



Supporting document

Home Farm, Swinton Grange, Braygate Lane, Swinton,
Malton, North Yorkshire YO17 6QT

Applicant : Commercial Development Projects Ltd

Revision :- 03.05.19

Design statement
Access
Flood risk



RIBA  www.mbramhall.com

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Introduction

This document has been written to accompany a planning application for the remodelling and extensions to three existing dwellings and the conversion of farm buildings and workshops into a further five dwellings. The application also covers the relocation of an existing steel portal frame building to form a communal renewable energy centre.

The application follows a preapplication enquiry and subsequent dialogue with officers which has taken place over the last 9 months (ref 18/00993/PREAPP).

Home Farm, Swinton Grange lies within the Howardian Hills Area of Outstanding Natural Beauty (AONB) and is situated some distance to the north of Braygate Lane which is the road leading from Castle Howard to Malton. The farm buildings were the agricultural hub of the wider Swinton Estate and largely constructed in a single phase to reflect the best practice of the period as a 'model farm'.

The slow fragmentation of the estate, together with modern farming practice has rendered the buildings redundant although three existing houses on the site remain in use and are presently unoccupied.



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Site existing

The property is not listed but is a significant landscape feature as a collection of buildings in the open countryside. It is made up of a series of elements, some contributing more positively than others.



Home farm house and outbuildings (plot 1)



Anna cottages (plot 2)



The stables and veterinarian's office (plot 3)



The barns south elevation (plots 4)



The barns north elevation (plots 4)



The barns east elevation (plots 4)

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Site existing

The predominant materials are brick with some stone detailing on the better buildings. Roofs are covered with clay pantile. Later roof coverings to the two enclosed fold yards are in asbestos sheet and the steel portal framed structures to the north side are in a mixture of profiled metal sheet and mineral fibre.



West side of barns (plots 4 and 3)



Barns from west (plot 4)



Central bay of barns (plots 4)



Internal view of central barn range (plots 4)



South west side of Home farm outbuildings (plot 1)



Home farm outbuildings (plot 1)

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Site existing

Home farm house had late C20 rendering to east and south whereas west and north elevations still show stone walls construction with brick quoins and details. A double height barn to the west has served as a smithy, although the furnace has been removed. Anna cottages are in brick with stone details similar to the majority of the main barn build.



East side of Home farm house (plot 1)



Home farm smithy (plot 1)



Home farm (plot 1)



North view Anna cottages (plot 2)



Anna cottage rear (plot 2)



Barns north west corner (plots 4)



Barns east side (plots 4)

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Site existing

Home Farm is a non-designated historic asset and a relatively rare example for this area of a model farm. Mr Colin Briden has prepared a historic building assessment to accompany the application.

The first edition Ordnance Survey plan 1854 shows a small farmstead named Swinton Cottage on the site and this would have included parts of the existing farm house. This had accumulated additional outbuildings when surveyed for the second edition 1892 plan. At the turn of the century however the farm and surrounding land were purchased by Nathaniel, 1st Lord Rothschild and he built Swinton Grange as a wedding present for his daughter Charlotte Louise Adela Evelina, (known as Evelina) (1873-1947). Evelina married Clive Behrens (1871-1935) on 4 October 1899 and they moved to Yorkshire, where the couple's three children were raised at Swinton Grange. The farm benefitted from their investment becoming the hub for a wider agricultural enterprise for the whole estate.

It seems certain that the farm buildings were constructed according to theories which had first been laid down in the middle of the C19 when, with the encouragement of Prince Albert, agricultural engineers had begun to look at contemporary factory practice as a model for constructing farm buildings on scientific principles. Although later in date than most the large central block at Swinton Home Farm is a direct descendant of such Victorian model farms. These characteristically comprised the following standard elements:

- A spacious rectangular plan for cowsheds with storage and processing on the north side, livestock in sheds to the south, and horse and implement sheds to either side;
- A farmhouse set in one corner – often the south-west corner – for privacy and fresh air;
- A power source: usually steam but occasionally water (at Swinton there were first stationary engines and then electric motors);
- A logical progression through the farm buildings of materials from feeds to manure, usually in tubs working on tracks, sometimes with turntables, and assisted where possible by gravity;
- The rigorous control of animal waste and a corresponding emphasis on the importance of manure.

In addition, as at Swinton, there were often separate buildings housing pigsties, milking parlours, byres, and loose boxes. The buildings were generally given an industrial character by their large scale and the deliberate choice of imported non-local building materials.

It is also worth noting that the water supply for the buildings and originally Swinton Grange itself was fed from the reservoir at the highest point on the land (south west corner). The water was pumped up to the reservoir from boreholes located near the farm buildings and was until recently still supplying water to the farm.



Extract from 1892 Ordnance Survey



Extract from 1911 Ordnance Survey

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Site existing

A large farming venture requires staff and there is a social history to the place as generations have lived and worked in and around the farm. The Behrens moved out of Swinton Grange in 1978 and although a family trust held some of the land until recently the estate holding had diminished in size by this time.

During the war the buildings were in full operation as the photo of the team at the time standing in the doorway of the central barn testifies. The last peripatetic Great Yorkshire Show was held in Malton in 1950 (the Harrogate showground was bought in the following year). During the show some of the stock events were held at Home farm as seen in the photograph below.



Wartime photo of land girls at entry to central barn Yorkshire Show - stock parade 1950

The farm buildings were not intended by their builders to be attractive nor do they form a traditional part of the Ryedale landscape. However they do possess intrinsic importance as representing the last vestige of a tradition of farming along industrial lines going back to the first half of the C19. Although they have been compromised by some destructive C20 alteration and the extensive use of intrusive modern materials they retain considerable historic interest. Their sensitive enhancement and re-use within the AONB are regarded as highly desirable.

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Site proposed

Our proposals seek a new use for the agricultural buildings of Home Farm Swinton. A use which will allow the conservation of the buildings within the Area of Outstanding Natural Beauty. We also seek to renovate and extend the existing three residential properties on the site giving each property adequate amenity and privacy without impact on the wider landscape.

Given the eight homes we seek to create, a starting point was to secure safe access into the site. As well as the existing drive to the east side of the site, we used an existing access by the reservoir to form a new track alongside the western edge of the site. This can be seen on the Location plan on page 2 of this report and submitted with the application drawings.

As well as reporting on the existing landscape, Rosemary Mitchell of The Landscape Design Company undertook a visual impact assessment which is submitted with the application. John Clayton of JK Arboricultural has also undertaken an arboricultural assessment of the existing trees on the site.

Each property has an individual entrance and at least two undercover garage spaces. Rather than try to convert all of the principal space, we aim to minimise the effect of parked cars on views and vistas and used the central area as a communal garage for the barn conversions. This design principle is carried through to external spaces. We have drawn domestic garden boundaries close to the existing buildings. The existing fold yards within the building will become sheltered gardens for four of the dwellings - the intention being to disguise and minimise the effects of domestication on these very functional and purposeful buildings.

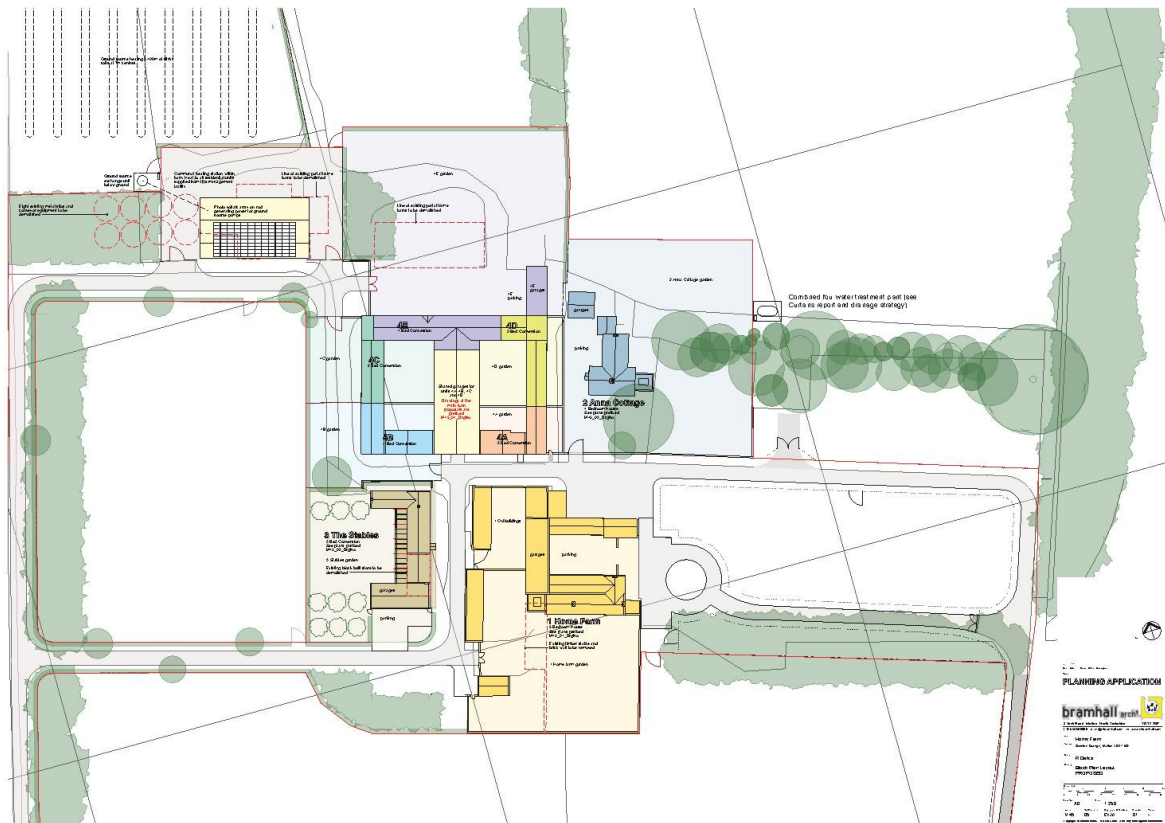
Existing C20 additional buildings to the south, steel portal framed buildings to the north and old grain silos to the west do not contribute to the site and will be removed as part of the proposals.



Home farm Swinton, aerial view from north west

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Site proposed



Block Plan

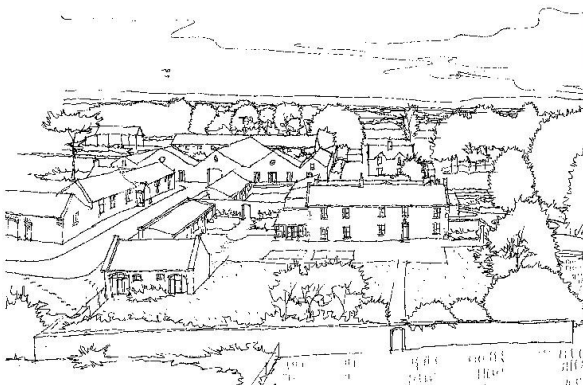
One existing portal framed farm building will be moved to the north west corner of the group where it will provide a communal renewable energy centre comprising ground source heat pumps and will have a photovoltaic array on the south roof face. The building will also be used for the maintenance of the grounds and farming the retained land. All garages will be fitted with electric charging points for vehicles which will be linked to the renewable energy centre.

A drainage strategy and report on services has been drawn up by Curtins and is submitted alongside this application. A communal packaged sewage treatment plant designed by Curtins and RA Dalton will be located in the vicinity of the existing septic tank to the north east of Anna Cottage (plot 2). Curtins have also undertaken a stage 1 Environmental Preliminary Site Assessment and this has been submitted as part of the application.

The existing farm house (plot 1) has a number of fine details listed in the Heritage Assessment and our proposals seek to retain these in an extended property. Existing piecemeal brick extensions to the north side of the house will be demolished and a two storey extension added to form a double pile roof. We also propose the removal of a concrete block agricultural building built over the existing west garden wall. We propose extending the wall to the west to enclose a larger garden space, albeit one screened from views from Braygate Lane by the wall. This garden will thus incorporate the attractive brick building to the south west of the house.

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Site proposed



Sketch view of proposed house (plot 1)



Aerial view from south

Garaging for the house will be formed to the west of the kitchen courtyard in lean-to buildings. To the north of plot 1 a new oak framed open structure will provide additional covered parking adjacent to the rear entry to the courtyard.

Anna Cottages is presently two houses and built for workers and their families at the same time as the main barns. The houses have some details consistent with the domestic revival style of the period and it would appear that the central rainwater pipe on the south (front) elevation has always obscured the datestone built into the front wall. The application proposes that this property becomes one single house with a conservatory to the east and an entrance porch to the west gable both articulated in a similar architectural language with small pane windows and painted softwood framework. Rainwater goods will all be replaced with cast iron as elsewhere on the site and as a single house we propose the down pipe be replaced off centre to reveal the date stone properly.

The existing outshut to the rear is to be demolished and a new two storey range erected where the ridgeline will be lower than the principal roof and thus subservient to the original structure. A new double garge is proposed in brick and under a pantile roof.



Sketch view of proposed house (plot 2)



Anna cottages from south

The stables is the range of buildings to the south west corner of the site. The building is L shaped in plan with the western element containing a chimney and cast iron range as well as some existing cupboards and built-in furniture. It has been described as the veterinarian's office although there is no evidence to support this use. To the south end of the buildings a taller concrete block building has been constructed which does not add positively to the otherwise well detailed building.

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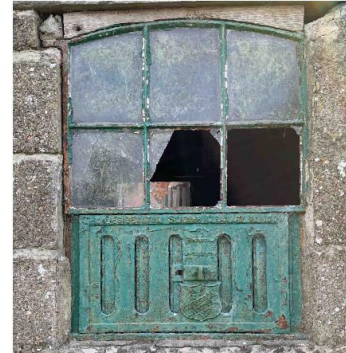
Site proposed



Sketch view of proposed house (plot 3)



Stable range



Iron window vents



Sketch view of proposed house (plot 3)



Stables from north east

Windows are in a number of materials and forms - as per the wider site. Larger openings having fixed and sliding softwood painted sash windows with smaller openings fenestrated with a patent metal window and ventilator as illustrated. To use the existing building efficiently we propose a wide and largely glazed corridor running on the west side of the existing form and connecting between the existing west wing in the north and a new similar wing to the south which will contain utility spaces and a double garage. Again the building form is aimed at containment of the external 'domestic' spaces however this particular unit is further screened with additional planting proposed on the western edge of the site and by tree planting closer to the site.

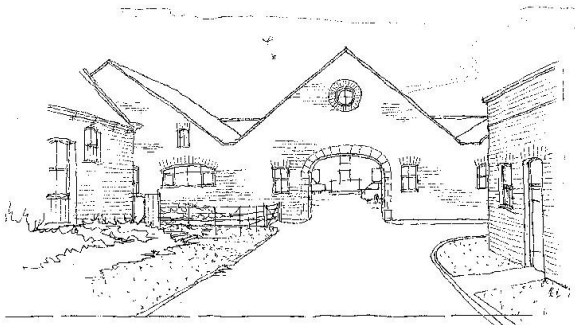
We propose that the open market residential use of the second Anna Cottage be transferred to this unit as hereditary title or as part of the overall consideration of valuation and benefit to the area in conserving the asset.

In our consideration of the conversion of the original barns we have tried to work with existing openings as much as possible. There is an overarching symmetry to the south elevation and although the openings have been much altered over the years we have tried to return some of the design rigour and repetition to the openings.

The central opening to the shared car park is under a brick high level roundel. The opening needs to be wider so we propose a three-centred arch with brick detailing to match in with subordinate arches on either side.

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Site proposed



Sketch view of proposed garage entry (plots 4)



South view of central barn

The main barns will be converted to form 5 residential units (4A, 4B, 4C, 4D and 4E) arranged around the perimeter of the existing structure. Each house uses the 'corners' of the original barns to arrange the internal spaces and where possible additional accommodation has been created within the generous roof space. On the north side a large unit 4E enjoys a relatively larger garden and has separate parking in a projecting wing to the north east side of the site.

As part of the works all the barns will be re-roofed and fabric repaired. An ecological survey has been undertaken by Wold Ecology and this has been submitted as part of the application. Stone watertabling will replace concrete repairs and the brickwork will be repointed in lime mortar. New floors will be required in several areas due to rot caused by water ingress, however the general condition of the structure is good despite a lack of maintenance and indicates the qualities of the original construction and materials. All rainwater goods will be replaced or repaired cast iron with profiles to match the existing. A structural report on the existing condition of the buildings has been prepared by Mr Alan Mitchell of Maltech engineers and this is included in our application submission.

Conclusion

We have shown that the existing farmstead has local historic interest and as a model farm it contributes positively to the AONB. Through continued dialogue with Officers we have received confirmation that the buildings are considered a non-designated historic asset and are worthy of conservation. We have studied the effect on the visual appearance of the development and proposed additional landscaping measures to mitigate harm and enhance the wider setting.

This development will re-use redundant buildings and it represents appropriate enabling development to conserve the heritage asset. It is therefore in line with policy, however we are aware that the additional cost of carefully restoring such a structure renders the viability of the enterprise finely balanced and the proposals rely on achieving open market value for the finished homes.

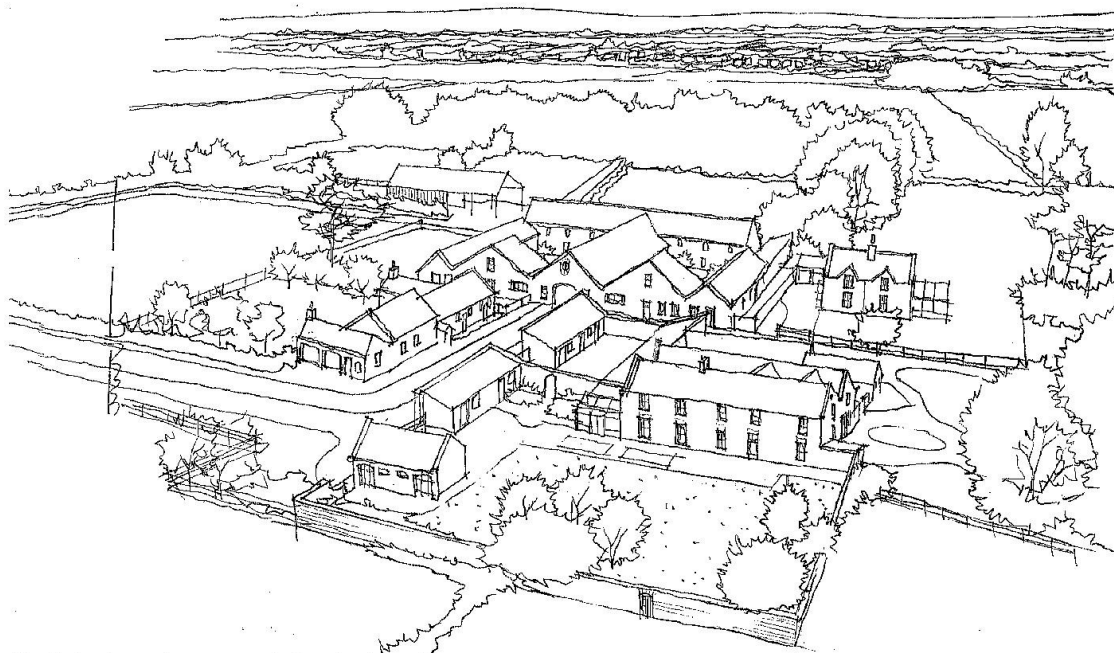
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Planning policy

Reference has been made in preparing the design to the National Planning Policy Framework NPPF, The Ryedale District Council Local Plan and the Howardian Hills Area of Outstanding Natural Beauty Management Plan.

Proposals have been designed with the input of officers and the wider consultant team over an extended period of pre application enquiry and consideration.

A planning policy statement and viability appraisal has been submitted as part of this application by Savills (UK) Ltd.



Sketch view of proposed development

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Access

The property has been designed to meet the requirements of Part M of the Building Regulations (*Access to and Use of Buildings*) as a minimum standard. Level access is proposed from car parking to properties through external areas. This will include to all front doors including Home farm as the existing ground floor levels are consistent with the surrounding ground levels. Wheelchair access to the first floor of the properties is not available but the main access from the courtyard and parking areas will include firm ground and level thresholds. WC provision is available at ground floor level with an outward opening door to all properties.

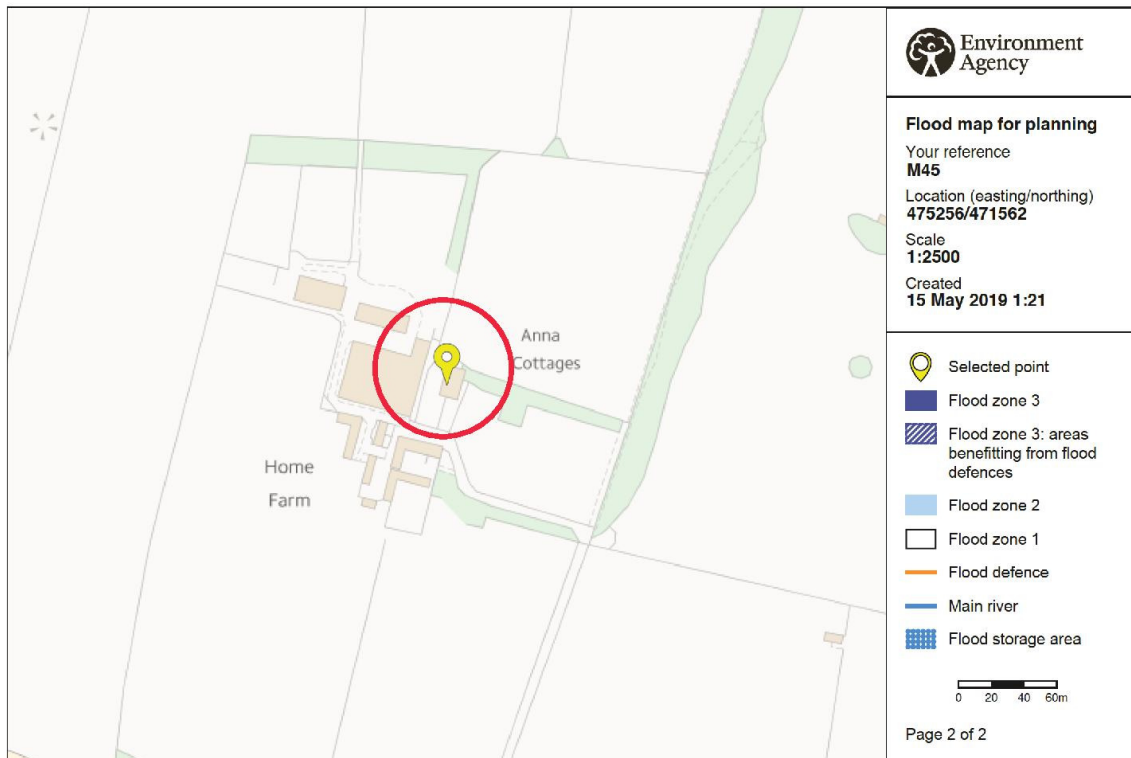
The proposals include all the principal accommodation on the one level and with wide corridors allow for ease of use for both ambulant disabled and wheelchair users.



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Flood risk

From information available on the Environment Agency website, it has been determined that the property falls outside the area prone to significant flooding risk as demonstrated below on the Environment Agency flood risk map.



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Extract from Environment Agency Flood Risk Map

Key

 Development Site