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ARCHITECTURAL DESIGN CONSULTANCY

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North York Moors National Park Authority
The Old Vicarage,
Bondgate
Helmsley
North Yorkshire
YO62 5BP

Date: May 2022

Design & Access Statement

Proposed consent for the erection of a storage barn at; The Granary, Bannial Flat Farm, Guisborough Road, Whitby, North Yorkshire, YO21 1SQ,

Grid Reference: 486896 E 510110 N

Introduction

Accessed via a private drive off the A171, The Granary was originally part of the range of outbuildings that, along with the main house, formed what is known as Bannial Flat Farm. Bannial Flat is an accumulation of buildings and structures based on their specific purposes; private residences, holiday cottages, agricultural and storage units.

Bannial Flat Farm

With regards to The Granary, this substantial sandstone barn with traditional red clay pantile roof has been sympathetically restored and converted to form a selection of holiday letting units. With its situation off one of the main routes into Whitby, The Granary has developed into a successful business providing accommodation for numerous people to stay and explore Whitby, and the National Park but has also retained it's low key, unintrusive feel due to the style and overall set up of the holiday letting units.

The Granary

Various units within the site have been altered and developed on previous planning applications in order to, not only keep the business operational but to provide accommodation for the current custodians, and to retain the building for future generations with potential to introduce greener energy subject to approval.

Proposal & Design

In order to recreate the agricultural feel of the original Bannial Flat Farm, the proposal reflects concept of the existing stone built main house with its accompanying barns of multi-purpose use. The proposed barn structure will have limited openings; a large vertical roller door on the front elevation will provide vehicular access with the addition of a standard domestic door adjacent. Natural light will be introduced by the addition of clear polycarbonate roof sheeting made flush with the proposed grey roof sheeting. The exterior is to be clad in timber boards to match the existing biomass/bin store outbuilding.

With regards to the existing biomass/bin store, this is to be retained and used purely for stated reasons plus additional general storage.

The concept of an additional unit on the site is to provide extra storage for all aspects of the holiday letting units and machinery needed for the up keep of the grounds. Potentially, this will be used as the main parking area for the holiday lets. Providing secure enclosed storage but mainly freeing up the current hard standing in order to introduce garden/planting areas, the idea being to restrict the look of a carpark.

The site is already surrounded by; conifers, shrubs and hedging, overtime these will grow to disguise specific structures but will also provide shelter and protection for various wildlife present in the current exposed area. The proposed low height of the structure sinks into the landscape when viewed against Selly Hill and will also form a wall against the weather for the natural environment.

Access

Access to all areas of the site remains as existing.

END.

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NYMNPA
05/07/2022

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Energy Efficiency Statement

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The proposed building's use is specifically for storage so heating and cooling units won't be required. Natural light will be provided by the large roof lights on the North-West elevation similar to the image below.

Additional lighting will be supplied by 15 suspended LED units but will have limited use as the building will rarely be accessed during the hours of darkness.

Referring to the energy benchmark for a storage warehouse (all electric), the CO2 emissions per m^2 are 23.7 $KgCO2/m^2/yr$ so with a total floor space of $290m^2$, the proposed building should have an annual CO2 emission of 6873 KgCO2/yr.

END.