

PDA

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DESIGN, ACCESS & HERITAGE STATEMENT ADA-102-27-DAS PROPOSED ALTERATION AND EXTENSION AT ELM TREE FARM, 78 THE VILLAGE, STOCKTON ON THE FOREST, YORK YO32 9UW

Date March 2023



Google Earth aerial view of site

Introduction

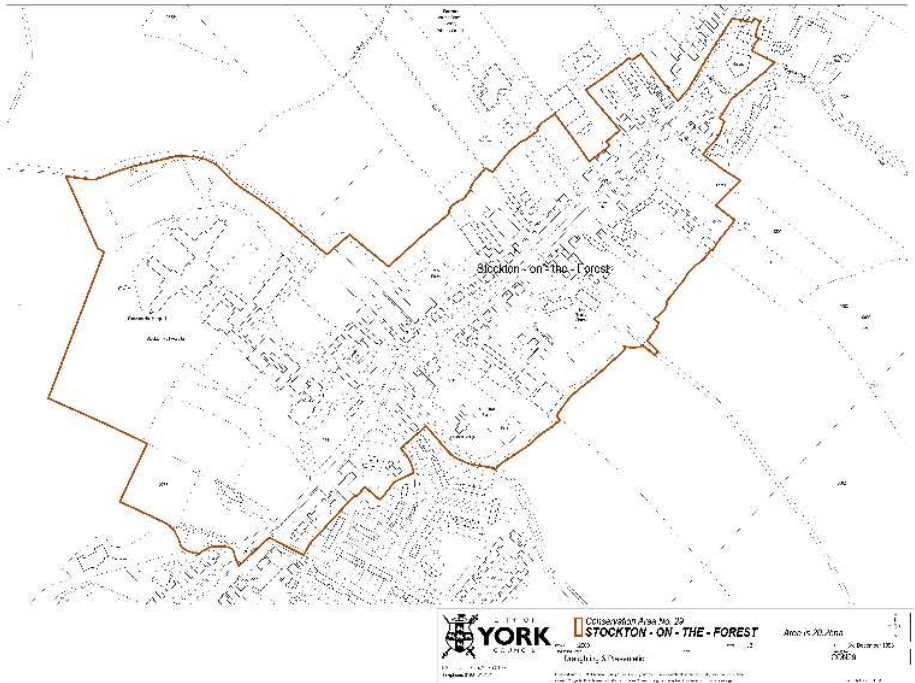
This design and access statement is prepared generally in accordance with the requirements set out by DCLG Circular 01/2006 – Section 3. The appraisal will follow some of the process advocated by the CABE Guide to good practice.

This statement is in support of a planning application to alter and extend Elm Tree Farm at 78 The Village, Stockton on the Forest to improve the level of accommodation, to include a more contemporary family room extension and for a general overall restoration and refurbishment.

Stockton on the Forest is a village and Civil Parish approximately 4 miles to the North East of York centre, just off the main A64 coastal trunk road. The population recorded in 1901 as 403 increased slightly to 479 in 1951, before rising to 1,280 in 1985 with around 500 households, and then declining slightly to 1,081 in 2021.

It is a typical linear village some 1.5 miles long with the main thoroughfare from York being Stockton Lane initially, changing to The Village in the centre and finally to Sandy Lane to the north east.

The surrounding countryside is the Vale of York with flat agricultural fields on three sides and Forest Park Golf Club to the West.



Map showing the Stockton on the Forest Conservation Area

Village facilities include a primary school and a day nursery, Holy Trinity Church (rebuilt in 1843), a local pub, The Fox, a post office and village shop and a village hall.

The property is grade II listed and lies in the historic core of Stockton on the Forest Conservation Area as designated on 3rd August 1998

Use

The Farmhouse has historic agricultural connections, demonstrated with the original hoisting gear still being in the loft along with a rotating gallows bracket to keep the sacks and goods clear of the gable wall. The position of the loft door is still visible but the opening has been partially infilled with a brick apron panel and a casement window fitted.

The use is residential, with a large mature garden and a new entrance drive currently being constructed to serve this property alone (application ref 22/01946/FUL).

The proposed alterations aim to refurbish the property and improve the level of accommodation to be appropriate for the setting, the surroundings and its heritage.

Working down through the property, the existing loft stair is to be retained with a small landing area formed with partitions and separate doors to each proposed ensuite bedroom. Additional cupboards to the eaves will provide extra storage and conceal the relocated water storage tanks.

The Velux will be replaced with a dormer window with plain tile roof, vertical sliding sash window and lead finish to the cheeks and face. The exposed timber trusses and purlins, along with the hoisting gear mentioned earlier, will all be retained.

At first floor the basic layout will remain although the existing large dressing room will become a bedroom with new access door and steps down from the quarter landing of the loft stair. The bathroom and wash-room will be revised to create an ensuite for bedroom 1 and a house bathroom.

At ground floor the porch will be replaced with a larger contemporary sun-room extension with reclaimed brick parapet walls incorporating glazed sliding doors and a flat roof with glazed roof lanterns. The additional internal space will be largely open plan and incorporate the existing rear wing, kitchen and front parlour. Two steps between the kitchen and parlour will be needed to suit the different floor levels.

Extra vertical sliding sash windows will be introduced on the south west elevation to the kitchen and family rooms and an internal glazed lobby and rear access to the north east elevation.

Amount

The area of the plot is approximately 1,446 m² and the house has a footprint of 132.8 m².

Accommodation currently consists of four bedrooms, a house bathroom and a separate wash room with bath and basin. At ground floor there is a single storey rear family room with a linking porch. The kitchen is to the rear and the two front rooms include a sitting room with fire-place and a parlour with a raised floor. A separate utility and cloakroom are accessed from the hall.

The proposed scheme increases the number of bedrooms whilst retaining the same basic layout. Both loft rooms become ensuite bedrooms, with three bedrooms at first floor along with a house bathroom and a study. At ground floor a single storey rear sun room is proposed, replacing the porch and infilling the area between the kitchen and the family room, with the rear entrance being moved to the north east elevation and including an internal glazed lobby. This will result in an increase to the footprint of 18% to 157.6 m².

Heritage Statement

Stockton on the Forest is mentioned in the Domesday Book of 1086 as Stochthun in the hundred of Bulford, although it had no recorded population and the landowner is listed as Count Alan of Brittany.

The Historic England Grade II listing is dated 30 January 1987 and worded as follows:-

SE 65 NE STOCKTON-ON-THE-FOREST THE VILLAGE (south-east side)

3/42 No 78 (Elm Tree Farmhouse)

GV II

House. Mid-late C18 with C20 renovations. Brick in Flemish bond, C20 pantile roof. Central-hallway entry, 2 rooms in depth. 2 storeys, 3 bays. C20 half-glazed door in C20 door-case flanked by 16-pane sashes. Band. First floor: sash with glazing bars flanked by 16-pane sashes. Flat brick arches throughout. Dentilled eaves course. Gable coping, end stacks. Interior: large elliptical-arched fireplace to drawing room. Attic still contains old farm winch.

Listing NGR: SE6558455981



Google Earth View of Elm Tree Farmhouse Front Elevation

Stockton Hall, now used as an NHS hospital, is considered to be the Village's most imposing house and is within 150 m to the west.



View of Stockton Hall front elevation, now an NHS Hospital

Within the village are about 11 other grade II listed properties, mainly clustered in the historic core.

Most of the other period buildings of interest date from the early 18th C and are detached houses and cottages with a rural nature and historical links to the local agricultural setting. More recent infil of plots within the village include 20th C detached bungalows and houses.

The Farmhouse has a symmetrical front elevation and three bays with end chimney stacks, built in Flemish bond brick. The front door includes a decorative timber surround and a 6 / 6 vertical sliding sash above with stone cill and painted brick voussoir flat arch heads. The windows to the side bays are slightly wider and with 8 / 8 sashes. A raised three course brick plat band runs above the window heads at both levels with dentils also present at the eaves.

To the south west facing elevation is an unusual ground floor bowed oriel bay window with 5 x 4 small panes and flat roof, the brackets are concealed with curved faceted panels with render finish. The internal floor level to this room has been raised by approximately 0.4 m and is accessed from the quarter landing of the stair. This may indicate that there was at some stage a cellar beneath, accessed from the kitchen with the steps being below the main stair flight, although this is no longer present.

The main house and the rear wing gables all feature 'tumbling in' brick panels and raised parapets with corbelled kneelers, indicating that they are original features. The rear wing also includes a tall chimney stack in a similar brick, suggesting a residential use for a significant portion of it's history. An opening to the south west facing elevation has a central door, fully glazed with small panes and decorative moulded columns to both sides, matching fixed side panels and a timber surround echoing the features of both the front and rear entrances and a bowed bay window, with small panes and matching brick apron panel, is positioned centrally on the end gable.

The linking porch, whilst appearing to be in the original brick with a clay pantile pitched roof, lacks the detailing but includes a sliding sash window 4 / 4, a brick soldier course head and a simple timber door surround.

Wide 20th C casement windows with small panes now provide natural light to the kitchen and master bedroom with small timber cills and no definition to the window heads, probably replacing the earlier vertical sliding sash versions.

The loft rooms include hoisting gear mentioned earlier, exposed trussed rafters, purlins and the chimney stacks, rising from the rooms below corbel and lean to merge centrally.

A casement window is present in both gables and a large Velux rooflight has been added to the rear roof pitch, concealed from the highway.

The proposed alterations are all to the side and rear and have no impact on the front elevation or the surrounding street scene. All the important and notable features will be retained, with the proposed extension bringing a more contemporary aspect

to the building's continuing evolution and improve the accommodation to a level appropriate to the size of the plot and the setting.

Layout

Historically, the village was a good example of a linear development with relatively long but narrow burgage plots facing the highway, with the dwellings usually set back with low garden walls or hedges bordering the small front and larger rear gardens. Over the years this has been eroded with more recent developments and infilling.

The Elm Tree Farm plot has been reduced by this process, although it is still amongst the largest in the village centre.

The layout of the dwelling is typical of a Georgian property with the front ground floor rooms being more opulent, and the kitchen towards the rear, the sleeping accommodation is above with a bedroom at each corner. In this case an outbuilding has been incorporated into the residential space and adds extra emphasis to the rear. The proposed alterations fit in well with this arrangement and have little or no detrimental effect.

Scale

The Farmhouse is relatively modest in scale, with a footprint of 136 m², from a width of 11 m and a depth of 8.5 m, extending to 16 m including the rear wing. The heights are slightly exaggerated as the ground floor is raised with a brick plinth 0.7 m tall, resulting in the eaves being at 6.0 m and the ridge at 9.5 m.

The proposed rear extension replaces the porch, with a depth of 5.0 m and a width of 5.9 m, sitting subserviently and infilling the space between the rear wing and the rear of the Farmhouse. Being single storey, the height to the flat roof deck is only 2.8 m.

Landscaping

The proposed extension occupies an area currently used as a patio to the family room, and the new proposed rear entrance will need a currently overgrown and unused passageway clearing out and paving.

The remaining areas of the plot and the boundary treatments will all be retained as they are now.

Appearance

The proposed extension will be built in reclaimed brick to match the existing dwelling as closely as is practical, with a simple raised parapet and coping stone capping. The flat roof and lanterns will be largely concealed from view.

The additional windows to the kitchen and family room will be vertical sliding sashes, matching the detailing of the main elevation.

The roof light to the loft will be replaced with a modest dormer window with plain tile roof, sliding sash window and lead cladding to the face and cheeks. It will only be visible from the rear of the plot.

Access

Access to the proposed rear door and sliding doors to the extension will be via ramps and include level thresholds to comply with current regulations.

The Coastliner bus service provides a regular public transport connection to and from York along with the associated road and rail networks.

The centre of York is around 4 miles to the south west, so not withing normal walking reach, although cycling is a possibility with the flat land of the Vale of York assisting.

Flood Risk



Flood map for planning

Your reference <Unspecified> Location (easting/northing) 465588/458878 Created 27 Mar 2023 12:14

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is any of the following:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

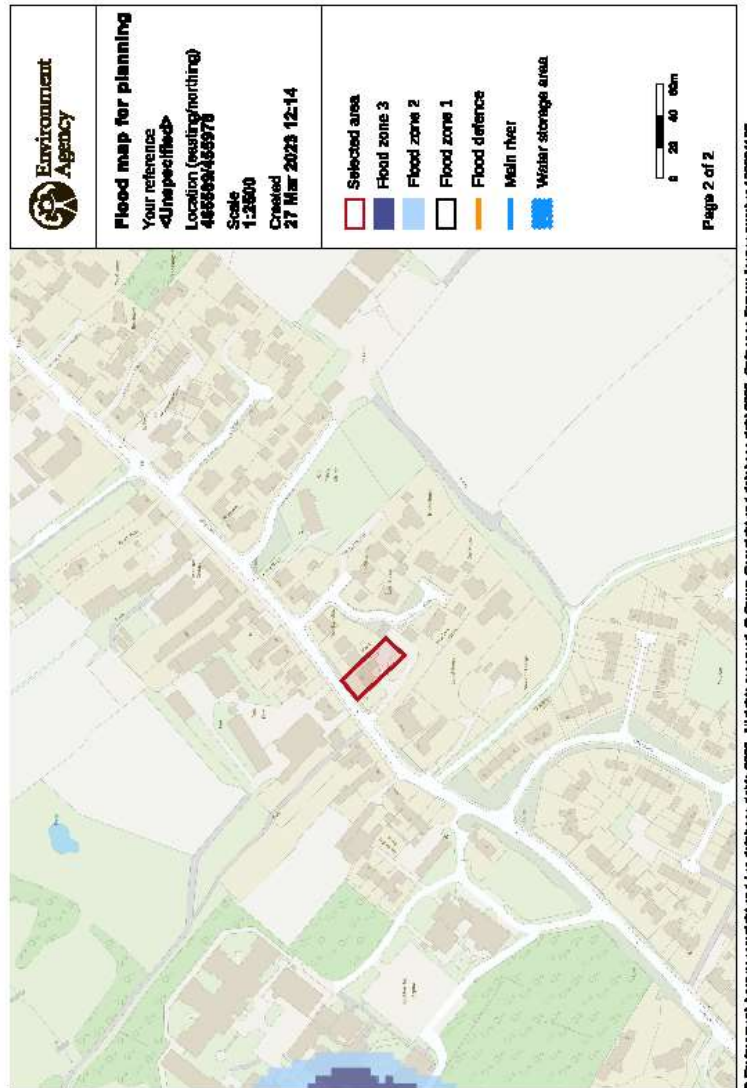
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/2/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024196. <https://flood-map-for-planning.service.gov.uk/oa-terms>



The Environment Agency Flood Map for planning confirms that the site is in Flood Zone 1 and hence at a low risk of flooding.

Policy

The proposals are supported by the following sections from the City of York Local Plan :-

Chapter 4 Historic Environment. Preservation and enhancement of the character and appearance of a listed building.

HE4 Listed Buildings :- consent will only be granted for the following types of development where there is no adverse effect on the character, appearance or setting of the building development : in the immediate vicinity of listed buildings : internal or external alterations.

Also From the NPPF

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

The proposals along with the refurbishment of the property will preserve the historic fabric and enable it to continue as an economically viable property in today's climate with minimal impact on the setting or appearance.

Conclusion

The proposals are modest and in keeping with the historic nature of the property and have little or no detrimental impact on either the setting or the Farmhouse itself.

They will preserve and prolong the nature and lifespan of the listed building and enable it to continue to contribute to the historic core of Stockton on the Forrest and it is hoped the planning department is able to support the scheme.