

NYMNP

10/08/2020

## DESIGN AND ACCESS STATEMENT

**PROJECT:** PROPOSED STORAGE SHED AND WORKSHOP  
STAINSACRE HALL  
STAINSACRE  
WHITBY  
YO22 4NT

**APPLICANTS:** MR J COLLINSON

**DATE:** 27<sup>TH</sup> JULY 2020

**OUR REF:** 8115- SH1



## **1.0 INTRODUCTION**

- 1.1 This Report has been commissioned by Mr Collinson who lives at Stainsacre Hall, Stainsacre, Whitby.
- 1.2 This Report has been prepared by Mr Louis Stainthorpe. Louis Stainthorpe is a Chartered Building Surveyor. He holds an Honours Degree in Building Surveying and is a professional Member of the Royal Institution of Chartered Surveyors.

## **2.0 THE PROPOSED DEVELOPMENT**

- 2.1 This application is for the construction of a detached shed in the garden of the Hall. The proposed uses include storage, workshop and recreational.

## **3.0 AMOUNT**

- 3.1 The proposals detailed in the application drawings clearly demonstrate the amount of development. The detached shed is to have a gross internal floor area of 450m<sup>2</sup>. The size of the proposed shed is subservient in comparison to the size of the main Hall and when compared to the scale of the site which equates to over 13 acres in total.
- 3.2 Proposed position of the shed set into sloping ground against a heavy woodland backdrop reduces its visible scale considerably.
- 3.3 Side track to the south to be extended down to the shed with a simple yard area serving the roller shutter door. This will enable use by many types of vehicle and give sufficient turning space.

## **4.0 USE**

- 4.1 The use of the proposed building is for many things, all of which are incidental to the residential use. The grounds of the property are mixed between grassland, a residential curtilage/garden together with a large section of woodland. The woodland stretches along the banks of Stainsacre Beck with many elements of steep ground. The applicant has numerous hobbies and a large amount of equipment for maintaining the extensive grounds.
- 4.2 The applicant wishes to manage the woodland himself which is currently in an untended state. Traditional forestry management techniques are to be implemented. A section of the proposed shed is to house the machinery required not only to recover trees/timber from the woodland but also process this. Each piece of lumber must be sufficiently dried to allow

wood to achieve its final size before being sectioned into its final dimension. Storing some of the lumber in the shed is an integral part of the drying process.

- 4.3 The family take part in many equestrian activities and have a conventional tow behind trailer as well as a substantial 13.5m long horsebox. This large vehicle includes living similar facilities to a camper van. Storage of these internally is preferred to help maintain their condition.
- 4.4 The applicant is a very keen grass track driver. As a result he has multiple cars for racing and others for spares. Existing garage space is insufficient to store all of these internally. These are high value cars and parts.
- 4.5 The applicant has a variety of ground maintenance equipment including trailers, toppers, flail mower, ride on mowers, winches, large tractor hedge cutter, saw benches, loader buckets etc. Most of these are stored in the grounds and should ideally be inside.
- 4.6 As vintage and classic tractor enthusiasts, the applicant and his son have many high value tractors, associated transport trailer and attachments. Many of these tractors are used to help maintain the grounds. Internal storage preferred.
- 4.7 With nearly all of the above-mentioned items, workshop space is essential. This is to maintain, repair and refurbish Autograss cars, vintage tractors and ground maintenance equipment.
- 4.8 Security is a key factor given the value of items currently being stored externally. Having a secure shed that can be alarmed and under CCTV surveillance is needed.

## 5.0 **LAYOUT AND LOCATION**

- 5.1 The proposed shed is located to the lower edge of the garden to the west. This land is much lower than the floor level of the house. The garden slopes away down the valley side where it meets mature woodland. It is proposed to level the garden adjacent the house elevation with the material excavated to form a lower foundation for the shed. The proposed drawings demonstrate this.
- 5.2 The shed has been positioned to be functional whilst also having as little impact as possible on the setting and main residence. During a past application in 2013, the NYMNP officers favoured the shed to be positioned within the main garden. The proposal at the time was for a large shed to the north of the substantial garden wall. This application was withdrawn. The current proposal in terms of the shed position is inline with past advice.
- 5.3 The lower site level proposed reduces the overall impact of the shed on the wider landscape. The shed cannot be viewed from the west side as the woodland shelters it completely from

view. Stainsacre Hall together with the high walled garden shelters the proposed building from view from the north and east. Only a 1m section of the north elevation will be visible over the garden wall. To the south, the shed will not be visible from outside the ground due to the topography of the land and existing trees.

## **6.0 SCALE**

- 6.1 The scale of the proposed shed matches the various needs for it. Its scale is comparable with many standard agricultural sheds in the area, but in this instance the hillside setting reduces the mass of the elevations. The east elevation of the shed will look like a timber fence when viewed from the house after filling and levelling of the garden.
- 6.2 The scale of the building has been configured to suit the many items that need to be stored and the associated maintenance/repair work.

## **7.0 LANDSCAPING**

- 7.1 The proposed shed is constructed on a sloping site as the ground falls away from Stainsacre Hall down towards Stainsacre Beck to the west. The shed is therefore sat much lower in the landscape reducing its impact considerably. From outside the grounds the shed won't be easily visible.
- 7.2 The extension to the roadway to provide access to the shed is to be carried out in a permeable stone surface. This is to limit the quantity of surface water run-off.

## **8.0 APPEARANCE**

- 8.1 The shed is to be clad externally with a variety of materials. To the east, facing the Hall, vertically fixed timber Yorkshire Type boarding proposed. This will give the appearance of a boundary fence, not a building. South elevation to have good quality coursed stone to the lower section with vertically fixed Yorkshire type boarding over. This elevation will include a green painted roller shutter door and steel personnel door also in green.
- 8.2 West elevation to be fully clad in green coloured steel profiled cladding. Gutters to match this colour. The head of the north wall that extends around 1m above the brick and tone boundary wall is to be completed in vertically fixed Yorkshire type boarding.



## **9.0**    **ACCESS**

9.1    An extension is proposed to the circulation roadway to the south side of Stainsacre Hall. The roadway is to be 4m in width and constructed in a permeable stone surface.

## **10.0**   **GENERAL**

10.1   It is concluded that there is a clear functional need for the building and its scale is commensurate with the requirements. The building will give increased security to protect what are valuable pieces of machinery, tractors, horse boxes etc.

10.2   The visual impact of the shed is significantly limited by the surrounding woodland, the sloping landscape, the position of Stainsacre Hall and the substantial garden walling. Its impact on the wider landscape is minimal.

10.3   Set out below are a number of photographs that demonstrate some of the items to be stored and worked on in the proposed shed.

### **Louis Stainthorpe**

Chartered Building Surveyor

BSc (Hons), MRICS, RICS Registered Valuer, MCABE

Bell Snoxell Building Consultants Limited



Photo 1 Horse trailer and horse box.



Photo 2 A few of the grass track cars. Others are stored in the existing garage. Tractor also.





Photo 3 Grass topper and log crate.



Photo 4 Front drive with numerous tractors and equipment.





Photo 5 Tractor and bales.



Photo 6 Storage area for equipment and machinery.





Photo 7 North side of garden wall. Shed to be built on the other side of this wall.



Photo 8 Lower section of garden next to the woodland where the shed is to be positioned.