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24th May 2010

Ref: 1248

North York Moors national Park
Planning Department
The Old Vicarage
Bondgate
Helmsley
YORK
YO62 5BP



Design and Access Statement

Proposed alterations to existing farmhouse at Manor House Farm, Troutsdale to form one permanent dwelling and one holiday cottage

1 Design Statement

1.1 Manor House Farm in Troutsdale comprises a group of stone outbuildings, a barn and a farm house built around a farmyard. The Hackness to Snainton road passes through the farmyard.

1.2 This application is purely for alterations to the farmhouse itself and excludes the barn and outbuildings. The farmhouse is Grade II listed and the listing schedule is as follows:

Ref. 5/34 Manor Farmhouse - "Farmhouse. Mid C18 with C19 alteration. Herringbone-tooled sandstone to front, with pantile roof. 2-storey, 4-window front, with single-storey outbuilding to right. Centre left door of 4 recessed panels, flanked by paired 4-pane sashes and with C20 replacement window at end right. C20 replacement window over door, and 2-light casements to remaining first-floor openings. Painted stone sills to all windows. Tooled tripartite lintels to all openings except first-floor end right window. Coped gables and shaped kneelers; end left and centre right stack. Outbuilding has a board door with heavy tooled lintel, and pent roof."

1.3 The farmhouse has been much neglected for many years apart from roof repairs, carried out relatively recently, which has saved the fabric of the building from further deterioration. For present interior condition see attached photos as existing. There is a very obvious internal structural wall within the house which shows where it was previously extended in the dim and distant past – this is extremely well disguised externally. The building links through at ground floor level but, at first floor, has a separate bedroom with it's own stairs which would have been used by farm employees.

1.4 Planning History – A previous planning application, ref. NYM/2009/0121/FL was refused planning approval on 30th April '09 with , for an as yet unexplained reason, the listed building refusal notice ref. NYM/2009/0122/LB, rushed through ten days earlier and issued on 20th April '09. This application was for an earlier version of a proposal to alter and extend the farmhouse. This was subsequently taken to appeal and that appeal was dismissed on 15th February '10.

- 1.5 The current application is to divide the farmhouse into one permanent residence and one holiday cottage, adding two small extensions to augment the accommodation and enable my client to bring the property up to current standards. The principal purpose is exactly as previously proposed but a revised scheme has been prepared which takes into account the comments of the Planning Inspector and also the comments of the North York Moors Planning Officers at two subsequent meetings
- 1.6 The consultations with the Planning Dept engendered some comments and the revised plans. Nos. 1248/31 to 44 show how we think the historical elements can be retained while providing the accommodation that is necessary to make the project viable.

The best way of describing this is perhaps to address these points raised in discussions with the Planning Department as follows:

- a. We are firmly of the belief that the building can be extended without adversely affecting the original. The "lean-to" extension to form the farmhouse kitchen which was favourably commented on by the Inspector, has been retained whilst the small extension needed to augment the cottage accommodation has been much reduced in scale and now simply fills in the corner created by the original lean-to on the farmyard side of the building to form a traditionally built extension in stone.
- b. Windows – the changes to the layout naturally lead to a reduction in the number of windows required and the purposes of the areas they serve mean that they can either be small or very discreetly positioned. There are now only two new window openings required. One is a very small one for the proposed ground floor shower and w.c. and the second is tucked round the side of the original outshut to light the dining room.
The only other suggested change is to re-open a small blocked up opening on the first floor for light and ventilation to the top of the stair. All other external doors and windows remain as existing.

The outer double doors from the cottage to the rear garden have been changed to a single wide glazed opening which we would fit with an external timber stable door for security when the cottage is unoccupied.

We would suggest exactly the same for the old door to the store which becomes a door/window into the kitchen area. All the remaining side and front windows and doors remain as existing.

- c. Internal features – we would obviously want to retain as many of the interesting features as possible.

The revised scheme retains the partition between the living room and old store/utility area with a new doorway formed thus retaining the historical layout. One of the recovered old doors will be utilised in this opening.

The timber boarded partition on the ground floor can be incorporated in the revised plan and the simple joinery and plaster finishes referred to can be retained. The partition can be propped and protected while the floor slabs and concrete infill (on the corridor side) are removed and the partition re-instated when the floor is re-newed.

The first floor bathroom partition, to be removed, is of comparatively recent origin and appears to be timber and hard board. The old door from this will be saved for re-use.

The stone floor, however, is damaged in places and damp everywhere so would have to be taken up and a new floor laid to insulate and protect the structure. The full extent of the available slabs will not be known until the floors are lifted but the intention is to recover sufficient slabs from the existing kitchen, scullery, dining room and utility area to renew the kitchen and living room in the cottage and the new kitchen in the farmhouse extension. A properly insulated and damp protected concrete subfloor would be laid with the slabs on top.

The main stair would obviously remain and it is possible to plan around the secondary "farm hands" stair. Care would be taken with the design of any new handrails or balustrading required for reasons of safety.

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The existing Yorkshire sliding sash window to be removed in the outshut where the new door opening is to be formed will be re-used in the new kitchen extension.

All skirtings and architraves will match the existing detailing and it is agreed that a door with a glazed panel would be incorporated in the opening between the new kitchen and the dining room. As previously agreed, the door to the en-suite bathroom in bedroom 2 has been repositioned in order to retain the existing cupboard in the recess next to the fireplace.

Fireplaces - There are only two existing fireplaces – Fireplace 3, the one on the first floor in bedroom 2, apart from being cleaned, will be unaltered. Fireplace 2, the one in bedroom 1 on the ground floor is of uncertain vintage and fairly horrible. The intention is to first remove the (1950's?) tiles as the size of the mantelpiece looks like there could once have been a range there, see if there is anything behind it, then either close it up or form a recess depending on what is uncovered. We would prefer this to be a condition of any approval.

We think that a fireplace (fireplace 1.) should be re-instated in the living room where an original has been bricked up in the past. A suitable design will be selected. I enclose photos showing the three positions. See enclosed photos ref. 1248/45

We note that detailed matters such as the treatment of fittings, staircases, flagged floors and plumbing and heating installations should be controlled by conditions - we have always been happy to agree to this.

- e. External – the division of the separate curtilages of the farmhouse and holiday cottage will be delineated with a beech hedge. Areas of terracing and any external pathways will be Yorkstone.
- 1.7 The materials to be used in the proposed alterations will be natural clay pantiles, with a stained natural oak frame and stained fully glazed doors plus door and window frames - all materials and construction will complement the existing building.
- 1.8 All the mature planting, trees and hedging around and within the site will be totally unaffected by the proposed new works.
- 1.9 National Park Planning Policies which have been considered in the design of the proposals are:-
 - H8 - to ensure that extensions to dwellings do not detract from their character and appearance;

BE1 - preserving and enhancing the character and appearance of the area;

BE6 and GD3 - to seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

Policy ENV10 of the Regional Spatial Strategy – to safeguard and enhance landscapes that contribute to the distinctive character of the area.

North York Moors Local Development Framework

Core Policy G – Landscape Design and Historic Assets – which seeks to ensure that the landscape, historic assets and cultural heritage are conserved and enhanced.

Development Policy 5.- Listed Buildings – which seeks to only permit extensions or changes of use to listed buildings where they will not have an unacceptable impact on the special historic or architectural interest of the building.

2 Access Statement

- 2.1 There are no intended alterations to the vehicle or pedestrian accesses to the property. The existing farm yard area will be temporarily resurfaced to form a safe parking area. With a full redesign of the farmyard area to form part of Phase 2 of the development.
- 2.2 Access to and circulation within the actual buildings will be covered by Part M of the Building Regulations.

3. Conclusion

We believe that the proposed alterations and extensions to the farmhouse at Manor House Farm cover all the criteria for dealing with such a project where we have a listed building in the National Park, preserving and enhancing it's appearance while ensuring the survival of the building.

Alan Campbell

