windows	None	Painted timber window in a style and colour to match the farmhouse.

## **6/ IMPACT ON THE LISTED BUILDING**

The proposed extension is considered to have minimal impact on the Listed Building for the following reasons:

- It replaces a former original outbuilding on the rear of the building.
- The reduction in height and volume by alterations to the roof and scale of the former original outbuilding more closely than the existing extension.
- The proposed materials and colours will match those of the former original outbuilding. Being black roof and reclaimed natural stone to match the farmhouse, therefore the proposed extension will have minimal visual impact.
- The location of the extension on the rear of the property results in it being unseen from the road and therefore does not have a detrimental impact on the Conservation Area or the Listed Building.
- The proximity of other adjacent outbuildings to the rear (south) and side(east) all further reduce any visual impact such an extent it will not be visible to members of the public, passers-by, or even neighbours.

#### **7/ CONSULTATION WITH OFFICERS AND NEIGHBOURS**

The applicants have been in discussion with Building Conservation Planning Officers for sometime regarding the rear extension including meetings with Beth Davies and Rosie Gee and recently with Clair Shields.

As a result of willingness from both parties to resolve the matter various amendments to the design drawings were made during April and early May with an agreement reached on Friday 5<sup>th</sup> May 2017 and confirmed by e-mail.

Therefore this application is a direct result of that agreement and the submitted drawings are those finally altered and agreed on that date.

The applicants have had discussions with a number of their neighbours who have expressed their willingness to support the application.

#### **8/ COMPLIANCE WITH LISTED BUILDING AND PLANNING POLICIES**

As a result of the discussions and agreement reached with Building Conservation and Planning Officers the proposed extension is considered to comply with the following policies:

PPS 5            Planning for the Historic Environment  
NYMNP A        Local Development Framework

Core Policy A        - Delivering National Park Purposes and Sustainable Development

Core Policy G        - Landscape, Design and Historic Assets

Development Policy 3        - Design  
Development Policy 4        - Conservation Area  
Development Policy 5        - Listed Buildings

Core Policy J        - Housing

Development Policy 19        - Householder Development

NYMNP A Design Guide Part 2 – Residential Extensions and Alterations

Agreement was reached with North York Moors National Park Authority Building Conservation and Planning Officers on 5<sup>th</sup> May 2017.

For these reasons it is respectfully requested that consent be considered for this application.

**9/ PHOTOGRAPHS OF CURRENT EXTENSION AND FARMHOUSE**



**9/ PHOTOGRAPHS OF CURRENT EXTENSION AND FARMHOUSE**

















Historic England

# SCHOOL FARMHOUSE AND OUTBUILDING TO EAST

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: SCHOOL FARMHOUSE AND OUTBUILDING TO EAST

List entry Number: 1148960

## Location

SCHOOL FARMHOUSE AND OUTBUILDING TO EAST, 17, MAIN ROAD

The building may lie within the boundary of more than one authority.

County: North Yorkshire

District: Scarborough

District Type: District Authority

Parish: Aislaby

National Park: NORTH YORK MOORS

Grade: II

Date first listed: 10-Dec-1985



Date of most recent amendment. Not applicable to this List Entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 327101

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

NZ 8508 AISLABY MAIN ROAD (south side) 16/26 No 17, School Farm- house and outbuilding - to east

- II

Farmhouse and cottage, now as one. Late C18 or early C19. Coursed squared stone, Lakeland slate roof. Through-passage plan with cottage on right. 2 storeys, 3 windows, wide proportions. Off-centre end stone stacks. Early and later C19 work windows with decorative leaded glass. Cottage with dormer.

centre opening light. Part-glazed door. Long one-storey painted iron extension.

Listing NGR: NZ8593408621

## Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: NZ 85934 08621

## Map



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For a copy of the full scale map, please see the attached PDF - [1148960 .pdf](#)  
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