

Planning & Heritage Statement

Town Farmhouse 25 Church Lane

Nether Poppleton York YO26 6LF

Small History of this Site

From Commencement of Building ~ Also Issues with Structure

The approved scheme commenced June this year, there was a lot of preparation to do as we needed to sign off on the Archaeological Watching Brief to release to the planning condition. This was done, excavation watched by the approved Archaeologist, with report submitted to York City Council as required and condition released.

One of the initial tasks was to re-roof the main building, a result of the existing roof after internal inspection showed complications the roof disguised.

The original farmhouse was a long, thin, one room deep dwelling whose roof was traditionally built. It runs east west and had a slight twist along its horizontal alignment that meant the roof pitches to the East were slightly different than those to the West. It had a ridge with rafters, purlins at just above mid height and two kingpost trusses. Sometime in the 1800's another 10 feet (3m) was added along the back at ground and first floor levels. The existing front roof was extended up to a newly repositioned ridge, a clear unsupported span of 30 feet (10m).

The front purlin had been reused but the rear purlin was left obsolete as were the trusses. To the rear elevation longer rafters used at a slightly steeper angle than the original, all resting on a wall plate on the new back wall.

The internal walls that divide the length of the building front to back across the middle, only go up to ceiling level, not up to roof or purlin level. This being the case the roof was tent like, with very little support other than the outer walls.

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A scaffolding was erected front and rear and the slates to the rear carefully removed and set aside, all stacked ready for reuse, The slates were in quite good condition but would need to be supplemented by second hand slates to make up any damaged. The intention is to use all existing slates on the front elevation and only use make up slates in the valleys between the two rear dormers.

When the rear roof slates were removed, we realised the precarious condition the roof was in, the rafters split and rotten in places with a ridge hardly supported. The gable at the west end was fragile and the roof rafters in such poor condition the roofer could not use them for access. They had to rely on the ceiling joists being temporarily supported from below.

The engineer was asked what we could do, if the main roof collapsed most of the structure would be brought down with it. The answer was steel tie beam between the chimneys to keep the structure rigid and stop it caving inwards.

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The steel required was a 178x450mm deep RSJ, a huge item that could only be craned in from the front and needed to be placed in position without colliding with either chimney. Slots were cut carefully by hand. These were as close to the ridge yet as low as possible to minimise the removal of any additional timbers.

The padstones were cut and bedded below the timber line for the steel to sit them on. The East chimney is a double flue and the slot and padstone are cut into the rear chamber. The West chimney is smaller, so a slot was cut in the rear face to allow the steel to be swung into it as there was insufficient depth to slot it in.

The steel was lifted into place by a very experienced steel handler, it went into the required position first time with no mishap. Once the chimneys were secure the front roof slates 60m² could be removed, taking 2,140 Kg (2.1 Imperial Tons) off the timbers. The roof then stripped, now new rafters temporarily placed on a new wall plate to the face of the property, top placed onto the steel, so that some weather protection could be put in place as the whole structure was exposed to the elements.

Meanwhile the work progressed unfortunately some of the elements within the body of the scheme intended for partial retention proved to be structurally unsound, as they had no foundations at all and were very shallowly built on sand. They were removed and the site cleared for all foundations, the intention was to build a steel frame to support the elements removed when rebuilt. All to profiles to re immerge to reconstruct the character and shape of the original house as was approved in planning.

During the final phase of the excavations, just prior to the concrete foundation being poured the fragility of the building became apparent.

The side boundary wall and the rear section of the East gable wall went into partial collapse.



The external render to the gable wall hid the poor joint between the original gable and the extended 1800's rear section.

The 1960's ground floor removal of the lower wall exasperated the situation by weakening the structure. Also, the steel supporting the first-floor rear wall of the bedroom was dislodged by the falling gable section so that wall had to be removed by hand to prevent further collapse.

The contractor set to and carefully removed the sections leaning into the site, then when cleared prepared to rebuild. As the adjacent garden level is some 1.2 m (4 feet) higher than this property, we had an Engineer designed footings to be installed and a new perimeter garden and house wall were quickly constructed to support the adjacent property.

The steel frame has been installed and the perimeter structure is now tall enough to give some stability, it is only at this point are we able to consider how best we address the roof.

The loss of the extended gable end has shown up the weakness of that structure, it's still not fully accessible for safety reasons but we need to get things moving.

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There has been a lot of discussion about relocating this steel, the engineer has advised against it as the building was felt to be in a fragile state.

The intension is to retain the ridge steel as fitted to ensure we do not lose more original structure. The new rafters to the front will match the original pitch and be fitted into the web of the steel with a timber plate. The line of the existing roof flashing to be extended up to the new ridge and the ridge tiles to be placed and bedded on to the head of the steel. The rear roof will be fixed in a similar manner into the web of the steel, the rear pitch will be as close to the original as possible, but the two pitches were never the same.

The final ridge height will be 322 mm higher than it was prior to the roof being stripped back.

This picture shows where the rear roof had been lifted when the 1800's extension was done. The supporting purlin for the original roof was cut off as the new roof timbers were at least 5 courses above it. The masonry is just mortar bedded on the existing wall, with no tying or tothing in. This portion of the gable end will need to be carefully removed, all by hand and reconstructed.

The brickwork below the slates at the gable ends was in an appalling state as the slates didn't over sail enough to be pointed properly and the weather has been entering the masonry for well over 100 years. This brickwork was friable in structure and the bricks crumbled when handled, from the reclamation of the collapsed structure we will have enough original bricks to make good the side cheeks of the roof.



Where historically the roof was extended all the masonry is in a precarious condition, at the point when access can be achieved it needs checked by an engineer, to be either removed and rebuilt or made secure.

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The loss of the original back wall means more reconstruction, the internal back wall of the west end bedroom must be replaced.

On reconstructing the rear walls, also the internal walls, there will be some internal remodelling, therefore the plans submitted are deemed as being diagrammatic. As it is impossible to get into those spaces and measure what is available currently. The rooms overall shapes and uses are the same but with changes in wall thickness and some realignments we may be able to make better use of the anticipated space available.

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The result will be a replaced slate roof felted and pointed, that in appearance has all the pitches with materials the same as was, with a minimum increase in rise to the ridge. The chimneys repointed and lead flashing renewed, the house will not only be intact but structurally more secure.

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In conclusion a steel ridge was installed to protect and support the main roof structure of this building, the recent failures due to the poor original construction, shows how precarious the fabric of the building is. The new steel frame to the rear will ensure that the rear part of the house is now stable.

Meanwhile the steel ridge will ensure that all the main elements of the build, the gables, are secure. Moving the ridge would potentially jeopardise both chimneys, the gable wall at the west end, subsequently if this failed the front of the property and inner walls will also fail.

The steel ridge beam did its job protecting the oldest part of the house and maintaining the street scene. How the later additions sheared from the front section in the collapse, demonstrating the precariousness of the building and lack of cohesion of the house. Poor quality building methods, lack of foundations, lintels and knitting the building together has led to these problems.

The steel demonstrated it worth protecting the heritage asset and we don't want to jeopardise its structural integrity moving it. Moreover, because of the findings (ground and property) a decision was made to incorporate a steel frame into the structure when rebuilding.

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Assessment

The host dwelling on the site sits at an elevated level and comprises the farmhouse with adjoining converted barn. Town Farmhouse contributes to the street scene as its adjacent properties are modern; to the west is Poppleton Hall Gardens, a 1960/70s estate built on the site of what was Poppleton Hall, to the east is a modern detached new house, built from the bricks of Town Farmhouse outbuildings that once occupied that site.

While Town Farmhouse is not a nationally listed structure, it is a charming, vernacular building with historic character. A map regression shows that the Town Farmhouse dates back at least 1891.

The map regression shows that the porch is a later, probably a C20 addition. The precedence of expanding the floor plan of the building through rear extension additions is long-established. The 1893 map shows that as late as the 1960s, there used to be auxiliary extension structures running to the rear of the building along the western boundary of what was then Poppleton Hall (the hall was since demolished in the 1960s and its grounds developed into a 1960s/70s housing scheme formed around a cul-de-sac: Poppleton Hall Gardens).

Town Farmhouse is not directly referred to in the Nether Poppleton Conservation Area but is considered here as a positive contribution to the Church Lane streetscape within the Conservation Area. While there are numerous historic buildings to the south of Church Lane, since the demise of Poppleton Hall, except for C19 The Rectory building, which is a non-designated heritage asset, Town Farmhouse is the only historic building of note to the north of this main stretch of Church Lane.



Town Farmhouse

Town Farmhouse ~ 25 Church Lane Nether Poppleton York YO26 6LF

The NPPF is itself informed by Historic England’s *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (2008). The latter understands heritage values to be derived four values: evidential, historical, aesthetic, and communal value, and that these contribute to a place’s significance.

These four values are used below to assess the significance of Town Farmhouse:

VALUE	ASSESSMENT	OVERALL VALUE	IMPACT FROM PROPOSALS
<i>HISTORICAL</i>	<p>Town Farmhouse dates from c.1700-50. While not the oldest property in Nether Poppleton, it is amongst them.</p> <p>The building’s front elevation offers much historic fabric or like for like replacement, including handmade brick, string course, and Yorkshire horizontal sash windows. It has only slightly been impaired by addition of a modern porch.</p> <p>The retention of the name ‘Town Farmhouse’ further provides a historic association with the property and its original historic agricultural purpose.</p>	<i>High</i>	The front elevations and property name will not be altered
<i>AESTHETIC</i>	<p>Town Farmhouse is amongst the most attractive of properties located on the northern-side of Church Lane. It therefore holds aesthetic value and positively contributes to the character and appearance of the Conservation Area.</p> <p>Particular features contribute to its aesthetic standing – such as Yorkshire sliding sash windows and sting course. The modern porch slightly impairs the quality of the façade, as does the garage to the side of the building, albeit setback. To the rear, a modern uPVC conservatory and various add-on extensions adversely impact the aesthetic of the historic parts of the house.</p> <p>The setting of Town Farmhouse is of value, given the attractive front gardens and raised path and verge, and elevated position above Church Lane.</p>	<i>High</i>	<p>The front elevations and property name will not be altered</p> <p>The garage/ outbuilding will be remodeled to a smaller size, lessening their visibility.</p> <p>The eclectic rear extensions will be remodeled as an attractive two-storey extension with single-storey granny annex.</p>
<i>EVIDENTIAL</i>	<p>There is archaeological evidence in the vicinity of Town Farmhouse that dates back to the medieval period.</p>	<i>Medium</i>	<p>The remodelling of the rear extensions will largely use the site plot of the current building. Where they extend beyond these, the applicant welcomes the opportunity of an archaeological watching brief to protect and better understand the site’s contribution to archaeological knowledge.</p>

COMMUNAL	Town Farmhouse has long been a private dwelling and before that a farm. Oral history memories in the public domain associating the site with evacuation children during WW2 raises the communal interest in the site.	Low	The property will remain a private dwelling.
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The Town Farmhouse therefore plays an important but only a supporting role in the character and setting of this eastern end of the village and generally the rural character of the village and its Conservation Area.

The proposal will not change that street scene. It will not adversely impact the heritage significance of the property or its setting. The proposal will preserve the character and appearance of the Conservation Area.

Heritage-related design credentials

The design scheme is informed by the heritage and sustainability credentials of the current property and site. It does so in accordance with:

- i. Nether Poppleton Conservation Area [NPCA] (1993)
- ii. Poppleton Village Design Statement [PVDS] (2003)
- iii. Upper Poppleton & Nether Poppleton Neighbourhood Plan [UPANPNP] (2017)

i. Nether Poppleton Conservation Area

Town Farmhouse is located towards the eastern end of the NPCA and is in proximity to Listed and Scheduled monuments, as outlined above.

Aspects in the NPCA documentation that relate to Town Farmhouse, and of importance in terms of design, include:

- ‘the relationship between the village and the river remains largely undisturbed, with long narrow fronted plots extending between the two’
- ‘the main stretch of Church Lane is relatively wide. Groups of vernacular buildings are intermingled with more recent development’.
- ‘Church Lane is pleasant, its frontage given unity by the grass verges and trees, and the view ahead to the attractive group of 18c houses at the junction with Main Street’.
- ‘traditional building materials in the village are brick walling with pantile and some Welsh slate roofing. Amongst the listed buildings, English Garden wall or Flemish Bond brickwork is found, Properties have usually retained their original multi-paned or four-paned vertical sliding sash windows’.

The proposed designs are therefore informed by the above NPCA guidance. As a result, the proposed scheme ensures that:

- the relationship between Church Lane and the river remains largely undisturbed; the long, narrow fronted plot will not be widened or enclosed, and continues to extend to the river without new detached development added;

- the vernacular appearance of Town Farmhouse is maintained and unaffected by the proposals;
- Town Farmhouse’s positive contribution to the Church Lane streetscape will be maintained, making for a pleasant frontage which is given unity by the grass verges and trees (none of which will be affected by the rear extension);
- the view down Church Lane to the attractive group of C18 houses at the junction with Main Street will not be affected by the development;
- the proposals will use as its foundation the use of traditional-building materials as found in the Conservation Area of the village, such as brick walling with English Garden wall or Flemish Bond brickwork with pantile and some Welsh slate roofing.

ii. Poppleton Village Design Statement

The purpose of this policy is to secure high-quality design and development without restraining economic development.

Specific design principles that could apply to the Town Farmhouse proposals include:

Village Design principles (no.) Village Design principles (detail) Mitigated in the proposed scheme

12	To conserve the special character of the traditional communities, the size, scale and massing of new buildings and extensions should harmonise with neighbouring properties and spaces	<p>The proposed two-storey and single-storey rear extensions are in keeping with the size and scale of other extensions within the NPCA. The form of the two-storey rear extension is sympathetic in massing, size and scaling with neighbouring properties including Poppleton Hall Gardens, a cul-de-sac to the immediate west.</p> <p>The ridge line of the proposed rear extension’s roof will be below that of the historic phase of Town Farmhouse, reflecting deference and a hierarchy of importance of the various phases of the building’s evolution.</p>
14	Contemporary design should complement and be in	The proposed rear extensions represent contemporary design that is in keeping with the existing building character but not a pastiche of it. This is achieved through use of the main material – brick chosen to match the size and colour of the historic building and using an irregular common bond.

14 (cont'd)	sympathy with existing building character	<p>The use of large glazing facing the rear garden is of a modern C21 nature and takes direction from planning-approved use of similar glazing in the south-facing extension of Nos. 30 & 32 Church Lane (ref. 18/00195/FUL), opposite, and a flat- roof curtain-wall glazed connecting building at No.24 Church Lane (ref. 16/00142/FUL). Large- glazing panels have also been successfully incorporated into the C18 Grade II Listed former threshing barn to the south of "Greystone" Church Lane (refs. 16/00142/FUL & 14/02532/LBC).</p> <p>The proposed new timber cladding is used on the rear of 30-32 Church lane also the barn to the rear of 32 is timber clad. Extensive timber detailing is also used on the C18 Grade II Listed former threshing barn to the south of "Greystone", Church Lane (refs. 16/00142/FUL & 14/02532/LBC).</p>
16	Adequate parking spaces should be provided within the curtilage of the property, to avoid on-street parking. Vehicles should be concealed as far as possible	<p>The reconfigured garage will allow for enclosed parking of two vehicles and bicycle storage. Further off-street parking can accommodate a further five cars (although it is not envisaged this will be required). A total of three vehicles and cycles can be concealed from the public domain. It is therefore considered adequate parking will be provided and on-street parking avoided.</p>
17	Space should be maintained around dwellings to avoid the loss of soft landscaping	<p>There is ample soft landscaping to the front and rear of Town Farmhouse. The front landscaping will be unaltered. The rear landscaping will be reconfigured in part to accommodate the remodelling of the rear extensions, but with minimal impact. The demolition of the majority of the outbuilding will provide greater visibility and appreciation of the extensive rear landscape including swimming pool and terrace wall.</p>

Village Design principles (no.)	Village Design principles (detail)	Mitigated in the proposed scheme
18	Avoid the use of flat felt covered roofing on new buildings and extensions. ... When extending, consider the relocation of original roofing tiles onto visible elevations to 'age' and blend in new build	There will be no flat felt roofs. As identified above, the use of zinc cladding for the two-storey roof extension will blend-in well with the Welsh slate of the oldest part of the property. Otherwise, use of further slate or clay tile (similar to the garage and barn conversion) runs the risk of the extension becoming a pastiche or misread in time as 'historic'; the proposal is for an honest new extension to replace a series of inadequate and unsightly current extensions.
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21	The use of locally produced handmade clay bricks and roofing tiles should be encouraged on new build and extensions, in particular with older buildings. Match new brickwork size and bonding to existing, ...	As identified above, the use of locally produced handmade bricks of a similar size and using a similar irregular common bond are identified as the principle material of the existing historic building, and therefore will be matched to help "blend in" the new extensions.
23	Large areas of unbroken walling and roof elevations should be avoided	Large areas of unbroken walling and roof elevations are avoided through imaginative use of fenestration, including roof lights, roof domes and glazed roof panels with a floor laylight below to bring light into the inner ground floor areas of the house.
24	Replacement double glazing should be sympathetic to the property and its surroundings, and have regard to the period and overall character of the building. "Conservation" style rooflights should be encouraged where appropriate	The use of double glazing will be sympathetic to the property and its surroundings.
25	All design should support sustainable development principles including energy efficiency, waste minimisation and economic water usage.	Photo voltaic solar panels are proposed for the rear pitches of both the new extension and garage. Neither will be visible from the public domain in the NPCA.

iii. Upper Poppleton & Nether Poppleton Neighbourhood Plan

The local Neighbourhood Plan was approved in 2017 and covers development in Upper and Nether Poppleton for 2016-36. The aspects of the Neighbourhood Plan that relate to this application are those that abide by the NPCA and the PVDS – two key documents that feature in the UPANPNP. These are highlighted in the Vision Statement, where within Upper Poppleton and Nether Poppleton designated parish area sustainability means the development of proposals that this Neighbourhood Plan seeks to promote by:

- Ensuring that houses are not built as schemes that see one size fits all, stratifying the housing types to match the needs of people at different stages of their housing life cycle and hence building communities and cohesion.
- Ensuring that any housing developments within the historic villages of Upper Poppleton and Nether Poppleton are commensurate with the setting in terms of building materials, layout and garden space as set out in the Poppleton Village Design Statement (2003)' (p. 6).

Overall, the proposed changes would preserve the special character and appearance of the NPCA. It would bring forward high quality design appropriate to the character and appearance of the village, as required by the PVDS.

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The key difference between this submission and the previous permission is the need (explained above) to increase the height of the ridge of the roof by 322mm. In considering the impact on the heritage assets locally, it is considered that no harm will be caused as the stepped arrangement of the principal roof form as it is maintained. A similar conclusion was reached when an Inspector - (see APP/C2741/W/20/3247796) - where an increase in height of 0.5m (where 0.3m in relative height) was considered to have a neutral effect on the conservation area and would not disrupt the established rhythm of the Conservation Area" - see para 16 of that decision. Given the limited change of the buildings in the locality, the assessment still holds validity.

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