



1 VOYAGE LTD

**Heritage Impact Assessment
Manor Farmhouse, Strensall**

29.10.2021





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EXECUTIVE SUMMARY

Site Name: Manor Farmhouse **Address:** Manor Farmhouse, 1 The Village, Strensall **Local Planning Authority:** York City Council **County:** North Yorkshire **Statutory Listing:** Grade II **Conservation Area:** Strensall Conservation Area **Report Production:** Beth Davies **Enquiries To:** Beth Davies, Director, 1 Voyage Ltd, 6 Feversham Road, Helmsley, YO62 5HN **Tel:** 01439 770564 **Mobile:** 07961221229 **Email:** 1voyageltd@gmail.com

1 Introduction

- 1.1 1 Voyage undertook this Heritage Impact Assessment on behalf of the applicants, Mr and Mrs Story, to accompany planning and listed building consent applications for works to the listed dwelling and its outbuildings. These include the partial reinstatement of the back stairs, the reinstatement of a dormitory use to the attic with two small rooflights, the conversion of some of the outbuildings and creation of some additional openings to facilitate these uses, the removal and replacement of unauthorised, plastic doors and windows to the northern outbuilding and the re-surfacing of the tarmac courtyard. The applicants also seek permission to retain the unauthorised conservatory that the previous owners constructed.
- 1.2 This report assesses the heritage impact of the proposed development upon designated, above ground heritage assets including Manor Farmhouse, St Mary's Church and Strensall Conservation Area.
- 1.3 Documentary materials and historic mapping were consulted in order to provide a summary of the historical development and significance of the site, which was also visited on a dry, bright day during March 2021.
- 1.4 This report finds that the proposed works will result in less than substantial harm to the significance of Manor Farmhouse through the loss of limited historic fabric to facilitate the re-use of the redundant outbuildings. Public benefit will occur from the resurfacing of the tarmac yard with cobble and the removal of the concrete hardstanding and narrow enclosure to the west of the outbuildings which will all enhance the setting of the listed farmhouse. The partial reinstatement of the backstairs, the opening up of a blocked fireplace and the removal of modern stud walls at first floor will also enhance the legibility of the original plan of the building thus better revealing its significance. Works to address the

unauthorised openings and plastic fittings in the northern wing will enhance the historic interest of the building and the replacement of the substandard, foul water soakaway will result in environmental benefit. This public benefit is considered to outweigh the less than substantial harm that will be caused to heritage significance. As such recommendation is given for the approval of this application.

2 National Heritage Planning Context

- 2.1 Section 68 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 confers a duty on Local Planning Authorities, in considering whether to grant planning permission for development which affects a listed building or its setting, to *'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*
- 2.2 To facilitate this process and help assess the impact of proposals, paragraph 189 of the National Planning Policy Framework (NPPF) 2019 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.'*
- 2.3 The NPPF also states at para 193 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.... This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*
- 2.4 Para 194 of the NPPF adds that, *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'*
- 2.5 At para 196, the NPPF states that, *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*

- 2.6 Para 200 concludes that, *'Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'*.
- 2.7 In Annex 2 of the National Planning Policy Framework (NPPF) 'significance' is defined as *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.
- 2.8 Setting is defined in the same document as, *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*
- 2.9 Historic England's, 'Historic Environment Good Practice Advice in Planning, Note 3 – The Setting of Heritage Assets' states at Para 9 that the importance of setting lies, *'in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'* It adds that, *'The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors ... and by our understanding of the historic relationship between places.'*
- 2.10 The national planning context therefore requires applicants to consider a heritage asset's significance and what the optimum viable use for a heritage asset is, how a heritage asset's significance will be affected by proposals and whether the proposals will affect the setting of any heritage assets and therefore the significance of these heritage assets.
- 2.11 To aid applicants in this process, Historic England's 'Conservation Principles' lays out guidelines on how to assess a heritage asset's significance. It states that the significance of a heritage asset is defined by its constituent Values including the Value added by an asset's setting. It is these Values that determine a site's relative sensitivity to development. Value can be Evidential, Historical, Aesthetic or Communal.
- 2.12 Conservation Principles also advocates a five-step approach for assessing the implications of a proposed development upon the significance of heritage assets as regards a change to their setting.

- Step 1: identify which heritage assets and their settings are affected i.e. the relevant heritage assets;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the relevant heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: explore ways to maximise enhancement and avoid or minimise harm.
- Step 5: make and document the decision and monitor outcomes

2.13 Step 5 falls outside the scope of the application process. In order to facilitate an assessment of the heritage impact of the application, however, this document adopts the first four-stages of the Guidance laid out in Historic England’s Conservation Principles as a framework within which to assess the impact of the proposed development on the significance of relevant heritage assets.

3 Local Heritage Planning Context and Guidance

3.1 York City Council submitted a new Local Plan for examination in May 2018. Policies D1 (Placemaking), D2 (Landscape & Setting), D3 Cultural Provision, D4 Conservation Areas and D5 (Listed Buildings) within this emerging Local Plan are all relevant. This Plan has not been formally adopted yet, however, and as such the Council’s current Local Plan, which was adopted in 2005, is most relevant in planning policy terms. The following policies of the existing Local Plan are consistent with the NPPF and are therefore considered relevant:

3.2 **HE2 Development in Historic Locations:** Within or adjoining conservation areas, and in locations which affect the setting of listed buildings, scheduled monuments or nationally important archaeological remains (whether scheduled or not), development proposals must respect adjacent buildings, open spaces, landmarks and settings and have regard to local scale, proportion, detail and materials. Proposals will be required to maintain or enhance existing urban spaces, views, landmarks, and other townscape elements, which contribute to the character or appearance of the area.

3.3 **HE4 Listed Buildings:** With regards to listed buildings, consent will only be granted for the following types of development where there is no adverse effect on the character, appearance or setting of the building: • development in the immediate vicinity of listed

buildings; • demolition; • internal or external alterations; • change of use; • erection of satellite antenna.

- 3.4 The application site also falls within the designated Conservation Area of Strensall, the boundary of which is shown at Appendix B. There is a thorough, adopted Conservation Area Appraisal (CAA) in place for this Conservation Area as well as a Conservation Area Synopsis (CAS) which both help articulate what is significant about the Conservation Area.
- 3.5 In 2011, application 11/03106/FUL was submitted for the demolition of the two redundant farm buildings and erection of three detached dwellings with garaging and ancillary accommodation. This application was approved. One of the dwellings permitted was built across part of the former moat, all dwellings were higher than the buildings being demolished, plots were divided by high brick walls, the hard landscaping included a suburban turning circle and there was a high glass to masonry ratio. Garages were, however integrated within the dwellings which limited domestic clutter within the site. Despite being approved, this permission expired and was never implemented.
- 3.6 In January 2019, application 19/00042/FUL was submitted for a more intensive scheme which included the erection of four detached, rendered dwellings under pantile, following the demolition of the two modern agricultural buildings, and the conversion of the historic office range into a fifth dwelling. One of the new builds was shown located across the site of the former moat and the arrangement was that of a domestic cul-de-sac. Garaging was located in separate structures, creating domestic clutter and the dwellings contained external chimneys and a high number of window openings, the latter of which resulted in a high ratio of glazing to masonry which is atypical of vernacular farm buildings. Not surprisingly, the application did not receive officer support and was withdrawn in March 2019.
- 3.7 In response to the scheme submitted under application 19/00042/FUL, the Council's Building Conservation Officer objected to the principal of residential development on this site. Advice was offered on how the scheme could be enhanced, however. This advice included:
- Omitting the conversion of the historic range.
 - Reducing the number of new units from four to two dwellings of a similar scale to the existing buildings to reflect the 'morphology' of the site. It should be noted, however, that the existing structures are only twenty years old and are based on

neither the footprints of historic, former structures nor traditional, vernacular patterns of development found elsewhere on local sites of an equivalent nature.

- Dispensing with the cul-de-sac arrangement to reduce the suburban character of the development.
- Ensuring the design and palette of materials are subservient to the listed building by:
 - including a largely blank elevation to the west elevation of the western block and omitting garden to this elevation
 - Limiting glazing to the south of the ground floor of the northern block
 - Incorporating garaging within the dwellings rather than within separate blocks
 - Using handmade, unpainted bricks for construction and slate or sheet metal roofs to create a visually recessive appearance
 - Using steel, estate fencing for boundary treatments

3.8 Application 11/03106/FUL was assessed and approved under the existing Local Plan and the NPPF. Whilst the latter has subsequently been updated, there are no notable heritage related changes that would influence the way an application for this site should be assessed. Although this approval has expired, comments received from heritage consultees are still therefore relevant. The Building Conservation Officer's response to application was that, *'The proposed dwellings are of a simple rectilinear form that generally respects the character of the farm complex. The amended design of the dwellings is satisfactory. External finishes to the houses and including boundary treatment and external surfaces should be conditioned.'* The conservation panel did not object to the proposals as they acknowledged the low heritage value of the existing rebuilt agricultural units but thought the design could be improved. They supported the formal layout proposed and advised that the scheme should be kept low to retain the dominance of the main house, and to preserve views of the church spire.

3.9 English Heritage (Historic England as was) stated that, *'clearly [the cluster of modern farm buildings and their yards] also have a significant impact on the character of the area and their removal in conjunction with the development of housing now proposed is not inappropriate. The reduced footprint, height and bulk of the revised proposal is noted and welcomed. English Heritage are satisfied that there will be no significant impact upon the character of the conservation area as a result of the development. Elevations of the buildings are somewhat suburban and urge that the fenestrations be redesigned to be more in keeping*

with the disposition, proportions and size of window openings found in traditional agricultural buildings.'

- 3.10 Furthermore, the Delegated Report states that, *'The proposed dwelling houses are arranged around a courtyard and retain a sense of enclosure to Manor Farm, when viewed from the north and north west....With regard to the scale and mass of the dwelling houses, it is considered that the buildings will appear subservient to Manor Farmhouse when viewed from the public footpath that follows the northern bank of the River Foss.The proposed dwelling houses are of a simple rectilinear form that generally respects the character of the farm complex and existing outbuildings that lie within the immediate context of the proposed development. The ridge height of the proposed two storey dwelling houses is greater than that of the adjacent single storey outbuildings, although it is considered unlikely that the revised and reduced scale of the dwelling houses will have a negative visual impact on the setting of the adjacent outbuildings. The attached single storey garages will contribute to the variation in mass and roof form of the proposed group of dwelling houses..... The boundary landscaping adds significantly to the visual quality of the conservation area and the setting of the listed buildings. The new dwellings will not fundamentally alter the site's landscape structure and is considered to retain the character and appearance of Strensall Conservation area.*
- 3.11 The Delegated Report concludes that, *'The principle of the development is considered to be consistent with the aims and objectives of the NPPF and the draft Local Plan. It is considered that the scale and mass of the buildings will not have a negative impact on the setting of Manor Farm or be detrimental to the character and appearance of Strensall Conservation Area. The application is considered to accord with section 16 and section 72 of the Town and Country Planning (listed buildings and Conservation Areas) Act 1990. The new dwellings will not fundamentally alter the site's landscape structure and the landscape details are considered to retain the character and appearance of Strensall Conservation Area.'*
- 3.12 The comments listed at paragraphs 3.9 to 4.2, in relation to application 11/03106/FUL, which all clearly state that the scale and layout of the development proposed was acceptable, have informed the development of revised proposals for a similar, although more sympathetic scheme. Comments made by the Building Conservation Officer in relation to application 19/00042/FUL listed at paragraph 3.8 have also been taken into consideration.

4 Relevant Heritage Assets

- 4.1 The application site is a Grade II listed building, the list entry for which can be found at Appendix A. It is located within a designated Conservation Area, the boundary for which can be seen at Appendix B. The site has been recently purchased following the separation in ownership of the farmhouse and the redeveloped yard to the north. The application site falls within the context of an unusually small number of listed buildings given the size of the settlement within which it sits (Fig 1).

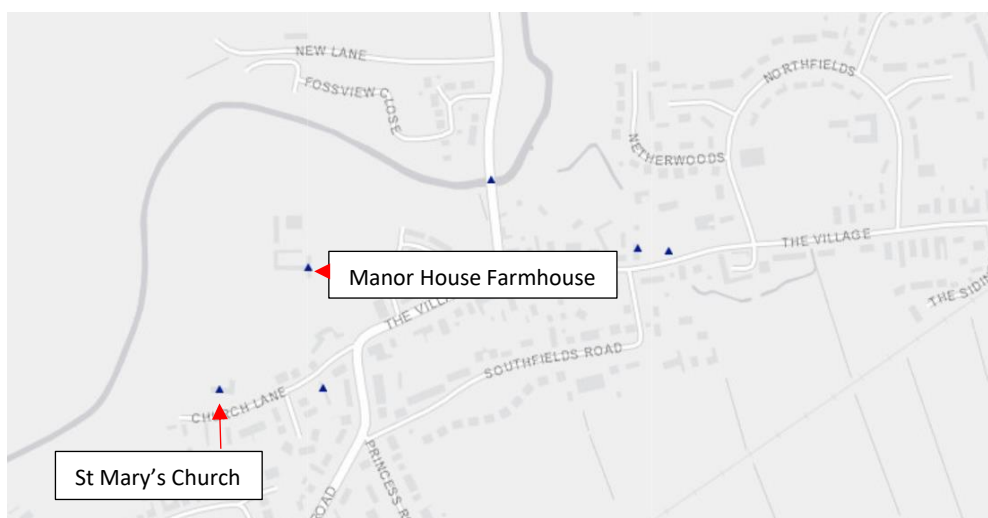


Fig 1 Copyright Historic England: **listed buildings near application site (triangular centroids)**

- 4.2 The curtilages of the village-based listed structures shown at Fig 1 vary depending on the status, age and location of the building. The settings of these listed buildings are, in places, nested, extending beyond the confines of their specific curtilage with some settings overlapping.
- 4.3 Whilst setting itself is neither a heritage asset nor a heritage designation it can contribute towards the significance of a heritage asset. St Mary's Church is the only listed building whose setting has a sensory and/or functional relationship with the application site which enhances an understanding and appreciation of its significance.
- 4.4 Therefore, for the purposes of this assessment, Manor House Farmhouse, St Mary's Church and Strensall Conservation Area are considered to be relevant heritage assets. The impact of the proposed development on the significance of these heritage assets forms the primary consideration of this report.

5 Location of Application Site and General Character

- 5.1 Manor Farmhouse is located to the north of Strensall (Fig 2). It lies to the north of 'The Village', the settlement's principal east-west street, and is accessed via a tarmac drive which travels through decorative, suburban gates with modern stone piers. These piers are flanked by dense hedges and mature trees which make the former farm a hidden, high status enclave of which there are limited views from 'The Village' (Fig 3).

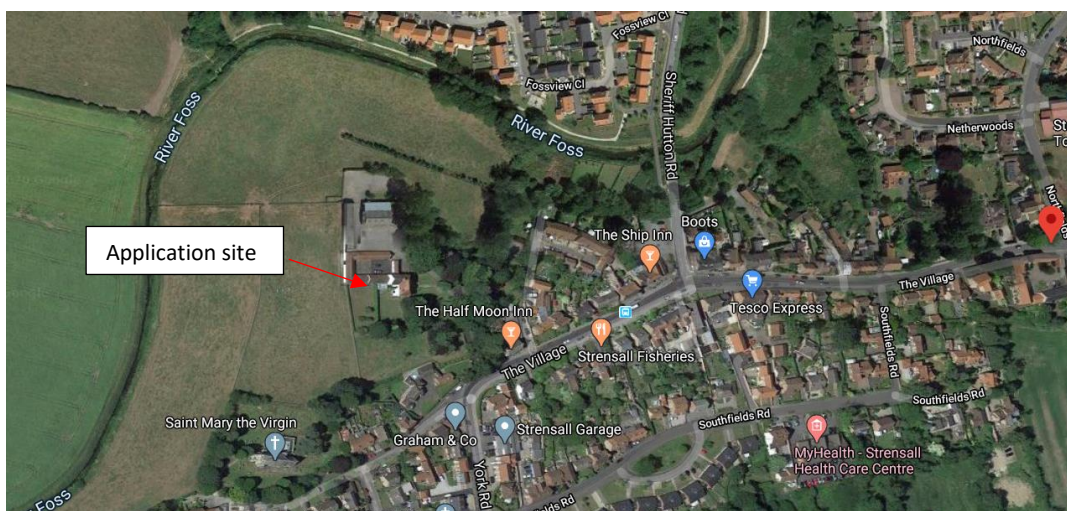


Fig 2 Copyright Google Maps Location of application site within Strensall



Fig 3 Suburban approach to Manor Farmhouse

- 5.2 Manor Farmhouse is a seventeenth century house with eighteenth and twentieth century alterations constructed of white painted brickwork under a Rosemary tile roof (Fig 13). Beyond the farmhouse, to the north, and accessed via a shared drive, lies a modern housing development located on the site of a twenty-first century farmyard. The dwellings replace two, white painted, breezeblock farm buildings (Fig 4). These buildings were constructed on

a small section of the former dairy farm which was damaged by storms in 1999. The site was, until recently, in the same ownership as Manor House Farmhouse, which has an historic range of farm buildings attached to the rear enclosing a separate courtyard, and formed part of Manor House Farm. A new brick wall has been constructed to separate the farmhouse and its historic courtyard from the residential development beyond.



Fig 4 Former, modern farm buildings to north replaced with residential development

- 5.3 The house has clearly defined, domestic side gardens, laid mainly to lawn with paddocks beyond. There is a 1980's 'wishing well' creation to the south-east of the house. The above ground element was built by the previous owners following a storm which uprooted a mature tree exposing an historic well beneath. The well is a rather twee structure which undermines the elegance of the house.
- 5.4 The more formal, front garden is set below the level of the house and is reached from the house by a short flight of steps. It bounded on the eastern and northern sides by the return stretch of the tarmac, loop drive. The return loop of this drive follows the line of the historic access to the moated site (see map regression below) whilst the ingoing section of the drive is new and associated with the modern farm and now the new residential development. The extensive, amorphous area of tarmac, which extends from the new access into the historic courtyard, undermines the setting of Manor Farmhouse, creating a visually weak, informal character.



Fig 5 Tarmac driveway approach to Manor Farmhouse with access to dwellings to right

- 5.5 An historic range of farm buildings which are connected to the rear of the house form a 'U' shaped range to the north-west. This range encloses a former fold yard which is split level with the drop protected by a modern, steel fence which bisects the yard (Fig IN). The yard is covered in tarmac. The southern and western range are defunct but the northern range has been converted into a number of offices by the previous owners. Large, regularly spaced openings have been made without consent to form a number of doors and windows which are of a domestic design and constructed from plastic. The northern range dominates views of the house in the main vehicular approach to the house. The unauthorised works severely undermine the rural character of the dwelling's setting, a factor which is exacerbated by the tarmac covered yard (Fig IN).



Fig 6 Split level tarmac foldyard bisected by modern steel fence



Fig 7 Office range to norther of house with modern openings and plastic fittings

- 5.6 The field to the west falls within the same ownership as the farmhouse. From here, the white painted masonry of the farmyard helps to reinforce the relationship between the yard and the house and aids the legibility of their relationship thus unifying the site (Fig IN). The diminishing ridge heights and associated status of the component buildings is best viewed from this angle with the hipped roof form of the dwelling stepping down to a pitched, two-storey service wing, which steps down to a garage block which in turn steps down to the former dairy. The southern side garden is contained by a mature hedge and the tip of the conservatory can just be seen against the rear service wing. In this view, it could be a free-standing greenhouse.



Fig 8 In views from the fields the white masonry unifies the farmhouse and the farmyard

6 Contribution of Site to Significance of Relevant Heritage Assets

6.1 Manor Farmhouse

6.1.1 Manor Farmhouse is a Grade II listed building, the list description for which can be seen at Appendix A. It is built of white painted brick under a steeply hipped, twentieth century, Rosemary tile roof (Fig IN). It was built on the site of an early medieval, moated manor house and occupies slightly elevated land which gives it a commanding position and increases its status. It has a symmetrical, east facing principal elevation which was aggrandised during the eighteenth century through the addition of a portico, Doric columns and a fan light.



Fig 9 Manor Farmhouse viewed from the east

6.1.2 Strensall was one of the many manors given to Robert, William the Conqueror's half-brother, after the Norman Conquest and Robert installed one of his men, Nigel Fossard, as Lord of the Manor of Strensall. Soon afterwards the Manor was taken back from Robert and returned to the Church of St. Peter. It became a Prebend supporting one of the Canons of the Cathedral. It seems to have been a wealthy Manor, being known as the 'Golden Prebend'. York City Council advises that in the early medieval period, the manor of Strensall was the property of the Archbishop of York. The manor was probably leased to a variety of lessees although at several points between the thirteenth and seventeenth centuries it was taken back by the monarch and once again granted to favourites. In 1620, when the manor had been returned to the prebend, and just seventy-five years prior to the present building's construction, an inquiry showed that the manor was still of the same extent as it had been in 1086. The manor was sold again in 1649 but returned to the prebend in 1660 when Sir William Robinson took the lease. He and his heirs retained the lease and remained lords of

the manor here until the late eighteenth century. The manor was eventually sold by the Ecclesiastical Commissioners in 1852.

- 6.1.3 In feedback pertaining to the adjacent residential development, York City Council refers to the scheduling description for Poppleton medieval moated site. In this, Historic England states, *'the majority of moated sites served as prestigious residences with the provision of a moat intended as a status symbol rather than a practical military defense. There are often ancillary features and buildings located outside the ditches...they are important for the understanding of the distribution of wealth and status in the countryside'*.
- 6.1.4 Pickard and Mitchell state that, 'the present Manor House dates from 1695 when Sir William Robinson, Lord of the Manor of Strensall, entered into a contract with John Etty Carpenter of York to build him a house here. Although Lord of the Manor, Sir William never actually lived at Strensall. He was twice Lord Mayor of York and an MP for York and Northallerton in 1685. The Robinsons had become lessees in the early seventeenth century and continued to be so until the late eighteenth century. The house seen today largely conforms to the plans of 1695 except for the cellars which are only thought to be eighteenth century, despite the presence of cellars in the earlier house. The coal chute to the existing cellar can be seen below at Fig 1N. The external access point, which is now blocked, would have been under the front elevation.



Fig 10 Former coal chute (now blocked) in current cellar

- 6.1.5 Various other alterations have been carried out which are detailed in the report by Pickard and Mitchel. These include the removal of a stable beyond the milk house and the shortening and lowering of this service wing, the removal of the back stair, the replacement of the ground floor brick floors, alterations to the kitchen included the lowering of the

ceiling and the formation of a good sized larder, the replacement of a fireplace in the back kitchen which briefly exposed and then blocked an earlier fireplace which 'a horse and cart could fit into with little steps all the way up to the chimney', the relocation of the fireplace in the former dining room (present sitting room) and associated reconstruction of the chimney, the removal of a large piece of oak from this room for re-use as a balustrade, the opening of two smaller rooms to facilitate access to rooms beyond at ground and first floor; the latter following the removal of the back stairs, the conversion of the attic over the kitchen into a bedroom and bathroom, the creation of an ensuite to the master bedroom in the location of the former back stair, the replacement of much of the secondary roof structure following tree damage in the 1970s/1980s (Fig 1N), the blocking of the attic windows and four windows on the eastern elevation which were later reinstated (possibly as a result of the window tax), the removal of an eaves level cornice, the later insertion of Doric columns, a pediment and a fan light above the front door, which bisects the earlier string course, the construction of a single storey building, possibly a dairy, over the original lobby which led to the service area of the house, the alteration of the ground floor windows which previously had arched tops and may have been wider, the replacement of all windows, the lifting of the cills on the southern elevation and the creation of a modern garden well 'feature' on the site of a former, historic well which was revealed when a large tree, at the south-east corner of the house, fell in high winds.



Fig 11 Roof structure with modern rafters and felt and breezeblock supporting wall



Fig 12 Breezeblock supporting walls within attic space with modern roof timbers

- 6.1.6 The earliest available mapping of Strensall found by the author dates to between 1842 and 1854 (Fig 14). This shows the Manor House with an area of domestic land which is bounded on all sides. This is, in turn, surrounded by a clearly identified moat on all sides. The only exception is at the north-east corner of the site where access is afforded to the house across the moat. This access comprises a path to the house and a track to the rear yard which follow much the same line as the current return driveway and path to the house. The area to the north-east of the manor is the only area where a boundary does not encircle the manor and the relationship with the land to north here is much more open. The northern arm of the moat, which appears to dogleg slightly rather than running in a straight line has been bisected by a fence enclosing Coney Garths with the moat taken into the field at this point. What appears to be a small structure has been built on the south-eastern corner of this arm of the moat. A very substantial structure is also visible in the field to the north-east of the Manor with a smaller structure evident in Coney Garths.
- 6.1.7 The term 'Coney' refers to managed rabbit warrens and is a name that probably derived from the original use of the land when it formed the manorial demesne. The right to farm rabbits was, in the medieval period, when rabbits had not yet established as a wild and freely available animal, a privilege reserved for the aristocracy and manorial lords. The land

would have provided highly valuable rabbit meat and fur and later, when rabbits became more widespread, grazing for larger mammals. York City Council states that Coney Garths is likely to refer to the free warren granted to Gerard de Vuippens in 1292. As warrens were still scarce, even by the end of the thirteenth century, this former warren site is of particular significance.

- 6.1.8 A boundary is also shown running perpendicular with the south-west arm of the moat which appears to terminate prematurely. This map also shows an historic building just south of the western part of current office which was later demolished. This building does not, as the Council has previously suggested, form part of the current office range, although this would be an easy assumption to make given their close proximity. 'Poor Houses' are shown between the church and Manor House, presumably built on land formerly associated with, and possibly donated by, the Manor with an orchard beyond. A triangular field with a tree lined boundary is evident to the north of the church which also appears to be used as an orchard. The southern moat is also reinforced by a line of trees to the south. These trees would have impeded views between the church and the Manor House although a thin spur of open land links the Manor House and the church between the orchards suggesting a possible 'short cut' and close relationship between the two structures.



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Fig 13 OS six-inch England and Wales Series, 1842-1952, published 1854

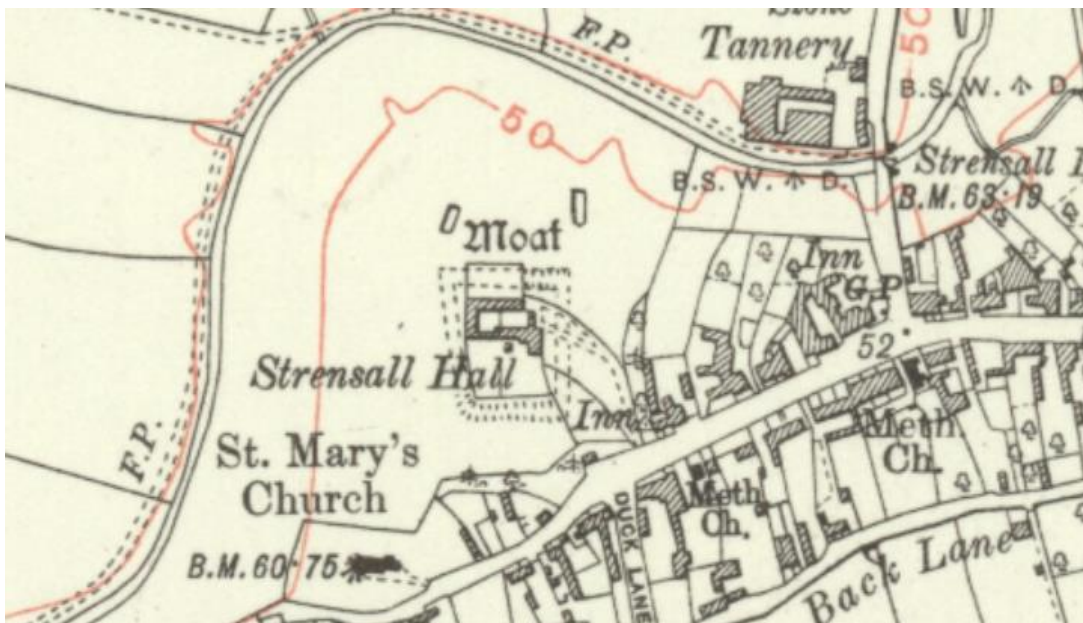
- 6.1.9 By 1919, the moat is shown as largely infilled and represented by dashed lines (Fig 15). The only remaining sections of the moat, indicated by vertical lines as per a railway cutting, are to the north-east and south of the house. The northern arm of the moat is shown as being more substantial in this map than it appears in the 1854 map, the latter of which suggests that each section of the moat was of a similar width. This is because the dashed lines, showing the moat has been infilled, have been drawn from the outer edges of the vertical marks that indicate the remaining sections of the moat cutting. The actual width of the moat is therefore likely to be narrower than assumed in later extrapolations of the moat's position submitted in previous planning applications.
- 6.1.10 The 1919 OS map also shows that the building to the south of the current office has been demolished and rebuilt further to the north, closer to the moat. A range which extends to the south, to form an 'L' shape, has also been built which encloses the yard to the rear of the house. The boundary to the north of the site, evident in the 1854 map, has been realigned with the western side now running directly north from the apex of the northern range and the enclosure now encompassing the infilled part of the moat's northern arm. The structure at the corner of this enclosure has also been demolished. The field boundary to the south of Coney Garths has also been re-aligned to meet the apex of the new agricultural range which has resulted in a straighter field boundary. These alterations and structural development possibly imply a move to a more formal farm. Certainly, in the Bulmer's Directory of professions and trades of 1890, 'Warrener J.' of Strensall Old Hall is recorded as being a 'farmer (& joiner, &c.)'. As a joiner he may also have been involved in the funeral industry. This signifies a reduction in status of the building's occupants, from lord of the manor to farmers/ tradesmen.
- 6.1.11 The map also shows orchards between the church and Manor and the boundary to the east of the church had been removed, creating a larger, more open church yard and more open land to the south of the Manor House. The Poor Houses also appear to have been cleared and replaced with a blacksmiths (Smthy) with the result that the area to the south of the Manor is not only more open but less densely developed. The field boundary to the west of the moat and the eastern boundary to Coney Garths have also been removed creating a more open relationship between the Manor House and the surrounding landscape. The whole pattern of development in the area seems to eschew general norms where development becomes denser over time. The two field structures within Coney Garths remain, however, with the eastern structure appearing to have been augmented and a slim, tapered enclosure created along the eastern boundary of the demesne.



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Fig 14 OS six-inch England and Wales Series, 1842-1952, revised 1909, published 1913

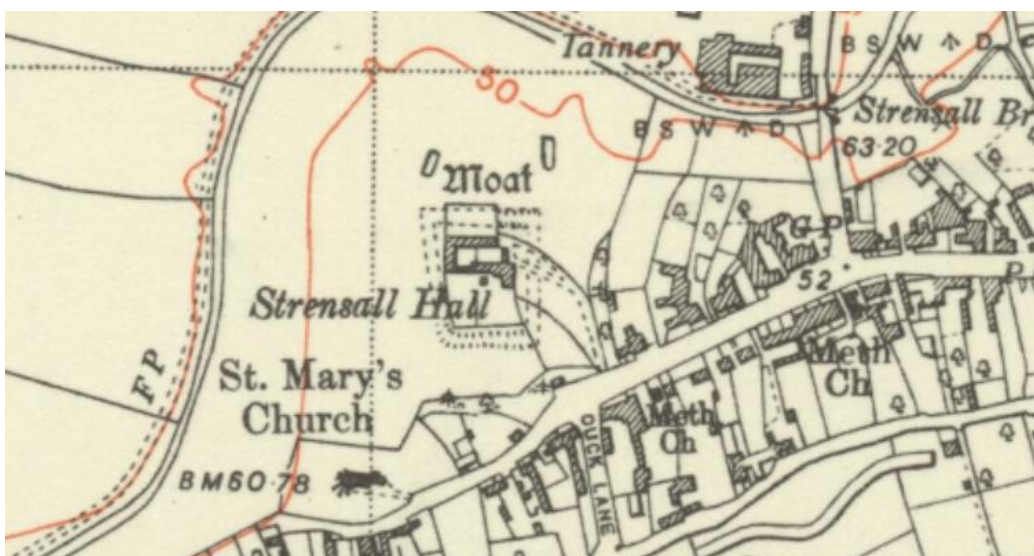
6.1.12 The 1928 revision (Fig 16) shows little change beyond the creation of a slender southern range which connected with the house to enclose the courtyard and the creation of a boundary within this. A triangular enclosure has been created to the south-east of the Manor House which spans the moat in two places and the field boundary to the south of Coney Garths has been removed enhancing the open setting of the Manor House. A boundary is shown running along the northern side of the driveway separating the access from the field beyond (likely to be the estate fencing seen at Fig IN) and there is a small, free standing structure to the south of the Manor House. The blacksmiths has disappeared but an Inn is now shown to the east of the Manor House which itself is now known as Strensall Hall.



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Fig 15 OS six-inch England and Wales Series, 1842-1952, revised 1928, published 1930

6.1.13 There is very little change of note evident between the 1928 and the 1950 OS revisions (Fig 17). Verbal accounts suggest that the southern arm of the moat was the last remaining section. It is understood that this was infilled during the 1950's which implies that the remaining section of the northern arm was infilled earlier within the 1950s. The water collected in the southern, infilled section is carried into the River Foss via a brick culvert. Given the presence of an enclosure over the northern arm of the moat since the middle of the nineteenth century it is likely that this was the first arm to be infilled



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Fig 16 OS six-inch England and Wales Series, 1842-1952, revised 1950, published 1952

6.1.14 The historic photographs available are all of the eastern elevation due to the location of the primary access. Although they are all undated, Figures IN and IN are considered to be the oldest image as they show a mature tree to the rear of the building which is absent in the other photographs. Fig IN shows best the absence of the four windows to the left-hand side of the door prior to their reinstatement by the Halls in the late 1950s. The fact that they were blocked may explain why the tree here was allowed to grow to such a size. The arched door to the dairy, which was later blocked, is also best seen in this photograph. Both images appear to show two interpretation boards on the northern side of the estate fencing indicating that public access was afforded to these fields, even though no formal access is shown on the OS maps, and that there was a level of interest in the site. A shed is also visible, angled towards the entrance to the yard.



Fig 17 Undated photo showing shutters removed, blocked windows, arched doorway and shed to right with possible radio antenna



Fig 18 Historic postcard

6.1.15 Figures 20 and 21 demonstrate clearly the former scale of the service wing and its associated chimney. Figure 21 shows the very mature tree which fell onto the house, exposing the historic well to the south-east of the house and requiring the building to be re-roofed. It also

shows most clearly the estate fencing that was erected to separate the pastoral farmland from the domestic curtilage and the shutters that were briefly fitted to the remaining, ground floor windows on this elevation which are also most clearly evident in Fig 21. These shutters are likely to have been a late nineteenth or early twentieth century addition.



Copyright Mrs Edmonson

Fig 19 Showing former height of service wing & new dairy with cows evidencing a herd



Fig 20 Undated photo with shutters to ground floor windows and estate fencing to drive

6.1.16 Fig 22, copied from the Francis Firth collection, dates to the early sixties. The substantial tree appears to have been crown raised, probably as a result of the reinstatement of the four missing windows to the front elevation and an associated attempt to increase light levels in the corresponding rooms. It may have been this work that de-stabilised the tree and led to

its subsequent collapse. Some of the modern dairy buildings are evident beyond the listed range to the north.



Copyright Francis Frith Collection

Fig 21 Approach to house c. 1960 with dairy farm evident beyond

6.1.17 Fig 23 shows the much-reduced service wing with the windows of the bedroom and bathroom created in the attic space above the kitchen and the location of the former back stair respectively. A covered access is shown to the land to the south, in the location of the existing garage, and a post and rail fence is shown enclosing the domestic curtilage which has replaced the earlier estate fencing. Fig 24 demonstrates the blocking of the arched dairy door. A corresponding door was created on the western elevation. This alteration may have indicated the changing function of this space as the modern dairy was developed in new, purpose-built structures and this building became absorbed within the domestic dwelling.



Copyright Slater

Figs 22 and 23 1975 photographs showing reduced service wing and chimney, covered access to south, post and rail boundary fence to domestic curtilage and blocked arched door to dairy

- 6.1.18 These photographs evidence a solid boundary between the domestic curtilage and the wider agricultural setting. They also demonstrate the soft, pastoral landscape that formed the wider setting of the listed building and supported a small dairy herd prior to the establishment of the more intensive dairy farm in the latter part of the twentieth century. The front garden appears to be a relatively recent creation being preceded by what appears to be grass and trees which lent a 'parkland' character to the site.
- 6.1.19 The current ownership dates back to 1958 when the farm was purchased by Albert Hall. At the time of purchase the house was in a very poor state of repair and it took two years of restoration before the family could move in during 1960. For the following twenty years, the site was run as a dairy farm with a herd of forty milking cows. More buildings were constructed in 1975 to house calves. The herd continued to grow and further buildings were added in the following 10 years. Figures 25 and 26 show the dairy farm at its height with extensive and densely located, modern agricultural buildings constructed to the west and north of the listed building. The historic courtyard was infilled with modern sheds at this time and there was erosion of the grassland setting due to farm activity. Tree planting along the north-east boundary was carried out (note the white, rectangular protective cages) along a newly created boundary line. This boundary intruded into the formerly open manorial demesne, breaking down the pastoral setting of the listed building. The physical separation between the house and agricultural setting, that began with the moat and was then superseded, first by estate fencing and then by post and rail fencing, was removed, weakening the separation of the domestic curtilage and supporting landscape. This in turn blurred the distinction between land use and undermined the status of the dwelling.



Fig 24 Peak extent of dairy farm in the 1980s eroded division between house and farm (note the presence of the conservatory)

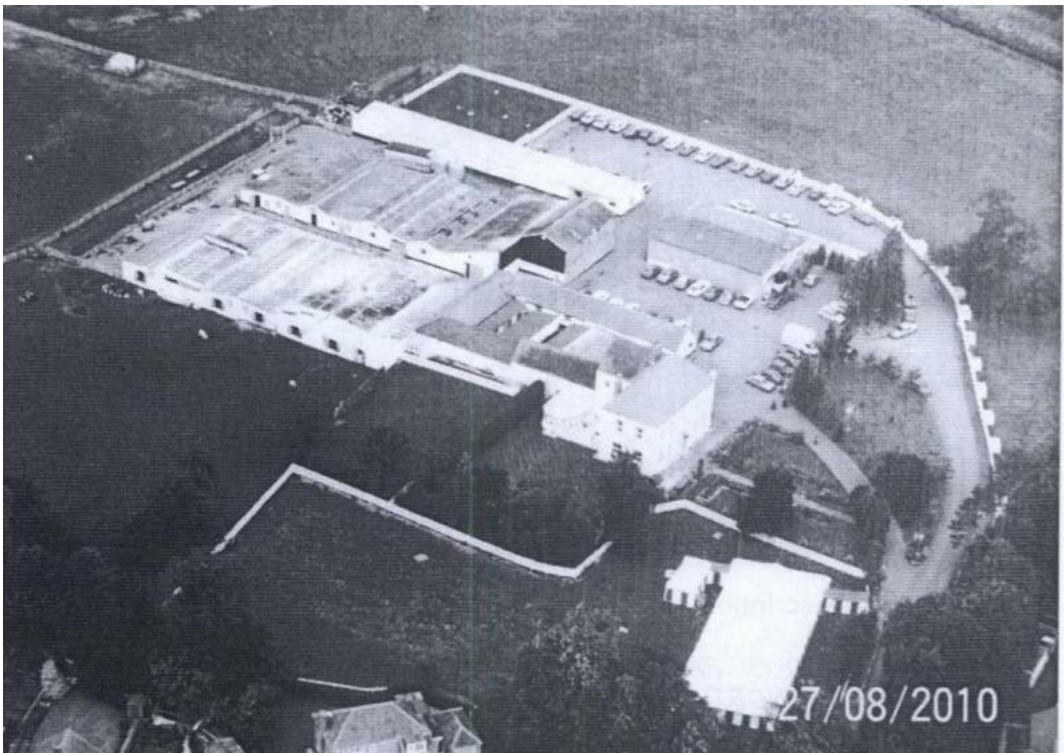


Fig 25 Setting of Manor House Farmhouse with extensive sheds, parking and encroachment into surrounding landscape (2010)



Fig 26 Photo taken in 1988 showing extent of conservatory

6.1.20 Following the BSE outbreak in 1996 the farm began to concentrate on beef production. The low height calf sheds were then no longer suitable and stood empty for the following three years. In 1999, the sheds suffered significant storm damage and the decision was taken to demolish them. The land on which they stood was returned to the adjacent field and reverted to pasture. This land is now largely outside the farm curtilage. Two breezeblock structures were constructed on or near the sites of former structures. Although thoughtfully detailed (Fig 27) these buildings were both one and a half storeys and so are higher than the historic, agricultural range. They incorporated arched, solidier course lintols which are not typical of vernacular farm buildings. The western block was also constructed over part of the former moat which undermined the legibility of the location of this feature and may have caused archaeological damage (Fig 28).



Fig 27 Arched openings, albeit on too large a scale, inspired by traditional cart openings



Fig 28 Former moat lies to the north of the office block & partially under the western block

6.1.21 Land to the south of the house remains in pastoral use although residential development along 'The Village' and the planting of conifers in the southern garden have suburbanised the setting of the listed building. The creation of ring-fenced enclosures of trees, whilst attractive, has also eroded the open setting of the former pastoral, manorial demesne.



Fig 29 Open setting to south eroded by ring fence and suburban encroachment

6.1.22 The application site is known to have early medieval origins and to be located within the moated site. There is therefore significant potential for subterranean archaeology. Much of the physical structure and plan form of Manor Farmhouse dates from the building's original seventeenth century construction. The building therefore provides a physical record of both the original architectural plan and the building materials and techniques of this period. The listed building therefore contains strong Archaeological Interest.

- 6.1.23 The significance of the listed building is also partly formed from Historical Interest. The building connects people and activities of the past with the present. It illustrates the intentions of its creators and the status and wealth of manorial lords who lived during the seventeenth and eighteenth centuries. It also evidences, through historic mapping, the intimate connection of the church and the manorial site. The wider site also helps illustrate the intensification of farms following the second world war and the associated, widespread changes that occurred within England's landscapes. This helps aid our interpretation of the past by acting as a tangible link with, and providing insights into, past communities and their activities. The site has connections with the Archbishop of York and Sir William Robinson which augments its historical interest.
- 6.1.25 The building also possesses Architectural Interest as it was specifically designed with consideration for the visual impact of the structure's appearance and not just with function in mind. The symmetrical, two storey construction, steeply pitched, hip roof, slightly elevated position, elegant fenestration, former moat and the aggrandisement of the entrance are all a function of this Interest as are the various elements of internal architectural detailing. The infilling of the moat and the erosion of the legibility between the domestic and agricultural areas of the wider site have also undermined the original design concept of the dwelling as a moated, high status residence.
- 6.1.26 Part of the significance of the building is also formed from Artistic Interest which is derived from the incidental, visual interaction of the asset with its immediate and wider setting. The views highlighted in this assessment qualify under paragraph 11 of Historic England's Advice in Planning Note 3: The Setting of Heritage Assets as '*views which contribute more to understanding the significance of a heritage asset*'. These include views which carry unintentional town-scape beauty; primarily views towards the application site from the fields to the west in which St Mary's Church and the verdant fields enhance the setting of the listed building.

6.2 St Mary's Church

- 6.2.1 St Mary's Church is a Grade II listed church which was built on the site of an earlier, Norman church dedicated to St James, itself built between 1100 and 1150. It is known that in 1425 penitents visiting the Church of St. James in Strensall could receive indulgences. St Mary's was built between 1865 and 1866 in the decorated Gothic Revival Style from designs of Sir Gilbert Scott. It was designed by JB and W Atkinson and constructed from sandstone under a

Westmoreland slate roof. Its porch and principal entrance face south away from the application site. To the north, the church has been extended with a twentieth century, community room of a geometric design which the list entry states in not of special interest (Fig 30).



Fig 30 St Mary's Church from the north with geometrical extension

6.2.2 The application site is seen in views north-east from the churchyard, through trees planted in the churchyard and across a foreground of pastoral fields (Fig 31). In this view, the ridge of the conservatory is barely visible against the service wing. The large, square opening in the western range of the farmyard is visible as is the post and rail enclosure between this range and the field. The application site is also seen in views back towards the church from the north-west and north-east where the church spire is seen in silhouette against the skyline (Figs 32). In these views, Manor Farmhouse is concealed but the western, dairy range is visible.



Fig 31 View north-east, taken from just beyond the graveyard



Fig 32 In views south towards the church the application site is visually intrusive

6.2.3 The significance of the church is formed from a combination of Archaeological Interest, Historical Interest, Architectural Interest and Artistic Interest. The wider application site forms part of the medieval landscape in which the church developed and there are clear historic links between the church and the Manor House. The more evident contribution that the existing seventeenth century house and farmyard make to the significance of the church is, however, as a high-status house and former farm which contribute towards attractive views of the church and which form part of its rural setting.

6.3 Strensall Conservation Area

6.3.1 Strensall Conservation Area, the boundary for which can be seen at Appendix B, lies approximately five kilometres to the north of York. It was originally designated in 1979 to include the historic core of the settlement to the south of the River Foss. The boundary was extended, however, in November 2001 to include, amongst other areas, the riverside pasture and paddocks to the north and west of the application site.

6.3.2 The Conservation Area Synopsis (CAS) highlights that the name Strensall may have originated from “Streonaeshalch”; “Streona” being an ancient personal name and “halch” being Anglo Saxon for a corner or nook of land. At The Domesday Survey (1066) Strensall was listed as being among the estates of the Archbishop of York and Prebendaries of Strensall are recorded from the 12th Century onwards. A typical medieval pattern developed with linear, narrow fronted plots of land extending back from the street frontage of Church Lane and The Village. The enclosure of the medieval fields during the seventeenth and eighteenth centuries and a corresponding improvement in agriculture led to a slow increase in the size of the village, which by 1801 had a population of nearly 300. Villagers had grazing rights on Strensall Common which remained unenclosed far longer than many other such areas. The eighteenth and early nineteenth centuries appear to have been a time of prosperity for the village as many of the older houses date from this period. Strensall

remained, fundamentally, an agricultural village until well into the 20th Century although it also had a brick and tile works and a Tannery, the latter of which was located on the northern side of The Foss in clear view of the application site.

- 6.3.3 Strensall occupies part of a flat open area to the south of the River Foss and the village is surrounded by fields to the north, east and west. The Conservation Area Appraisal (CAA) states that, *'These areas of open ground enable long distance views towards the village from the north, in particular towards the church and Manor Farm which are set on slightly higher ground.'*
- 6.3.4 The CAS describes the general character of the Conservation Area stating that, *'The Village has an attractive and informal mixture of well-proportioned 18th Century and 19th Century detached houses and vernacular cottages. A sense of unity arises from their shared scale, height (2 storey) and use of traditional materials – mostly pinkish-brown brickwork with pantile or Welsh slate roofing. Buildings are positioned at slightly varying distances and angles to the street frontage, some gable end on to the street and most traditionally with small fronted gardens enclosed by walls, railings or hedges.'*
- 6.3.5 Of particular relevance to the application site is the CAS's assessment of Church Lane and Manor Farmhouse. This states that, *'The line of Church Lane is important historically, though 'suburbanisation' of its character has resulted from inappropriate infill development. The redeeming features of the sudden view of open landscape beyond St Mary's Churchyard trees, the contrast of the small-scale enclaves of buildings going through to Church View, retain a valuable rural quality. Trees are also important to the setting of The Manor House.'*
- 6.3.6 The CAS cites two key elements of the Conservation Area's character and appearance. The second is:
- 2) The survival, in places, of the traditional outer edges of the village form, its side lanes with vernacular farm buildings, and the relationship with the open countryside at St Mary's Churchyard'*
- 6.3.7 In terms of important views, there are no views towards the application site which are included in Map 6 of the CAA covering 'Spatial Analysis'. Text within the CAA, however, states that, *'Views from the north across the open fields to the church are of particular importance'*.
- 6.3.8 The CAA includes a Character Area called 'Manor Farm' which encompasses Manor Farmhouse and the fields to the north, north-east and west and extends from Strensall New

Bridge in the west to Strensall Bridge to the east. This states that, *'The open spaces around Manor Farm define this particular character area. The trees at the western end of the area and along the rear boundaries of the village envelope create a distinctive rural setting'*.

Despite the presence of conservatory at the time of writing, the CAA states that, *'There are no neutral or negative factors within this character area.'* It should be noted that the conservatory to Manor Farmhouse was in place when this assessment was made.

- 6.3.9 As per St Mary's Church, the significance of the Conservation Area is derived from a combination of all the heritage Interests. The application site forms part of the medieval landscape and the original, manorial demesne. Its character has changed significantly from part of a visually soft, pastoral landscape to a slightly suburban character which results from the hard landscaping and residential development of the former, modern farmyard. The infilling of the moat and the blurring of the residential and agricultural functions of the land has eroded the significance of this part of the Conservation Area. The creation of a modern farmyard (now residential development) within the open manorial demense and the insertion of new boundaries within this landscape have eroded the medieval landscape and of this part of the Conservation Area.

7 Proposed Development, Enhancement and Mitigation

- 7.1 The applicants propose to remove the existing ensuite bathroom which will allow the reinstatement of the upper half of the backstairs. This will reinstate an integral part of the original floor plan thus better revealing the historic significance of the listed building. Fig 33 shows that the walls leading to the attic within the stair bay were historically plastered. It also evidences that the ceiling above the ensuite below is new supporting the fact that the stairs did lead all the way to the attic as per the original plans at Appendix D. A new opening will be made to connect the master bedroom to the front, central room to replace the lots ensuite. This will result in the loss of a small are of historic fabric which will lead to a very low level of harm to the archaeolgilca interest of the building but thus is considered to be

offset by the partial reinstatement of the back stair and the provision of access to the attics.



Fig 33 Plastered back stair bay with modern ceiling inserted and later, brick gable to the replacement service wing beyond

- 7.2 The reinstatement of the back stairs will enable the attic space to be brought back into use although the proposed use for storage is low intensity and will not require any new window openings or linings. The attic was originally designed to provide low status accommodation for service staff and its re-use will also better reveal the historic significance of the listed building. Remnants of the historic limecrete floor, which is referred to in the original plans at Appendix D, will be retained and conserved (Fig 34). They will be over-boarded which will obstruct views of these floors but, given the current, highly restrictive access to the attic this is considered to be a neutral alteration. The historic parts of the roof structure (Fig 11

above) will be retained and exposed and more easily viewed.



Fig 34 Limecrete floor referred to in original plans (Appendix D) to be conserved in situ

- 7.3 Two large, arched openings have been formed on the landing out of stud work (Fig 35) with modern balusters added within one of these openings. These have a very ‘eighties’ character. The applicants proposed to ‘square off’ these openings to better reflect the architectural detail of the original building. This will necessitate the loss of a limited amount of stud walling and is considered to be a neutral change.



Fig 35 Two 1980’s arches formed from stud walling to be squared off

- 7.4 The second-floor plan within the service wing is all formed from stud walling. Stud walling has also been used to narrow the landing with the historic brickwork wall evident about a foot beyond. The applicants propose to remove stud walling on the landing to reveal the

rear fireplace which has been blocked in within a void and to restore the original proportions of the landing. They also propose to reopen access to the cupboards to the south side of the first-floor fireplaces which are currently entombed. This will better reveal the architectural and historic interest of the building and is considered to represent an enhancement. Small holes made within the plasterboard confirm the presence of historic fabric beyond.

- 7.5 At pre-application stage, the removal of the pantry within the kitchen was discussed and received positive officer feedback. It has become evident however that this pantry is formed from what remains of the original milk house (Fig 36). On my advice, the applicants have decided to retain this pantry and omit their proposal to create a full width opening in this wall. A more modest doorway is proposed instead to connect the kitchen with the garage beyond which will conserve the pantry.



Fig 36 Pantry possibly formed from former Milk House shown on 1795 plans (Appendix D)

- 7.6 The applicants wish to convert the existing garage into a dining area. Prior to being a garage, this area formed a covered driveway and prior to this it formed the back kitchen. This proposal received officer support at pre-application stage. The existing garage doors have been redesigned to incorporate fenestration that picks up on the multi-pane character of the hopper windows within the yard. This proposal is considered to represent a neutral change.

- 7.7 An opening is proposed to connect the proposed day room with the conservatory. There are single doorways in the service range and, as highlighted above, the wall in which the door is proposed was previously a covered driveway and dates to the late twentieth century (see c.1970s photo at Fig 22 above). The masonry to be removed is therefore modern and the opening reflects the former connectivity between this space and the side garden. This is also therefore considered to be a neutral change.
- 7.8 The above will enable the modern back door to be blocked which will better reveal the original plan form of the listed building.
- 7.9 A single doorway is proposed to connect the kennels (proposed utility) to the range. Linear connectivity of outbuildings through the use of single personnel doors is a vernacular solution to connecting linear buildings and is considered to be a neutral change. This room will not be heated and the internal facing brick walls will be left exposed.
- 7.10 The applicants propose to convert the southern dairy range into a gym and entertainment space (Fig 37). The map regression above shows that this is an early twentieth century structure. The conversion will be a low-key intervention and the tiled walls, roof trusses and purlins will be left exposed. The glass roof tiles, which are a vernacular approach to lighting agricultural buildings will be retained to conserve the external, agricultural character of the dairy but will be underdrawn and the external, Perspex covering will be removed. A new opening is proposed in the western gable. The design of this opening has been inspired by existing openings within the yard. It will be a square opening with a sliding shutter door which can be shut for security and thermal efficiency purposes when the gym is not in use. Glazing will be well set back in a deep reveal to minimise light reflection off the glazing. The loss of historic fabric and additional opening is considered to result in a low level of harm to historic interest, but this is mitigated by the considered design of the opening, the retention of the ephemeral tiles within the structure and other positive works being carried out within the site.



Fig 37 Southern dairy

- 7.11 The western dairy range will be used as a music studio. A low-key approach will also be taken here with ephemeral wall tiles retained. Sound insulation will be added on top of the tiles which will be a wholly reversible intervention and the roof will be insulated leaving the trusses and purlins exposed.
- 7.12 A replacement garage is proposed in the northern range. This section of the range is primarily formed of breezeblock and as such this proposal received officer support at pre-application stage (Fig 38). The applicants originally proposed oak doors but this is not considered to be typical of this range or, indeed, of vernacular farmyards in the local area. As such the doors will be formed from vertical timber boards painted a dark, agricultural colour, with upper lights to reflect the garage doors currently contained within the building. Bifold doors are proposed given the tight access. Two personnel doors will be blocked as part of this work and a further door rehung to open outwards.



Fig 38 Proposed garage in section of range that is primarily constructed of breezeblock

- 7.13 An internal wall is proposed within the northern range. This will reinstate a former wall which is evidenced by the downstand (Fig 39). This is considered to represent an enhancement as the proposal will better reveal the original floor plan. This work has already been carried out prior to the family decanting into the outbuilding during the re-wiring of the main house. No other works have commenced.



Fig 39 Downstand in northern range in location of proposed, internal wall

- 7.14 One of the unauthorised office doors will be blocked up with masonry to match existing. This will enhance the appearance and historic and agricultural character of the northern range by increasing the masonry to void ratio. Personnel doors will be formed of vertical boards with a pencil mould to reflect existing doors within the range. Plastic doors and windows will be replaced with timber and painted a dark, agricultural colour to better reflect the agricultural character of the building. Plastic fascias and guttering will also be removed and replaced

with metal rainwater goods on gutter spikes. This work is considered to result in a significant enhancement to the historic and artistic interest of the listed building.



Fig 40 Left door & window and 3rd door from left to be blocked & fascia boards removed

- 7.15 Modern ceilings within the northern range will be removed to reveal the principal elements and pitched section of the roof structure. This will better reveal the agricultural character and the historic interest of this outbuilding and is considered to represent an enhancement.
- 7.16 The tarmac covered yard will be replaced with cobbles which will better reflect the agricultural and historic character of the farmyard and will significantly enhance the setting of the listed building.
- 7.17 Two personnel doors are proposed in the southern elevation of the northern range to better connect the spare bedrooms with the yard. One will be located in the site of a former, blocked opening (Fig 41) and one is a downward extension of an existing window. This is considered to be a minor negative alteration which will slightly undermine the agricultural character of the yard.



Fig 41 Blocked opening to be re-opened

- 7.18 Timber lintols are proposed above new openings rather than masonry lintols. This is a vernacular approach which will reduce the status of the proposed openings.
- 7.18 The unauthorised, foul water soak away cess pit will be replaced with a water treatment facility that complies with modern standards. This will have no heritage impact but will have an environmental benefit which is considered to represent public benefit that should be considered in the planning balance.
- 7.19 The applicants propose to remove the concrete hard standing to the west of the farmyard and the associated, narrow enclosure which is of non-vernacular proportion and adds visual clutter to views from and to the relevant heritage assets (Fig 41). This area will be turned to pasture which will enhance the rural setting of Manor Farmhouse, the church and the Conservation Area.



Fig 41 Concrete hardstanding and narrow, non-vernacular enclosure to be removed

- 7.20 The applicants propose to replace modern radiators with cast iron radiators which will enhance the historic character of the listed building (Fig 42).



Fig 42 Modern radiators to be replaced with cast iron

- 7.21 Finally, the applicants wish to formalise the retention of the existing conservatory which has been in situ since the 1980s and which replaced a structure dating to the 1950s. There have been no complaints about the structure and officers visiting the site in the past have not raised it as an issue. Furthermore, the Conservation Area Appraisal specifically states that there are no negative factors within this part of the Conservation Area implying that the conservatory conserves the character of the Conservation Area. It is accessed via a modern

‘back’ door which will be blocked along with a further, modern personnel door that leads to the former garage (Fig 43). The conservatory is largely hidden in all key views towards the building, is subservient in scale and the steep gabled roof reflects to some degree the hipped detail of the main roof (Fig 44). The letter from the former owner at Appendix E demonstrates that there has been a structure in this location since the 1950s. Its removal will achieve very little other than to scar the building. Requirement of its removal now would therefore seem punitive.



Fig 43 Two modern doors leading to conservatory will be blocked



Fig 44 1980s conservatory which the applicants seek to retain

8 Impact on Significance of Relevant Heritage Assets

- 8.1 Introducing a domestic use to the outbuildings will undoubtedly change their internal character and, to a lesser degree, their external character, but they are defunct and the site no longer operates as a farm. The proposed uses are low intensity with minimal lining and no permanent internal division of spaces. The openings proposed largely reflect the agricultural character of existing openings and, combined with the works to reduce the impact of the unauthorised doors and windows, will conserve the character of the agricultural range.
- 8.2 The small number of new openings proposed to connect the outbuildings to the house and yard, to facilitate their proposed use and to facilitate the re-instatement of a residential use to the attic will lead to a less than substantial degree of harm through the limited loss of historic fabric and harm to the historic character of the building.
- 8.3 Mitigation proposed includes the partial reinstatement of the back stairs; the removal of modern plasterboard walls; the exposure of the blocked, first-floor fireplace; the removal of the concrete paving and narrow enclosure to the west; the replacement of the sub-standard foul water soakaway, the replacement of modern building materials on the site, including the replacement of the plastic doors and windows in the northern range with masonry infill, painted timber windows and solid, vertically boarded doors, the replacement of the plastic fascia and guttering with metal guttering on gutter spikes, the replacement of the tarmac yard with cobbles and the blocking of modern doors leading to the conservatory. The enhancements above will better reveal the significance of the listed building and are considered to more than offset the low degree of harm identified within this report.

9 Conclusion

- 9.1 The applicants have worked hard to produce a scheme that takes the Building Conservation Officer's comments onto account. The proposal is more sympathetic than the scheme put forward at pre-application stage. The harm that would result from the proposed scheme is considered to be at the lower end of 'less than substantial' in terms of the NPPF and the mitigation proposed is considered sufficient to offset this harm.
- 9.2 The NPPF states that where applications will lead to less than substantial harm to the significance of a designated heritage asset that this harm should be weighed against the

public benefits of the proposal. There are clear public benefits that will arise from the scheme and which are considered to mitigate the harm identified.

- 9.3 As highlighted above, some of the proposed works will better reveal the significance of the relevant heritage assets. Para. 200 of the NPPF states that schemes that enhance the significance of a heritage asset should be supported.
- 9.4 Given the above, and the positive impact of the proposal on views from the north, it is considered that this scheme meets both national and local policy regarding the conservation of heritage assets. In light of both this and the opportunities for revealing significance that the applicants have pursued, the scheme is politely commended for approval.

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The Manor House at Strensall: A report on a survey carried out with Paul Barnwell and Chris Dunn, July 2009, Sheila Pickard and Tessa Mitchell (January 2010)

York City Council: Strensall Conservation Area Boundary and Synopsis

<https://www.york.gov.uk/downloads/file/949/conservation-areas-23-strensall>

Appendix A: List Descriptions

Manor House Farmhouse (formerly listed as 29.1.53 Strensall Hall)

29.1.1953 (amended 12.12.1986)

II

House. Late C17 in origin, substantially altered C18 and C20. Whitewashed brick, C20 plain tile roof. L-shaped on plan with central-hallway entry. 2 storeys, 5 bays. Early C19 half-glazed door beneath Gothick-traceried fanlight in pedimented doorcase supported on slender columns. Substantial first-floor string course. PVC windows in original openings beneath elliptical relieving arches throughout. Steeply-pitched hipped roof. Stacks removed at 1984 re-roofing. Interior: late C17 closed string staircase with plain squat balusters. Landing balustrade is a C20 copy.

Church of St Mary

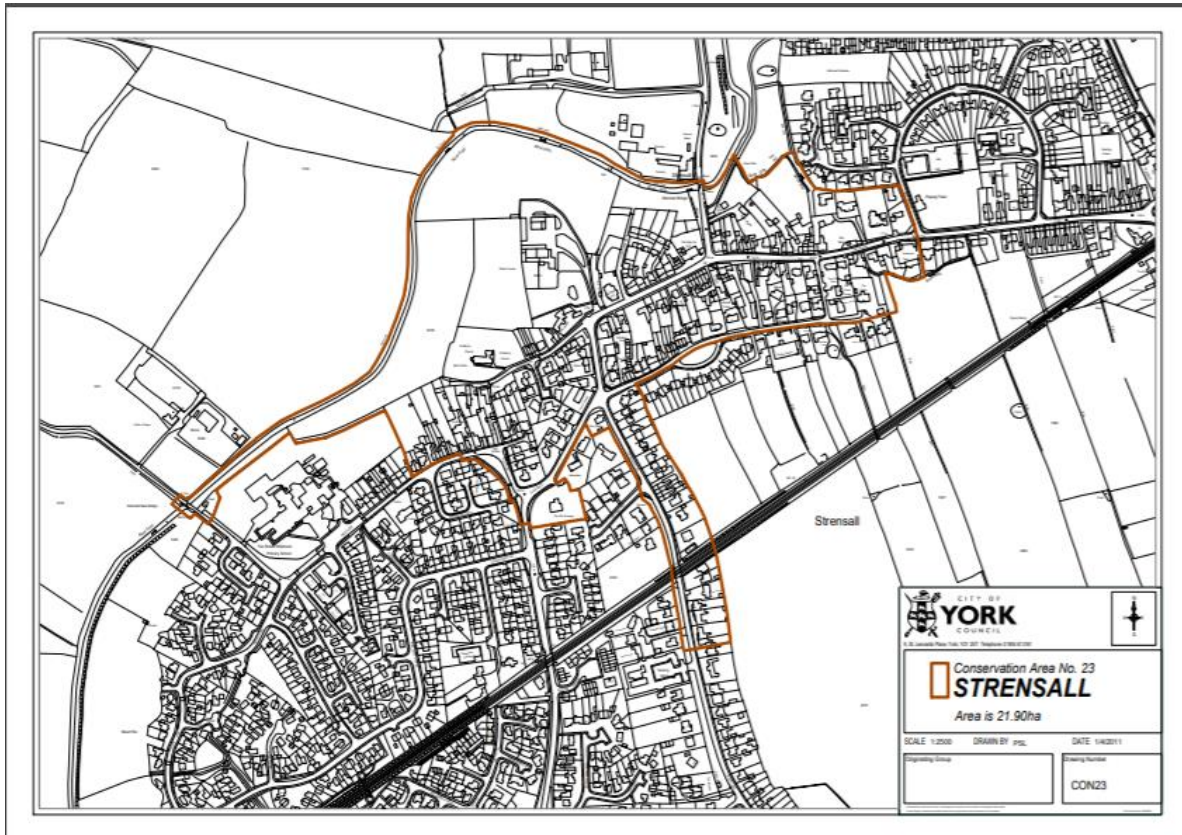
SE 66 SW STRENSALL CHURCH LANE (north side)

12.12.1986

II

Church. 1865-6 and late C20 addition. J B and W Atkinson. Sandstone and Westmorland slate. West tower, 4-bay nave with south porch, 2-bay chancel with north vestry and C20 parish room. In Geometric style. 3-stage tower with angle buttresses. West front: 2-light window with trefoil window and relieving arch above. Twin belfry windows to each face. Spire. South porch: pointed doorway of single order on shafted responds. 2-light windows to nave, single-light windows to chancel. 3-light window to east end. No internal features of merit. C20 extension not of special interest. Pevsner N, Yorkshire: The North Riding, 1966.

Appendix B: Strensall Conservation Area Boundary



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Appendix C: Transcript of the entry for the Post Office, professions and trades for STRENSALL in Bulmer's Directory of 1890.

Post:

- *Post, Money Order, Telegraph Office, and Savings Bank*, at Strensall Village; John Croft, postmaster. Letters *via York* arrive at 5-35 a.m., delivery begins at 7 a.m.; despatch at 8 p.m. Wm. Hick, foot messenger to Lillings Ambo, Sheriff Hutton, and Cornbrough at 6-30 a.m.

Post:

- *Post, Money Order, Telegraph Office, and Savings Bank* also at Strensall Camp. Office opens at 7 a.m. and closes at 8 p.m. Letters *via York* arrive at 7 a.m., and 1-40, 4-10, and 5-55 p.m.; despatches at 7-30 and 10-10 am., 2-15, 4-50, and 7-30 p.m.

Miscellany of trades

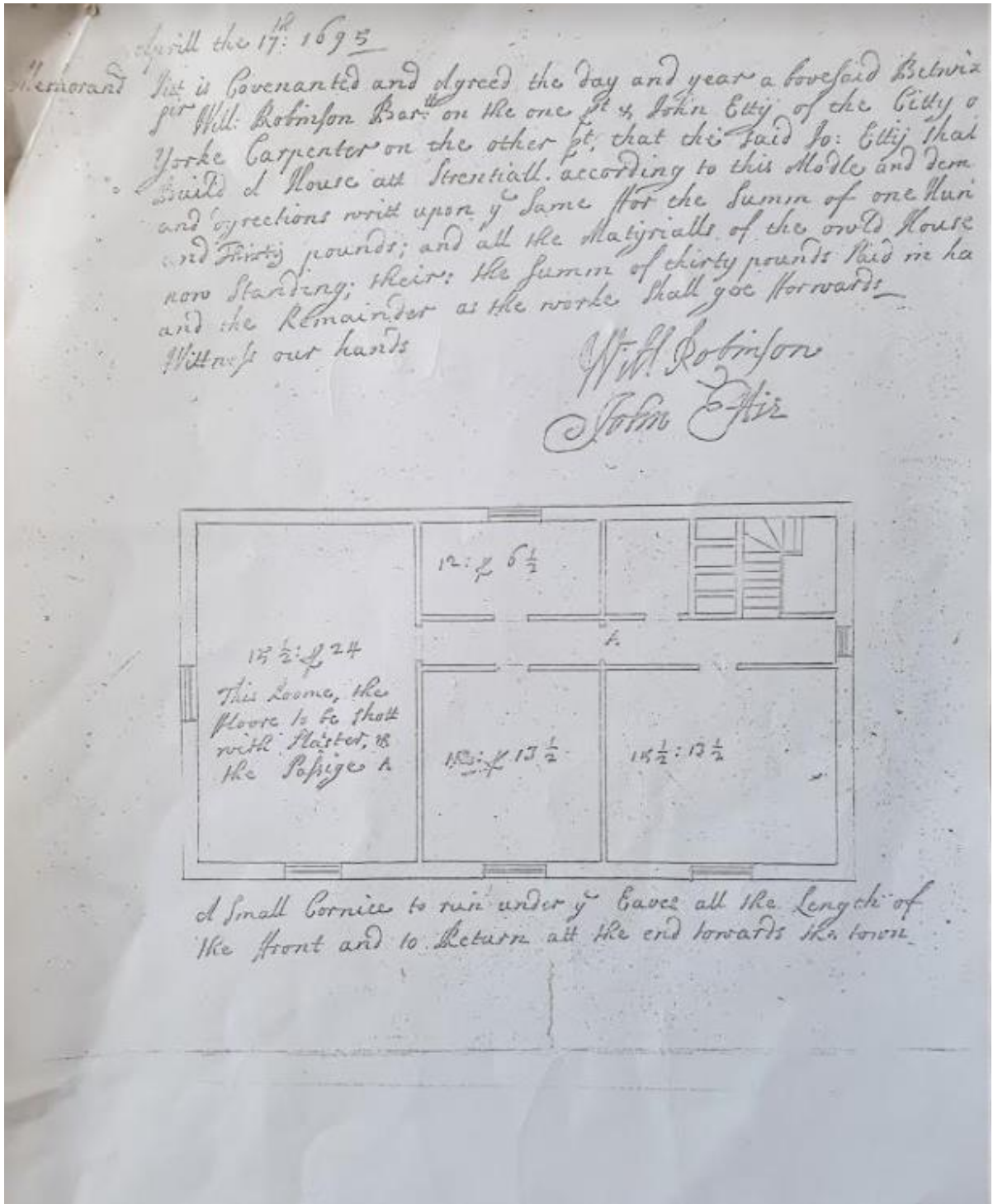
- Armstrong & Sons, army contractors, Strensall camp
- Bellerby Alfred, assistant overseer
- Bowles George, coffee house, Strensall camp
- Cartman Ward, brick and tile manufacturer
- Clark John, boot and shoe maker
- Clark William, boot and shoe maker
- Cobb J., clerk of works, R.E., Lord's Moorfarm
- Cobb T. W., builder's foreman, Lord's Moorfarm
- Creaser John, junr., grocer and provision dlr., The Stores
- Creaser John, senr., boot and shoe maker
- Croft Jno., joiner, wheelwright, and postmaster, Post office
- Culley R. P. & Co., army contractors, and messmen, Strensall Camp stores; S. H. Culley, manager. - (*See Advt.*)
- Cundall John & Son (Fred.), blacksmiths, &c.
- Cunliffe Wm. B., photographic artist, Strensall camp and York
- Draper Rev. Joseph Busby, M.A., vicar and acting chaplain to Strensall camp
- Dresser John, blacksmith
- Green Henry, brick, tile, and earthenware manufacturer, Strensall pottery
- Green James Henry, butcher
- Green James, vict., Ship Inn
- Greenwood Thomas, tailor
- Hesp William, carting contractor
- Linfoot Miss Mary
- Milner Joseph, bricklayer
- *National School*; John Edward Child, master
- Nattriss Henry, vict., Half Moon Inn
- O'Brien Mich., station master, Strensall station
- Richardson William, grocer
- *Strensall Camp*; Major-General N. Stevenson, commandant
- Taylor William, 'bus proprietor, &c., Strensall Camp Livery stables
- Tinson Richard, camp postman
- Tuke Mrs. Hannah

- Walker Wm., tanner, Strensall tannery (oak bark tanner of shaved and dressed hides)
- Warrener Miss Margaret

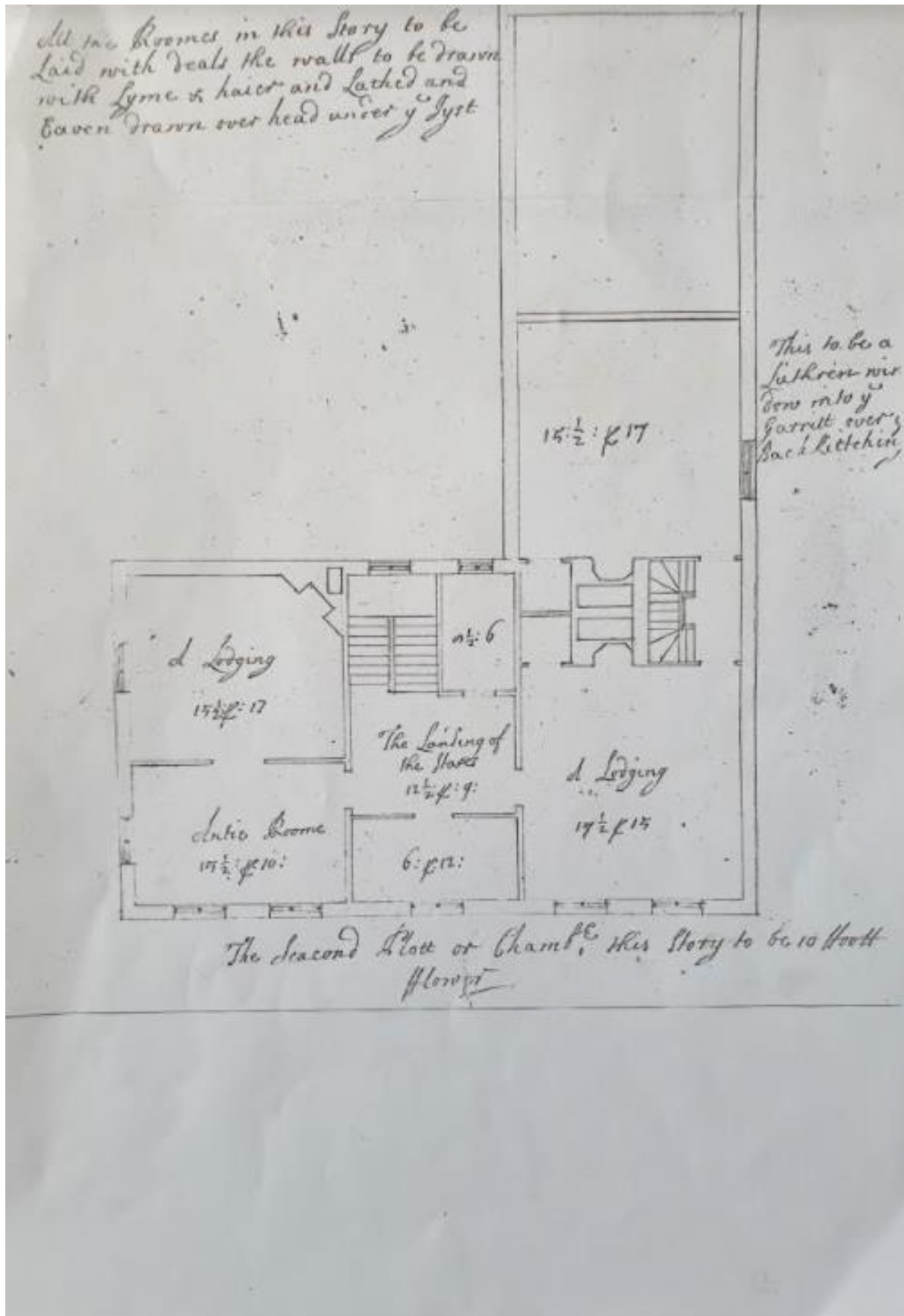
Farmers.

- Bellerby John Henry, Woodhouse farm
- Bellerby Matthew, Woodhouse farm
- Bland Richard William (and cattle dealer)
- Bratley John, Forest hill
- Buckton James, Duncombe farm
- Clark David, Strensall forest
- Clark John
- Clark Thomas Tate (yeo.)
- Coward Hugh
- Dennis John
- Dutton Joseph, Walbutt's farm and Haxby
- Edmondson Robert, Low farm
- Green Henry (yeo.), Greentree house
- Hodgson John (yeo.)
- Johnson Henry George Flintoff and Fred. Hy. (yeomen), Woodhouse lane
- Rudd Charles
- Rudd Joseph
- Rule William
- Simpson John (yeo.)
- Smith Francis (yeo.)
- **Warrener J. (& joiner, &c.), Strensall Old hall**
- Watson Joseph, Hagg's house
- Wells Thomas

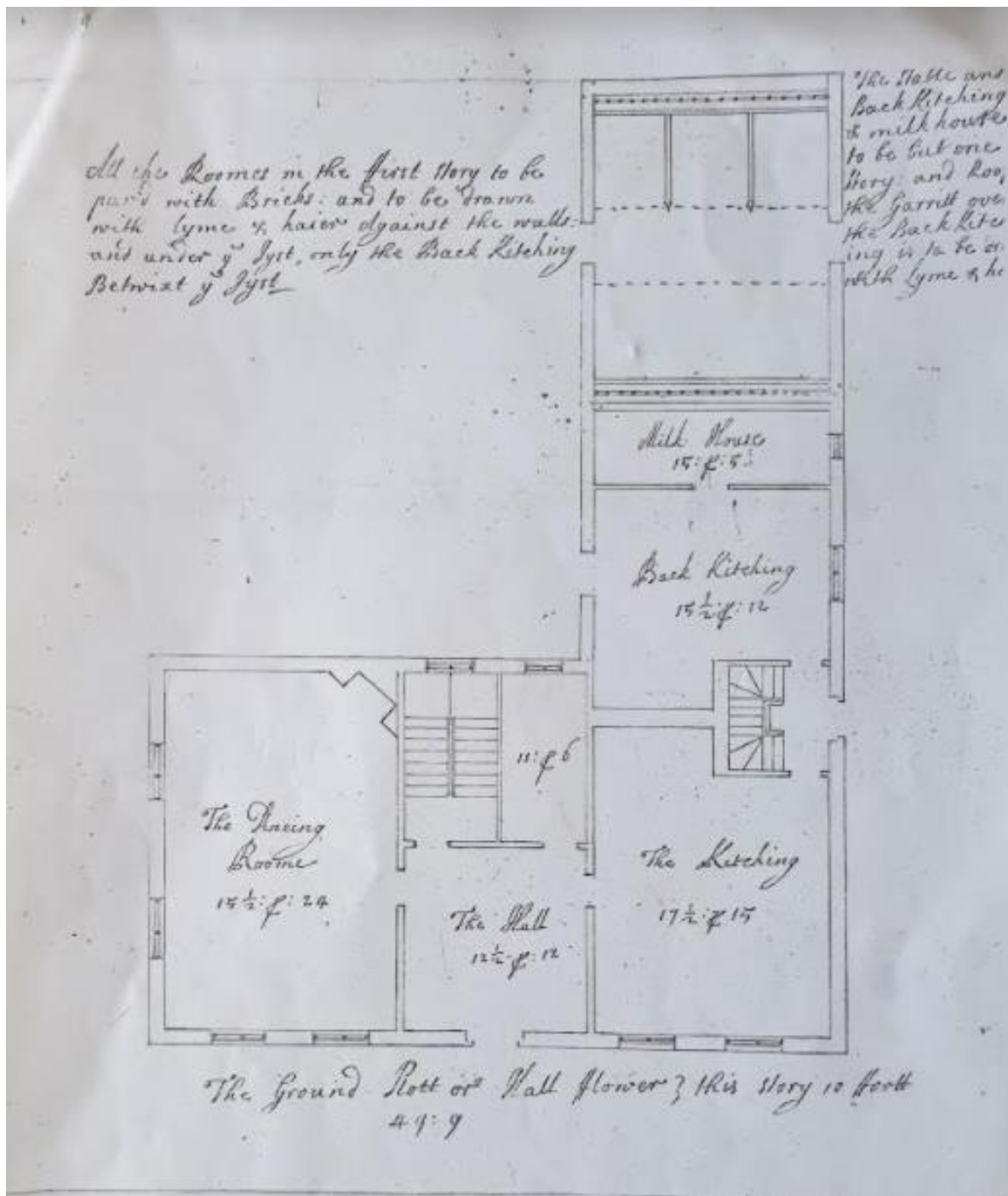
Appendix D 1695 Floor Plans for Manor Farmhouse



Attic Plans showing location of windows, cornice, back stair and instruction for southern room floor to be 'shott with plaster'



First floor showing location of back stairs, adjacent rear fireplace now blocked, landing store now part of access to rear extension and anteroom to south-west 'lodging' or bedroom



Ground floor showing store off The Hall which is now a corridor with w.c. and cupboard leading to kitchen, the corner fireplace in The Dining Room which has been removed, The Kitchen which is now a reception room, the back stairs (now removed) and the Milk House in the location of the current larder. All ceilings were to be underdrawn with lime and hair except for the back kitchen which was to be plastered between the joists. The stable, milk house and back kitchen were to be one story with a plastered garret above the back kitchen. Note the opposing doors in the stable.

Appendix E: Letter from Mr Hall re Conservatory

Oaktree House
Roundhills Court
Scackleton
York YO62 4NL

Mr and Mrs R Story
Manor House Farm
Strensall
York YO32 5XS

9TH April 2021

Dear Louise and Richard,

Manor House Farm was bought by my grandparents in about 1956. It was in a poor state of repair, and they spent a year renovating it before moving in.

They built a garden room off the back of the garage, which was accessed through a door at the back of the kitchen. It was used for keeping plants in and also had chairs in there. The garden room evolved somewhat, as it was renovated over the years, but still, more or less, stands on the same ground as the original structure did in the 1950's.

Yours sincerely,

Andrew Hall