

Residential Design Guide Sutton Grange Paddock Norton on Derwent

Malcolm Tempest Ltd
March 2014

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DEVELOPMENT
MANAGEMENT

Design Guide

Sutton Grange Paddock, Norton on Derwent

The land in question is next to Sutton Grange Farm. Of the remaining buildings there, the most notable is an early 19th Century stone barn, which has notable features including a run of arcaded openings on its south side. The barn is Grade II Listed. There are other old farm buildings notably a single storey building to the north of the listed barn.

It has been identified that a view of the listed barn should be retained from Langton Road and this is shown on the layout plan. It was not felt that the usual type of housing estate would be appropriate for this site, but rather a special design which respected the context of the Sutton Grange Barn and buildings and which would be appropriate on this approach to the town. A grouping which was reminiscent of a farm steading was deemed appropriate.

This presents certain constraints to an eventual detailed design but also considerable opportunities. The kind of shapes and regimes of openings found in local examples of Estate Farm Buildings offer a richer variation that are found in purely domestic architecture and the different ages, sizes and shapes of the building will make for interesting and attractive homes.

A short appraisal of local farm steadings confirms this, as the photo gallery attached shows. Owners have taken pride in their farm building and lavished some detail and craftsmanship on these utilitarian structures.

The guide that follows addresses each building in turn. It is prescriptive of certain key elevations and anticipates that those views not shown will complement the ones which are shown.

Some consideration has been given to the internal layouts but this will be a matter for the detail stage. What is indicated is an example layout to show what can work and that it is possible to create practical layouts within the prescribed envelope.

Certain items such as the Clock Tower and the Dovecote Garage are extraordinary but deemed essential to the overall success of the design and project. Otherwise the designs are the equivalents of the kind of envelopes one would need to create to produce houses of any kind.

The overall scheme is similar to other projects the designers have created and which have been successfully and viably completed.

The hard surfacing needs special attention and the key areas are identified on the layout plan. Rumble strips of sett-like surfacing are shown at the entrance and at transitions from one surface to another. Liaison with NYCC will be essential on highways matters. The design is based on a shared surface accessway. The main farm yard will need to be of a black material, this can be man-made to resemble cobbles or stone setts

Similarly the stable yard surrounded by flag walkways, indian flags would be appropriate and channel blocks for drainage.

Hedges around the site would be made good and some hedgerow trees planted. The present owner will manicure and improve the woodland copse to the north of the site. Private drives are envisaged as gravel with informal grass areas.

A pair of brick and stone gate pillars about 600mm square on plan and 2m tall are required to delineate the entrance



Project	Proposed Model Farm Scheme	
Location	Land at Sutton Grange Paddock Norton Upon Derwent	
Client	Mr D Tatham	
Drawing	Site Layout	
Date	March 2014	Drawing no.
Scale		5
Drawn	MT	Project no.
Checked		0003/1
		Revision

PERMISSIONS granted for 8 bungalows

The core of the composition is buildings clustered around a farmyard.

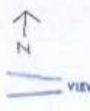
The Stables Yard will read as an extension to the existing yard. New buildings appear as single storey.

The proposed group of buildings will read in the landscape as an estate 'model farm' typical of 19th Century Wolds practice. Hard landscaping will reflect this purpose and era.

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE DESIGN GUIDE

for planning purposes only not to be used for

- Listed Barn
- Approved buildings
- Proposed buildings



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PLOTS 1-6
Stables & Groom's cottage

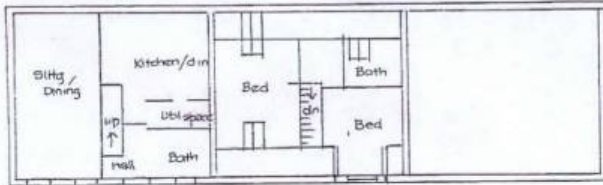


FRONT (Stables yard) ELEVATION

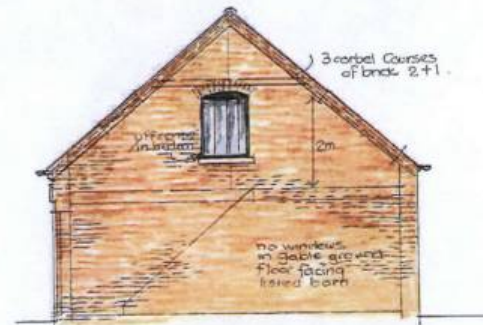
Very simple, but elegant in proportion, handmade style brick walls (lime mortar) with stone arch, sill, and plinth door stone details. Some windows designed to appear as 'stable' doors to preserve the alternate 'door/window' design. 2 corbel & 1 dentil course at eaves & special verge detail in standard brick. Rear elevations could reflect front as in back to back stables but no need here for stone detailing. The yard surfacing is important - flag paths surrounding cobble/sett effect yard is apt.

brick walls to resemble local handmade brick - lime mortar with conservation aggregate.

half round traditional gutters on rise & fall brackets.



Possible layouts: ground. first.



SECTION & END ELEVATION

MJD

The Coach House (7)

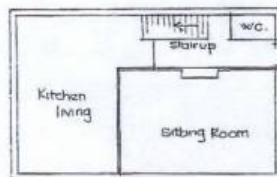


East Elevation



North Elevation

Possible Layout:



This building is meant to be read with the nearby stables. It is, so is built in a similar style, being a simple building in brick with a slate or art slate roof. It calls for careful detailing, a stone plinth to the arches, stone spring blocks & sills and brick houndstooth work and corbel courses supporting a traditional gutter on rise & fall brackets.

The joinery is deliberately domestic in appearance and there is a chimney, as such buildings often had a staff flat over.

A cobbled area outside the arches would add greatly to the effect, though gravel and a few courses of setts would also be appropriate.

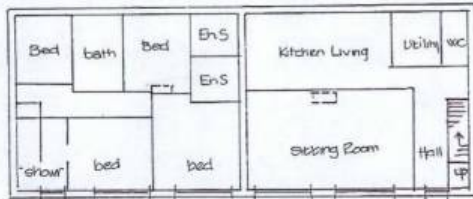


The Straw barn (8 & 9)

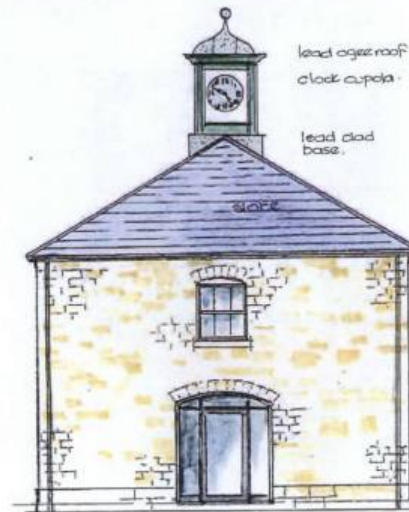
This building is very much of the 19 century 'model' farm era when estates put up 'architectural' farm buildings with attention to proportion & appearance as well as function. This 'barn' is seen at the end of the entrance way. Its clock cupola is intended as a focal point, and, practically can be seen and read from the estate area. It is finely detailed, a lead covered ogee roof, pilastered corner posts, ogee mouldings a leaden base and a 4 sided clock.

The building has a slate (or art slate) roof and squared stone walling with cut arches & sills. Stone should be weathered by blasting / tumbling as appropriate, and set in lime mortar.

There is scope for modern materials in the doors and windows with minimal dark coloured sections, maximising glazing and ending emphasis to the pure shapes and proportion of the design.



possible layout.



lead ogee roof
clock cupola.

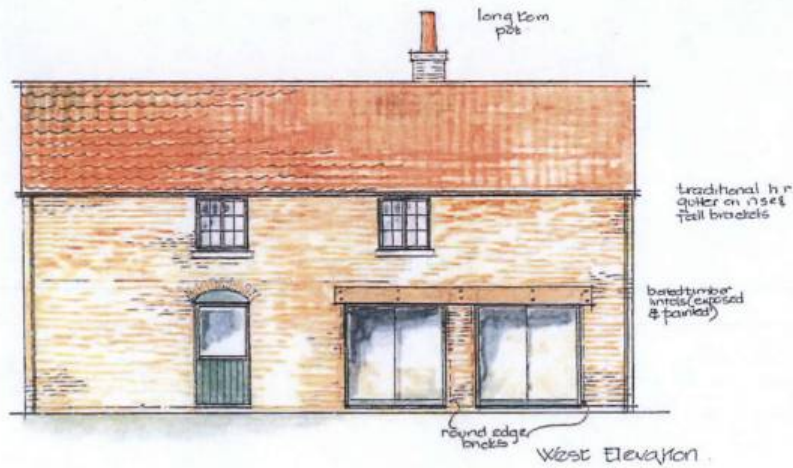
lead clad base.

traditional half round rainwater gutter on rise & fall brackets.

'weathered' coursed stone in lime mortar

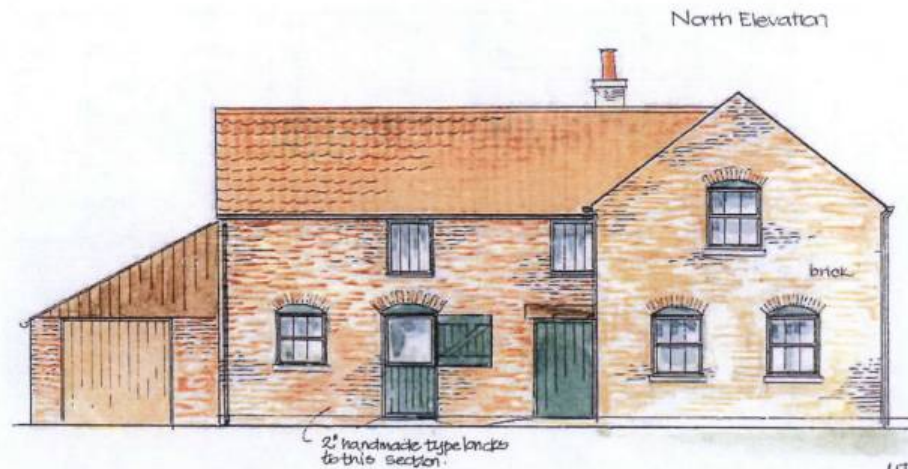
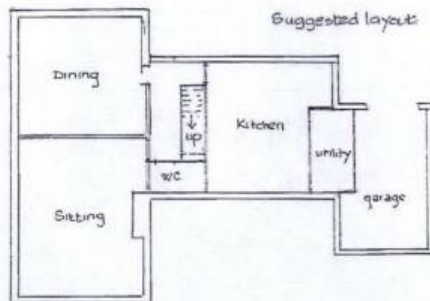
larger plinth stones

MJL 19



Plot 10 The House Buildings

When older houses were replaced, their associated ranges often survived to service the new house. They date from a time when farming was much smaller scale than it was in the Victorian model farm era. This building is correspondingly kept smaller in height and may have 'performed diverse functions', the odd stable, a cart shed, granary above etc. Consequently pantries cover the roof, different bricks reflect its growth over time and the lean to is an informal afterthought. Similarly the joinery is diverse in patterns. Bricks should be chosen with care, a 2" handmade for one section, a 2 3/8" or similar common type for the taller part, all set in a lime mortar with a conservation aggregate.



MFL

The Home Farm Lodge. (11)



North East



North West

Possible Layout

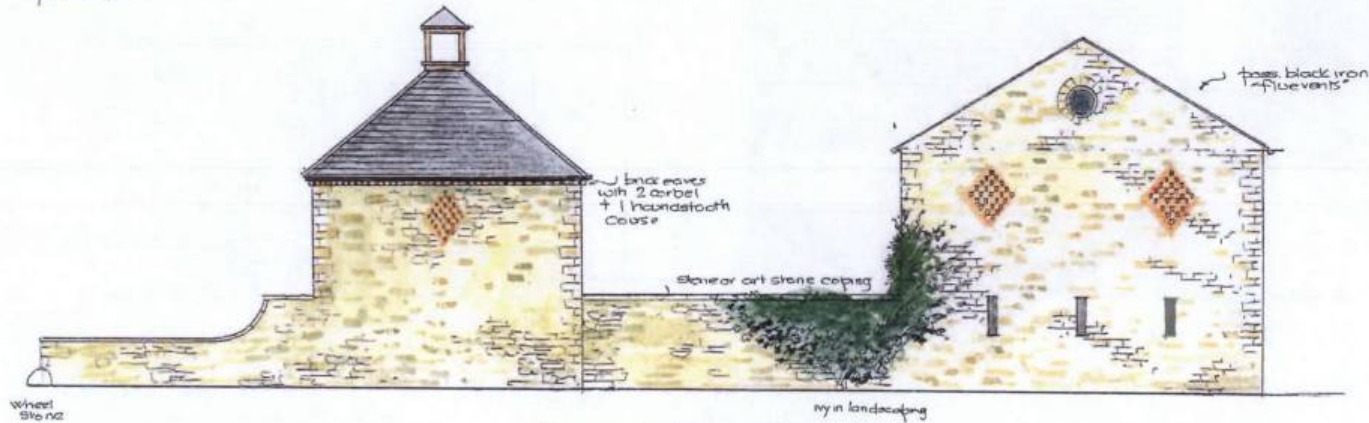


This design represents an estate house from the early Victorian Model Farm era. It closely complements Sutton Grange house with similar materials & architectural features. It performs the role of a Lodge House, being at the entrance to the farm. It is meant to be seen from all sides by those passing by on the main road and is the 'first and last' house in Norton on this side of the road.

It is built of coursed stone to match that of the listed barn and Sutton Grange as closely as possible. Traditional appearance sliding sash windows and ornate barge boards as shown. A carved date stone to gable.

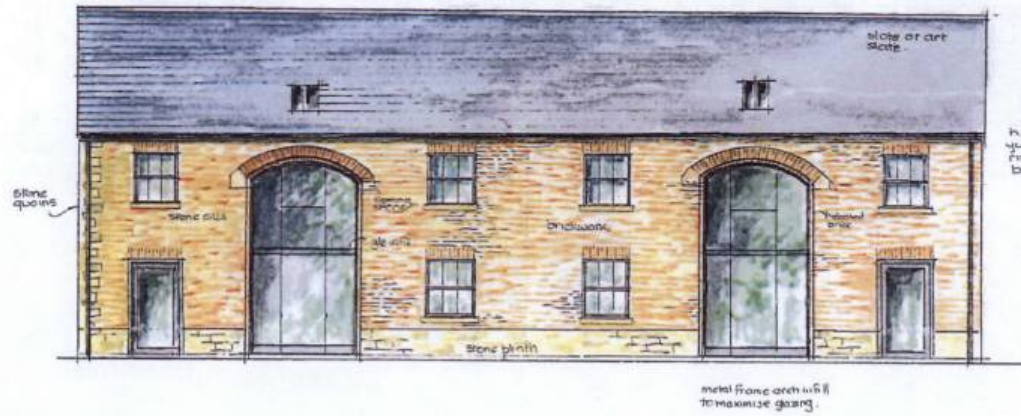
The Stone Barn & Dovecote
plots 12 & 13

Notes as per vehicle shed apply, but this building could have brickwork over a stone plinth. Handmade style bricks typical of the older bricks of the area set in lime mortar. The vent holes can be in a matrix of brick or could be smaller stores.

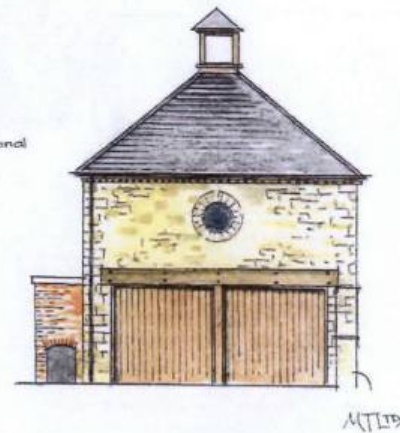


Elevation to Entrance Road (SE)

To copse (NE)



Dovecote (SW)

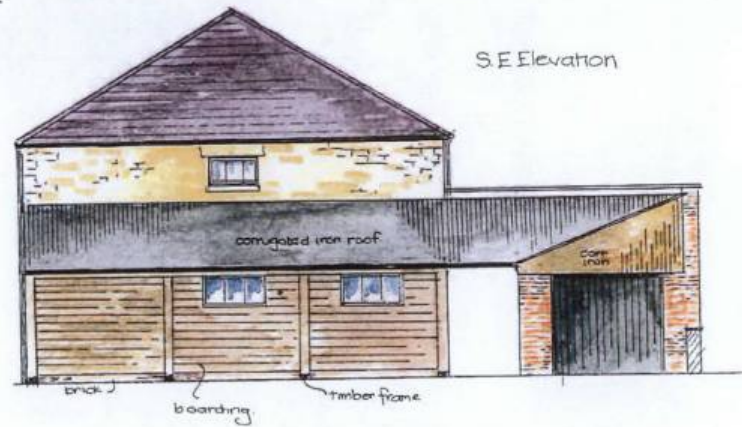
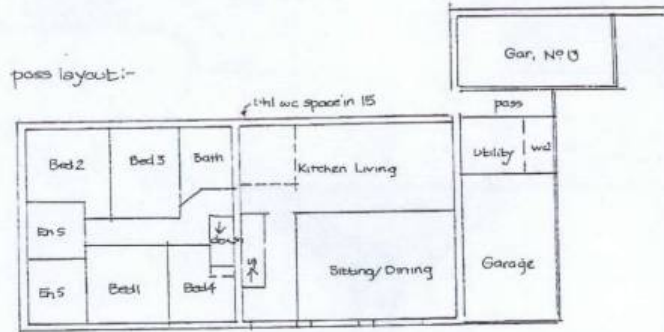


Vehicle Shed (14 & 15)

This building follows the early 19th Century estate model farm type of building. Slate or art slate roof, traditional eaves, coursed at the front (may be random sides & rear), blasted or tumbled and set in lime mortar. Scope for modern glazing materials in arches, dark painted to emphasize nature of stone opening. The lean to buildings are deliberately simple as might have been put up with farm or estate labour, in timber & corrugated iron.



South West Elevation



SE Elevation

M.T.D.

Examples of Farm and Estate Buildings in the immediate area.



Typical Old Farm Barn



Smaller Farm Buildings



A Granary and Vehicle Shed



Collection of smaller buildings



Stables



Estate Yard Buildings close by



Good quality Farm Buildings in the area



Estate Buildings at Birdsall



Barns with lean-to sheds



Model Farm Buildings, Birdsall



Single storey Farm Buildings



Informal barns at a small farm



Estate Yard building details



Detailing



Converted Farm Buildings Langton Road



Birdsall Estate



Buildings further along Langton Road



Ancillary building adjacent to
The site and Listed Barn



The Listed Barn next to the site



Examples of other Housing Developments already carried out on a similar manner



New model farm buildings, Home Farm, Middleton Tyas



Whartons Farm, Melsonby, new houses in modern farm style



Barn style new house and dovecote, Townend Farm,
Great Ouseburn, York

