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Planning.. Architecture.. Interiors.. Landscape

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DESIGN & ACCESS STATEMENT

Extension and Conversion of
HILLSIDE FARMHOUSE

LITTLEBECK

WHITBY YO22 5EY

GMV-445-02-DAS Rev B

Date June 2020



View of Existing Farmhouse Looking North West



View of Existing Farmhouse Looking North West



Google Earth aerial view of site

This design and access statement is prepared generally in accordance with the requirements set out by DCLG Circular 01/2006 – Section 3. The appraisal will follow some of the process advocated by the CABE Guide to good practice.

This statement supports a planning application to make a number of changes to an approved planning permission Ref NYM/2018/0043/FL 20th March 2018 which has not as yet been implemented.

The changes consist of extending the garage which was previously converted into one bedroom so that it can accommodate three bedrooms. This would be done by extending the footprint by 1.5 m at the rear of the garage, lifting the roof to allow a full height first floor and changing the roof from monopitch to dual pitch. Additional door and window openings will provide natural lighting and external accesses.

The internal layout of the Farmhouse proper would reverse the positions of the dining room and kitchen, along with minor alterations so that these function well.

The proposed entrance porch has also been deleted and an additional chimney stack added so the dining room can incorporate a fireplace.

USE

Littlebeck is a secluded hamlet in the North York Moors National Park, approximately 4 miles south of the coastal town of Whitby. It is on the edge of the moors, in the valley of Little Beck which is a small tributary of the River Esk.

Hillside Farmhouse is a traditional stone built property and has been extended and altered over time, probably being originally farm cottages with attached barn, linear in nature, with the barn now incorporated to make a large family dwelling. The Farmhouse is used as a shooting lodge and also let as a country retreat. This use supports the aims of the North Yorkshire Moors National Park to conserve and enhance the natural beauty, wild life and cultural heritage of the area. Visitors and residents have the opportunity to understand and enjoy the special qualities of Sleights Moor and the Grosmont Estate with some of England's best seatrout and salmon fishing on the nearby river Esk, grouse shooting and a small pheasant and partridge shoot on the estate land.

The improved accommodation will encourage the visitors and residents to support and contribute to the local economy and increase the number of day visitors to the National Park.

The surrounding countryside is agricultural fields and grassland, interspersed with woodland, nestled below the heather moorland. The rolling hills and elevated position of the Farm provide spectacular extended views towards Whitby Abbey and the North Sea beyond.

The accommodation currently includes 5 bedrooms and associated bathrooms, living areas, dining room and kitchen.

The applicant seeks to rationalise the layout and increase the sleeping accommodation to eleven bedrooms along with providing a more contemporary side extension for use as a combined kitchen and living area. A large dining room is required to allow residents and guests to all be seated at the same time.

The roof-deck above the extension will not now be accessible other than for maintenance, with the previous doorways being changed to windows.

The rear raised garden will be improved with a landscaping scheme to incorporate a patio area and access improved with a linking walkway from the main dwelling and from the mezzanine level of the converted garage. The raised garden benefits from the evening sun but is currently underused due to being difficult to access.

The existing detached garage store will now be converted into three additional bedrooms, with the side extension forming a link between the two buildings.

To the south of the Farmhouse, adjacent to the existing drive, an area will be landscaped and ample parking spaces provided to suit the additional accommodation. Further to the south of the Farmhouse are a series of three detached stores, one of which will be reduced in size and converted to a new plant and heat pump /boiler room.

AMOUNT AND LAYOUT

The Farmhouse sits at the end of a private drive, set back some 400 m from the public highway. The area highlighted for the purposes of this planning application, including the extended drive is approximately 0.51 ha, although the applicant owns the surrounding estate amounting to approximately 14 ha of pastured woodland around the Farmhouse, immediately adjacent to 635 ha of Sleights Moor, which extends further to the west along both sides of the A169 coastal trunk road, and which itself forms part of the wider Grosmont Estate which operates over 2,450 ha.

The Farmhouse faces North East with extended views over the Littlebeck valley towards Whitby, the Abbey and the North Sea beyond. The land to the rear (south west) rises more steeply towards the moorland, which is approximately 80 m from the Farmhouse.

The layout of the existing Farmhouse will largely be retained, although rationalised and the proposed timber framed porch removed to retain the character of the existing front elevation. This will allow for some of the existing additional entrance hallways and circulation space to be incorporated into the proposed extended kitchen and additional ground floor bedroom.

A new rear entrance will be formed, with a hall and generous boot and drying room more appropriate for this size of dwelling, and with the existing boiler and laundry converted to more useable utility and store rooms.

The existing sitting room with the original king post trusses and exposed purlins to the vaulted roof will be retained, although the raised study area will now be incorporated into the adjacent bedroom and the access stair removed.



Exposed king post trusses and purlins to Sitting Room

The roof towards the northern end of the dwelling will be altered to a dual pitch pantile roof with the ridge centralised. This will provide additional headroom for the additional bedrooms, ensuites and stairway. The current roof arrangement with offset ridges and changes in pitch is in need of overhaul to avoid future maintenance issues. The change to the roof will also give the Farmhouse a more traditional appearance, especially at the rear of the property.

The floor area of the existing dwelling is 172 m² at ground floor and 110 m² at first floor. The proposed dwelling, including side extension and revised converted garage will provide 245 m² (increasing from 238m²) at ground floor and 176 m² (increasing from 153 m²) at first floor.

APPEARANCE AND SCALE



Existing



Approved Scheme NYM/2018/0043/FL

The proposed extension and alteration work is intended to maintain the rural nature of the existing building and also give a more contemporary aspect, with the glazed side extension demonstrating a break in the evolution of the property without compromising the appearance of the main elevations.

The alteration to the roof and first floor bedrooms gives a more balanced appearance by giving a more clearly defined two storey main 'Farmhouse' and the connecting side

wings becoming more subservient yet maintain their character as attached outbuildings.

The proposed materials, details, proportions and scale would closely match the existing, and are intended to enhance the Farmhouse with the details and proportions being retained.

LANDSCAPE

Other than the alteration of the driveway to provide additional parking spaces, and the raised rear patio, the surrounding landscape will be retained un-altered.

ACCESS

The location is difficult to reach by public transport, due to both distance from the public highway and the steep valley sides, although easy by car and by enthusiastic cyclists.

The nearby A169 trunk road however provides a regular bus service between York and Whitby, and the national rail networks are accessible at both locations.

The proposed dwelling will comply with part M of the building regulations and have flush thresholds and level access routes overcoming the current barriers to easy access being various steps. The addition of a second bedroom on the ground floor improves the appeal of the property to those with mobility issues, and the altered layout with fewer but wider doors allows improved wheel-chair access. The revised electrical socket and switch positions will also comply with Part M of the building regulations.

The alteration work will provide the opportunity to increase the levels of insulation to the walls floors and ceilings, and the existing oil fired boiler will be replaced with a heat pump and the external doors and windows will also be replaced with more thermally efficient versions, all of which will reduce the carbon footprint and consumption of fossil fuels, and as desired by the Applicant, and demonstrated by the existing 4 kW solar voltaic array on the adjacent modern farm building.

PLANNING POLICIES

The proposals are intended to comply with the thrust of the NPPF.

The improved level of accommodation will help to meet the local need for large residential properties in rural locations.

Residents and guests will use the local shopping and social facilities and help promote a strong rural economy.

The alteration work and extension will enable this Farmhouse to continue to be a heritage asset, without detracting from the defining characteristics of the local setting.

CONCLUSION

The proposed alteration and extension of the Farmhouse are intended to meet the needs of the applicant without detracting from the appearance of the building or the setting. The changes to the approved scheme are very modest, yet will permit a further

improved level of accommodation and it is hoped that the planning officer is able to support the scheme.

NYMNPA

02/07/2020

JK ARBORICULTURE

Arboricultural Survey & Implication Study

Hillside Farm, Littlebeck, Whitby

February 2018

CONTENTS

SECTION		PAGE NO.
Introduction		3
1	Methodology	3-4
2	The site, location, species, and general condition of trees	4
3,4,5,6	Status of report	4
	Legal Protection	5
	Implication for trees	5
	Conclusions	5
List of Appendices		6
Appendix 1	Cascade chart for tree quality assessment	7
Appendix 2	Tree survey data	8
Appendix 3	Tree survey plan	9
Appendix 4	Default Protective fencing BS 5837	10
Appendix 5	Photographs	11-12

Introduction:

I am instructed by Richard Dykes of the Planning & Design Partnership to provide an arboricultural assessment and implication study in relation to trees at Hillside Farm, Littlebeck, Whitby in connection with a planning application for conversion, and the erection of an extension at the north western end of the farm building. The purpose of this report is to provide a preliminary consideration of the arboricultural implications created by the proposed development in accordance with the feasibility and planning sections of BS5837:2012 "Trees in relation to design, demolition and construction – Recommendations", trees deemed to be within the influencing distance of the projected construction have been evaluated for quality, and longevity.

Date of inspection:

A site visit was made on 5 February 2018 during clear conditions.

1. METHODOLOGY:

The trees have been evaluated in relation to British standard 5837:2012 – Trees in relation to design, demolition and construction – Recommendations with regard to their quality and their value in the landscape. All inspections were made from ground level. Trees are living organisms; consequently their health and structural condition may change rapidly during extremes of weather and as a result of other environmental influences. These observations are based on the general condition of the trees at the time of inspection. It is strongly recommended that tree stocks are inspected twice a year, i.e. in leaf and during autumn/winter. The consultant shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report. The report aims to consider both the aesthetic qualities of the trees as well as their health, and a general indication as to their structural stability and the future safe life

expectancy. This information along with the tree's general size and categorisation (U, A, B, or C) is recorded at **Appendix 2 – Table 1. - Tree Survey.**

The Survey Plan at Appendix 3, plots the individual trees, and allocates a (T) number for each individual tree. For the purpose of this report as there is only one area of new construction that potentially affects one tree on the site, only those trees within 15m of the proposed development that may be influenced by the development have been surveyed. The accurate crown spreads of individual trees, or an estimation of crown spread in a particular direction, where access is not possible, are also recorded in the survey data or on the survey plan. Individual trees and groups are allocated a colour code with reference to BS 5837:2012. Trees in relation to Demolition, Design and Construction – Recommendations where (A) category trees are the highest quality trees, (B) category trees of good quality but downgraded owing to recognisable faults, and (C) category trees those of least significance or poor quality. Those tree allocated a U reference are recommended for removal. **(see Cascade Chart for tree quality at Appendix 1)**

The root protection areas (RPA's) are calculated by multiplying the diameter of each tree trunk measured at 1.5m from ground level by a factor of 12 to provide a radius of a circle that should be protected during development by fencing in accordance with the British Standard.

Table 1: Tree Survey: provides details for each tree surveyed. It will be noted that two different measurements are provided regarding root protection areas. The upper measurement in the table is the radius of a circle for protection assuming that there are no obstruction such as buildings or roads and footpaths within the circle of protection. The lower measurement in the table is used where there are such obstructions referred to above and provides an area for protection,

of any suitable shape within the favourable rooting zone, i.e. not including the area covered by buildings, footpaths, or roads. This measurement should be capped at 225m² which for instance is equal to a square with 15m sides. The trees and the radii for root protection areas are annotated on the extract from the topographical survey at **Appendix 3**.

All inspections were made from ground level.

2. THE SITE, LOCATION, SPECIES & GENERAL CONDITION OF TREES

Site location:

The farm is located approximately 2/3rd of a mile to the west of Littlebeck village with open views of the undulating landscape to the south west and plantation woodland to the north west and south east growing on rising ground from the farm buildings. These plantations are unaffected by the proposed development. The main farm building is fronted by a level linear stoned forecourt some 8m wide, the outer landscape beyond the boundary low dry-stone boundary wall falls away rapidly from this point.

The trees:

T1 Sycamore.

A maturing fairly symmetrical tree in good condition somewhat stunted by its exposed location. Growing at the south eastern end of the forecourt almost adjacent to the low dry- stone wall.

T2 Copper beech

A maturing tree in fair condition having a multi-stemmed congested crown emerging from a short main trunk. Evidence of the removal of three main boughs several years ago where large wounds have partially healed. Growing on the edge of the elevated area adjacent to the access to the farm. May be the remnant of a former hedge on the site.

T3 Cherry

An over-mature tree in only fair structural condition growing on sloping land and to the south east of T2. The tree is formed by two main co-joined trunks. This tree has been heavily pruned in the past severing large limbs resulting in large scars where decay has set in.

T4 Sycamore

A medium sized semi-mature tree growing along the same alignment and to the south east of T3 and formed by two co-dominant stems. A narrow crown in good condition.

T5 Horse Chestnut

A semi - mature tree growing at the north western end of the site. Congested crown but in a healthy condition. Some cracking of the bark at the base of the crown possibly due to twisting under wind stresses.

3. STATUS OF REPORT:

This report is valid for a period of **1 year** following the date of inspection, after which time regular inspection (twice per year) are recommended to ensure that trees to be retained are in a healthy and safe condition.

4. LEGAL PROTECTION:

The site is not within a statutory conservation area nor are any of the trees protected under a TPO.

5. IMPLICATION FOR TREES:

Tree removal:

No trees are required to be removed to accommodate the proposed development.

Conflicts with development proposals:

T2 Copper beech:

Piping for the new heating system from the converted shed to the south west of this tree could potentially run through the outer edge of the RPA for this tree.

Proposed mitigation:

Ensure that the alignment of the piping runs outside of the limit of the RPA.

Proposed protection measures:

The root protection areas of T1 T2 and T5 are totally under compacted stoned surfacing therefore to allow access to carry out the development it will only be necessary to fence off individual trees along the outer edge of crown spreads to ensure that the upper parts of the trees are not damaged by construction traffic. The alignment of protective fencing is annotated on the Tree Survey Plan at

Appendix 3. All fencing should be erected prior to the commencement of the development.

T4 will only be required to be fenced along the alignment of grassed area as its RPA is within the grassed area it is growing in. The proposed alignment for protective fencing is annotated on the survey plan at Appendix 3

Conclusion:





The trees adjacent to the development are not directly affected by it as there is no proposed construction within root protection areas. Provided that the upper parts of the trees are protected during the development phase by appropriate sturdy fencing in accordance with BS 5837:2012 or similar they should suffer no detriment as a consequence of the development.

LIST OF APPENDICES

Appendix 1	Cascade chart for tree quality assessment – BS 5837 2012
Appendix 2	Table 1 - Tree Survey
Appendix 3	Topographical Survey
Appendix 4	Default protective fencing – BS 5837:2012
Appendix 5	Photographs

Appendix 1

BS5837:2012 Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see [BS5837:2012] 4.5.7.</i></p>			
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	

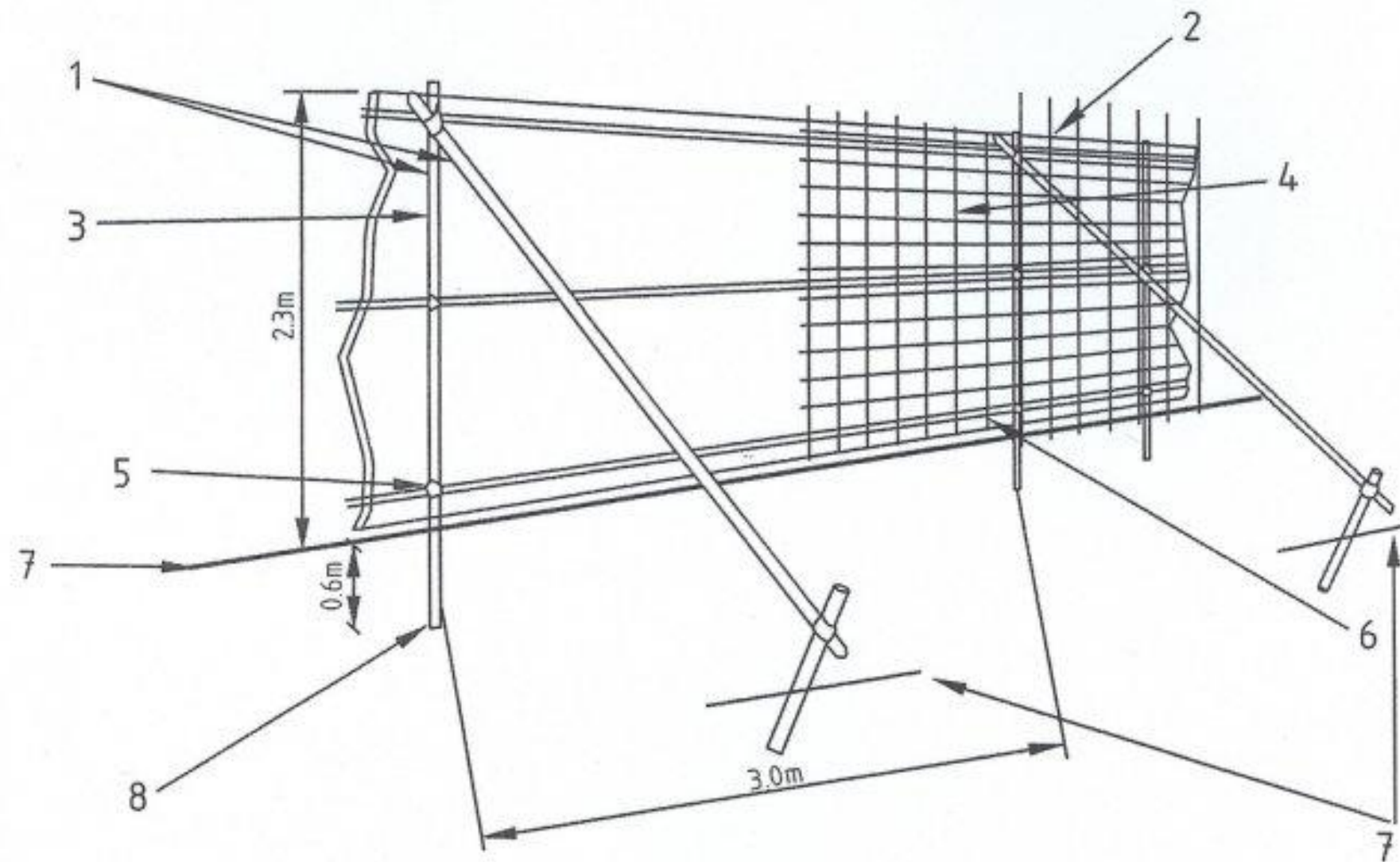
Appendix 2 Table 1 – Tree Survey Data

Tree No.	Species	Ht (m)	Trunk diam (mm) @ 1.5 m from ground	Crown Spread				Height to 1 st branch	Cat. BS 5837:2012	Estimated remaining contribution (years)	Structural condition	Physiological condition	Life stage: Y – Young SM – Semi-mature M – Mature OM – Over mature V - Veteran	Radius of	Comments
				N	S	E	W							Root protection area (m)	
T1	Sycamore	11	700	4.0	4.0	4.8	4.8	0.8	A1	40+	Good	Good	M	8.40 26.4	Healthy tree
T2	Copper beech	12	700	5.2	5.4	5.2	5.0	1.6	B1	20/30	Fair	Good	M	8.40 26.4	May be remnant of a former hedge, several included joints.
T3	Cherry	11	600	4.8	4	4.8	3.5	0.5	C1	≤10	Fair	Fair	OM	7.2 22.70	Heavily pruned in the past when large limbs were removed, some deterioration of wounds.
T4	Sycamore	7	300	3.5	3.5	3.5	3.5	2.0	B1	30/40	Good	Good	SM	3.60 11.3	Medium sized symmetrical healthy tree.
T5	Horse Chestnut	11	450	4.50	4.0	5.0	4.0	2.2	B1	30/40	Good	Good	SM	5.40 16.90	Semi-mature tree generally in good condition. Cracking of bark in lower crown.

Appendix 3 Topographical Tree Survey



Appendix 5 Default protective fencing



- | | |
|--|--|
| 1 Standard scaffold poles | 5 Standard clamps |
| 2 Uprights to be driven into the ground | 6 Wire twisted and secured on inside face of fencing to avoid easy dismantling |
| 3 Panels secured to uprights with wire ties and, where necessary, standard scaffold clamps | 7 Ground level |
| 4 Weldmesh wired to the uprights and horizontals | 8 Approx. 0.6m driven into the ground |

Figure 2. – Protective fencing for RPA

Appendix 6 Photographs



T1 Sycamore



T2 Copper Beech



T3 Cherry



T4 Sycamore



T5 Horse Chestnut and plantation beyond



Minor cracking in bark at base of crown