

DESIGN AND ACCESS STATEMENT

STRAY HEAD FARM
LITTLE BECK
WHITBY
YO22 5EY

NYMNPA

27/07/2022

Prepared for Mr and Mrs J. Rayment



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Company no. 13498716

Doc Ref: LA22-003_StrayHeadFarmD&A

1.0. Site Location and brief description of the property

- 1.1 The application site known as Stray Head Farm, is located circa 500m to the North West of Littlebeck. Littlebeck in turn is a small hamlet located circa 5.7km to the South West of Whitby.

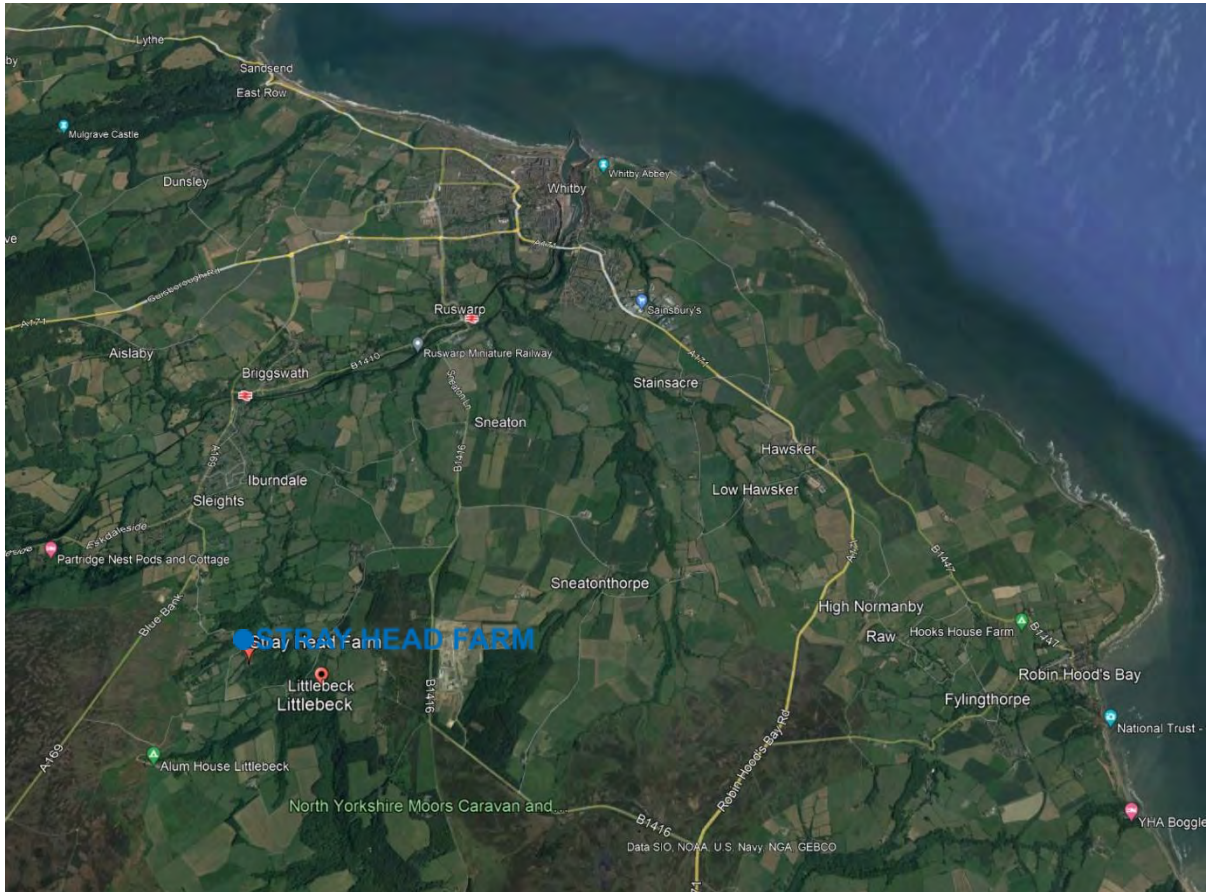


FIGURE 1 - LOCATION MAP FROM MAPS.GOOGLE.COM



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- 1.1 Stray Head Farm is a detached long house with double and single storey elements. The building is part of a wider group of buildings on the site.



FIGURE 2 - LOCATION MAP FROM MAPS.GOOGLE.COM



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- 1.2 Stray Head Farm, as illustrated below, is well set back from the main road and is access via a private driveway.



FIGURE 3 – AERIAL MAP FROM MAPS.GOOGLE.COM

- 1.6 The application site is located to the North of the main property and is not publicly visible from the street frontage. The property is of stone construction, with white uPVC windows and timber doors. The windows and doors are mainly topped with stone heads and are sat over stooled stone lintels. The rainwater goods are a mix of cast iron and black uPVC plastic. The roof of all the domestic elements is of clay pantile construction with two ashlar stone chimneys. To the front a small stone extension has been added with a clay pantile catslide roof.



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- 1.7 The property is on a North West / South East Axis.
- 1.8 To the rear of the property a grassed area can be found opening up on to open countryside. To the sides of the property there is mature hedging and trees which both run along side becks.
- 1.9 The ground floor accommodation is located in a linear format across a number of different levels. At lower ground floor level a utility area is located, at ground level the current principal entrance opens into a lobby area with bathroom and WC. This area accesses the Kitchen with pantry, reception room 1, dining room and snug. Within the Snug room the stairs to the first floor are located. At first floor 3no. bedrooms and a family bathroom are found.
- 1.10 The application site is bounded to the North by mature hedging and trees.
- 1.11 The application site is bounded to the South by mature hedging and trees.
- 1.12 The application site is bounded to the West by a post and rail fence.
- 1.13 Stray Head Farm, the application site, is not listed.

2.0. Background information

- 2.1 The property has previously been extended to the front. This small extension houses a sunroom.

3.0. The Proposal

- 3.1 The proposal includes the formation of a double storey side extension to the Northern end of the main property.
- 3.2 This extension has been designed using the North York Moors Design Guidance Documentation.
- 3.3 This extension is of simple form which is 4.1m wide and 5m deep. All abutments are pulled back from the main house allowing the new extension to remain subservient in nature and form.
- 3.4 The extension seeks to provide additional bedroom space to the property including a ground floor bedroom to allow for future occupancy needs of the owners.
- 3.6 The roof is to be clad in matching clay pantiles.



- 3.7 The new extension will connect into the existing sewerage system in the same arrangement as is currently in place.
- 3.8 The front elevation (west) will be formed in stone with the north and east elevations in timber cladding to create a more modern aesthetic. This format has been taken from the North York Moors Design Guide 2.
- 3.9 To the North and east elevations at ground floor, aluminium doors are installed to wrap around the corner allowing for the view to be fully captured and allow for access to the externals.
- 3.10 At first floor light is provided via dormer windows, which are created in a traditional manner matching the main house dormer windows.
- 3.11 In order to improve the environmental credentials of the property it is proposed to install a new photovoltaic array to the southern roof of the single storey main element. This array will help to reduce the properties dependent on electricity from the national grid which is currently being encouraged through the recent improvements within the building regulation approved documents.

4.0. Access Considerations

- 4.1 The means of access to the site remains unaltered.

5.0. Landscaping

- 5.1 The proposed development does not cause any implications on the surrounding area. The amenity of neighbours is not affected by the proposal.

6.0. Flood Risk

- 6.1 The property is not located within a flood zone.



7.0. Impact on the Conservation Area

7.1 There is no impact on the conservation area.

8.0. Planning Policy Context

8.1 Planning policy relating to the application site comprises:

- National Planning Policy Framework: and
- The Local Plan
- North York Moors Design Guidance

8.2 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan material to the proposal consists of the Local Plan adopted in July 2020.

National Planning Policy Framework

8.3 The NPPF advises that the purpose of the planning system is to contribute to the achievement of sustainable development.

8.4 Within this document there are three overarching objectives to achieve sustainable development which are interdependent. These objects are:

- an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an environmental objective – to contribute to protecting and enhancing our natural, built, and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.



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Yours sincerely,

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For and on behalf of Line Architecture



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