

DESIGN & ACCESS STATEMENT

FOR NYM / 2011 / 0 0 8 3 / F L

PROPOSED EXTENSION AND ALTERATIONS

TO

BEES NEST FARM, STAINTONDALE.



1.0 INTRODUCTION

1.1 Bees Nest Farm is a Grade II Listed 18<sup>th</sup> Century built, vernacular style, farmhouse with associated farm buildings, and is set to the east of Staintondale village, on land above the coastal slope south of Ravenscar.

1.2 The property comprises an original farmhouse with attached egg store/piggery (partially converted to a bathroom approximately 50 years ago) to the east gable, an attached kitchen/larder (approximately 150 years old) with further attached porch (approximately 50 years old) – all to the north elevation, and an attached garage (approximately 100 years old) to the west gable.

1.3 The property is constructed in random and dressed sandstone, with a central timber cruck frame to the original structure. The roof to the original farmhouse is dual pitched with red clay pantile finish. The roofs to the east and west gable attachments are mono-pitched with pantile finish. The roof to the north extension is mono-pitched and sprocketed from the original roof. The roof to the porch is a flat construction.

1.4 The external joinery comprises:- windows to the original farmhouse and north extension are timber Yorkshire sliding sash of varying patterns. The window to the porch and the south window to the bathroom are upvc double glazed units. The doors are timber ledged, braced and battened.

1.5 The south wall shows evidence of significant distortion and bulging in the vicinity of the living room window and this has also caused the window frame

to compress and to bulge outwards. A similar situation exists to the dining room window, however the degree of compression is significantly less than that to the living room window.

- 1.6 The dining room gable and north walls are damp from ground level ingress of moisture and this has deteriorated the lime plaster.
- 1.7 The existing kitchen and bathroom offer small-scale basic accommodation that is not thermally insulated.
- 1.8 The first floor ceiling; following the underside of rafters and collars, is not thermally insulated.
- 1.9 Lateral outward movement of the south wall to the original farmhouse is evident in the first floor bedrooms.

## 2.0 DESIGN

### 2.1 The proposal is to:-

1. Improve the kitchen accommodation by linking this into the larder, by constructing a washing machine position and by renewing the hot water storage and support frame.
2. To repair and renovate the structure and fabric of the farmhouse by repairing the bulging stone wall, repointing, repair and renovation of the sash windows, addressing damp ingress, preserving the timber carcass, re-roofing and the renewal of rainwater guttering and downpipes.
3. Extend the living accommodation into the redundant garage to create a study and store.
4. Improve the accommodation by introducing an effective level of thermal insulation.

- 2.2 The extension of the bathroom is within the existing building envelope and involves no change in external position.



- 2.3 The extension into the garage involves the creation of a structural opening within the existing fireside recess, the increase in the mono-pitch roof gradient, reduction of floor level (enabling inspection of wall base for moisture ingress) to create an insulated structural floor, infilling of the north entrance opening and installation of new timber framed windows.

3.0 ACCESS

- 3.1 No alterations are proposed to vehicular and pedestrian access.

NYMNP/PA  
10 FEB 2011