



**TITLE** DESIGN & ACCESS STATEMENT  
**PROJECT** CHANGE OF USE OF TEAM ROOM TO SELF  
CONTAINED HOLIDAY FLAT, AND ADDITIONAL  
DOMESTIC ACCOMODATION.  
**CLIENT** MR & MRS HARRISON

**VERSION** 1.0      **DATE** 17.12.2020      **PROJECT No**      **2029**

**SITE CONSTRAINTS**

*Conservation Area* – outwith      *Listed buildings* – No  
*Development Limits* – outwith      *Parish* – Hackness & Harwood Dale  
*Flood Zone* – flood zone 1      *PROW* – none

**OVERVIEW**

This statement accompanies a planning application for the change of use and conversion of the Everley Tea Room to create a self-contained 1-bedroom flat and additional living space for the existing domestic dwelling.

## SITE LOCATION

The Everley Café and Tea Rooms is former converted public house. Located 1m south of the Village of Hackness at the western side of road between Hackness and Ayton. The property lies within the North York Moors National park but is not within a conservation area but is in area of high landscape value, with extensive views up and down forge valley.

Image 1: OS location plan



Image 2: google earth image



## HISTORY

The property is a detached Georgian Building, originally constructed in 1734 and then extended significantly in 1814. Constructed in coursed sandstone it now sits under a pantile roof with stone water table and kneelers. The original building is linear in form and orientated with large gables facing north and south. Currently arranged over 3 floors, with the 3<sup>rd</sup> floor utilising the attic space, plus a basement, that was the former cellar and cold store. The 1<sup>st</sup> and 2<sup>nd</sup> floor are now purely domestic accommodation for the family.

The property retains many of the original features to the front (east) elevation with timber box sash windows on stone cills under keystone lintels. A typical 6 panel timber door and gabled portico forms the principal entrance to the original building.

The building has been altered and extended in recent times to include a stone and pantile garage to the south elevation and a large concrete blockwork extension to the rear (west) that forms the main seating area for the café and overspill from the original bar area. The rear extension dominates the rear elevation and is incongruous in scale and form to the host dwelling.

Planning permission was granted in 2019 (NYM/2019/0093/FL) for part conversion of the tea room to create holiday accommodation, along with alterations to the fenestration and materials of the rear extension.

Works to this permission have not begun.

PHOTOS

Image 3: View north of the front (east) elevation



Image 4: View south of the front (east) elevation



**Image 5: View of southern gable and recent garage**



**Image 6: Rear (west) elevation**



**DESIGN AND NEED**

The proposed external design only differs slightly from the approved application (NYM/2019/0093/FL). Internally the design re-uses the existing space in a sympathetic manner, with the majority of the internal structural walls remaining and simple infills used to minimise the impact on the building’s fabric. The amended rear fenestration creates a more uniform flow whilst still retaining the overall look and feel of the original

**Image 7: approved fenestration. (NYM/2019/0093/FL)**



**Image 8: proposed fenestration**



The proposed design sees the replacement of the Velux rooflights with a more traditional rooflight from the Conservation Rooflight Company on both the front and rear elevations. It is proposed to include an additional rooflight on the front (east) elevation.

The proposed design is of high quality and scale that respects and reinforces the character of the local landscape and the built and historic environment.

Over the last 20 years the property has had a turbulent history with various business's struggling to make headway in a declining industry. The current owners purchased the Everley in 2013 after it had been closed for 2 years. An application for a change of use was approved and since then the café has been running during the tourist season.

The previous application enabled the applicants to potentially diversify from a business with a limited target audience / season. However, the recent events of 2020 accompanied by previous decline in trade, the applicants cannot foresee the café being able to return to a profitable entity. As such the decision has been made to close the café permanently. It is recognised that the change could be viewed as a loss of a community facility, however the two neighbouring villages of Hackness and East Ayton, have their own community facilities, and the Everley has not been seen as a community facility by locals due to its potted history over the last 20 years. Both neighbouring villages have village halls, public Houses or public bars and eating establishments.

Therefore, a planning application is being submitted to change the use of the building to holiday accommodation and increase the amount of domestic space to enable the family to reside on site and manage the holiday lets.



## ACCESS

The access to the land and building is to remain as existing.

The current parking area is sufficient to manage the reduced volume and the entrance to the car park remains unchanged.

## PLANNING POLICIES

The following planning policies are relevant to the application:

### **Strategic Policy A – Achieving National Park Purposes & Sustainable Development**

The proposed design is of high quality and scale that respects and reinforces the character of the local landscape and the built and historic environment –

### **Strategic Policy C – Quality and Design of Development**

#### **Policy ENV2 – Tranquility**

Reduction in traffic to and from the building will have a positive impact on the noise and activity levels.

#### **Strategic Policy J – Tourism and recreation**

##### **Policy UE1 – Location of Tourism and Recreation Development**

##### **Policy UE3 – loss of existing Tourism and Recreation Facilities**

#### **Strategic Policy L –Community Facilities**

##### **Policy CO2 – highways**

##### **Policy CO12 – Conversion of existing Buildings in Open Countryside**

## APPENDIX

The following drawings and documentation are included with the application:

### SURVEY:

170913 01-07

### PROPOSED:

2029-401	site and basement
2029-402	ground floor
2029-403	first floor
2029-404	second floor
2029-405	elevations south and north+
2029-406	elevation west
2029-407	elevation east

### OTHER:

2029-DAS	design and access statement
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## NORTH YORK MOORS NATIONAL PARK

## NON MAINS DRAINAGE ASSESSMENT FORM

*This form must be completed if your planning application includes proposals to use non mains drainage. Please complete and return 4 copies with your Planning Application (to enable prompt consultation with the appropriate bodies).*

In order that the suitability of these proposals can be assessed, the following information is required. All the relevant information requested must be supplied. Failure to do so may result in the Environment Agency objecting to your proposals until such time as the information is received, which means that your application will either be refused or not determined.

Location of the application site THE EVERLEY CAFE & TEA ROOMS.

1. Please indicate distance to nearest mains drainage N/A.

2. Number of Occupiers of proposed development:

Full Time 10  
Part Time upto 30

3. Number of previous occupiers (if applicable) \_\_\_\_\_

4. What method of foul drainage is proposed (please tick the relevant box)

Septic Tank  Package Treatment Plant  Cess Pool

*If discharge to a soakaway is proposed please attach percolation test results, which should be carried out in accordance with BS 6297. You will need to have a percolation test carried out. For guidance on how to undertake this test, you may wish to seek advice from:*

The Environment Agency, Coverdale House, Aviator Court,  
Amy Johnson Way, Clifton Moor, York, YO3 4UZ.  
Tel: 01904 692296

*NB: If no results are provided, the Environment Agency may issue a prohibition notice preventing the use of the septic tank until such results are supplied.*

5. If a package treatment plant is proposed please supply details of plant manufacturer and model.  
*NB: A discharge consent may be required for discharge from a treatment plant to watercourse or soakaway. Please contact the Environment Agency for an application form if you have indicated that a treatment plant is to be installed.* ALREADY INSTALLED.

6. i) If a cess pool is proposed please indicate why this method has been chosen in preference to an alternative such as a package treatment plant or septic tank \_\_\_\_\_

ii) Please advise capacity of cess pool (minimum size 18 cubic metres) \_\_\_\_\_

\* THE CURRENT SYSTEM WAS INSTALLED BY PREVIOUS OWNERS TO SERVE THE HOTEL & BAR.

MODEL: KLARGESTER BS BIODISK TREATMENT PLANT.

DISCHARGES : TO THE RIVER & FEES ARE PAID TO THE ENVIRONMENT AGENCY.