

**STUDIO
STEAD**Barclays Bank House Baxtergate
Whitby N Yorkshire YO21 1BW

DESIGN AND ACCESS STATEMENT AND HERITAGE STATEMENT

SITE: Graystone Farmhouse, Newholm, Whitby**APPLICANT:** Mr and Mrs Christianson

1.0 PREFACE

This report has been prepared in order to accompany an application for Listed Building Consent and to address the affect of the proposals on the setting of a Heritage Asset in the context of the of the policies contained in Planning Policy Statement 5 Planning for the Historic Environment (2010).

2.0 DESIGN AND ACCESS

Graystone Farmhouse is located on the outskirts of the village of Newholm. It is a substantial detached two storey, plus attic, former farmouse built towards the eighteenth Century. It currently functions as a small Bed and Breakfast establishment with owners accommodation. The property currently offers two bedrooms with a shared bedroom. Due to requests and observations by previous and propsectus guests the owners of this property wish to carry out alterations to the first floor to make both bedrooms ensuite. This would give the level of privacy often expected by modern Bed and Breakfasts and therefore improve yearly occupancy level and business performance. As a consequence of changing the first floor layout the guests' living room would need to move down to ground floor, occupying what is currently the Study. Therefore the second part of the proposal is to partly split the Living room in two so that the owners can still have space that functions as a study and a living room.

3.0 HERITAGE STATEMENT

3.1 LISTING TEXT

Grade: II Date first listed: 10-Dec-1985NZ 81 SE NEWHOLM-CUM-DUNSLEY BACK LANE Newholm 5/233 - Graystone Farmhouse
-II

Farmhouse, early-mid C19. Coursed squared stone. Roof renewed in large modern pantiles. Stone copings and curved kneelers; corniced stone centre and end chimneys. Two storeys, 3 bays, wide proportions; and a l-storey end bay at right. Late C19 sashes with heavy lintels and projecting cills. Late C19 paneled door with oblong fanlight. Listing NGR: NZ8697810825



3.2 SCHEDULE OF WORKS

Internal

- At Ground floor there will be an additional partition constructed in order to partially separate the Living room to house a study, as part of the 'owner's accommodation'. This change is required so that the former study can become a living room for guests.
- At first floor level two non load bearing partitons, of modern construction, will be removed. New partitions will be constructed to form the ensuites. Doors and architraves will be chosen which are in keeping with the charctor of the house, for instance timber panelled doors.
- The sanitary fittings of Ensuite 1 will remain; the room will simply be connected to the associated bedroom (Guest room 1). Ensuite 2 is an entirely new bathroom: fittings will be chosen that compliment the charactor of the house.

External: Rear and side elevation of main farmhouse

- An extract fan will be installed in both Ensuites. The grill for Ensuite 1 will be installed on the rear elevation near to the room's window. The grill will be 20x20cm in size and will be painted externally with a colour to match the adjacent sandstone. The grill for Ensuite 2 will be installed on the side elevation; this too will be painted to match the sandstone
- Ensuite 2 is an additional ensuite to be installed and will require external pipework connections to the mains sewer. This will be surface mounted black cast iron pipework, either as a branch to the to the adjacent soil vent pipe of the connecting Hayloft building, or as seperate connection but placed near to the existing pipes.

3.3 IMPACT OF THE PROPOSAL

The external works are proposed to be a sympathetic additions to the property. All efforts will be made to mitigate the impact of the grills and additional service pipes, such as the painting of the grills and the careful placement of the pipes.

The landing at first floor will still be of a decent size in order to appreciate the granduer of the tall window in the stairwell. The following drawing, date and origination unknown, shows the previous layout of partitions were a similar location of the proposed changes.

NYMNP
19 DEC 2011