

NYM 2012 / 0709 / LB 4

## DESIGN AND ACCESS STATEMENT and HERITAGE STATEMENT

REV A - October 2012

PROJECT  
LOCATION  
APPLICANT

Proposed conversion of agricultural outbuildings  
Manor House Farm, Newholm, Whitby  
Richardson





## DESIGN AND ACCESS STATEMENT

### Preface

The proposals attached to this Design and Access statement have been formulated as a result of the applicants design brief, site survey, review of the National Planning Policy Framework, review of the North York Moors National Park's design guides together with pre-application discussions with officers from the North York Moors National Park.

The project is for the conversion of two outbuildings into two dwellings for residential and holiday let use. This change of use will require minor amendments to the external fabric of the buildings and the appropriate amount of internal alterations.

This statement is to be read in conjunction with the structural report that was undertaken on the property, which shows that the property can be converted without full re-construction. Please refer to Bell Snoxell Building Consultant's Structural Report ref LS/8129.

### Building history

The two outbuilding subject of this application form part of the farmstead of Manor House farm in Newholm. Newholm is a small village located two miles from the town of Whitby in North Yorkshire.

The farmstead comprises of a main farmhouse fronting the main road through Newholm, and adjoining L-shape configuration of outbuildings, one of which has already been converted to residential use. There are also a number of additional redundant outbuildings to the rear.

The farm is believed to have been constructed around 1850, and the outbuildings subject of this conversion were built at a later date during early 1900s. The farm has been owned by the Richardson family since 1947. Up until 1980s the farm had been rented: since then the land is rented separately and the farm buildings are no longer part of a functioning farm. The main farm house and next door building is currently privately rented to local families.

### Use and Scale

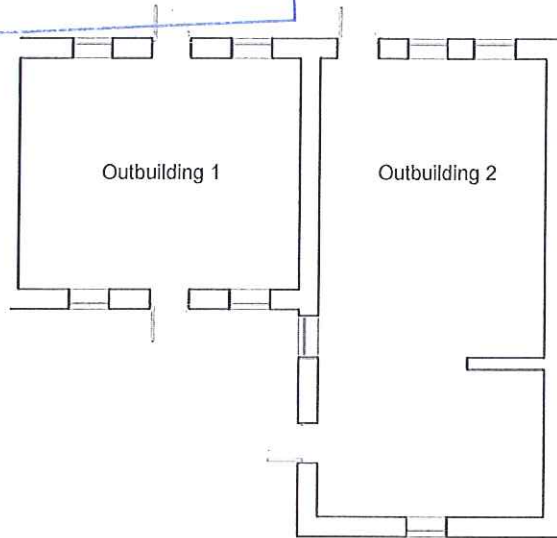
The outbuildings proposed for this conversion form part of the length of buildings attached to the farm house fronting the main road through Newholm. These buildings comprise of a small building **Outbuilding 1** and a larger building **Outbuilding 2**. This application seeks the following consent:

- Conversion of Outbuilding 1 into a 1 bedroom house, Cottage 1, for local occupancy residential and holiday let use.
- Conversion of Outbuilding 2 into a three bedroom dwelling, Cottage 2, for local occupancy residential and holiday let use.

Both buildings are requested to be granted planning permission to be separate entities from the main farm house, sub dividing the curtilage.

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Plan of existing building, not to scale



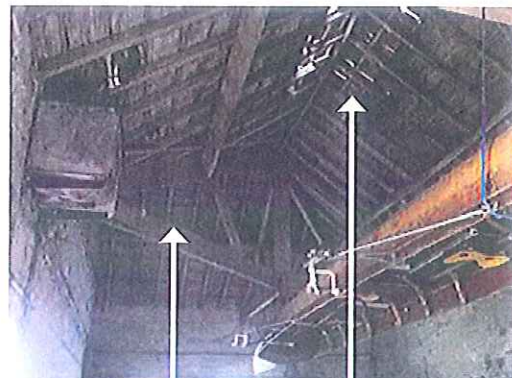
Road side elevation: Windows boarded up



Road side elevation: Unsightly stone infill to former door.



Rear elevation: Damaged and boarded up windows



Roof structure to be retained and be visible within the conversion

Location of former glazed ventilation ridge structure.



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The scale of this conversion is felt to be appropriate to the size of the existing building and the aim is to create spacious conversions so that the aesthetic and feel of the internal spaces is retained.

### Design and Appearance

The main walls of the existing building are of good condition and therefore the building can be converted without major repair to the walls. However the windows and doors of the barn are in disrepair and therefore the proposal seeks to replace all these openings with high quality timber units, resulting in an improved elevation facing the main road through Newholm. The barns have a number of existing openings that can be utilised in order to give well lit habitable rooms inside: the only additional opening is one to the rear of Outbuilding 2 to provide access to the rear garden. This opening forms part of the additional work to change this elevation and roof from a hipped roof construction to a gable ended elevation. This alteration to the roof will provide the required ceiling height for the master bedroom upstairs.

### Access

External pedestrian access to the properties will be via an existing concrete ramp at the front of the properties. The access into the properties from the front will not be level threshold. Cottage 1 will provide all its accommodation at ground floor level and will therefore be fully accessible inside. Vehicular access and parking is readily available at the front of the site.



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Painting of Manor House farm showing the part glazed ventilation stack structures on the ridge of the outbuildings.



Inspiration for the proposed arch opening to the rear of Cottage 2: Cartshed at Beckside Farm, Danby



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## HERITAGE STATEMENT

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### Listing text

The outbuildings subject of this application for conversion to residential dwellings are within the curtilage of the principal Grade II listed farmhouse building of Manor House Farm. These outbuildings make an important contribution to the overall farmstead and are currently derelict and falling in to disrepair. Therefore this application seeks to bring these outbuildings back into use again and will consequently receive the much needed renovation and conversion works.

The English Heritage listing for the site is as follows:

**List entry Number:** 1148879

**Grade:** II

**Details:** House, late C18. Ashlar. Roof renewed in curly clay tiles, stone copings and curved kneelers. End brick chimneys. 2 storeys, 3 windows, late C19 sashes with projecting cills. Central C20 boarded door under stone pedimented-hood on brackets. 1-storey right extension.

### Intended work

The overall intention is to convert the two outbuildings in to two dwellings that meets current Building Regulation requirements. The majority of the work will be to make internal adaptations so that the buildings are habitable, for example fully insulating the walls, roofs and floors. Repair and strengthening works will be carried out to the roofs. The internal design for partitioning the interiors into habitable rooms incorporates some open plan areas so that the atmosphere of the barn is retained.

Repair to the buildings will include the suggestions made in the Bell Snoxell Building Consultant's Structural Report ref LS/8129. The trusses will be retained and be exposed as a feature of the buildings, please refer to the photograph in the Design and Access statement above.

The design uses the existing openings for the windows and doors, with one additional opening to the rear of Outbuilding 2. The unsightly in-fill to former door openings will be removed and converted into long windows or functional doors. New window and door timber units will be installed and these will compliment the existing windows in the main farmhouse.

The most significant change to the outbuildings will be to construct a gable end to the rear of Outbuilding 2 instead of the existing hipped roof. This will enable more head height within the proposed 1st floor level. Roof lights are also proposed within this roof: these roof lights are not visible from the road side.

### Impact of the proposals

The works are proposed to be a sympathetic conversion and repair of the buildings. Preservation of some of the key roof features of the building will add to the inhabitants' enjoyment of the buildings. Given that these two outbuildings front the main road through Newholm, it is felt that this conversion will have a positive contribution to the overall farmstead. It will therefore improve the street scene.