

HERITAGE ASSESSMENT

At: Sproxton Hall Farm,
Sproxton

Cheryl **Ward**
Planning

For: A Wainwright and Son
At: Sproxton Hall Farm, Sproxton

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Table of revisions

Rev/version no.	Date	Amendment details	Revision prepared by

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1.0 Introduction

- 1.1 Cheryl Ward Planning has been appointed to submit planning and listed building applications in relation to the area outlined in red on the attached location plan at Sproxton Hall Farm, Sproxton, Helmsley, York, YO62 5EQ.
- 1.2 The application is seeking full planning consent for the change of use and conversion of farm buildings for a farm diversification scheme to run alongside the existing farming enterprise to form a low key, mixed use events venue.
- 1.3 The application falls within Ryedale District Council's planning jurisdiction. The property known as Sproxton Hall is a Grade II listed building. As such Listed building consent is also sought under the Planning (Listed Buildings and Conservation Areas) Act 1990 and this application is a combined application seeking both planning and listed building consent.
- 1.4 With this application type there is a requirement to submit a heritage assessment. The assessment in this case provides an explanation about how the proposed development is a suitable response to the property, site and its setting and describes the likely impacts of the proposal on the significance of the above identified heritage assets.
- 1.5 This Statement is prepared by Cheryl Ward Planning who holds an MSc in Town Planning and is a Chartered Member of the Royal Town Planning Institute (RTPI) and associated ICN and PERN networks.

2.0 Purpose of Statement

- 2.1 The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. Its aim is to assist those assessing the application to understand how the development may or may not affect a statutorily designated heritage asset(s). In this case, Sproxton Hall is the heritage asset and has therefore been proportionately assessed.

3.0 Heritage Assessment

- 3.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering applications for planning permission special regard should be had to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses. Additionally, Section 72 of the Act states that local planning authorities have a duty to pay special attention to the desirability of preserving or enhancing the character and appearance of Conservation Areas.
- 3.2 Paragraph 189 of the National Planning Policy Framework (NPPF) states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record (HER) should have been consulted and the heritage assets assessed using appropriate expertise where necessary.
- 3.3 NPPF 192 states in determining planning applications, Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities, and the desirability of new development making a positive contribution to local character and distinctiveness.
- 3.4 NPPF 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
- 3.5 NPPF 196 states that where a development proposal will lead to less than substantial harm to the significance of designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 3.6 NPPF 200 states that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 3.7 The Ryedale Plan Local Plan Strategy was adopted in September 2013 and within that Policy SP12 deals with Heritage and is the most relevant to the application.

- 3.8 It requires Ryedale's historic environment to be conserved and where appropriate enhanced. The relevant section of the policy includes:
- The individual and distinctive character and appearance of Ryedale's Market Towns and villages.
 - Large country houses and associated estates and estate villages.
 - Medieval features including (amongst others) relatively notable castle sites.
- 3.9 To assist in protecting the District's historic assets and features, the Council will:
- Encourage sensitive reuse and adaptation of historic buildings.
 - Safeguard elements of the historic character and value within their built-up areas.
- 3.10 There is no available or adopted design guidance in place specifically created for Listed Buildings in the Ryedale Local Plan Strategy.

Site location map



Fig 1. – Sproxton Hall, Sproxton – site and buildings. Source: Google maps for illustrative purposes only.

<https://www.google.co.uk/maps/place/Sproxton,+York+YO62+5EF/@54.2257927,-1.0456549,619m/data=!3m1!1e3!4m5!3m4!1s0x487ecfc40cec0543:0xeca50a6f99899ae7!8m2!3d54.225291!4d-1.057865> as of 16 Jul 2020.

4.0 Old Mapping and identification



Fig 1. — Source: National Library of Scotland - OS One Inch, 1885 – 1900 – Outline.

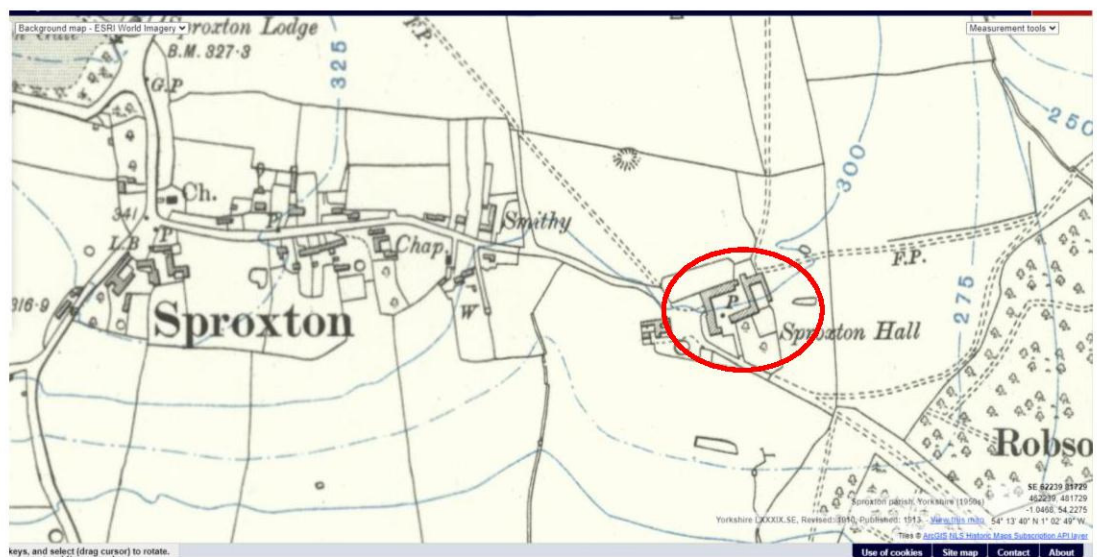


Fig 2. — Source: National Library of Scotland - OS Six Inch, 1888 – 1913.

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Fig 3. – Source: National Library of Scotland - OS 25 Inch, 1892 - 1914



Fig 4. – Source: National Library of Scotland – OS 1: 25,000, 1937-61.

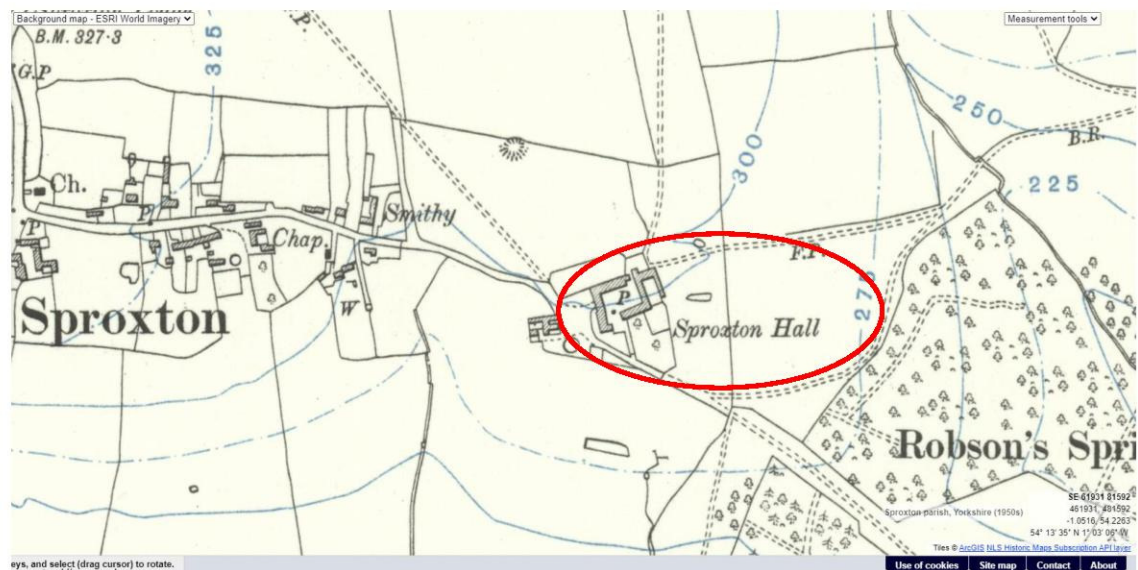


Fig 5. – National Library of Scotland – OS 1:1million – 1:10K, 1900's.

- 4.1 The mapping data clearly identifies that Sproxton Hall has been in situ since Ordnance Survey began producing maps in the late eighteenth hundreds. The maps tally with the listing description below which focusses more so on listed Sproxton Hall rather than the outbuildings themselves and lists the main house to be of Late 18th Century and mid-19th Century with 20th Century alterations.

English Heritage Records

SPROXTON HALL, MAIN STREET – Grade II listed building

- 4.2 The historic environment record list entry description states:

“SE 68 SW SPROXTON MAIN STREET (north side) 6/130 Sproxton Hall - - II)”

House of 2 builds. Late C18 and mid C19 with C20 alterations. Coursed sandstone and limestone rubble, pantile and Welsh slate roof. C18. Section to left: direct-entry 2-cell plan. C19 section to right. 2-cell hallway-entry. C18 section: 2 storeys, 2 first floor windows. 2 C20 casements with blocked doorway to right. First floor: C20 casements. Swept roof, gable coping. End stacks. C19 section: 2 storeys, 2 first floor windows. C20 half-glazed doorway to left. Casement to right. First floor: C20 casements. Gable coping, right end stack.

Listing NGR: SE6195981470

- 4.3 The listing description confirms that it is Sproxton Hall that is listed rather than the individual traditional rural barns and outbuildings. They are likely to have been built around a similar time as shown at **Figs 1 -5** above. The listing description refers only to the main house and the special historic and architectural fabric it possesses and therefore it is deemed that the outbuildings are curtilage listed.
- 4.4 Little information is documented about the external or internal character and fabric of individual outbuildings and therefore included in this assessment we have formulated a list of the key features of the buildings all of which are to be retained based on what is able to be drawn out of the listing description.

Two storey threshing barn

- White wash brick walls – to be retained.
- Vertically sliding boarded double height doors – opening to be retained as is - glass infill with vertically boarded doors to be open when needed.
- Opening to apex - metal louvred opening to be glazed over.
- Existing block up openings to be revealed.

Single storey courtyard buildings

- Compartmental rooms – to be retained.
- Hopper style openings – to be retained and made good where possible.
- Bullnose brick pillars – to be taken down and re-built for strength and stability.
- Timber beams, exposed trusses and roof timbers and lintels – to be retained, repaired and exposed where possible.
- Timber stalls – where possible will be reused throughout the development.
- Openings to courtyard – to be retained and glazed with oak framework and full height, side hung timber shutters.
- Exposed oversailing timbers to single storey lean-to at rear – to be retained.
- Cast iron guttering on gutter spikes.

General

- Coursed sandstone and limestone rubble – to be repointed where needed.



Fig 6. – Walling to outbuildings (west facing).

Roofscapes

- Traditional natural red clay pantile coverings.



Fig 7.- South facing roofscape.



Fig 8. – Roofscape (south).



Fig 9. – Roofscape (west).

Door openings

- Agricultural style and size opening for functional uses.
- Fully boarded ledged and braced door openings.
- Contrasting functional doorways that link back to their use as part of the agricultural past and are to be maintained.



Fig 10. – Door openings (west).



Fig 11. – Double height barn and openings.

Understanding the nature of the significance

- 4.5 The starting point for the assessment when considering the significance of heritage assets is to identify the asset. In this case it is Sproxton Hall, Sproxton. The outbuildings the subject of this application and assessment are in their own right not listed buildings although they are deemed to be attractive and representative of the agricultural function that surroundings Sproxton Hall and area therefore curtilage listed. There are no other heritage assets nearby.
- 4.6 Furthermore the outbuildings are not physically attached to Sproxton Hall. Ones that are physically attached are to remain used for their optimum viable use either for agriculture or domestic purposes ancillary to the use of Sproxton Hall. Once established, the contribution made by its setting and the effect of the proposed development on the significance of the asset(s) can be considered.
- 4.7 It is clear the significance of Sproxton Hall has derived from its history and for purposes concerned with agriculture.

Consultation with HER

- 4.8 Pastscape references Sproxton as a medieval village, mentioned in documents dated 1086 and 1301.
- 4.9 Sproxton Village as it stands today is a multi-period possibly shrunken village. Part of a house platform is visible on air photos suggesting some shrinkage of the village. According to the Lay Subsidy of 1301, 11 households were taxed in Sproxton. In the Domesday Book of 1086, Sproxton was referred to as Sprostone.
- 4.10 Much evidence for the village is in referenced to the Ridge and Furrow and lynchets seen as earthworks. From this assessment it is thought that these artefacts are not close to Sproxton Hall and are concerned with land to the north of the village including the agricultural land.
- 4.11 Traces of ridge and furrow are visible in the field between Mill Top and Middle Farm. Pasture is improved. Runs north-south and covers whole field (see also SE 68 SW/34).
- 4.12 To the south, there are several field boundaries of pre-enclosure (dated 03/1975).
- 4.13 The ridge and furrow and lynchets described by NYCC HER were seen as earthworks on good quality air photographs and assumed to be Medieval in date. Thirteen blocks of ridge and furrow were recorded, varying in length from 50m to 300m.

Sproxton village -

SE 6156 8158

Continued ...

Ridge and Furrow centred at:-SE 6128 8158

Additional NGRs:

SE 6099 8129

SE 6152 8130

SE 6187 8159

Seven lynchets were seen as parallel banks varying in length from 40m to 150m.

Centred at:-SE 6163 8163

Additional NGRs:

SE 6159 8148

SE 6206 8145

This description is based on data from the RCHME MORPH2 database.

Outbuildings

- 4.14 The remaining focus of the assessment is therefore concerned with the outbuildings that are the subject of this planning and listed building application(s).
- 4.15 The asset's physical surroundings have shaped a characterful courtyard around Sproxton Hall with its surrounding flat topography across the site and surrounding its immediate edges.
- 4.16 Traditional boundaries also contribute to the overall site setting and together with the outbuildings are appropriately considered together with the fact that this application seeks to conserve and enhance these features of interest.
- 4.17 The experience (a perambulation) of the asset(s) form part of the assessment including the views and vistas from, towards, through and across the application site.
- 4.18 Despite of all these identified items and in consultation with HER records there are no recognised facts or items that can be found that are specific to the outbuildings that would have a bearing on the application proposal and therefore it is down to individual interpretation.
- 4.19 Sproxton Hall is fortunate to be broken away from the village and in terms of the proposal is away from the main built up area and residential properties. The village has some sizable and well-built houses but nothing to the quality and robustness of Sproxton Hall.

The 'public benefits' of the proposal

- 4.20 The application is concerned with a mixed use development with some small scale changes to the character and fabric of the original outbuildings which are achievable without harm to the integral internal plan form and with only minimal changes to the building's external appearance.
- 4.21 The proposed main modifications are to the roof of the foldyard which is to be replaced with a triple pitch roofscape similar to the existing to fit within the yard area. The roof will tie into the single storey barns with pitched roofs and ridges running in a north/south orientation with tin sheet roofs with oak boarding to the triangular end sections of the part of the roof that is visible.
- 4.22 The fold yard will remain a rustic and open plan space defined by the existing brick pillars which are a key feature of the space. They help to break up the massing as well as serving as a constructional support. The brick pillars are to be carefully taken down and re-built on a like for like basis to reinforce the roof structure.
- 4.23 The southern edge of the foldyard is defined by a concrete wall separating the livestock area from the traditional stores to the south of the yard. It provides an important visual break between spaces and will be retained as part of the development as an oak/timber screen separating the open area (dance reception area/dance floor/workshop area) and the toilet and cloak facilities.
- 4.24 The roofs to the traditional buildings and inward facing courtyard to the main house will remain of clay pantile covering.
- 4.25 Other than the new entrance which is to be direct from the paddock (south) and use of the farm access to bring in and shield the catering facilities there is to be no other use of outside areas.
- 4.26 Throughout the development there are to be glazed elements which will allow subtle glimpses of the working farm and the animals available to view demonstrating that this remains a fully functioning farm. It is reiterated that the development is a low key venture and is secondary to the main farming enterprise in operation at the site.
- 4.27 Visitors to the venue will access the site from the south via the main village and road where the safety and suitability of the site access road and Sproxton Village Street to accommodate the additional vehicle movements associated with the proposed development has been fully taking into consideration (discussed in the accompanying Transport Assessment).
- 4.28 All of the existing openings are to be re-used and are to be glazed where possible together with the re-use of any blocked up openings.
- 4.29 A total of 4 no. new openings are to be formed. They are predominantly around the entrance area and one to serve the staff changing facilities as an internal opening inside the venue and where the majority of new openings are to be internal.

- 4.30 A few of the existing openings are to be enlarged due to the function that they will provide such as that to the food preparation area where a wider opening is needed for those carrying food and those which will provide a valuable visually connection to the working farm. A total of 2 no. openings will be enlarged.
- 4.31 1 no. window is to be unblocked to serve the food/prep store and 4 no. windows serving the wc facilities are to be walled up albeit sensitively with an acknowledgement of the former opening i.e. set-back in a reveal.
- 4.32 As a nod to the buildings former agricultural use and where they exist a series of old stone troughs throughout the southern range of buildings are to be retained in situ as features that are intrinsic to the development.
- 4.33 In so far as possible all windows are to be set back to the back edge of the walling to provide a deep reveal and are therefore characteristic in appearance and will be painted in a traditional heritage colour to compliment the joinery work around Sproxton Hall. Openings are to be simply glazed with no glazing bars or fenestration detail to replicate an agricultural style and appearance.
- 4.34 All external doors are to be traditional, fully boarded, timber ledged and braced, side hung doors. Internal doors and those serving the entrance area will take on a more transparent appearance to aid light to penetrate the buildings. Where double doors exist, they will be sliding doors.
- 4.35 All joinery work is to be painted in a colour sympathetic to the stonework and materials around Sproxton Hall.
- 4.36 A total of 12 no. metal conservation style rooflights are proposed throughout the development and are shown at **Elevations A, B and E**.
- 4.37 On the east wing there is currently a section of roof that has been lost. It is proposed to infill this section of the building with an oak framed link thereby knitting the buildings back together in a way that shows the buildings evolution. The glazed walls will also provide a visual connection to an adjacent part of the working farm for visitors to see and feel part of.

Materials

Externally

- 4.38 The proposal aims to retain the rustic appearance agricultural appearance of the buildings both from in internal and external aspect.
- 4.39 All external walls will be re-pointed (where necessary) with a mortar mix made up to match existing buildings.
- 4.40 Roofs will be replaced on a like for like basis re-using the existing pantiles where possible otherwise new tiles will match the existing.

Internally

- 4.41 Inside the buildings there is a fundamental objective to create a minimal and rustic feel. Therefore, the majority of walls are to be left with exposed stonework, existing lime washed walls will have a new application applied.
- 4.42 Sproxton Hall is characterised by its high-quality buildings and when this is combined with the local and pastoral environment it creates a location that is steeped in rich history and is one that should not be lost from the local landscape for the benefit of the public good. The curtilage listed buildings in the setting have capacity to accommodate change without harm to the significance of the heritage asset.
- 4.43 This assessment proportionately demonstrates the positive way in which the development will conserve the heritage assets and their setting in a manner appropriate to their significance including the local vernacular building style, materials and the traditional features noted at Sproxton Hall.
- 4.44 It is a conservation led scheme and is sympathetic to the special character and architectural interest of Sproxton Hall both of which are to be preserved without substantial harm. Rather, the development presents an opportunity to make a positive contribution to 'local distinctiveness' by retaining the features of identified interest such as windows and door openings, roofscapes and traditional boundary features.
- 4.45 In summary, the public benefits in this case are concerned with the consistency of use of the site for agricultural purposes and running this alongside the overall public/planning gain and enhancements to the outbuildings to be used as a mixed use events barn. It is a scheme that presents the optimum viable use of the buildings for together with the resulting value that is added to protected land/buildings.

5.0 Conclusion

- 5.1 This section brings together the information presented within this Heritage Statement and provides a reasoned conclusion for the approval of this application together with the accompanying plans by Design 4 Architecture and accompanying documentation.
- 5.2 The development proposal has been designed with a level of thoroughness proportionate to the relative importance of the heritage asset/s whose fabric is to a certain extent, but by no means wholly, affected.
- 5.3 Early pre-application advice with the LPA identified issues that have been addressed and this has led to a better understanding of how adaptable the assets are.
- 5.4 The scheme as presented includes improvements by way of repairing, reusing, restoring and re-build elements of the buildings walls that have fallen down with sympathetic changes that allow the buildings to be revealed and enhanced and in turn will assist in improving the viability and the prospects for the buildings long-term conservation.
- 5.5 In line with the NPPF, HER records have been consulted alongside documentary materials and historic mapping. The assessment finds that given the minor nature of the works, a less than significant degree of harm will be caused to the significance of heritage assets identified in this Statement. Predominantly, those being the application property known as Sproxton Hall and traditional rural outbuildings which are curtilage listed by way of their association with Sproxton Hall, a Grade II Listed Building.
- 5.6 Part of the significance of the curtilage listed buildings is formed from their 'Aesthetic Value' with other buildings at the site which is confirmed by Historic England's listing description. The interaction of the heritage asset with these adjacent buildings and the area to the south, where access is to be taken further adds to the experience of those assets.
- 5.7 Historic England's 'The Setting of Heritage Assets' Good Practice Advice in Planning: 3 confirms that setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset.
- 5.8 The setting of heritage assets changes over time. Protection of the setting of heritage assets need not prevent change; indeed, that change may be positive.
- 5.9 It is therefore concluded that the proposed scheme will preserve the special architectural and historic interest of Sproxton Hall and curtilage listed rural outbuildings and allow them to be appreciated by many more of its future users as a working farm and events barn venue. There is to be no negative impact on the significance of the farm site or the listed buildings and as presented represents the optimal, viable use of the listed building(s) as required in paragraph 134 of NPPF2 and SP12 of the Ryedale Local Plan Strategy.
- 5.10 Taking account of the above, the development is considered to accord with the policies of the Development Plan in force and we would ask the LPA to support the proposal.



Fig 12. – Sproxton Hall, Sproxton

References:

1. RDC Local Plan Strategy 2013
2. National Planning Policy Framework (NPPF) 2019.
3. National Planning Policy Guidance (NPPG) 2014.
4. NYM HER online records concerning Conservations Areas in general, more specifically the draft Conservation Area Character Appraisal and Management Plan for Robin Hoods Bay – the LPA do not offer supplementary guidance on listed buildings for properties in the NY Moors.
5. NYCC Record Office – Document Ref: PR.HEL, PR/HEL 16/1, PR/HEL16/2
6. Heritage Gateway.
7. Pastscapes.
8. Historic England Advice Note 12: *Statement of Heritage Significance – Analysing Significance in Heritage Assets*.
9. National Library of Scotland.
10. Geograph - <https://www.geograph.org.uk/photo/3279842>

(1) General reference

Susan Brook/18-OCT-1995/RCHME/NYCC:Howardian Hills Project

(1a) General reference

Yorkshire Archaeological Society Record Series, 1897, Yorkshire Lay Subsidy, p 51, 56

(1b) General reference

Smith A H, 1969, The Place Names of the North Riding of Yorkshire, p 70

(2) General reference

Antonia Kershaw/29-SEP-1993/RCHME: Howardian Hills Project

Cheryl Ward Planning

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