

Client Details

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Project Details

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For The

Refurbishment and Extension of Ghyll Farm

AT



**Ghyll Farm,
Egremont,
Cumbria
CA22 2UA**

History and Heritage

Ghyll farm is set between Egremont and St Bees, set back from the B5345 road.

The cottage was originally within the curtilage of the wider Ghyll Farm which, included the main house, cottage and a number of barns/outbuildings. It is understood that permission was granted in 2004 for the outbuildings to be converted into houses and the main site was sub divided. This application relates to the former farm house and attached cottage.



Image 1: Aerial view of Ghyll Farm circa 1970



Image 2: Aerial view of Ghyll Farm circa 2023 (google)

‘Ghyll Farm Cottage’ (Gill Cottage) is a Grade II listed building, with a date stone of 1803 over the main house front door. While the significance of the building is not detailed in the English Heritage documentation, the official 1984 listing describes the front elevations and recognises the group value of the linked buildings:

“Cottage c1803. Rendered rubble. Graduated slate roof with brick chimney to south end. Symmetrical 2-storey 3-bay front has 2 ground floor sashes and one central sash above, all with glazing bars in stone surrounds. Single-storey lean-to against south return, door under porch on north return. Linked to farmhouse by single-storey range adjoining north return. Included for group value.”



Image 3: Cottage and farmhouse circa 2000



Image 4: Cottage circa 2000

It is assumed that the cottage was historically detached from the farmhouse. The single ground floor room was accessed via a door on the north elevation, adjacent to the main house and external stairs, against the rear elevation of the cottage, provided access to the first-floor room. While these doors and stairs still exist, they are now internal, housed within the relatively modern link extension.



Images 5&6: Link extension enclosing historic rear stairs & internal view of stairs

The aerial photo (ref image 1) shows that a link was present in the 1970's and this was further enlarged, as evident in more recent photos/the current layout (ref images 3 & 4). Despite these changes over time, it is recognised that the building has historic architectural value, with traditional features/character that should be preserved.

Internally a stone plinth, cold slab and some sandstone floor slabs remain in the ground floor space. A timber lining and door remain in the first floor space. It is not known whether the plinth and cold slab to the ground floor are in their original positions, as it is apparent works have been undertaken to them in the past. (ref images 7,8 & 9)



Images 7,8 & 9: Stone plinth with concrete bedding, Lining to first floor door opening & GF Utility

It is understood that the previous owners of the property used the cottage as ancillary accommodation to the main house, having a utility to the ground floor and Playroom to the first floor. The current owners continue to use the ground floor as utility accommodation and currently use the first floor for storage. (ref images 9)

Planning and listed building consent were given in 2015 for alterations to the cottage however that approval omitted the internal link.

The main house has also recently undergone repairs and refurbishment with new double-glazed windows (reference listed building consent 4/22/2206/0LI.) The proposed ensuite within the main house occupies a current bedroom but any original features were stripped out in the past. (ref images 10, 11 & 12)



Images 10, 11 & 12: bedroom door/opening to be retained, wall where proposed opening is to be formed & new double glazed timber sliding sash as installed in the main house as part of recent approval.

Application:

This Statement has been prepared to accompany a householder planning and Listed Building Consent application, for alterations to the main house and linked cottage. An existing guest bedroom, within the main house, is to be converted into an ensuite shower room and with the loss of the guest bedroom, the application looks to re-provide this and improve the ancillary accommodation within the linked 'cottage' for when the applicants have visitors stay.

Reference drawing 5838-01A Existing and Proposed Plans and Elevations

Use:

The property relates to an existing dwelling.

The Site:

As noted above, this application relates to the former farm house and attached cottage associated with Ghyll farm. The front elevation faces in a north-easterly direction and is set back from the B5345, with tarmac hardstanding to the full extent of the front yard. The end and rear (south and westerly) elevations are partially below ground/hidden by the properties banked rear garden.

The external ground level in front of the property falls southwards towards the small beck which runs in a culvert under the front yard.

Layout:

Generally, the two-storey main house is linked to the smaller two storey cottage by a single storey infill structure, all with pitched slated roofs. As described above the historic stairs are now housed within the single storey link building and the main pitch of the cottage roof extends to cover this extension. To the south side a historic lean-to store is accessed via a door on the front elevation.

The proposal sees the current lean-to store increased in height, with a new slated mono-pitch roof, reflecting the historic character but providing headroom over the raised internal floor level. (ref image 12) Two new openings are proposed in the ground floor wall, dividing the store and cottage, allowing for an open space but, maintaining a reference to the historic wall line. (ref image 13) The existing access is retained from the link extension, with lobby, ground floor WC. Due to the uneven nature of the existing stone stairs, these are retained as a display feature for potted plants and artwork, to be viewed from within the sunroom. New building regulations compliant stairs are proposed to access the first floor. The former first floor door opening feature is retained and the door frame filled with frosted glass to allow for borrowed light, as well as referencing the historic entrance to the first-floor accommodation. A bedroom and separate shower room are formed within the first-floor space.



Images 12&13: External store roofline raised & Openings formed both sides of chimney breast.

Scale and Volume and Appearance:

Generally, it is expected that the proposed internal alterations will be formed with little visual change to the front elevations, as detailed in the listing's description. The height of the lean to will be raised and a ramp will be visible in front of part of the elevation. Generally, the choice of materials will be sympathetic with the listed status of the property. The windows to the front elevation will be replaced with new double glazed timber sashes and the window and patio doors to the rear link will be double-gazed timber units.

To the rest of the building the external changes are; the height of the lean to, additional rooflights, a window within the lean to end wall, new doors and new glazing/doors to the link elevations.

The proposed patio doors provide a visual break between the main house and what is assumed to have historically been the detached 'cottage'. Additional conservation rooflight's and a single window in the lean to, offer additional natural light to the internal layout.

Landscaping:

The external landscaping is to remain relatively unaltered with the main change being to the front, providing level access to the former store door entrance by means of a ramp. The finishes of the ramp and associated handrail will be detailed to be sympathetic with the listed status of the property. The remaining tarmac hardstanding adjacent to the front and garden, steps and patio to the rear garden remain as existing.

Access:

The existing vehicle access off the B5345 is retained.

Part M Compliance:

The current entrance is via steps to the side door, within the existing link extension. While the existing door will be retained, the former store door will be utilised in conjunction with a proposed ramp, to provide level access into the property and to the proposed ground floor WC.

Foul, Surface Water and Flood Risk:

The site is identified as being at risk of flooding on the Environment Agency's Flood Maps for Planning. A flood risk assessment accompanies this application.

The development will be connected to the existing foul sewer. The extent of roofing and hardstanding remains as existing.