

**PROPOSED REAR EXTENSION TO FORM
PORCH/BEDROOM/SLEEPING AREA AND WET ROOM**

at

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

for

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

11154

HERITAGE STATEMENT

NYMNPA

28/02/2018



bhd
partnership

Address: Airy Hill Manor,
Whitby,
North Yorkshire,
YO21 1QB

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1. 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 building and current builder's 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.

2. 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 timber door 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 provide a useful ground floor facility and if combined with the services store will be suitable for a wet room when the applicant’s 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: 10th 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 22nd 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 and previously approved design in order to facilitate a hoist and equipment for Mr. Wilson, as his health deteriorates in order to provide a bed space and wet room.

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

- An agreed reduction in the height and mass of the existing 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 a rear window facing south.
- The removal of the first floor window above the extension.
- The use of cast-iron rainwater goods painted black.
- The mono-pitch roof leads to a significant reduction in volume and mass of the proposed extension which reflects the request of the Building Conservation and Planning team.
- In view of the applicant’s ill-health and likely decline the spatial requirements have been agreed as acceptable and necessary to facilitate a hoist and bed space, with over head track fitted to substantial beams in the roof space at ceiling level.
- Materials

	Original Existing Rear Extension	Proposed Rear Extension
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.
- Removal of the first floor rear window above the extension returns the rear facade closer to the original.

- 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 and Planning Officers regarding the rear extension including meetings with Rosie Gee and Andrew Muir and Edward Freedman on 20th December 2017.

As a result of willingness from both parties to resolve the matter various amendments to the design drawings were made with an agreement reached on Friday 5th May 2017 and confirmed by Clair Shields in her e-mail.

Therefore, this application is a direct result of that agreement in principle and the submitted drawings are a reflection of this.

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
 NYMNPA 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

NYMNPA Design Guide Part 2 – Residential Extensions and Alterations
Agreement was reached with North York Moors National Park Authority Building
Conservation and Planning Officers, as the email dated 29th January 2018, from Mrs Rosie
Gee, Senior Planning Officer (Enforcement).

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

