

FACEBY LODGE FARM

Design and Access Statement for change of use from agricultural buildings into nine no. (9) holiday units

24th OCTOBER 2018



Planning | Regeneration
Green Infrastructure

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CHECKING:

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1. INTRODUCTION & PURPOSE OF REPORT

1.1. This revised statement has been prepared in support of a planning application for change of use of a group of agricultural buildings at Faceby Lodge Farm into a holiday development, now comprising nine no. units, instead of ten units included in the previously submitted scheme.

1.2. A range of supporting plans and relevant documentation was originally submitted with the planning application electronically, comprising the following:

- Forms and certificates (completed electronically);
- Planning application fee (£4,620.00);
- Existing and proposed plans and drawings comprising:
 - P100 Location Plan;
 - P101 Existing Site Plan;
 - P102 Granary Building Existing Plan & Elevations;
 - P103 Stable Block Existing Plan & Elevations;
 - P104 Proposed Site Plan;
 - P105 Granary Building – Proposed Floor Plans;
 - P106 Stable Block Proposed Plans & Elevations;
 - P107 Granary Building Proposed Elevations (Sheet 1 of 2);
 - P108 Granary Building Proposed Elevations (Sheet 2 of 2);
 - P110 Proposed Site Plan – Highways Access;
 - P111 Proposed Site Highways;
 - P112 Proposed Block Site Plan
 - P113 Numbered Building Identification Plan;
 - P114 Distance of Elements Plan;
 - P115 3D Sketch Model Views Sheet 1
 - P116 3D Sketch Model Views Sheet 2
 - P117 Coloured Elevations Sheet 1
 - P118 Coloured Elevations Sheet 2
 - P119 Coloured Elevations Sheet 3

1.3. Supporting documents comprising:

- Design and Access Statement;
- Renewable Energy Strategy;
- Drainage Philosophy Statement;
- Landscape Statement;
- Landscape Masterplan;
- Transportation Technical Note on Access Arrangements;
- Planning Support Statement;
- Structural Survey Report (January 2006);
- Structural Survey report update letter (25/11/10);
- Ecological Appraisal and Bat Activity Surveys (August 2014);
- Preliminary Ecological Appraisal Report (November 2015);

- Heritage Asset Statement.

1.4. This scheme has been subject to lengthy delays both pre-submission and post submission. Pre-submission, it went through several design iterations as a consequence of officer comments when we had first agreed the principle of a residential development. When officers later intimated that they would no longer support a residential development, a decision was made to submit a proposal for a holiday development. Post submission, designs have now been amended on two further separate occasions in response to additional officer comments and this statement and associated amended drawings reflect the latest scheme, which we hope officers will finally support, as they have repeatedly advised of their support for the revised notion of a holiday development.

1.5. In addition to the further revised plans, an arboricultural survey was added later to the range of supporting documents and the landscape design drawing has been changed. We have further amended this statement, as well as the Heritage Statement to reflect the current design and we have provided an updated Ecology Report since the originally commissioned reports had become out of date.

2. THE REVISED DESIGN SOLUTION

- 2.1. This revised statement addresses relevant design considerations that have precipitated the selected design solution submitted as the basis of the application. It makes reference to the background to the proposals, to include the need to ensure sensitive preservation and adaptation of the best buildings within the complex to meet the requirements of both local planning policy and design guidance.
- 2.2. The reason why the previous, revised proposal was still considered to be unacceptable related mainly to the number of additional openings to the original buildings, the provision of unacceptably domestic features to prominent elevations and the loss of some older buildings whilst new construction was proposed elsewhere on the site. The feedback received has precipitated revisions to address these issues.
- 2.3. The scheme still seeks to redevelop the farm buildings, with five dwellings in the main block of structures, one in the piggery and three in the stables. A new access to the site from the end of the drive is to be formed running around the outer boundary on the north and east of the property. The proposed parking provision has been substantially reduced in impact since the initial scheme and remains limited in scale and low key in format in the current revised scheme. It still retains an appropriate level of provision for the dwellings and the previously proposed new garage block for house 9 (formerly number 10) on the site of the modern sheds has now been deleted in favour of 4 parking bays.
- 2.4. The main granary building is still proposed to house two, four-bedroom dwellings in the principal frontage building each of two storeys, with a central access to a courtyard between them through the existing doorway. However, this building is now detached from the neighbouring wings to provide extra scope for windows to internal spaces from unobtrusive positions not visible from the general surroundings. This allows the number of proposed new windows to be reduced and the current scheme now has no new windows to this building and only two windows are proposed to be extended down to form full height doors. This approach has also allowed the proposed roof lights to be reduced to two on this structure, both on the west elevation hipped roof and hidden in general views behind the hay barn.
- 2.5. The proposed scheme now has only two dwellings gaining access from the courtyard, both of which are mid-range three-bedroom units. All proposed bedrooms are in the roof space and lit by roof lights, the number of which has

been reduced for these units to two to each roof slope. The proposal maintains the previous arrangement with this first courtyard being formed from just under half of the space occupied by the shelter shed and a new structure being provided within the footprint of the shelter shed to divide the space in half and form the rear wall of the main large dwelling within this unit, dwelling 9 (previously number 10).

- 2.6. This large dwelling will still occupy the remainder of the two wings and the new crossing building and will take in the remainder of the courtyard for private use. The property now has five bedrooms all of which will be en-suite and an extensive range of reception rooms including a snug, lounge and garden room, gym and dining room. The small double stable on the south gable will be retained as a boot room, pantry and entrance lobby. The second small brick built stable block is now proposed to be retained for use as a store and a site for potential ecological mitigation.
- 2.7. The stables will be converted to form three two-bedroom dwellings, one from the narrower wing and including a short section of the main stable building and the other two occupying the equally divided main building. These dwellings will all be single storey only. The stone piggery will provide the final two-bedroom dwelling with minimum intervention to its existing openings.
- 2.8. In response to comments from the National Park planners, a detailed examination of the lighting of rooms has been made and fenestration has been amended to reduce significantly the number of proposed new openings, including roof lights. As mentioned above, the granary building has no proposed new windows to external elevations and only two small roof lights on internal and screened roof slopes. The stable block has been substantially re-planned to remove all proposed new windows from the northwest elevation and the number of roof lights to this elevation has been designed to provide a minimum level of natural lighting. To the internal elevations of the stable block four new openings are created but only to re-orient the building to face the development instead of into the current cottage courtyard. The corresponding openings to the cottage courtyard will be blocked up in this revised proposal. On the principal external elevation to the granary building there are no new openings and only four new roof lights in the full length of the building. New openings are restricted to the internal faces of the buildings within the two main courtyards and the majority of roof lights are positioned to face over this internal space as well.
- 2.9. The initial revision to the scheme reduced the number of new openings proposed in the buildings, provides a greater range of unit sizes within the development, reduces the impact of the proposed parking in the wider

landscape, whilst retaining an appropriate number of parking spaces and removes the modern buildings from the setting of the historic farmstead. The present scheme goes significantly further to maintain the agricultural appearance of the complex in the countryside and limit the need for alterations to the buildings.

2.10. In addition, this report examines the highway and access position, which is articulated in further detail in the submitted Transportation Technical Note.

2.11. This report should be read in association with other reports that have been submitted to support this application, notably the Planning Policy and Support Statement, which sets out in some detail, the recent history of discussion with Officers of the National Park Authority concerning previous proposals for residential use. This background also articulates comments made on design insofar as it affects Authority planning policy.

2.12. The statement is further supported by appropriate illustrative material to aid understanding and interpretation of the development proposed by the planning application. Additional information is provided in other supporting documents, in the planning application documentation and by inspection of the associated site plans and drawings.

3. SITE DESCRIPTION AND LOCATION

- 3.1. The farm complex comprising Faceby Lodge Farm is set in rolling countryside on the northern side of the escarpment of the Cleveland Hills near the northern boundary of the North York Moors National Park as illustrated by Figures 1, 2 and 3.
- 3.2. The property comprises a large complex of farm buildings described in the report below, served by an access road linking with the A172 highway, which lies due north of the site, 0.5 miles away.
- 3.3. The site is 1.5 miles away by road from the settlement of Carlton-in-Cleveland due east and 1.5 miles away from Faceby-in-Cleveland to the south. Hutton Rudby is approximately 4 miles distant and the market town of Stokesley is 4.5 miles away to the north-east. Direct distances are shorter as illustrated by Figure 2.
- 3.4. The land around the farm building complex is used principally for grazing, but due to changes in farming practices, the buildings are now little used and are in deteriorating overall condition.
- 3.5. In general terms, the building complex still forms an important feature in the local landscape and is part of its character. Recognition of this has been acknowledged by Officers of the Authority at a series of pre-application meetings held when discussing proposals for a prospective residential use (see Planning statement for further details). Further details are provided in the Landscape Statement which accompany the submission.
- 3.6. Perspective drawings of the existing buildings are illustrated by Figures 4 and 5 below.
- 3.7. To the south-west of the site, outside the site application boundary, is a separate detached residential property referred to as Faceby Lodge Farmhouse, see figure 6, building no 12. Another existing residential property, Faceby Farm Cottage, is situated to the west of the existing stable block, opposite which are some storage buildings outside the application site.
- 3.8. Faceby Manor Farm is a Listed Building situated on an adjacent ownership further west. A separate Heritage Statement has been provided to support the application addressing the impact of the proposed development on Faceby

Manor Farm. It should be noted that Faceby Manor Farm includes a manor house with garage, a listed boundary wall and modern agricultural buildings.



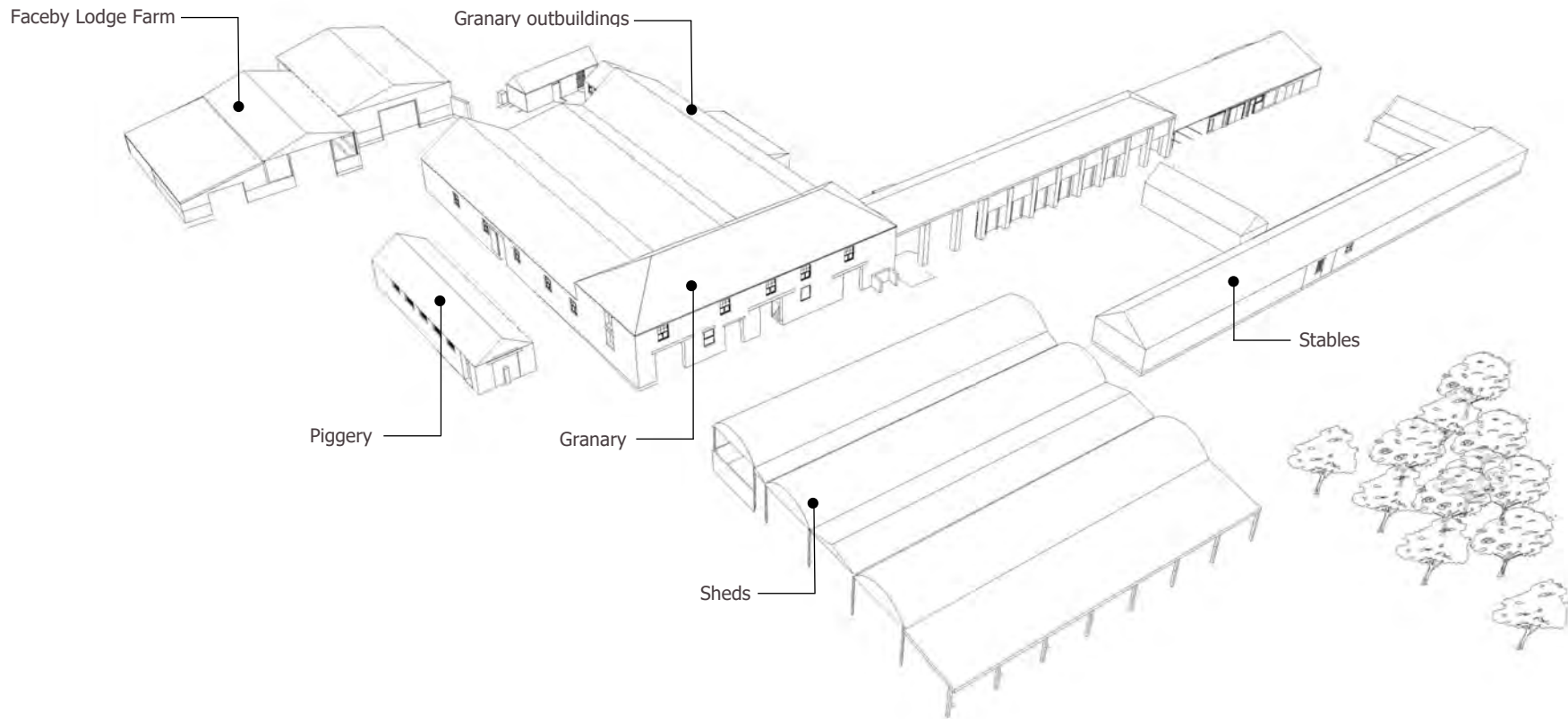
Figure 1: Aerial view showing location. Image: Google Earth.



Figure 2: Application site local context



Figure 3: OS red line boundary and ownership plan

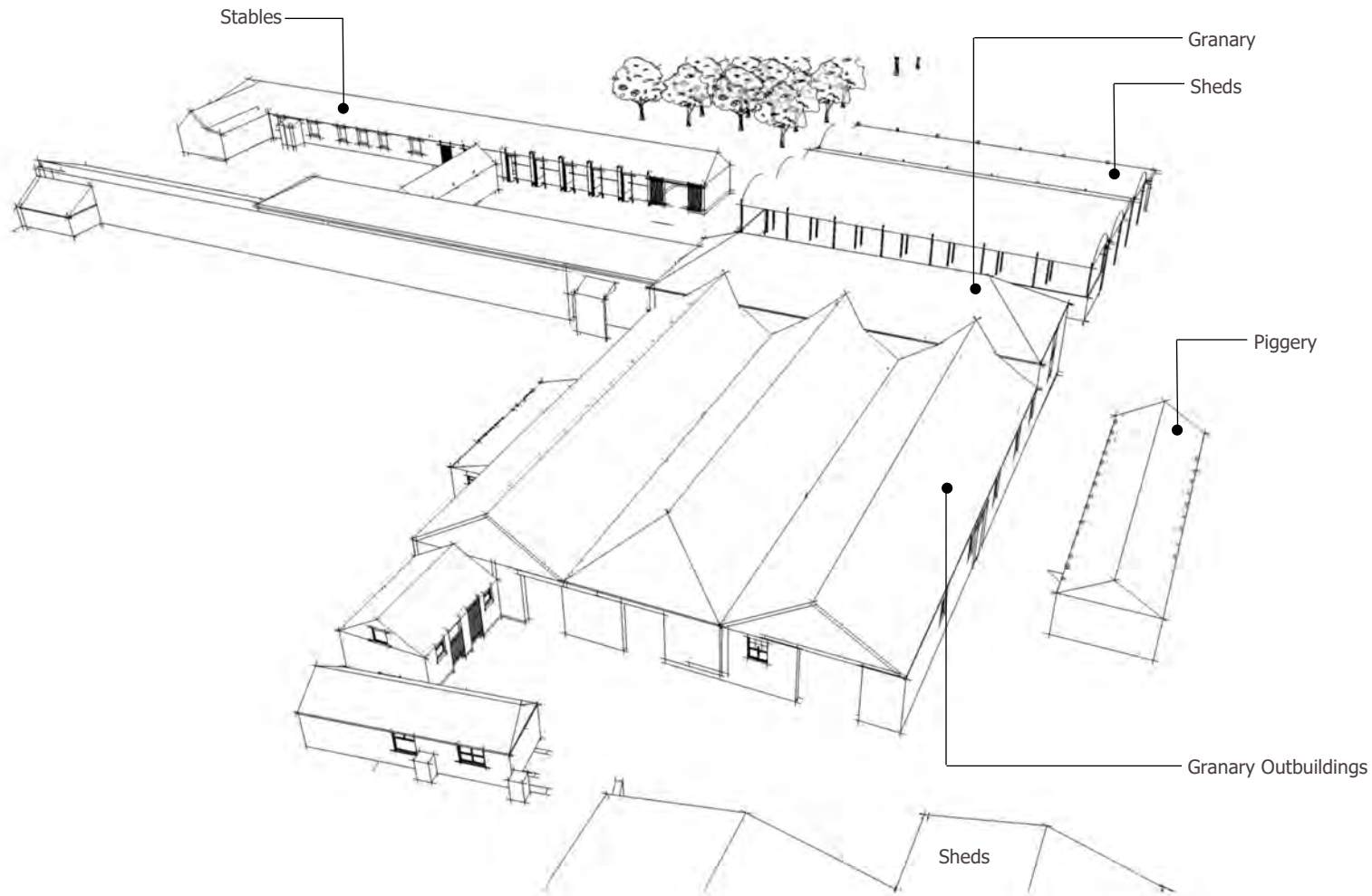


EXISTING NORTH FACING ELEVATION

SJ & J Monk - FACEBY LODGE
3D Sketch Model Views

SPA ARCHITECTS
Incorporating DKS Architects

Figure 4: Perspective drawing of Existing Buildings as viewed from the north



EXISTING SOUTH FACING ELEVATION

SJ & J Monk - FACEBY LODGE
3D Sketch Model Views

SPA ARCHITECTS
Incorporating DK.S Architects

Figure 5: Perspective drawing of Existing Buildings as viewed from the south.

3.9. The existing access arrangements serving Faceby Manor Farm are via a farm track which connects to the A172 at a priority junction. The access junction also serves a small informal layby, which can also be accessed some 65 metres to the north east. The A172 in this location is a derestricted single carriageway, some 7.3 metres in width, with wide verges on both sides of the road. The road is relatively straight at this point.

3.10. The existing access track is some 500m in length, linking the A172 and the proposed site. For most of its length, the track has a concrete surface which is in good overall condition, but near the A172 highway, the surface is principally tarmac, becoming loose surfaced and potholed in the layby directly adjacent to the A172 (images below). The access track is straight, with good inter visibility along its whole length.



3.11. In proximity to the building complex, the proposed access road divides into separate areas thereby ensuring suitable access to all parts of the building complex.

3.12. At the end of the main access track, on the northern side of the stables building are part open storage sheds (See Figure 6 building No. 4 and 6), which are modest in size. They are constructed in timber, blockwork and corrugated material and are used partly for hay storage (images below)

3.13. On the northern side of the building complex (See Figure 6 building No. 1), is the main stable block, which still has the compartmentalized stables. It is an L-shaped building and part of it is overgrown (images below).



3.14. To the east of the stables is a substantial building. This is a former Granary with storage outbuildings to the rear (see Figure 6 building Nos. 2 and 7). The old Granary (See Figure 6 building No. 2) is two stories high constructed mainly in Yorkshire sandstone, with some vintage brickwork, covered with a slate roof. The frontage facing north has a number of openings, some of which are fitted with sash windows and sliding doors. However, other materials are present in the build reflecting that it was likely built and repaired successively (images below).

3.15. To the rear of the granary are the attached outbuildings (see Figure 6 building No. 7) which are divided into three adjoining sections. Again, materials are Yorkshire stone, slate and corrugated roof/wall cladding materials. The buildings have many openings, of different types reflecting its farming heritage. At the rear of the outbuildings is an oil tank (see Figure 6 building No. 8) set on an elevated blockwork plinth (images below).

3.16. Two small stable blocks (see Figure 6 buildings No. 10 and 11) one of which adjoins, are located to the rear of the Granary outbuildings (images below).



3.17. On the eastern side of the main building complex, described above, there is a small detached structure once used as a piggery, constructed principally in stone and slate, with a number of openings (image below). See Figure 6 building No. 3.



3.18. On the north eastern side of the main complex are four adjoining, interlinking barns (images below). These buildings are of relatively modern construction and are considered distinctly unattractive. Apart from the roofs, these buildings are generally open to the elements and are constructed in a variety of materials, including sheet sheeting, steel stanchions, wood and blockwork. See figure 6 building No. 5.



3.19. Further modern sheds (See Figure 6 building No. 9) lie on the south east side of the building complex. These buildings are unattractive and are constructed in a combination of concrete blockwork, wood and corrugated material. Part of the shed roofs are missing. To the north of these sheds is a tipping area for farm waste (images below).



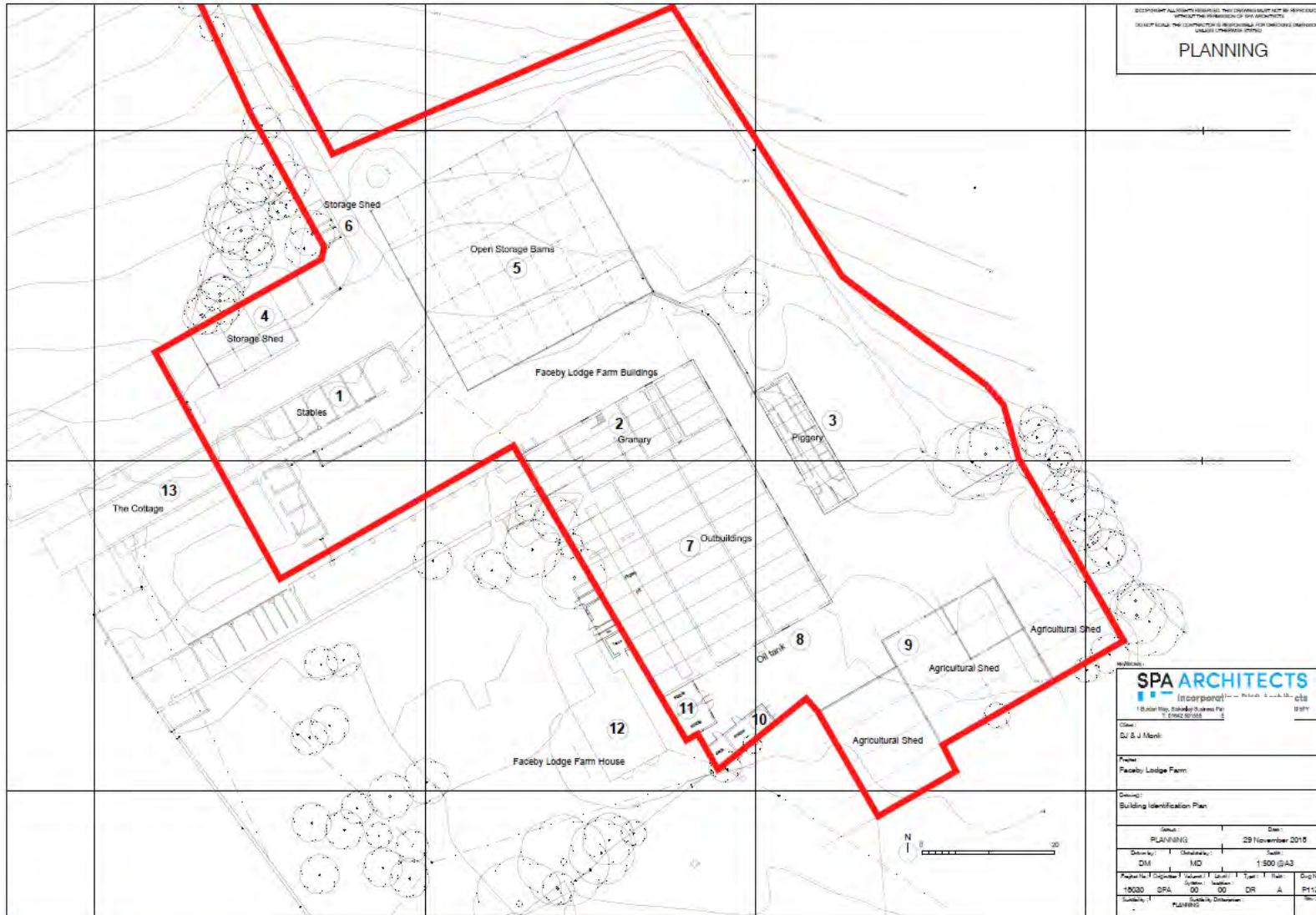


Figure 6: Existing building configuration identification plan

4. DEVELOPMENT RATIONALE

- 4.1. The existing farm buildings that comprise Faceby Lodge Farm are presently under threat of deterioration meaning that they are now substantially disused due to lack of use as a result of changes in standard farming practices.
- 4.2. The applicant wishes to make use of these buildings in order to preserve the best of them for the future and to put them to profitable, productive use. Since there are no known sources of external grants or public funding available, private investment is the only practical option if the building complex is to be preserved in the longer term.
- 4.3. The submission comprises a formal planning application for change of use and conversion. There is relatively limited and selective demolition other than removal of redundant steel framed storage sheds including other relatively recent, modern style extensions. Buildings considered worthy of retention and conversion to the intended use will be preserved to facilitate the proposed new use with limited impact on their scale and form.
- 4.4. The main buildings are considered worthy of conversion from both a structural and aesthetic perspective. The over-riding objective of the proposal is to achieve a high-quality restoration of these buildings for holiday use, to be achieved in a manner which may be undertaken with modest and limited intervention to improve their appearance.
- 4.5. If approved, the proposal will ensure that the traditional buildings will continue to exist and continue to contribute towards the local landscape and its character and thereby safeguard the local heritage of this part of the National Park well into the future.

5. REVISED DEVELOPMENT PROPOSALS

- 5.1. The further revised submission comprises a formal planning application for change of use and conversion of the existing traditional farm buildings, including the detached single storey stables and part single/part two storey granary buildings and adjacent piggery.
- 5.2. Selective demolition will precipitate the removal of redundant unattractive steel framed storage sheds and more recent, modern style extensions whilst retaining those buildings considered worthy of retention and conversion to the intended use.

SITE HIGHWAY ACCESS

- 5.3. The existing access arrangements serving Faceby Lodge Farm were described in section 2 above.
- 5.4. Given the location of the access in a rural location on to a strategic road, it is important that the appropriate level of visibility is provided for the point of access on to the main road.
- 5.5. Based upon the analysis undertaken, it was concluded that the appropriate visibility standard should therefore be 2.4m x 215m which we understand has been accepted by North Yorkshire County Council, the Highway Authority.
- 5.6. It is proposed to use the existing access arrangements on the A172, upgraded as necessary and illustrated by Drawing Number 3517-SK001-01C provided by Fore Consulting submitted with the application.
- 5.7. The key features of the proposed improvements are detailed as follows:
- Provide kerbed radii of 10.0m, to the benefit of both users of the proposed development and the existing layby;
 - Resurfacing would be provided along the access road, over a distance to be agreed with the local highway authority; and
 - Ensure that the appropriate level of maintenance is undertaken to ensure vegetation growth does not impact on the visibility splays within the adopted highway.
- 5.8. An opportunity exists to close the northern access into the existing layby, thus reducing the overall number of access points on to the A172. This would require a

turning facility to be provided at the northern end of the layby, utilising land under the control of the applicant.

5.9. It is proposed that the applicant will enter into an agreement with the Local Highway Authority, under Section 278 of the Highways Act 1980, in order to deliver the works to the existing highway.

5.10. Further details are provided in the Technical Note prepared by Fore Consulting on proposed access arrangements which accompanies the application.

HIGHWAY ACCESS TRACK

5.11. The existing access track linking the building complex with the A172 is described in Section 2 above and shown by Drawing No. P100 (Location Plan) at Figure 3.

5.12. Given the length of the access road, and the relatively narrow width of the track, the local highway authority has requested that passing places should be provided.

5.13. SPA Architects drawing at Figure 7 below shows the provision of three new passing places which, along with the existing availability of the existing access to Faceby Lodge Cottages, provides the opportunity for vehicles to pass at four locations. All passing places will be intervisible.

5.14. In proximity to the building complex, the proposed access road divides to provide ingress and egress to the parking areas and the eastern side of the building complex. In addition, a spur continues straight on, south-eastwards into the middle of the complex, dividing to serve the other units much as it does at present (see SPA Drawing at Figure 8).

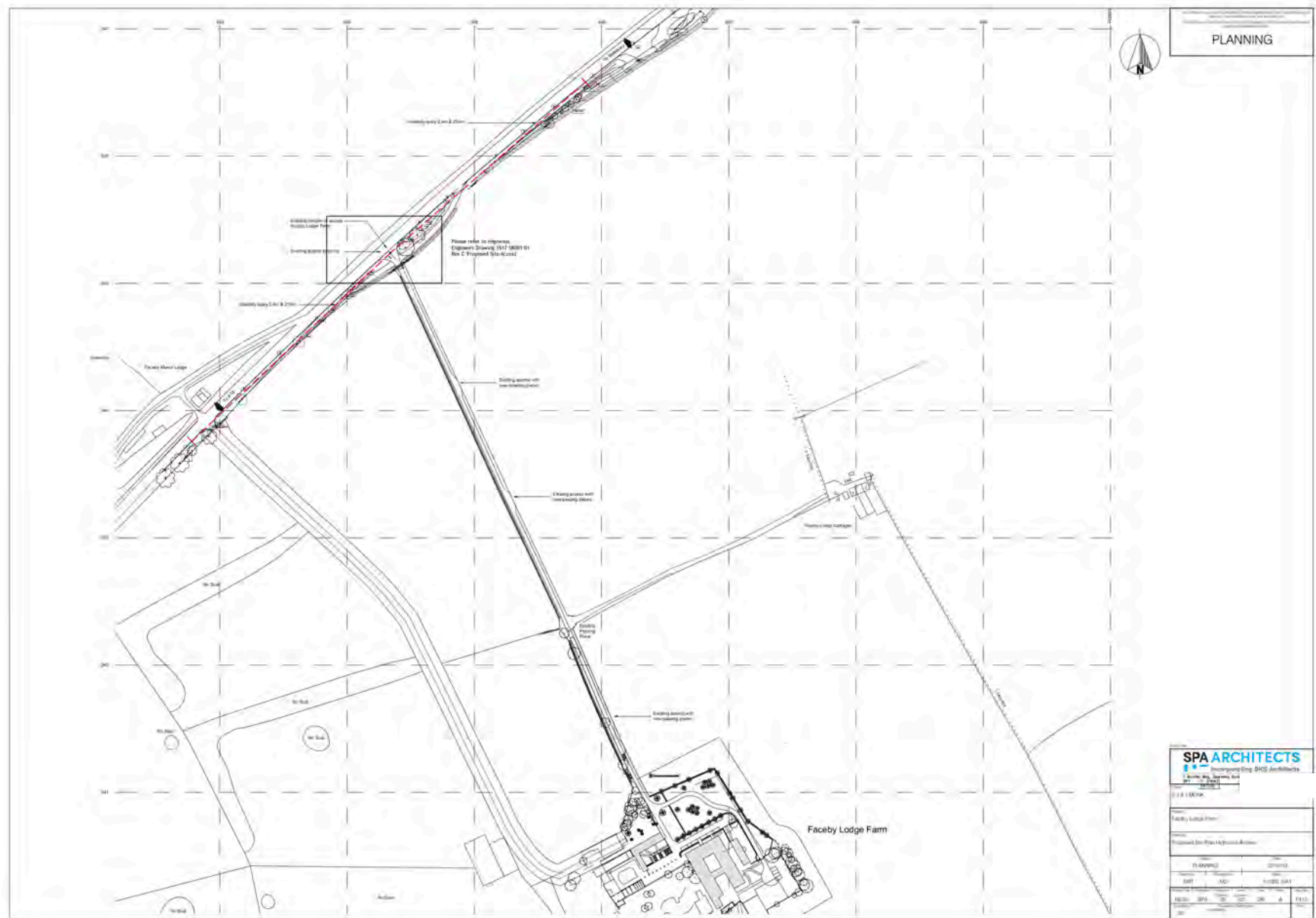


Figure 7: Proposed site plan highways access

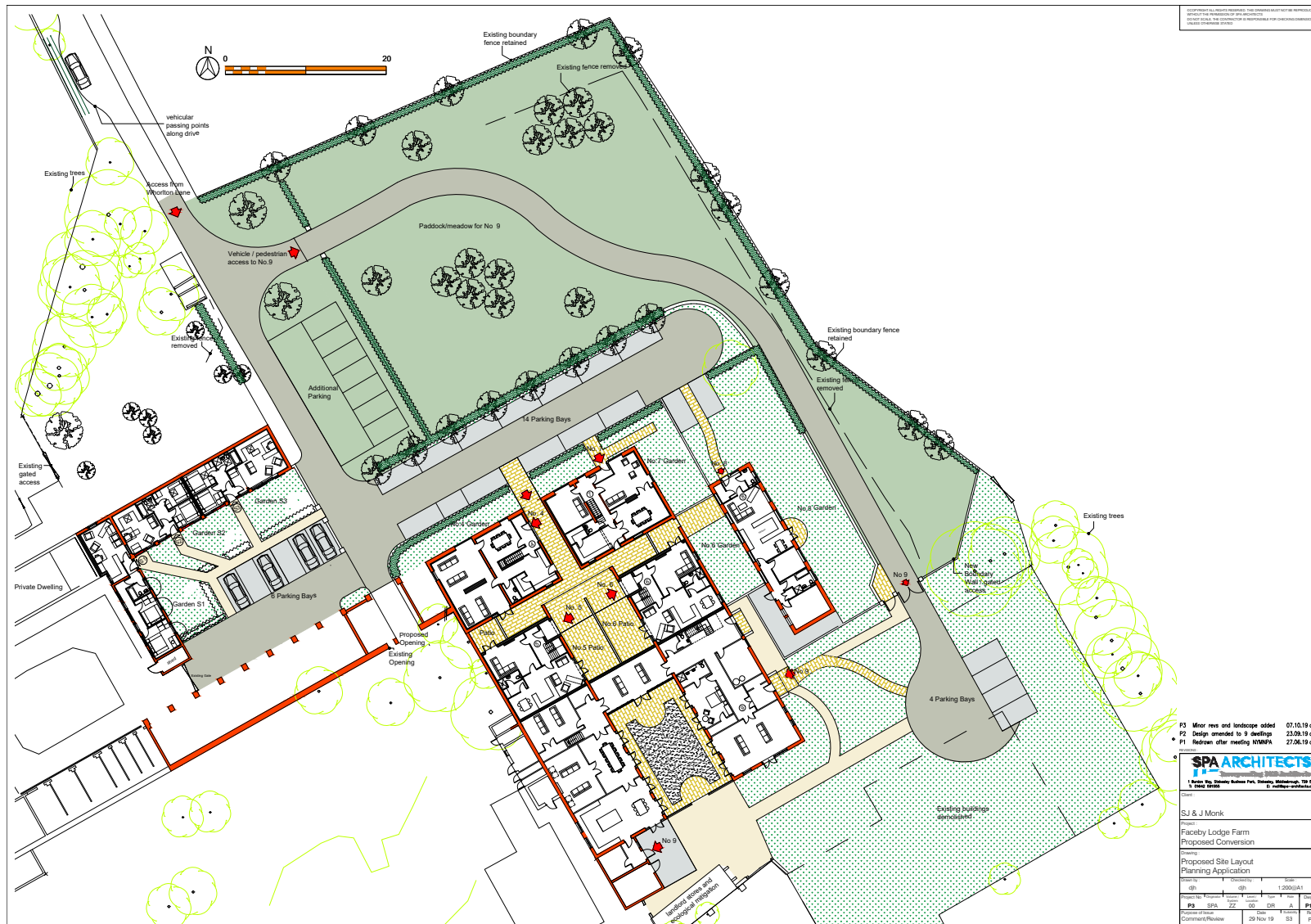


Figure 8: Proposed site plan showing access and parking arrangements.



Figure 9: Revised Sketch Landscape Master Plan

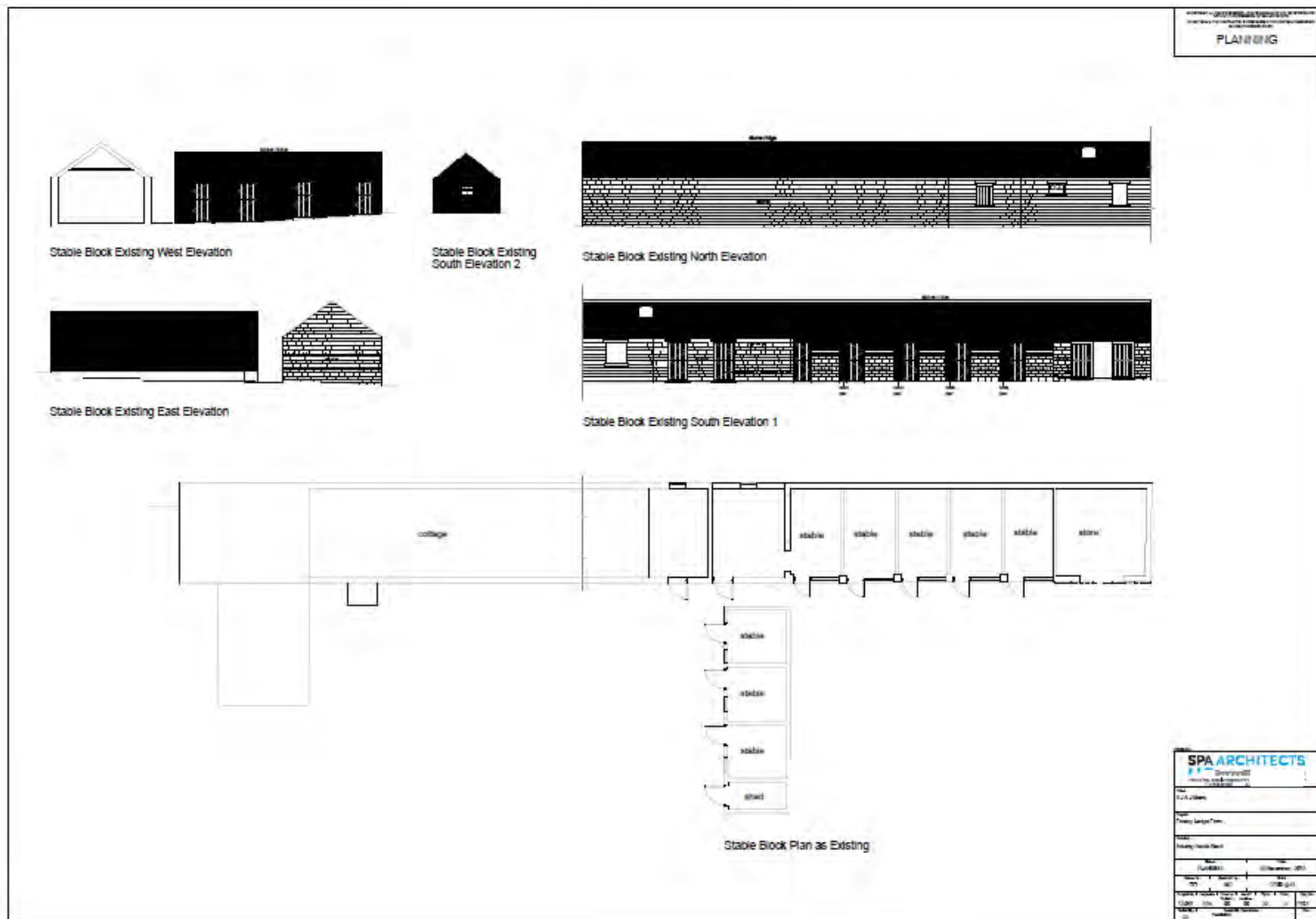


Figure 10: Stable block: Existing Plans and Elevations



Figure 11: Stable block: Proposed Plans and Elevations

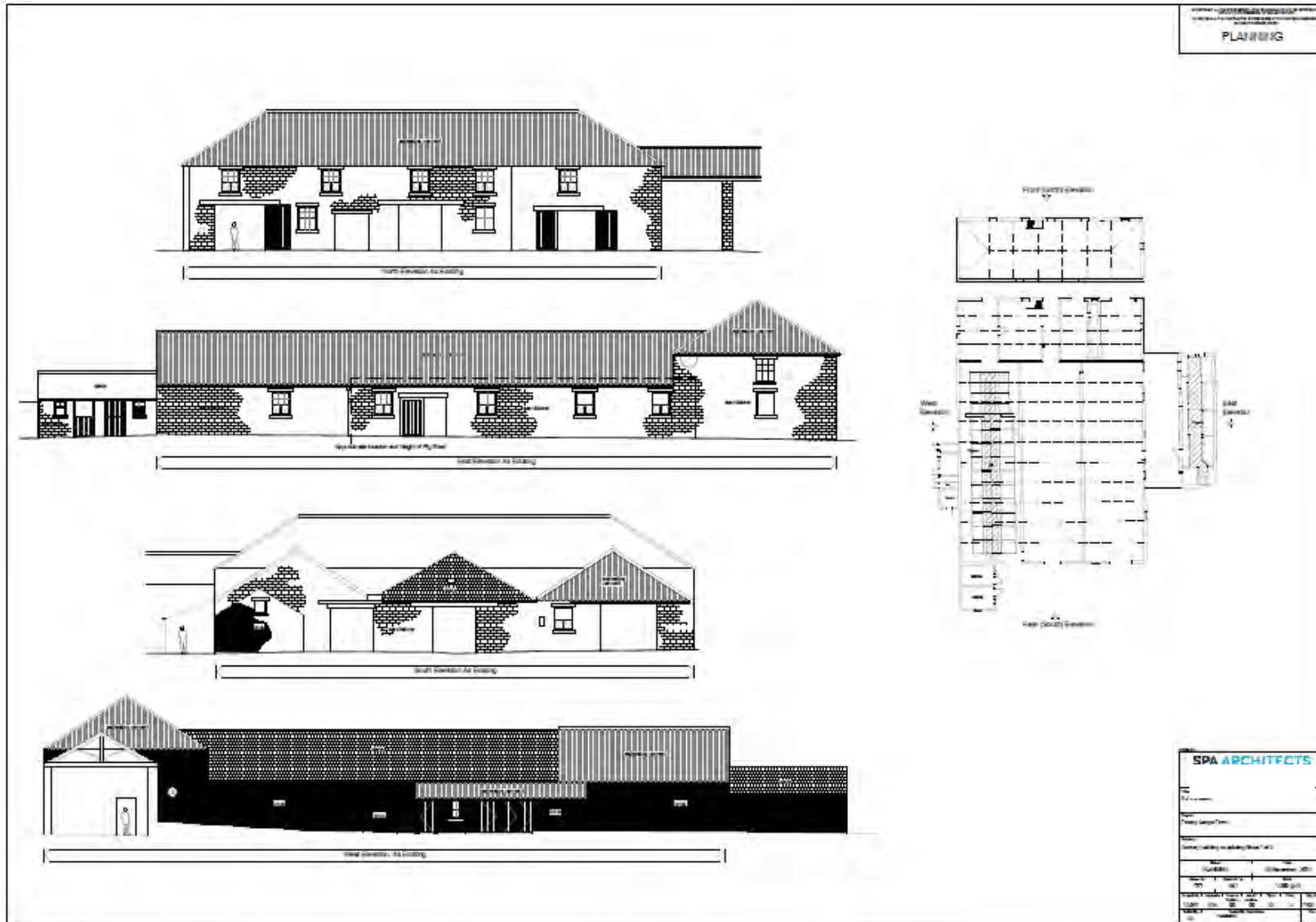


Figure 12: Granary building: Existing Elevations 1 of 2.

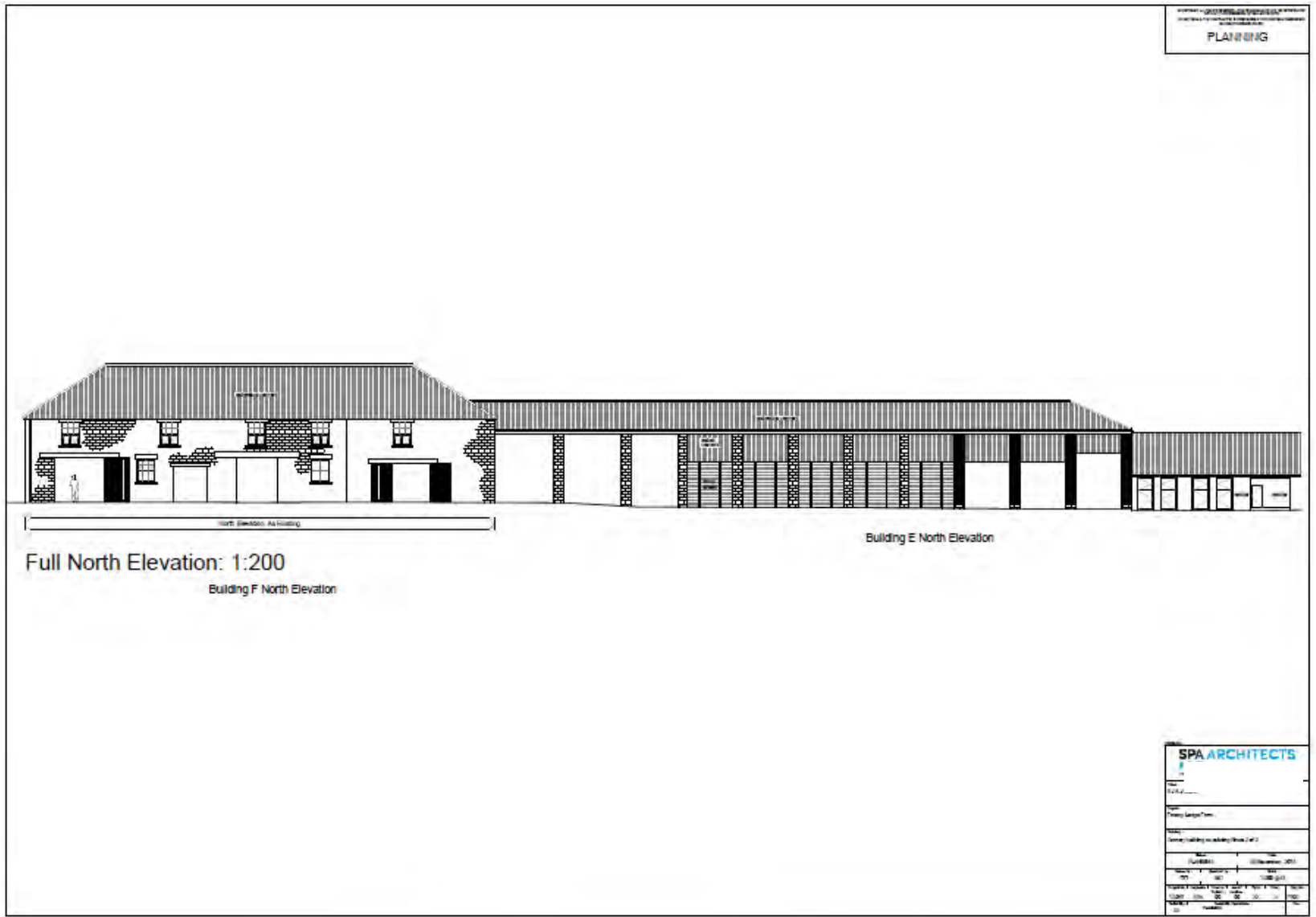


Figure 13: Granary building: Existing Elevations 2 of 2.

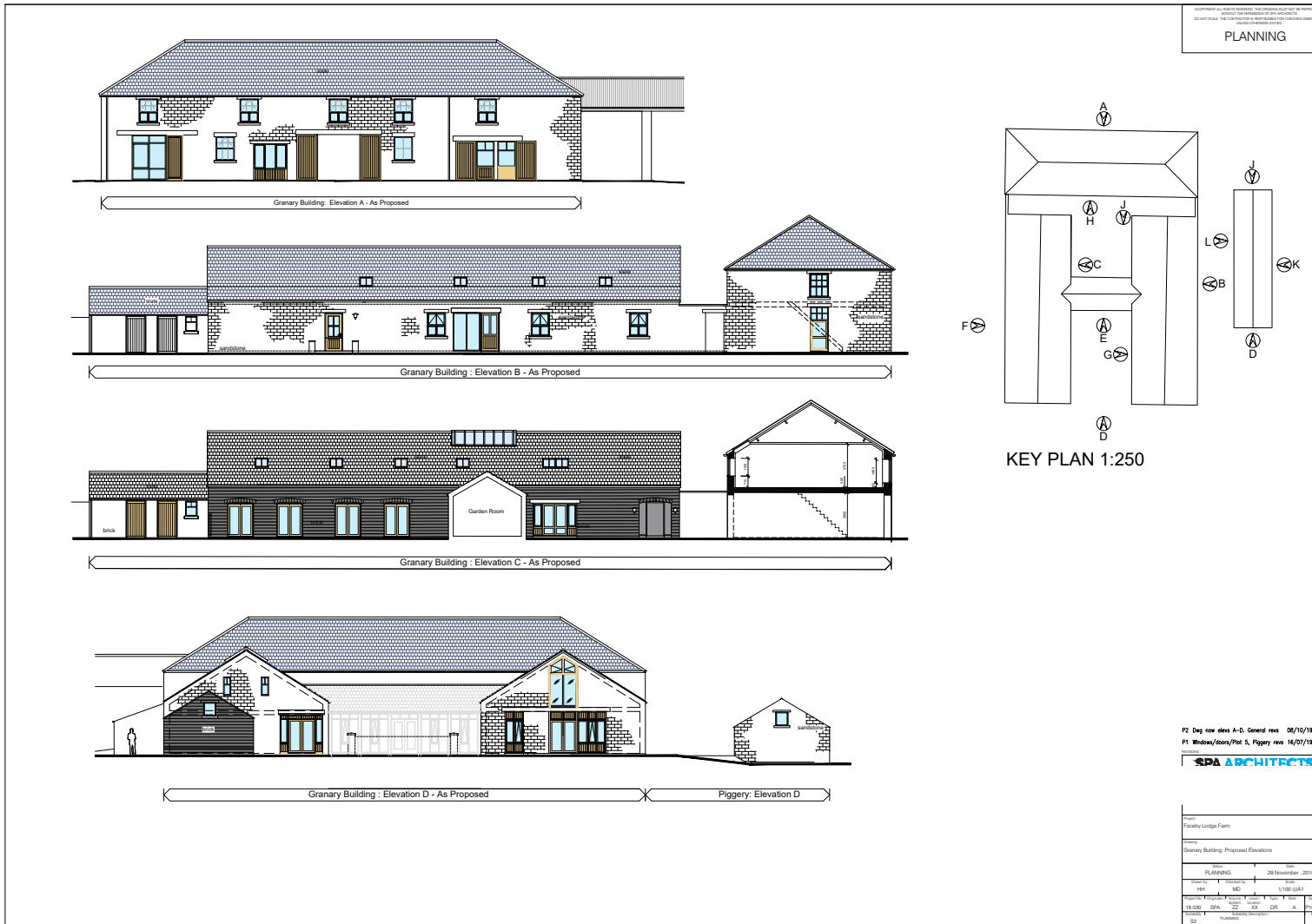


Figure 14: Granary building: Proposed Elevations 1 of 2



Figure 15: Granary Building: Proposed Elevations 2 of 2

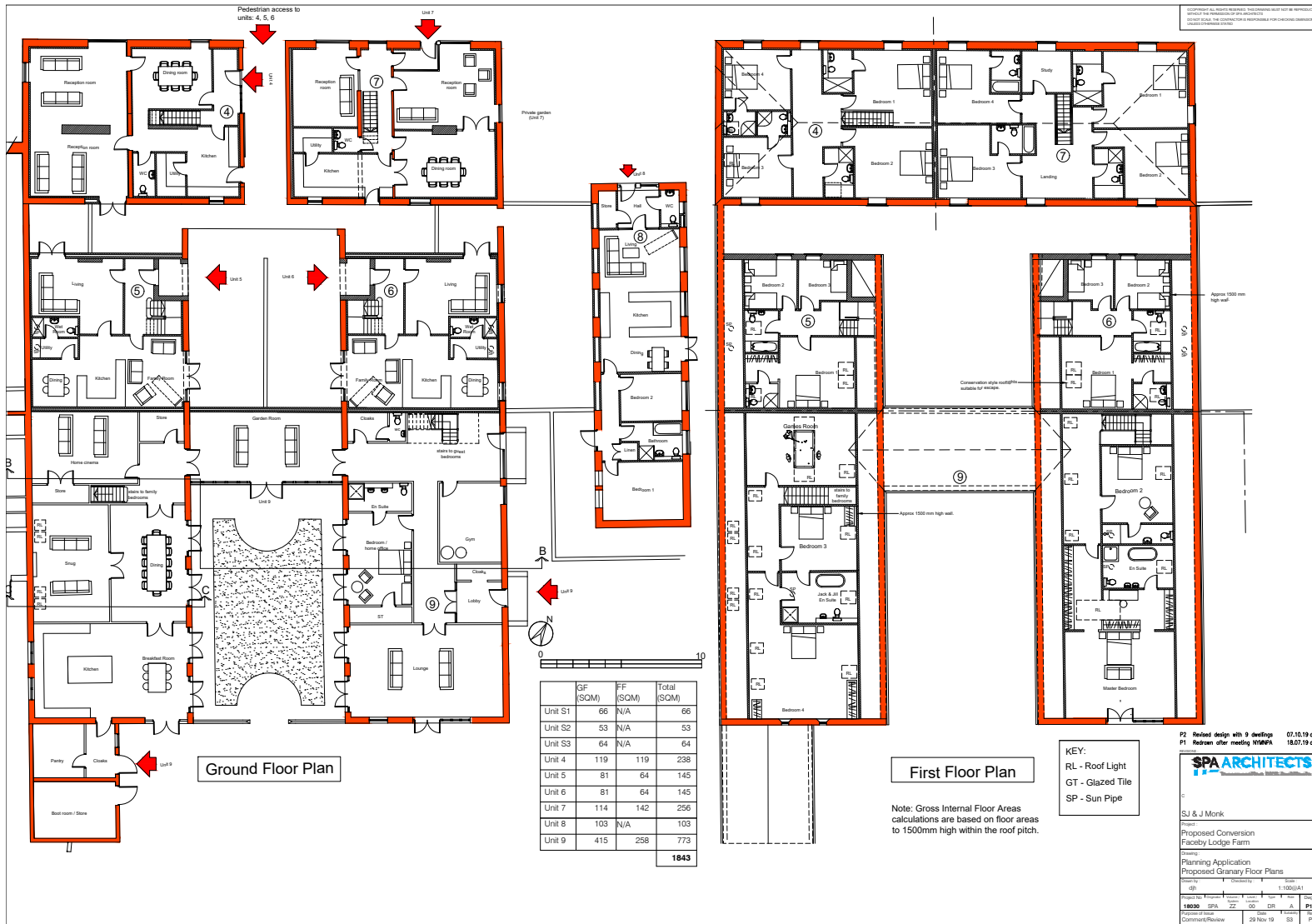
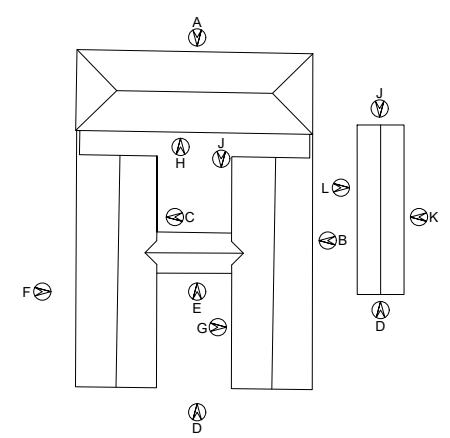
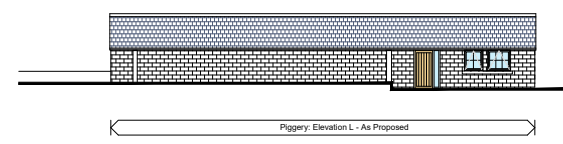
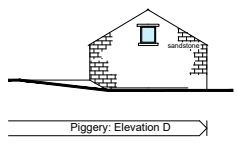
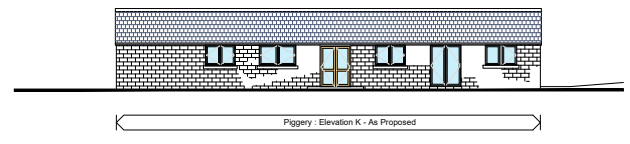


Figure 16: Granary Building and Piggery – Proposed Floor Plans



SPA ARCHITECTS	
D & A / return	
Project: Faculty Lodge Farm	
Drawing: Piggery Building - Proposed Elevations	
Date: 08 October 2019	Scale: 1/100 (A1)
Client: PLANNING	Project: 18-000
Drawn: SPA	Checked: SPA
Disc: 02	Rev: 01
Scale: 1/100	Sheet: A
Disc: 02	Rev: 01

Figure 17: Piggery Proposed Elevations

BUILDING CONVERSION – DEMOLITION PROPOSALS

- 5.15. The overall objective is to respond to the concerns of officers, whilst continuing to safeguard and improve the key buildings, thereby making significant improvements to the appearance of the site. Demolition proposals are selective and focus on the buildings which are in poorest condition, least attractive and the least valuable in terms of their contribution to the local landscape and to the setting of the wider farm complex.
- 5.16. On the northern side of the stables are small storage sheds (See Figure 6 building Nos. 4 and 6). These are to be demolished because they are poor quality buildings.
- 5.17. On the north eastern side of the complex are four adjoining, interlinking barns (see figure 6 building No. 5). Demolition of these buildings will improve the overall appearance of the site. Some screened parking is proposed in this area instead.
- 5.18. The central part of the former Granary outbuilding is also proposed for demolition (see figure 6, building 7) to facilitate the proposed conversion of this building. The adjacent oil tank (see Figure 6 building No. 8), which is perched on a plinth of concrete blocks, is similarly proposed for removal.
- 5.19. On the south east side of the building complex are some unattractive redundant sheds fronted by some other relatively modern buildings, which have already fallen down. These buildings are proposed for demolition without replacement (see Figure 6 building No. 9).
- 5.20. To the south of the main buildings is a small brick stable block and tack room which is no longer proposed for demolition and will instead be used as a store and for ecological mitigation. (see Figure 6 building No. 10).

PARKING PROPOSALS

- 5.21. Residential and visitor parking is proposed in four separate areas as shown by Figure 8. We have taken on board the advice of Officers to minimise the impact of the proposed parking areas through the choice of location on the site and the use of appropriate screening.
- 5.22. The first area is an open communal parking area which accommodates seven spaces in total at the western side of existing building 2 on Figure 6.

- 5.23. The second parking area has space for 14 vehicles fronting the granary building on the eastern side of the complex (for location see Figure 6 building No. 5).
- 5.24. The third parking area is associated with the stable block, which is existing building 1 on Figure 6.
- 5.25. The fourth parking area comprising 4 no bays, is on the north eastern side of the complex in place of building no. 9 on Figure 6.

BUILDING CONVERSION – STABLES

- 5.26. The existing single storey stables are illustrated by Figures 10 and 11 and the location is shown on Figure 6 building No.1. They are located on the north western side of the building complex adjacent to an existing adjoining cottage (Faceby Farm Cottage). Presently, the stables comprise a number of interlinked units, with associated storage. There are two elements to the existing stables with very slight separation. They effectively form one operational unit in terms of their historic use.
- 5.27. Drawing P106 (rev P2) at Figure 11 shows proposals for adaptation of the stables to form three holiday units with minimal alterations to their appearance. The Design Evaluation described in section 6 below sets out the design philosophy for these buildings.

BUILDING CONVERSION – PIGGERY

- 5.28 Figures 16 and 17 show proposals for conversion of the piggery building. Again, only minimal alterations are proposed sufficient to make it habitable by trying to ensure sufficient light ingress through limited openings.

BUILDING CONVERSION – GRANARY

- 5.29 There are two main parts to these buildings as described in section 2, which are proposed to be adapted and linked to create five units in total, with only minimal alterations to the built fabric.
- 5.30 One of the units (unit 9) is on ground floor level, whereas the other four are split level and therefore 1.5 storeys with 'room in the roof'.
- 5.31 It is proposed to use the opening in the two storey north elevation of the existing Granary building to allow access to the centre of the proposed development where enclosed courtyard amenity space is proposed to enhance the setting for the

development and provide an attractive facility for its occupants. A further pedestrian gated opening is proposed at the south western side into the current garden area.

5.32 On the eastern side of these buildings, are two enclosed private gardens for two units (nos. 6 and 7) bounded by the adjacent former Piggery, which has its own garden space which forms a solid boundary to the north courtyard and a glazed private garden room to the south courtyard.

5.33 Proposed plans and elevations are illustrated by Figures 14, 15 and 16 (Drawing Nos. P105; P107 and P108).

ARCHITECTURAL DRAWINGS

5.34 A suite of drawings has been submitted with the application which may be referred to for detailed information. Please refer to item 1.2 for original drawing list and refer also to the revised drawings submitted separately.

6. DESIGN EVALUATION

- 6.1. North York Moors National Park Authority has expressed an opinion at the various pre-application meetings held with Officers that it would support the principle of investment in the buildings in order to safeguard their ongoing positive contribution to the local landscape. This has been a challenge, following the Authority's initial acceptance of the principle of residential and its subsequent change in opinion, when we then chose to apply for holiday use. We have since gone through many iterations of the drawings to try to deliver a scheme which would be acceptable in principle to officers of the Authority. This is the second iteration of the drawings since the original submission was lodged.
- 6.2. The existing farm buildings are considered worthy of conversion from both a structural and aesthetic perspective but are presently under threat of deterioration due to their limited use at present due to changes in standard farming practices. Since there are no known sources of external grants or public funding available, private investment is the only practical option if the building complex is to be preserved for the longer term.
- 6.3. The over-riding objective of the proposal is to achieve a high-quality restoration of the buildings for holiday use, to be achieved in a manner which may be undertaken with only limited intervention to adapt their appearance to the proposed new use.
- 6.4. With selective removal of redundant sheds, the inherent and traditional form of the stables, piggery and granary buildings can be retained, with units in the granary arranged around attractive central courtyard spaces.
- 6.5. If approved, the proposal would continue to contribute towards the local landscape, the character of the National Park and its rural heritage.

7. DESIGN PRINCIPLES

7.1 Following discussions with Officers of the National Park Authority over the last few years and our initial design work on a previous proposal for residential conversion, the key design principles in the development proposal may be summarised as follows:

ELEVATIONAL APPROACH

7.2 The design philosophy has sought to retain the simple, agricultural feel of the site rather than to introduce new non-conforming or domesticated/urban styles of building.

7.3 To inform our approach, we undertook a photographic study of the existing buildings with a view to retaining the character of the existing elevations. This has included the style of doors and windows and the incorporation of brick detailing features. Existing eaves heights and ridge heights are also to be safeguarded.

7.4 The indicative approach is shown by Figure 18 below.



Figure 18: Indicative Elevational Approach

REDUCED FORMAT FIRST FLOOR

- 7.5 In order to minimise the number of projections above the roof, our proposals have been to design the first floor as 'a room within a roof' arrangement utilising a combination of low-profile conservation style roof lights, ridge glazing and other areas of in-line glazing compatible with the general style of local agricultural buildings.
- 7.6 The objective is to provide daylight to the first-floor habitable rooms, incorporating some double height mezzanine spaces, but retaining the overall appearance of an unbroken landscape. Various forms of Dormer windows for example were considered, but not included for this reason.

USE OF EXISTING OPENINGS

- 7.7 In view of the distance from the A172, the elevational detail is not clearly visible from the highway or any other public vantage point. Nevertheless, whilst recognising the need to provide adequate levels of daylight to the units, existing openings are to be utilised wherever practicably possible.
- 7.8 This approach proposes to re-use those openings that have been blocked up in the past, whilst recognising that new openings are kept to a minimum. Where necessary, the small number of new openings will be designed in proportion to typical agricultural openings and where possible, these have been included in less visible locations.

BUILDING CONSTRUCTION MATERIALS

- 7.9 With reference to the materials to be used in the build, we have selected the same or else a closely comparable palette of materials to the existing. This palette, comprising stone, brick, timber and slate will reinforce the retention of the simple agricultural style of building that presently exists.

EXTERNAL MATERIALS

- 7.10 Existing brick and stone walls will be repaired/re-pointed as necessary using a matching mortar mix and any new sections will be constructed in the same style.
- 7.11 The existing slates on the stables, piggery and various outbuildings will be salvaged for re-use in the build and the old industrial profiled sheeting on the granary roof will be replaced with reclaimed slates to match.

SUSTAINABILITY/RENEWABLE ENERGY

- 7.12 Our design incorporates a SUDS drainage system for the management of surface water. This is set out in our Drainage Philosophy Statement.
- 7.13 In order to address the requirements of local planning policy, we have undertaken an analysis of various appropriate renewable energy systems and the client is currently assessing the most appropriate system to incorporate within the proposals. We would envisage that this would be a condition of planning consent and we would be happy to discuss details further. For further information, please see the separate Low/Zero Carbon technologies report.

LANDSCAPING

- 7.14 A high quality landscape scheme will be an integral part of the scheme and will include the semi-enclosed courtyard areas. This is set out in the landscape masterplan drawing at Figure 9.
- 7.15 The scheme addresses both hard and soft landscaping and includes amenity planting to benefit future visitors to the development, and boundary planting and screen planting to provide site context and enclosure
- 7.16 All service areas will be suitably screened with planting. It is envisaged that the cycle store and refuse collection point will be form an integral part of the timber pergola structure screening the central communal parking area, located to the western end where it will be easily accessible from the access road and enclosed using timber Yorkshire boarded cladding

ENTRANCE VISIBILITY

- 7.17 Suffice to say that visibility distances at the site entrance will be 2.4 metres x 215 metres, which has been accepted, in principle, by NYCC, the Highway Authority.
- 7.18 Therefore, it is proposed that the road will be resurfaced at the site entrance and improved 10 metre curb radii will be constructed and a small amount of material will be removed to facilitate the aforementioned visibility requirement.
- 7.19 The highway works will be subject to a Section 38 Agreement with the Highway Authority.

PASSING PLACES

- 7.20 The access track leading from the A172 to the building complex measures around 500 metres. It is straight and has good visibility. However, since the Highway Authority requires passing places, we have provided 4 in total. Providing the opportunity for vehicles to pass at regularly spaced intervals along its length.
- 7.21 All passing places are intervisible and given the limited number of vehicles that will use the track, this is considered sufficient to serve the proposed development.

VEHICLE PARKING

- 7.22 A total of 22 dedicated vehicle parking spaces has been provided to comply with current Highways recommendations. These spaces will accommodate both guests and visitors, with 17no. communal spaces and 5no. garaged spaces.

8. CONCLUSION

- 8.1. In this statement, we have addressed the key design principles to be employed in the scheme. These principles will achieve a high-quality holiday development which is discrete, and which will harmonise within the local landscape of this part of the National Park. It will also safeguard the future of these buildings in the longer term.
- 8.2. Following consideration of the scheme by the planning authority, a number of issues were identified, especially the reported proliferation of new openings for windows and doors, the demolition of some older elements on the site and their replacement with new-build structures in new locations. As a result, the proposal has been revisited and this latest submission has fully addressed the points raised. Therefore, we have reduced the number of new openings and retained the older structures as part of a scheme which delivers new and viable use for them. The new-build elements, notably the garage building for the larger house, have been removed from the submission.
- 8.3. The proposed development, as revised, should improve overall levels of amenity which, in our opinion, is a far better outcome when compared with the alternative, which is further decline and decay of the buildings associated with limited agricultural use.
- 8.4. The development now retains the functional form and traditional character of the existing buildings and the character of the buildings within the wider setting.

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