



**The Pavilion, Howsham.**  
Design and Access and Heritage Statement  
June 2019

**ArkleBoyce.**



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## 1.0 Approach

ArkleBoyce was established in 2014. Since our inception we have been very privileged to work with wonderful clients on some fantastic schemes. As the practice's commissions and client base have grown we have not lost focus on delivering the quality work that has made our reputation.

We are a passionately design-led, client-centred studio. We bring together our client's personal vision, the immediate and wider context, and our skill, imagination and experience to create individual buildings of beauty, quality and effortless function.

Getting the most from buildings is in the DNA of the company. From the outset we have aimed to creatively resolve issues where occupiers, developers, investors and statutory regulator's respective views meet.

We believe that good design is fundamental to each project, and that it is not just in the architecture of the building and the selection and detailing the materials, but is in the efficiency of the space, the ease of construction and in the added value that it can bring.





## 2.0 Introduction

This report has been produced as a supporting document to the full application for the proposed extension and internal alteration for the existing garden cottage pavilion at The Great Barn, Village Street, Howsham, Malton. The proposals are designed to self-contained retirement accommodation with live-in care for Mr and Mrs Stephenson.

Mr and Mrs Stephenson, the owners of The Great Barn, now wish to down size from their existing property to their garden cottage pavilion and include for the provision of live-in care. It should be noted that the couple are heavily invested in the village and wider surroundings, both through the church and community events. The modification to the existing garden cottage will allow them to remain in their family residence and village, whilst allowing their son to move into the existing house (The Great Barn) and continue to farm the surrounding land.

The proposed scheme sits within the grounds of the The Great Barn, Howsham. The Pavilion, is an attractive single storey brick building under a pantile roof. The property lies within the Howsham Conservation Area and the Howardian Hills AONB.

Further to an initial Pre-app (18/00726/PREAPP) these proposals extend the existing garden pavilion building, with two flanking wings of accommodation to the north and south. The proposals visibility from the public highway is limited and does not significantly change the scale or aesthetic of the existing building; therefore it will remain sympathetic to the surrounding context. The proposals also consider the context of the historic garden walls and whilst they abut them we do not believe that they damage the character and integrity of the wall that Mr and Mrs Stephenson have been instrumental in its retention.

Visually the proposals take precedent from the existing form and materiality, of both the barn and house, and will be a positive addition to the external fabric of the building.



Existing West Elevation



Existing South Elevation

## 3.0 Context

Howsham is a small settlement with an established parish population. It lies in the Derwent Valley in the south western part of Ryedale District Council in North Yorkshire. It is located approximately 10 miles north of York and 7 miles south west of Malton, the closest market town. It is a small but particularly attractive rural settlement located in rolling countryside with a well wooded character, at the southern end of Kirkham Gorge. This is reflected by the surrounding landscape designation with the village lying at the point where the south-eastern boundary of the Hawardian Hills Area of Outstanding Natural Beauty meet the Wolds Area of High Landscape Value. Access is via minor roads only, making the village quiet and undisturbed by passing traffic. It is the Estate village of Howsham Hall, a Jacobean residence still standing at the north end of the village.

### Historical Background

The story of Howsham village is inextricably linked with the history of Howsham Hall; the Jacobean House built in c.1610 that sits at the northern end of the village. The landscaped parkland that surrounds the hall abuts the village and has resulted in the clearance of significant parts of settlement. The history therefore will include many references to the landscaped parks and gardens as they play an important part in the history and development of the whole village.

The manor of Howsham was held by the de Roos family in the 13th century. The earliest reference to a park is in 1285 when the pasture of the park was said to be worth 40 shillings. A manorial survey dated 1352 refers to deer in the park.

Until the dissolution of the Monasteries, the lands of Howsham belonged to nearby Kirkham Priory, Kirkham and therefore Howsham was granted by Edward VI to Thomas, Earl of Rutland. In 1573 the manor of Howsham was sold by the Earl's great grandson to Thomas Bamburgh. From the time of Thomas Bamburgh's purchase in 1572 the estate never changed hands until 1948. Instead it passed through daughters to the successive families of Wentworth, Cholmley, Fane, Grimes, and Strickland.

The hall was built for William Bamburgh c. 1610-1619 probably using stone from nearby Kirkham Priory. Successive changes to the building have been made since and what we see today is the result of many phases of development. The main architectural style of the building however, is Jacobean. It has a u-shaped plan, is constructed from limestone ashlar and has eye-catching south facade that features 7 bays, full height bay windows and a projecting full height central porch, showing influences of renaissance architecture.

The parkland that we see surrounding the hall today is also a combination of many changes although two distinct phases can be identified. The first took place during the early C18, the second in the mid to late C18. The current landscape park has its origins from the mid to late 18th Century when Lancelot 'Capability' Brown was commissioned to create a new parkland for the Cholmley family c.1770. During the C19 and C20 the parkland remained largely unaltered, although evidence exists of some 19th and 20th century planting.

This later phase of development involved removing the formal gardens and extending the grounds to the south of the house. This extension involved the demolition of a small group of houses at the north end of the village. Approximately 20 years later all the houses on the west side of the village street were demolished. Their sites and the village green were taken into the park. These improvements also included a number of improvements attributed to John Carr of York including the remodelling of the existing watermill, the building of a stable block with adjacent kitchen garden and barns, a new drive with a bridge over the river Derwent, the building of a pair of lodges and gate piers, an ornamental boat house and an ice house.

### Topography

The village has a well defined linear form which runs in a north-south direction for approximately half a kilometre. The road is a no-through road and leads only to the drive which approaches the Hall. It exists to connect the Hall to the main roads to Barton-le-Willows, Malton and York. Development is found along the eastern side only as earlier cottages on the west side were cleared in the re-landscaping of the parkland surrounding Howsham Hall. The west side of the street is now lined with a narrow belt of mixed trees which would have been planted to screen the village off from the house.

Access into the surrounding countryside is provided by small tracks that lead from the main road to the outlying farm buildings and fields.

The nearby river Derwent plays an important part in the siting of the Hall and the topography of the land. It meanders along the north and west boundaries of the conservation area and was navigable until the 19th century. It has been suggested that at one stage the Derwent provided access to the Hall for much of the year.

To the south, the conservation area is bound by Low Lane, another minor road that connects Howsham with the nearby villages of Leaving and Harton.

### Architectural Continuity

There are key features of the Buildings in Howsham that give the village it's special identity. The majority of the buildings in Howsham are constructed from sandstone and date from around the late C17th to mid C18th. The most predominant building type is the cottage although some larger farmhouses and their associated farm buildings are present.

An important element of the conservation area is the village church built by G.E. Street, the architect who was commissioned by the Sledmere Estate for the extensive programme of church building and restoration on the Yorkshire Wolds in the 1860s. St John's was built between 1859-60 for Hannah Cholmley. The church is built in the High Victorian Gothic style using grit stone ashlar blocks with decorative bands of sandstone.

Much of what forms the historic character of Howsham is the architectural consistency in terms of the building type, size and materials. There are however many smaller details that greatly contribute to the character of the village. Retention or reinstatement of these original features is to be encouraged wherever possible as they form much of the character of the individual property and their presence would positively contribute to the overall character of the village.

An example of the smaller architectural details in Howsham is the narrow wooden lintels above the doors and windows that can be found on some of the buildings. There are many variations in window styles in Howsham due to the high number of alterations. A traditional form of window opening for this village would have been the Yorkshire sliding sash which can still be seen throughout the village. This is a vernacular method of window opening where one portion is fixed in place and the other slides behind it to allow air into the building. In Howsham these windows are painted in a light colour.

In general the window shape in Howsham is one of long, narrow rectangles. This follows the overall style of the cottages as many of the buildings are long and low themselves with a horizontal emphasis. Many cottages are one and a half storeys high with first floor windows partly in the roof space. This has resulted in an architectural feature that is common to Howsham, namely the presence of a small window in the roof space at the gable end. Windows that are divided into smaller panes are also common to the village.

More than any other single component the choice of walling material establishes the character of vernacular architecture but this should not be viewed in isolation. The majority of buildings in the village are constructed from locally quarried sandstone. The blocks are generally a rectangle shape and are laid to straight courses giving a neat appearance. The mortar joints tend to be narrow and would have originally been lime mortar.

Due to the varied and inconsistent nature of sandstone, the size of blocks used for construction is highly varied. To aid with stability the walls are laid in diminishing courses where larger stones are used towards the bottom of walls with smaller blocks towards the top. As with other types of construction the corners of buildings are often tied together using larger, more prominent stones.

Ref: Howsham Conservation Area Appraisal Draft May 2001

### 3.0 Context



Aerial Photograph of the Site

Chimneys are a common feature of the buildings in Howsham. They are generally situated on the gable ends of properties and are constructed of brick. The chimney pots are usually buff in colour, but red clay can also be found. The roof ridge is generally finished in sandstone capping tiles.

The prevalent roofing material in the village is red clay pantile but originally many of these buildings would have been thatched.

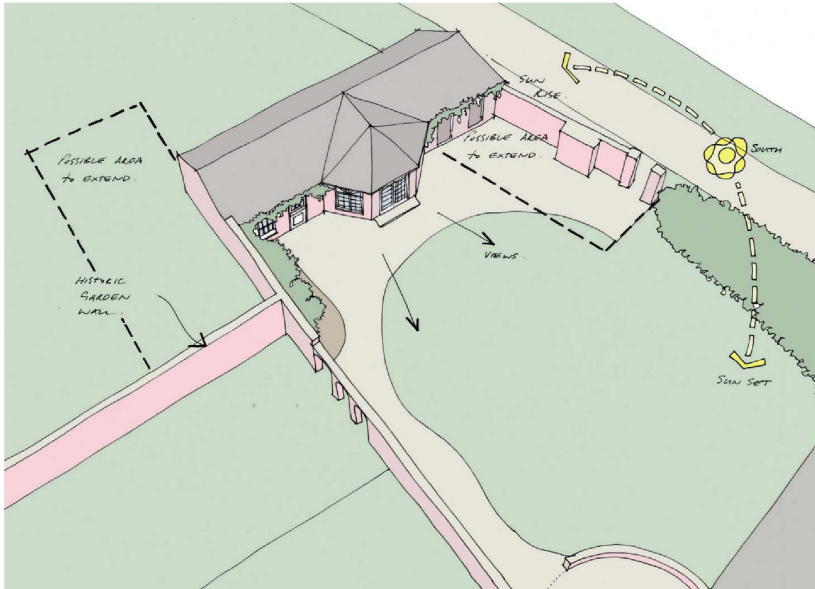
Many of the cottages in the village have door styles that would have been common in the last century. These are plank wood doors and are in keeping with the cottage style buildings in the village.

The prevalent roof construction in Howsham is that of close eaves where the roof comes flush to the wall at the gable end. There is a slight overhang of the eaves at the facade front.

Ref: Howsham Conservation Area Appraisal Draft May 2001

Our proposals are sited to the northern end of the village, beyond the development limits and, therefore, within open countryside. The site is within the Conservation Area and the Howardian Hills Area of Outstanding Natural Beauty (AONB). It also stands within a Registered Park and Garden (Howsham Park). Howsham Hall stands approximately 300m to the north-west. The River Derwent is 250m to the north of the site.

## 4.0 Site Analysis



Existing site sketch

### 4.1 Orientation

The site has a East-West orientation.

### 4.2 Topography

The site is predominantly flat.

### 4.3 Views

The proposal is for a new home that looks out onto the existing tennis court to the west and is bound by the existing boundary wall to the south. Due to existing planting and the location of the property the proposed scheme will not visually impact upon the adjacent properties.

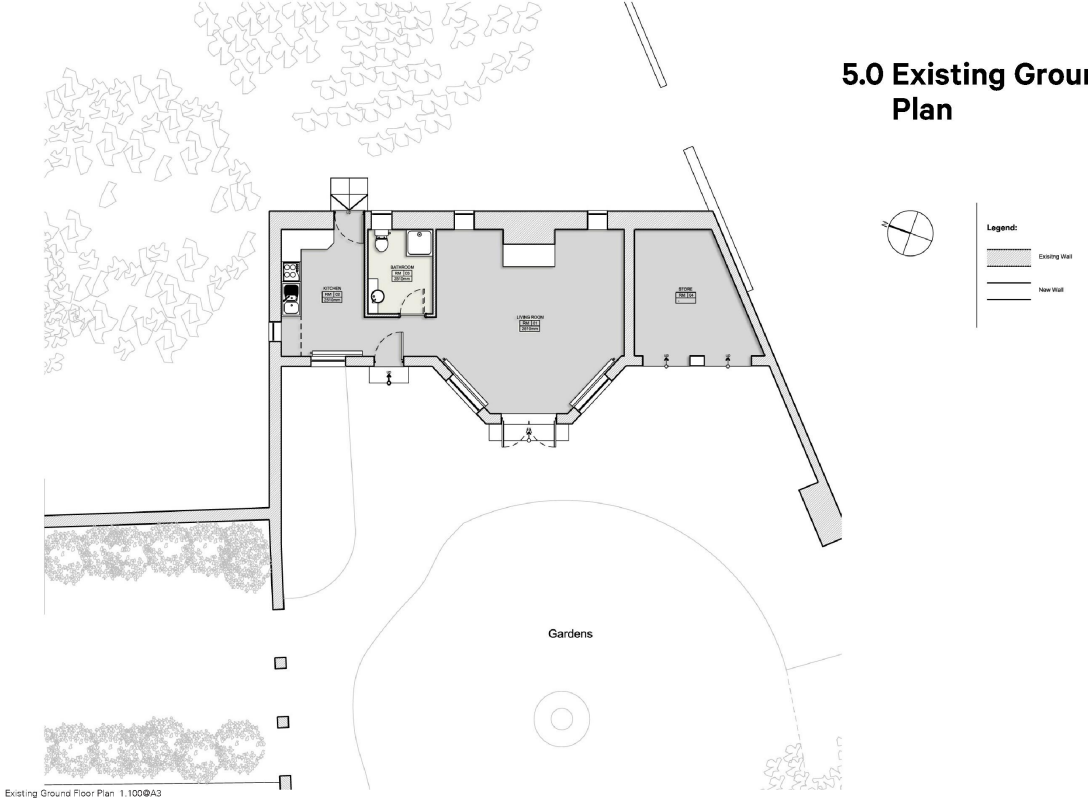
### 4.4 The Existing Building

The existing single storey 'garden cottage' stands within the residential grounds of 'The Great Barn'. It is a brick building under a clay pantile roof. The building currently comprises a kitchen, bathroom, store, and living area with double doors that provide access to the walled garden and tennis court to the west of the building.

### 4.5 Access

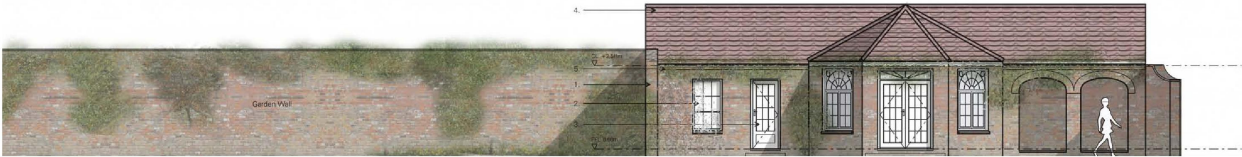
Access is gained from the private driveway to the south or the gardens of The Great Barn to the north east.

# 5.0 Existing Ground Floor Plan





# 6.0 Existing Elevations



Existing West Elevation 1.100@A3



Existing South Elevation 1.100@A3



Existing North Elevation 1.100@A3



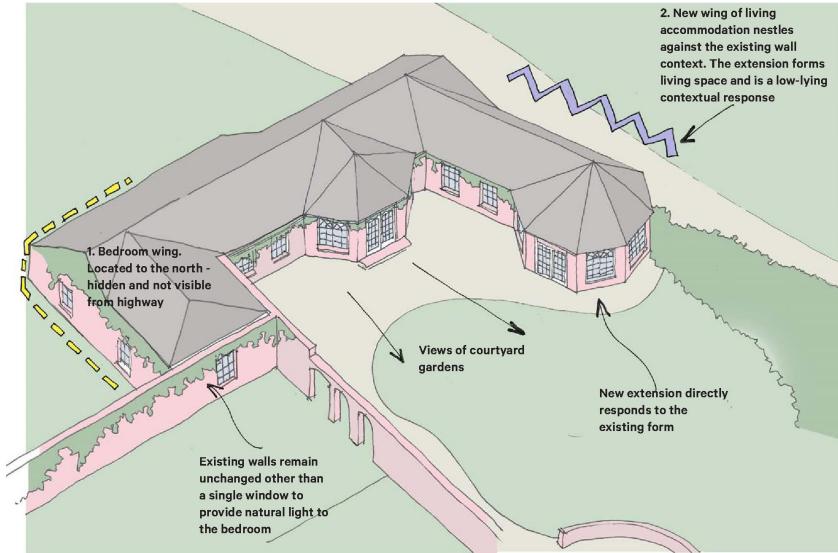
Existing East Elevation 1.100@A3

- MATERIALS KEY**
- 1. Brick
  - 2. Timber framed window
  - 3. Timber door
  - 4. Clay gable
  - 5. Black UPVC Rainwater goods

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## 7.0 Proposals.



Proposed Massing Sketch

The existing garden pavillion is a handsome and characterful property with large well proportioned window openings under a pitched roof.

The proposed scheme looks to reconfigure the existing building and add 2 new wings of accommodation, one forming bedroom space and the other a living room and study.

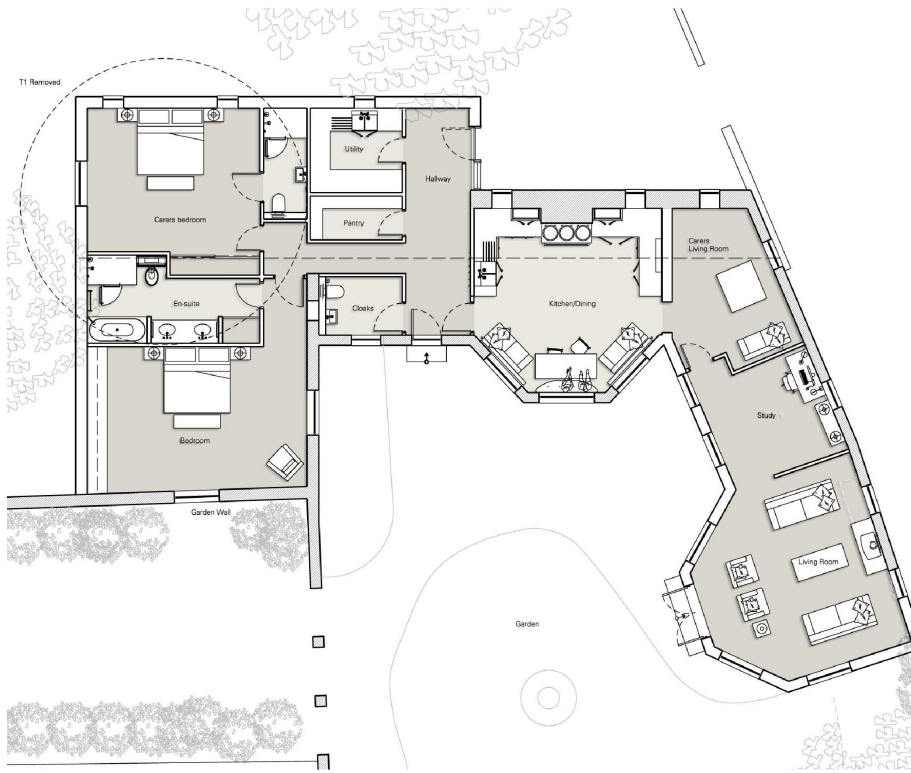
### 1. The new bedroom wing.

A bedroom wing is located in a secluded position to the north of the property. The intention is that this element of the property will be low-lying and recessive in its nature. The existing garden wall shall remain the dominant form. The architectural language shall respond to the existing Georgian aesthetic of The Great Barn and the garden pavillion drawing analogies of the Georgian Garden House nestled against the historic wall. The bedroom wing shall accommodate one bedroom for Mr and Mrs Stephenson and one bedroom for a live-in carer.

### 2. The new living wing.

A new living wing shall be created to the southern boundary. The intention is for this wing of accommodation to respond directly to the existing pavillion language with its part hexagonal form creating a 'node' for living. The existing garden wall with it's character shall be retained and expressed as the outer leaf of the new facade. This new wings also provides a living space for the carers.

The proposals is a direct response to the immediate context in its form, proportions and materiality. It is considered that the proposal responds positively to its context and is considered a positive addition to both the internal programme and external fabric of the existing dwelling and the established character and appearance of the wider area. Moreover the scheme will provide a sustainable future for a couple who wish to stay in the village in which they are heavily invested, have brought up their children and where they, and their family, live and work the farm which they own.



Proposed Ground Floor Plan 1:100@A3

## 7.0 Proposals.

### EXTERNAL WALL MATERIALS

Materials have been chosen to minimise the impact of the building, respond to the existing and compliment those of the existing surroundings.

The design concept is essentially that of a simple Georgian garden pavillion, with the emphasis being on the ability to create open and characterful supported living space.

The proposed ground floor shall retain large glazed windows onto the western garden, but shall remain unobtrusive and inward looking from the remaining elevations which are formed from brick; which is typical of the local vernacular.

Windows shall be timber framed, double glazed with thin site lines to the Grilles (to match existing).

The new roof shall be clay pantile to match the existing to maintain the current visual amenity and hierarchy/relationship of space between the new accommodation and historic garden wall.

Where practical, natural materials have been specified. The volume of material in the new construction will be minimised.

- Timber and timber products will be sourced from sustainable managed forests,
- Insulation material will be CFC and HCFC free,
- Water based paints will be used and preservative treatments applied under factory conditions,
- Materials will be obtained from local sources where possible.

## 7.0 Proposals.



Proposed Massing Study - NTS0A3

### ENERGY USE, HEATING, & WATER ECONOMY

Due consideration has been given to minimising energy consumption as part of our design proposal. The new extension will have a very highly insulated building fabric. Windows will use double-glazed units with low E coatings and argon filled cavities, achieving excellent U-values.

The requirement for space heating is minimised by high levels of insulation and robust detailing to minimise air leakage.

It is proposed that secondary space heating is to be provided through the use of a wood burning stove. This biomass system is a carbon neutral process, as the CO2 emitted through burning is the same as that absorbed while growing.

It is proposed to use local (Howsham) fuel sources from managed woodlands which will contribute to local investment and employment whilst minimising transport miles.

Water use will be kept to a minimum through the use of dual flush 6/4 litre WCs and spray taps to sinks & wash hand basins in accordance with the guidelines set out in 'Water Efficiency Calculator for New Dwellings'.

### Waste Management

Refuse waste is by way of the existing road side collection. On collection days the appropriate waste bag and bins will be put on the street for collection.

### LANDSCAPE & ARBORICULTURAL

The landscape proposals have the following design purposes:

- To create a conceptual 'heart', of the building via the existing courtyard garden.
- To enhance the wildlife, landscape and visual value of the site with native planting.