

## DESIGN & ACCESS STATEMENT



TO ACCOMPANY THE  
PLANNING APPLICATION FOR  
THE ERECTION OF A  
REPLACEMENT DWELLING  
AND ASSOCIATED WORKS AT:

WARREN HOUSE FARM  
CANTON  
SCARBOROUGH  
YO12 4PG

NOVEMBER 2022

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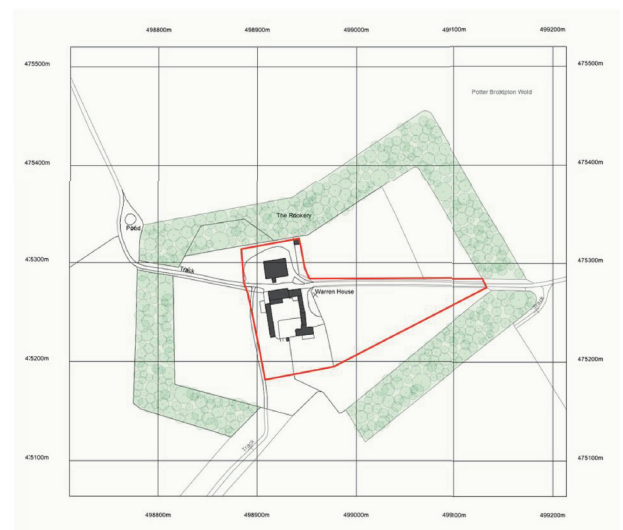
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## 1.0 Introduction

This statement has been written to accompany a Full Planning Application to Ryedale District Council, seeking consent for the demolition of the existing dwelling and modern agricultural building to its north at Warren House Farm, the erection of a new replacement dwelling, renovation and restoration of its existing traditional (former agricultural) buildings, with associated revised access and parking arrangements, landscaping, the installation of a ground mounted solar panel system and change of use of agricultural land to form extension to the domestic curtilage and facilitate the other works required. This statement is to be read in conjunction with the application drawings.



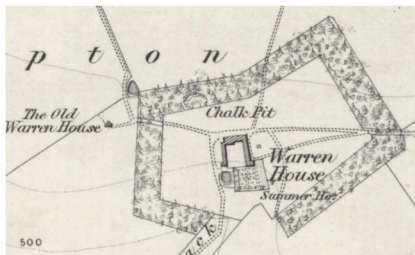
## 2.0 Background

The application for planning permission to take down the existing house at Warren House Farm and replace it with a new dwelling forms part of the succession strategy and vision for the future of the Ganton Estate. The intention is that Mr & Mrs Wrigley will step back from running the estate and hand over the reins to the next generation, and vacate Ganton Hall.

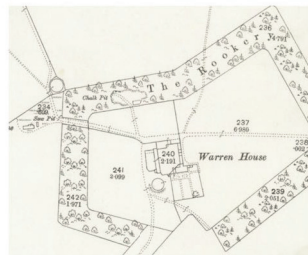
Warren House Farm forms part of the Ganton Estate, some 3,000 acres under the ownership of the Wrigley family. The agricultural land is, for the greater part, farmed in-hand and centred on the farmstead at Gantondale Farm. The house and traditional outbuildings at Warren House Farm are currently let on assured shorthold tenancy.

The Ganton Estate was formerly part of the Legard family, of nearby Scampston Hall, portfolio of properties and for the last 25 years of their ownership they had been absentee landlords. The Estate was let to the Wrigley family in 1906, and was followed by an outright to them sale in 1908.

Ganton Hall was built circa 1860, and is Grade II listed (List entry 1315745). As the Ganton Estate was part of the larger Legard family holdings, it does not have a secondary dwelling, which on other similar Estates in the U.K. would traditionally take the form of a "Dower House", into which the outgoing incumbent(s) would move upon succession by family members.



Ordnance Survey Map 1851



Ordnance Survey Map 1891



Ordnance Survey Map 1912

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### 3.0 Brief

Several alternative options for a suitable second dwelling on the Estate were considered, but have been excluded for a number of reasons such as existing leases and occupation, or lack of grazing for a horse. Mrs Wrigley is a keen equestrian and plans to keep a horse on the property.

Mr & Mrs Wrigley lived at Warren House Farm from 1991 to 2005, when they moved into Canton Hall. They have a deep affinity with the site and location, but are all too aware of the difficulties presented by the existing dwelling. The layout and accessibility of the house were challenging enough as a young family, but render it wholly unsuitable as a "lifetime home".

Mrs Wrigley has been engaged in the running of the Estate and public service to the wider Yorkshire community. She has recently served a term in office as the High Sherriff of North Yorkshire (2021), is currently a Deputy Lieutenant of North Yorkshire, and is involved with several local charities, including the Two Ridings Community Foundation, Racing Welfare, the YMCA in Malton and the Big Communita in Selby, as well as being a school governor of the Dales School in Morton-on-Swale.

The intention is for her to step back from Estate matters, but to maintain the community and charitable involvement for as long as good health permits. This will involve entertaining and hosting fundraising receptions at home, and therefore a suitable house commensurate with such activities will be required.

Fred Collin Architect (RIBA) was approached to develop a design that responds to these needs. The brief was to provide a house of the best quality design and construction that is entirely suitable for ageing occupants, exceptionally well insulated and energy efficient. A strong preference for a traditional design, in harmony and scale with the landscape, was expressed. The new house should have good entertaining space on the ground floor and generous living and service areas, such as drying room, boot 'mud' room that are essential for rural living.

The new house should be flexible enough that if a ground floor bedroom suite was required, for any reason, it would be straightforward to implement. If, at any point in the future, a live-in carer is required adequate space to allow for this should be made.



#### 4.0 Description of Existing Buildings & Site

Warren House Farm sits high on the Yorkshire Wolds at an elevation of 163m above sea level. It is accessed via a paved farm track approximately 800m from the public highway. The site is naturally very exposed and is protected from the winds by a well-established shelter belt that appears on the earliest Ordnance Survey maps.

The earliest Ordnance Survey map available (1850) shows the site of Warren House Farm with the 'Rookery' shelter belt well established. The map indicates 'The Old Warren House' and the traditional farm buildings laid out in the form that remains today. The etymology of the name 'Warren House', suggests that the site was used for commercial rabbit production. Rabbits had been introduced to Britain by the Romans, were a luxury in the 12th century, a commercial animal until the 19th century before becoming a pest species as agriculture changed into the 20th century. There is no evidence of the Old Warren House.

The existing farm buildings are an attractive arrangement formed in coursed chalk block with red brick detailing to the plinths, corners and door and window reveals. The east and west ranges are largely single storey, with a taller range closing the site off to the north. The roof coverings to the traditional buildings are natural clay pantile. The dwelling house has natural slate roof finishes. The NW section of traditional building has been modified and extended northward to form a 'pole barn'. The chalk gable has been taken down and extended with concrete block and a new roof structure carrying profiled sheet asbestos material installed.



4.1 image of Warren House Farm from the air looking north east, showing the existing entrance drive, house and traditional and modern farm buildings

Warren House Farm is not listed , nor does it fall under any specially designated areas. It is very well screened by the shelter belt that almost fully encloses the site, except a small south facing gap with far reaching views to the south. It is not visible from any public highway or right of way.

The existing house is a rather plain red brick construction which forms the termination of the eastern range of buildings and is formed in red brick with concrete sills and slate roof. The eastern portion of the house was constructed in the 1830's, and was extended to the west later in the 19th century – to form a single brick elevation. The walls of the house are formed in uninsulated brick and half solid masonry, and during the 20th century the dwelling house has been extended backwards into the range of chalk and brick outbuildings going up the hill. The room that now serves as the kitchen was chicken housing with a hayloft above until the beginning of the 1990's.



4.2 image for the south / garden elevation of existing Warren House Farm.

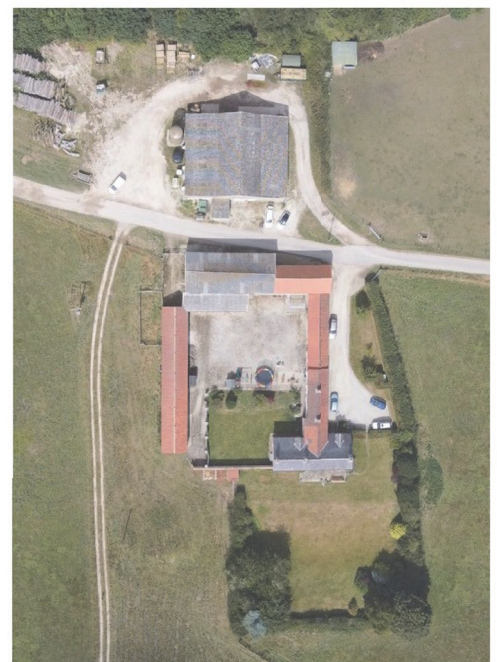
The creep of the domestic space into the traditional outbuildings, rising up the topography to the north of the house, has resulted in a change of floor level in each room and steps to contend with at every threshold. This renders the space very inaccessible and difficult to use.

The walls of the dwelling house and the converted outbuilding are solid masonry construction with no internal insulation. The 'T' shape of the dwelling results in a large amount of uninsulated external wall surface area. It would be possible to insulate the walls of the existing building at great expense, but this would reduce the internal space considerably and narrow existing doorways and openings, exacerbating already challenging access issues within the property. Internally lining the external walls would likely introduce cold bridging where internal walls abut the external ones, and at window reveals, which could provide the conditions where mould would flourish, resulting in an unhealthy home.

The legacy of the former agricultural use of the converted outbuildings can be seen in the rising damp and salt deposits on internal walls. This is most noticeable in the space that had previously been used as a 'salting room' in the preparation and curing of hams etc.

The traditional farm buildings ceased to be used for agricultural purposes approximately 50 years ago, as farm machinery increased in size and the working farmstead was relocated elsewhere on the Estate. The traditional buildings have been used purely as ancillary storage spaces and stabling etc. for the residential dwelling house.

The 'modern' agricultural building, to the north of the estate road, is constructed of concrete block walls at lower level, with corrugated upper wall sheeting, and profiled sheet asbestos roof finishes. This building is currently used for light estate storage as it is no longer suitable for crop storage as the low roof level prohibits access with modern tractors and trailers.



4.3 aerial view of Warren House Farm showing the traditional and modern farm buildings in relation to the house.



4.4 view of the existing house from the courtyard



4.5 view of the east flank of the house - looking at the main entrance door



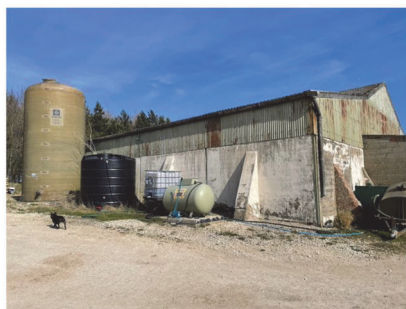
4.6 view of the north east corner of the existing fold yard / courtyard



4.7 view of the gable end of the two storey barn and hayloft - projecting extension in the background



4.8 existing modern agricultural building to the north of the track



4.9 view of the north west corner of the existing fold yard with brick arched and chalk open fronted shed



4.10 internal flank of the west range of traditional buildings chalk, brick and pantile



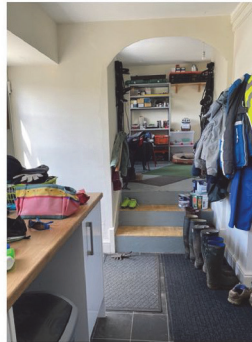
4.11 view of the north west corner of northern range / pole barn showing concrete block extension



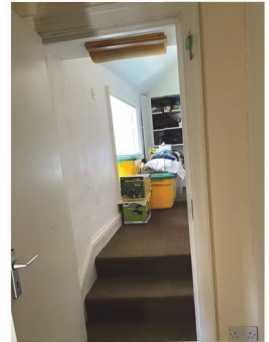




4.12 house interior -  
steps up to sitting  
room



4.13 house interior -  
steps up from utility  
room to rear entrance  
door



4.14 house interior -  
upper floor steps up  
to bedroom - note  
protective foam  
padding



4.15 house interior - steps down to cellar -  
mould on damp stone steps

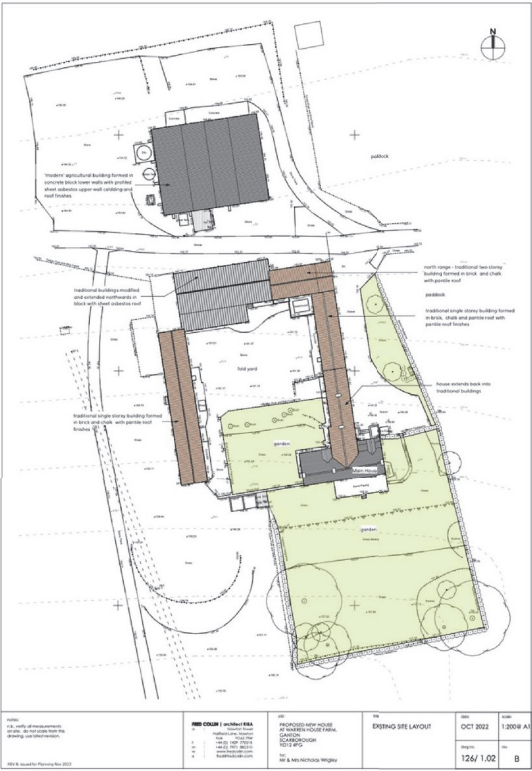


4.16 house interior - salts on sitting room  
wall



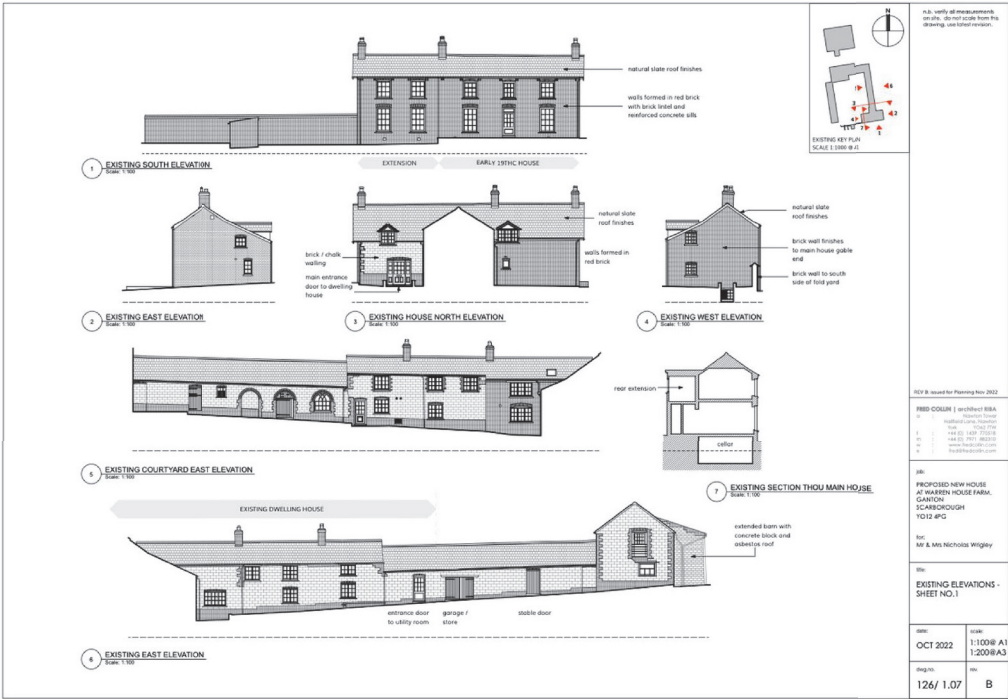
4.17 house interior - access to upper floor  
rear extension

4.2.0 Drawings - As Existing



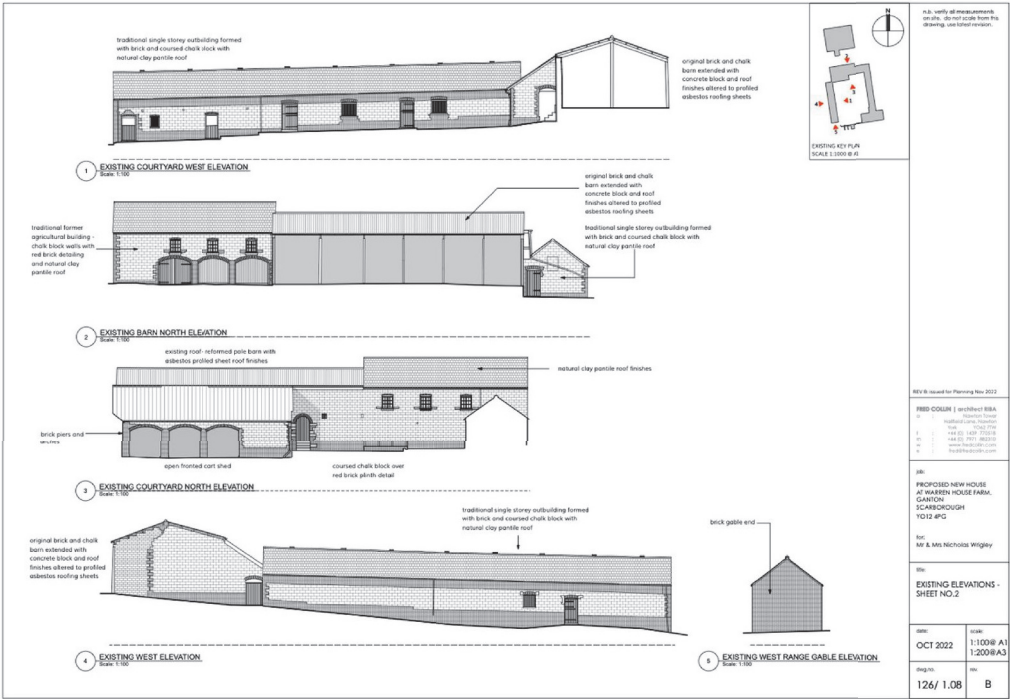
4.2.1 Site Plan - as Existing

4.2.0 Drawings - As Existing



4.2.2 Elevations - as Existing Sheet 1

4.2.0 Drawings - As Existing



4.2.3 Elevations - as Existing Sheet 2

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## 5.0 Landscape Character

The scheme has been developed with an understanding of the objectives set out in National Character Assessments. Warren House Farm lies on the northern edge of the Natural England Character Area 27 'Yorkshire Wolds', and also draws influence from the Natural England Character Area 26, 'Vale of Pickering' to the north. The key characteristics of these areas can be summarised as;

### Yorkshire Wolds

- A large-scale, expansive, rolling landscape with big skies and long views from the escarpment and plateau, contrasting with the more enclosed, dry, sheltered valleys deeply incised into the Chalk, but with small areas of Lower Cretaceous, Jurassic and Triassic rocks along the western and northern fringes.
- Thin, chalky soils support mainly arable farming, with a pattern of large, regular fields crossed by long, straight drove roads with wide verges dating from
- Parliamentary enclosures of the 18th century. The arable farmland is a priority area for important farmland bird species, while many of the grass verges have calcareous grassland interest providing valuable wildlife corridors.
- The Wolds represent the most northerly outcrop of Chalk in Britain and therefore accommodate the northern extent of the range of many species.
- Woodland cover is generally limited, and often linked to steep slopes within enclosed valleys, although there are a number of estates with more significant woodland areas. Shelterbelts associated with farmsteads are features on the skyline.
- It is generally a sparsely settled landscape with large, scattered farmsteads on high ground, small villages in valleys and small market towns on fringes. *Building materials are predominantly brick with pantiles, but sometimes limestone and chalk.*
- Sense of place/inspiration: The strong sense of place is evoked by the expansive rolling hills and long views which instil a sense of openness contrasted with enclosed, hidden, steep-sided valleys. The strong rural character of the area, along with its light settlement patterns, gives it a sense of remoteness. The coastline is rugged and dramatic with expansive sea views at Flamborough Head and Bempton.

### Opportunities as identified in the NCA

Encouraging the use of traditional building materials (brick and pantiled roof buildings, with limestone to the west and chalk near Flamborough Head), to retain the connection between the local vernacular and the underlying geology, and restoring and maintaining existing traditional buildings of brick, chalk or cobble barns and model/stud farms.



### Vale of Pickering

- Predominantly agricultural land use, with medium- to large-scale arable fields defined by hedgerows (which are often low and intermittent with sparse hedgerow trees) and fences. Large dispersed farmsteads and small villages on higher land are set within a quiet rural landscape.
- A low-lying flat or gently undulating vale with land rising gently to the foothills of the North York Moors and Cleveland Hills in the north, and to the steep scarp of the Yorkshire Wolds and the Howardian Hills in the south and west.
- The Vale of Pickering provides a key transport route along the A64 from West Yorkshire and York to the coast and for travellers along the A1 and A19 from the north along the A170 to the coast. Settlements are strung out along these two routes, which follow the flat, slightly elevated ground along the spring lines on the southern and northern Vale sides respectively, and enable passage into neighbouring hills.



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## 6.0 Design Response

The starting point of the design was to make the existing former fold yard into the main entrance courtyard. Retaining and refurbishing the existing traditional farm buildings and forming a new house on the southern side of the courtyard will create an enclosure sheltered from the ever-present wind. The courtyard would create its own microclimate with areas for sitting out and a green house and small kitchen garden.

The proposal for the new house involves taking down the existing dwelling in its entirety. This includes the red brick building with slate roof to the south and the converted part of the traditional farm buildings, formed with a combination of chalk and brick. The demolition of this part of the house is to be carried out with care and the intent to salvage as much building chalk, and other materials, as possible.

The proposed development will see the rebuilding and restoration of the traditionally built barn on the northern range. This will be formed using brick columns and arches with reclaimed coursed chalk infill to the gable and section of wall above the new brick arches. The new roof finishes will be natural clay pantile to match the existing, and the ridge line will be continuous from the existing two storey pantiled roof to the rebuilt gable on the north west gable.

Research indicates that building chalk is no longer commercially quarried in the Wolds, and chalk building stone must be salvaged from buildings that are being taken down. The chalk reclaimed from the southern end of the east range of buildings will be used to reform the gable and north elevation of the double height barn on the northern range. It will also be used for repairs and making good to the retained traditional buildings where required.

The design for the replacement house is based on a traditional high-status Georgian farmhouse. It will be more in proportion and keeping with the existing traditional buildings, and form a better focal point, centred on the southern side of the courtyard than the existing house does. The submitted plans indicate a courtyard style of development based upon the layout of a traditional East Yorkshire farmstead.

The proposed new dwelling house has a total gross internal floor area of some 676.5 sq.m.

The existing house has a total gross internal floor area of 385.5 sq.m. The new house represents an increase in total floor area of 175% of the existing.

The proposal allows for the removal of the extension to the northern range barn (55 sq.m) and the modern agricultural building (412 sq.m) to the north of the estate track.

The net result is a total reduction of built floor area on site of approximately 175 sq.m.

The proposed house adopts an essentially classical design with sufficient stature and formality to reflect its open countryside location. The dwelling comprises a new main two-storey residential unit, with retained single storey outbuildings, built around an internal courtyard.

The ridge of the proposed new house is level with the ridge of the two storey barn which forms the northern range of the courtyard.

The courtyard will be surfaced in a permeable bound gravel finish and will allow for the introduction of some planting in the corners to soften the building.

The accommodation provided allows for a generous master suite and five further guest / family bedrooms. The ground floor has a large space which will be the focus of the house as a combined kitchen, dining and sitting room. There is a further pantry kitchen and formal sitting room and study. The utility areas and back stairs are located in the east extension to the main body of the house.

The proposed materials will be of the highest quality – it will be formed using locally produced handmade bricks with lime pointing, bespoke painted hardwood double hung sash windows, and painted cast iron rainwater goods. The roof finishes will be new Westmoreland slate laid in traditional diminishing courses. The use of slate reflects the existing house roof material and establishes the hierarchy of materials on site – clay pantile to the traditional farm buildings and slate to the main house.

The design intends to reduce embodied carbon in the construction phase beyond standard building practices. This will be achieved by using materials with relatively low environmental impact such as honeycomb clay blocks for the internal leaf of the external walls rather than concrete block, and the use of lime plasters and mortar which sequester carbon from the atmosphere using a process of 'mineralisation by carbonation'.

The retained outbuildings will be ancillary to the main house and used for stabling, potting shed, garden equipment store etc. The reformed barn on northern range will allow for adequate hay / bedding for the stable and provide a covered parking area for the trailer.

Repair and restoration will use salvaged material where possible.



Landscape

The planning drawings show the existing garden curtilage extended out to the west in line with the traditional single storey outbuilding, to allow the new centralised position of the house in the courtyard. The new garden area will have a sunken terrace in front of the centre of the house. This has taken into account the exposed position and seeks to provide a better sheltered area for outdoor enjoyment.

The former pond to the SW corner of the buildings will be reinstated and this will serve as surface water attenuation to minimise potential for run off and encourage biodiversity.

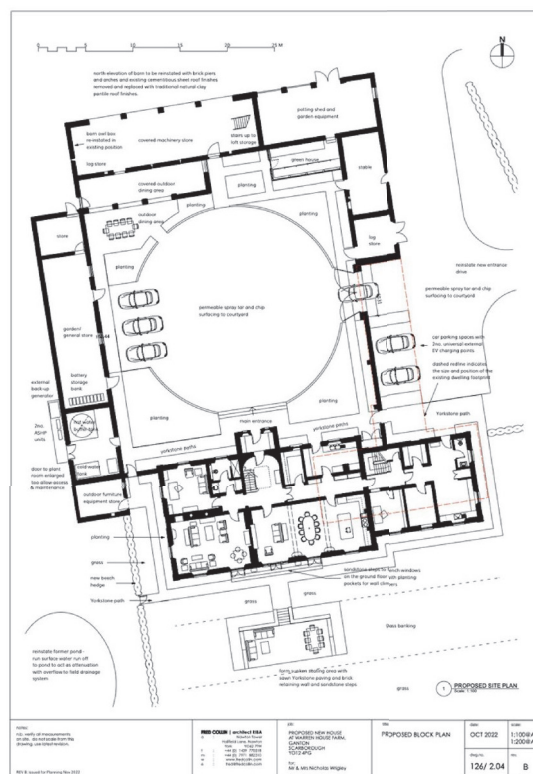
The hard standing area around the existing modern agricultural shed will be broken up and the area returned to grass paddock for grazing. The paddock areas will be fenced with metal estate railing.

The site is not visible from any public highway or footpath, and the proposed development will have no impact on the wider landscape.

6.1 Proposed Site Plan



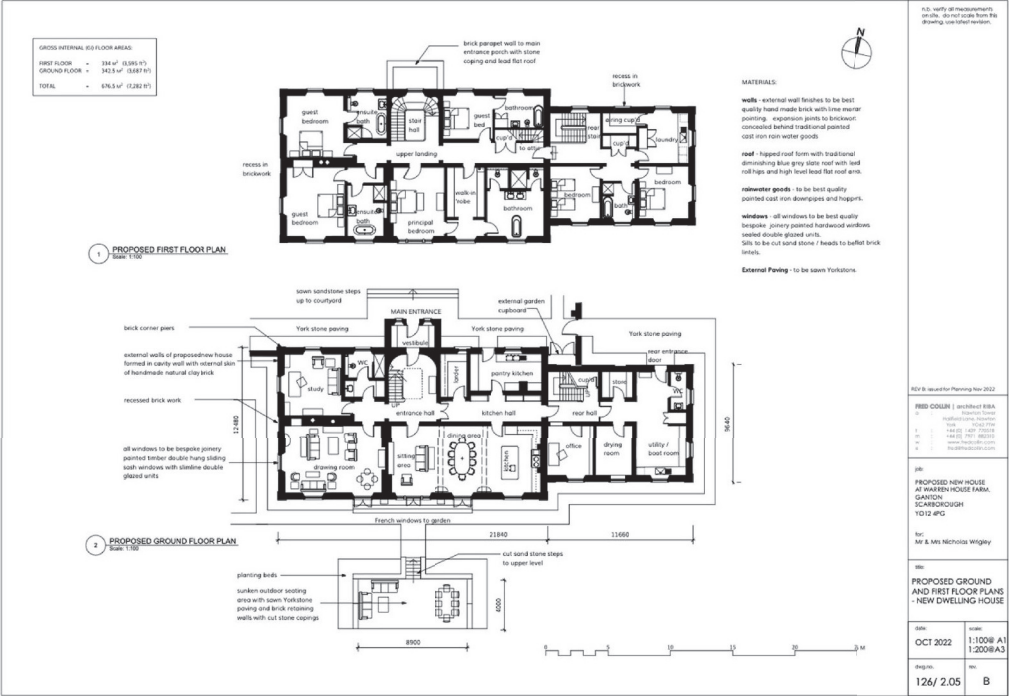
## 6.0 Drawings - Proposed Scheme



## 6.2 Proposed Block Plan



6.0 Drawings - Proposed Scheme



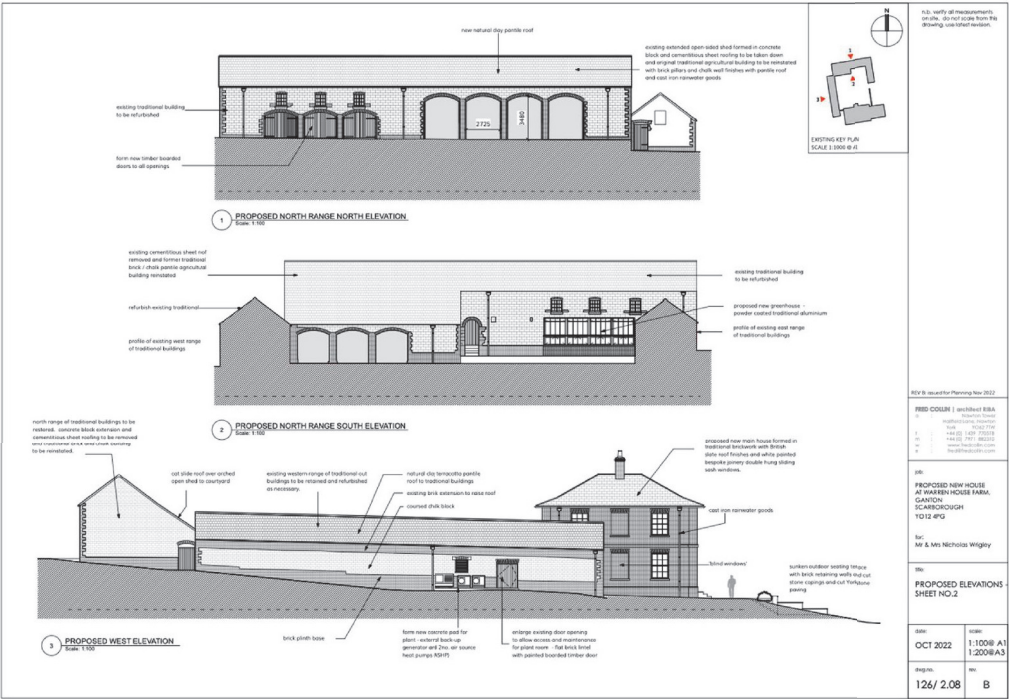
6.3 Proposed New House - Floor Plans

## 6.0 Drawings - Proposed Scheme



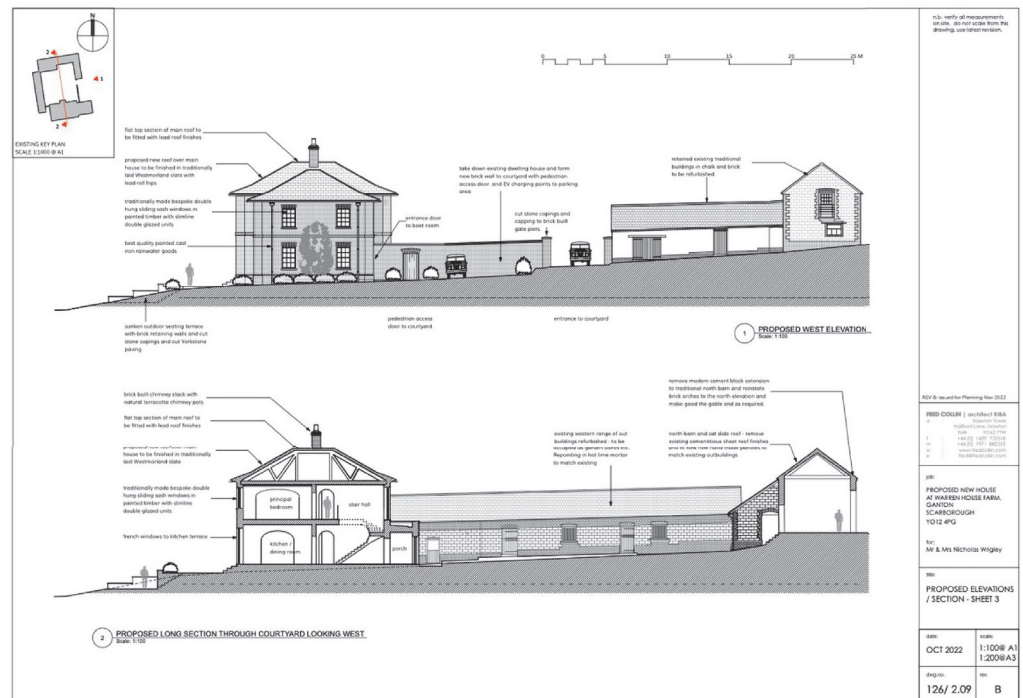
#### 6.4 Proposed New House - Courtyard & Garden Elevations

6.0 Drawings - Proposed Scheme



6.5 Proposed New House - Elevations / North Range and West

## 6.0 Drawings - Proposed Scheme



## 6.6 Proposed New House - East Elevation & Long Section thru' Courtyard



Image of the Proposed New House at  
Warren House Farm

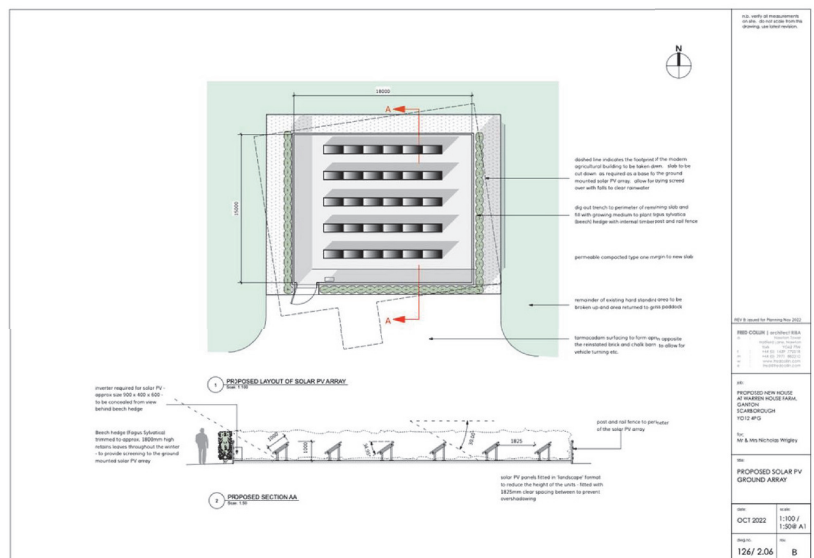


## 7.0 Services

The proposal for the new house is designed to be extremely energy efficient and resilient. The site is connected to the national electric grid, and the intention is to employ renewables to provide the bulk of the electric requirement, with the ability to store excess energy in a battery bank, and to charge electric vehicles.

An energy strategy has been designed by Martin Design Associates to provide maximum resilience. The principles of the system are:

- Form a ground mounted solar PV array of 30no. PV panels on the cut down slab / footprint of the modern agricultural shed, well screened with a trimmed beech hedge.
- Solar PV generated electric will be stored in a bank of batteries with a capacity of 66kwh
- Electric generated will power 2no. Air Source Heat Pumps (ASHP) located externally on the west elevation of the outbuildings.
- To allow for a two day interruption of power supply the system will require a 10,000L thermal buffer vessel located in a plant room in the retained out buildings. Hot water will be distributed to the main house via a super-insulated twin core pipe.
- Provision will be made for a small back-up generator.
- 2no. Electric Vehicles (EV) charging points will be included and excess energy from the solar PV array will be used for charging cars.



Plan of Proposed Solar PV array

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## 8.0 Access & Accessibility

Access to Warren House Farm is via established routes. It is to the west of the public highway running between Ganton and Foxholes villages. The farmstead is approximately 800m from the public highway along a private asphalted estate track.

The design incorporates the formation of a branch to the access drive, which reflects the historic access from the 1851 OS map. This will depart from the existing drive shortly after entering the area enclosed by the shelter belt and direct visitors and traffic to the main courtyard entrance. There will be level access from the parking area into the dwelling house.

There will be ample parking in the courtyard and also additional parking by the 'back door', where there will be charging points for electric vehicles.

The proposed new house at Warren House Farm has been designed on "Building for Life" principles to ensure that the accommodation can be adapted to cater for failing health and future disability, should such unfortunate circumstances ever occur. For instance, the Study in the north west corner of the ground floor and the adjacent cloakroom and WC can easily be converted into an accessible bedroom suite, and there is ample space for live-in carers accommodation at the east end of the building if this should become necessary.

In addition, the whole scheme is designed to comply with the requirements of the Equality Act, with at grade accesses to external doors, wide corridors and door openings to facilitate wheelchair access.

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## 9.0 Conclusion

The objective of this application is to provide a suitable Lifetime home that is fit for the future for Mr and Mrs Wrigley, as the main house at Ganton Hall and the administration of the Estate are transferred to the next generation.

After considerable investigations into the energy efficiency and design of the current house, the needs of the future occupants, and consideration into the options available, the conclusion must be that the preferred option is to replace the current extremely poor energy / accessible performing house that is no longer fit for purpose with a highly energy efficient, beautiful and accessible home of the highest quality design and materials. This replacement home has been designed to generally meet the standards of the Future Home Standard and Homes For Life that will come into being in 2025. The removal of the 'modern' less attractive agricultural elements on site and the restoration and repair of the existing retained traditional buildings, which respect the scale and local character of the area, will enhance the site.

The NPPF introduces a presumption in favour of sustainable development which is a key consideration in planning decisions. The proposed development is a sustainable form of development which seeks to meet the challenges set out in the Government Committee on Climate Change paper "UK Housing: Fit for the Future?" as this new home is to be 'built to be low-carbon, energy and water efficient and climate resilient'. The proposed design seeks to reduce the embodied energy content of the construction. The new development will be largely self-reliant in regard to energy. The use of the *ground mounted solar PV array and Air Source Heat Pumps* will require very little input from the national grid, and give the development a resilience that is 'Fit for the Future'.

On balance, we believe that this Design and Access Statement shows that there will be a clear benefits by permitting the the redevelopment of the site as proposed: for the future long-term living conditions of the residents of the property (and future generations as the 'succession' strategy home for the Ganton Estate), the design and amenity of the site as a whole, and meeting climate change objectives in that it will not contribute to global warming and is energy efficient, and generally is one that will be fit for purpose, fully accessible and designed to a high environmental standard.