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PDA

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DESIGN & ACCESS, HERITAGE & PLANNING STATEMENT

May 2022

Conversion of Out Barn at

PRIORY FARM, GROSMONT, WHITBY YO22 5QG



View of Existing Out Barn Looking North West



View of Existing Out Barn Looking North East



Google Earth aerial view of site

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1.INTRODUCTION

This Design and Access Statement (DAS) has been prepared on behalf of Mr Adair by Planning & Design Associates (PDA) in support of a planning application at the above property.

This DAS provides an overall assessment of the proposed development; it identifies any design parameters and principles and sets out an analysis of the relevant planning policy principles. This statement should be read in conjunction with any accompanying specialist reports.

National Planning Policy Guidance (NPPG) published in March 2014 states the purposes of a DAS in Paragraph 029 (Reference ID: 14-029-20140306): “They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.”

The NPPG further clarifies within Paragraph 031 (Reference ID: 14-031-20140306): “A Design and Access Statement must: (a) explain the design principles and concepts that have been applied to the proposed development; and (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

A development's context refers to the particular and defining characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly. Design and Access Statements must also explain the applicant approach to access and how relevant Local Plan policies have been considered and taken into account.

They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development.

Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed”

It is the purpose of this statement to identify the parameters that have dictated the development's scale, design, and location.

This Design & Access Statement is prepared in support of a Full Planning Application for the change of use of an agricultural building, an Out Barn, to a dwelling. The site lies just outside the village of Grosmont. Grosmont is a village situated in the North York Moors National Park,

approximately 5 miles south west of the coastal town of Whitby. It is on the edge of the moors, in the Esk Valley and the River Esk runs alongside it.

The village of Grosmont has a population of approximately 318 based on the 2011 census. The village sits between the A171 and A169 trunk roads, with the A171 leading towards the east coast or Teeside and the A169 joining the A171 to the North and towards Pickering to the South. Whilst the main land use in the area is agricultural there are other local/village industries in the area and is popular with tourists as it has one of the stations which the North Yorkshire Moors Railway runs through and is also the site of the engine sheds for the railway as well as being a popular area for walking and cycling .



Front elevation

2. USE

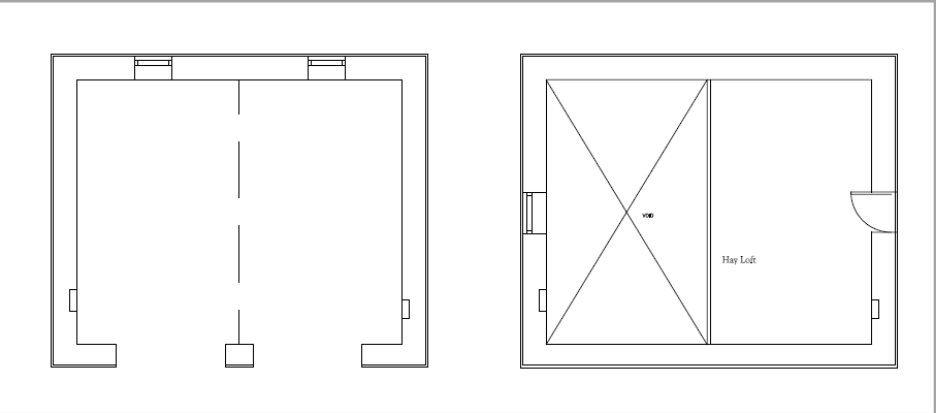
The agricultural building is a traditional stone built Out Barn currently used to house livestock when required. The proposal would see the Out Barn converted into a two-bed dwelling with an open plan living/kitchen/dining area, with one bedroom situated on a sleeping deck and the other on the ground floor. This use supports the aims of the North York Moors National Park Authority to conserve and enhance the natural beauty, wildlife and cultural heritage of the area. Residents have the opportunity to understand and enjoy the special qualities of Sleights Moor and the Grosmont Estate. The new dwelling will support and contribute to the local economy.

The surrounding countryside is agricultural fields and grassland, interspersed with woodland. The position of the site provide views across the valley and to the rolling hills beyond.

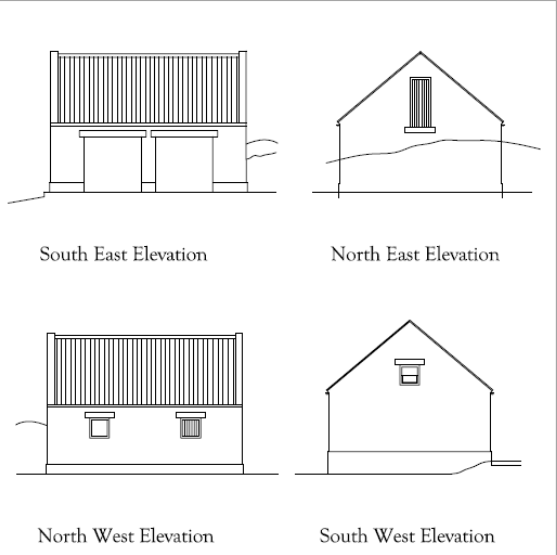
The building currently consists of one interior space with a hay loft overhead half of the building. There are existing exterior openings on all sides, with large door height openings along the front south east elevation, with window openings on the south west and north west sides, and an opening leading from the north east (road-side) to hay loft height.

The applicant seeks to maintain the current nature of the interior spaces and to create a single two-bedroom dwelling.

To the immediate south east of the Out Barn, an area will be landscaped and ample parking spaces and turning space provided to suit the accommodation, and to the north west of the Out Barn a grass area will be enclosed to provide garden space with access round the south side of the building.



Existing Floor Plans



Existing Elevations

3. AMOUNT & LAYOUT

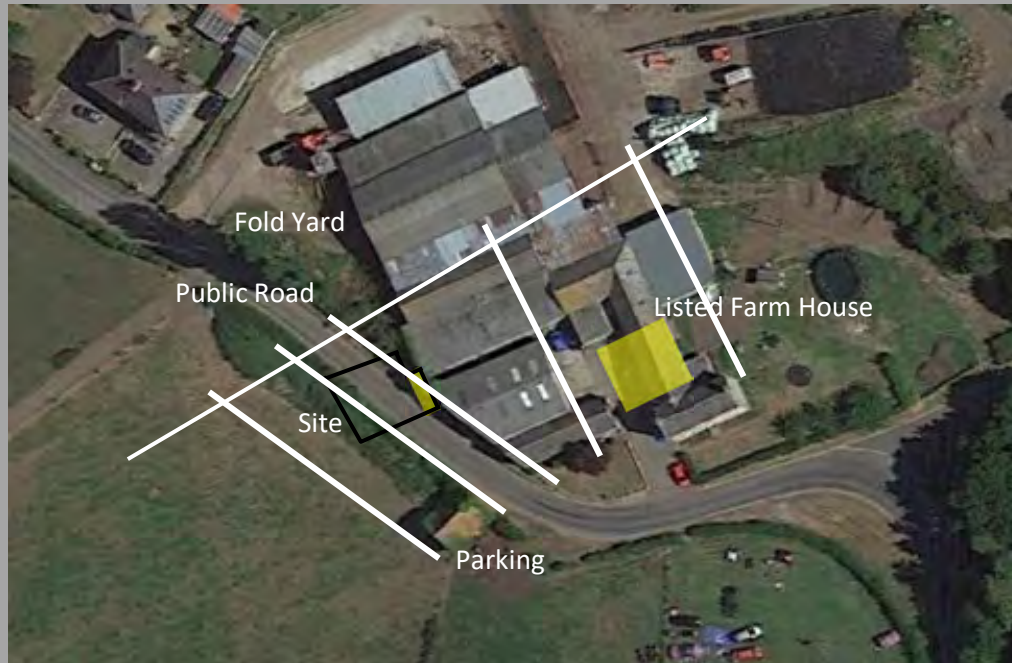
The Out Barn sits adjacent to the 'Egton Bank' public road, immediately across the road to the south west of Priory Farm. The area highlighted for the purposes of this planning application is approximately 0.03 ha, although the applicant owns all the surrounding land which forms part of Priory Farm (an active dairy farm) which itself forms part of the wider Grosmont Estate which operates approximately 2,500 ha.

The proposed layout is simple in plan and consists of four spaces; an open plan living/kitchen/diner, a double bedroom, a bathroom and a sleeping deck. Internal walls will be erected to form the bedroom and Bathroom on the ground floor. No new openings will be added to the exterior walls and the original king post trusses and exposed purlins to the vaulted roof will be retained where possible.

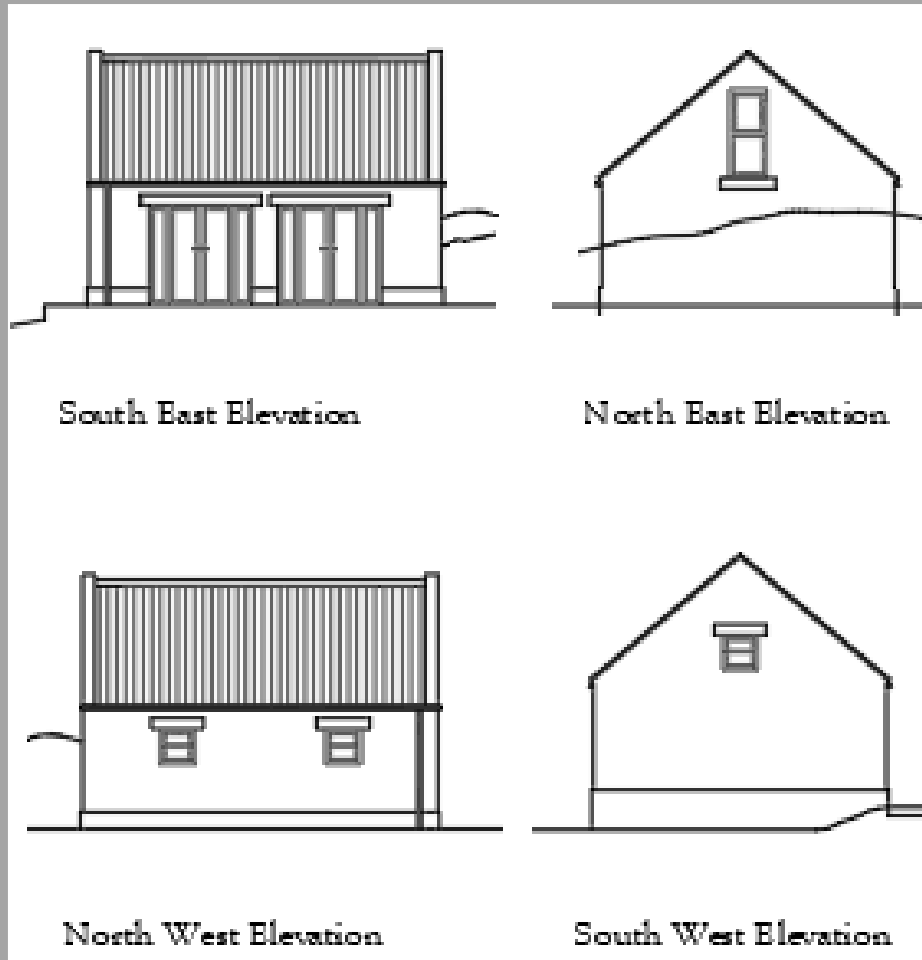


Existing king post trusses

The roof will be repaired/replaced as necessary throughout the whole building. The existing floor area and footprint of the out barn will remain as no extension is proposed.

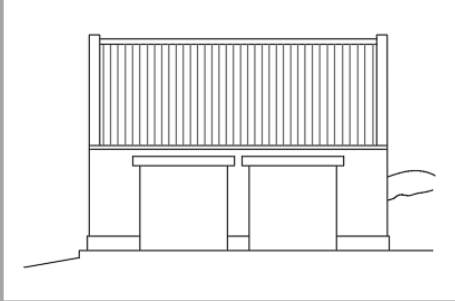


The proposed dwelling itself will be positioned on the opposite side of the road to the Grade II listed Priory Farm House. The Yard and current agricultural buildings surrounding it (not listed) that sit directly adjacent to the rear of the house, and the public highway that sits behind it clearly suggest a hierarchy. This hierarchy is apparent in the quality and workmanship of the construction materials as we travel away from the main house.

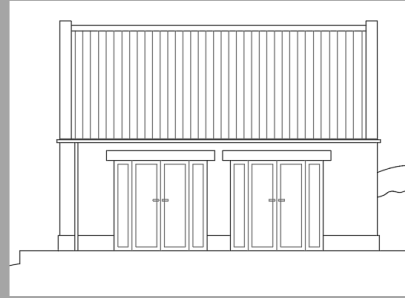


Proposed Elevations

4. APPEARANCE AND SCALE



Existing Front Elevation



Proposed Front Elevation

The proposed alteration work is intended to maintain the rural nature of the existing building and also preserve the existing structure, with half-glazed doors and fixed panel doors to allow natural light into the building without compromising or altering the appearance and style of the elevations.

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

5.LANDSCAPING

To the immediate south east and north west of the Out Barn, an area will be landscaped with ample parking spaces and turning space provided to suit the additional accommodation with level ground leading from the parking to the front door to allow ease of access in accordance with Part M. The parking area will be of a permeable surface with all other areas as grass with some shrubs added. Other than the alteration of this small area to the front and rear of the property the surrounding landscape will be retained un-altered.

6.HIGHWAYS, PARKING AND ACCESS

There is a fairly regular bus service which runs between Whitby and Lealholm via Grosmont and a seasonal train service which runs between Pickering and Whitby via Grosmont. Connections to the main rail network can be made from Whitby train station. The application site is approx. half a mile to Grosmont station where the bus stop is as well.

The C2C (coast to coast) route 2 which runs from Robin Hoods Bay to St Bees goes through Grosmont Village Centre and Sustrans cycle route 165 runs to the north of Grosmont.

Esk Valley Walk 4 runs from Grosmont to Whitby and is popular with walkers and cyclists.

Although there is access to public transport from Grosmont, the use of a car would certainly be desirable due to the seasonal restriction of the train service and there only being one bus route which runs via Grosmont.

7.DRAINAGE

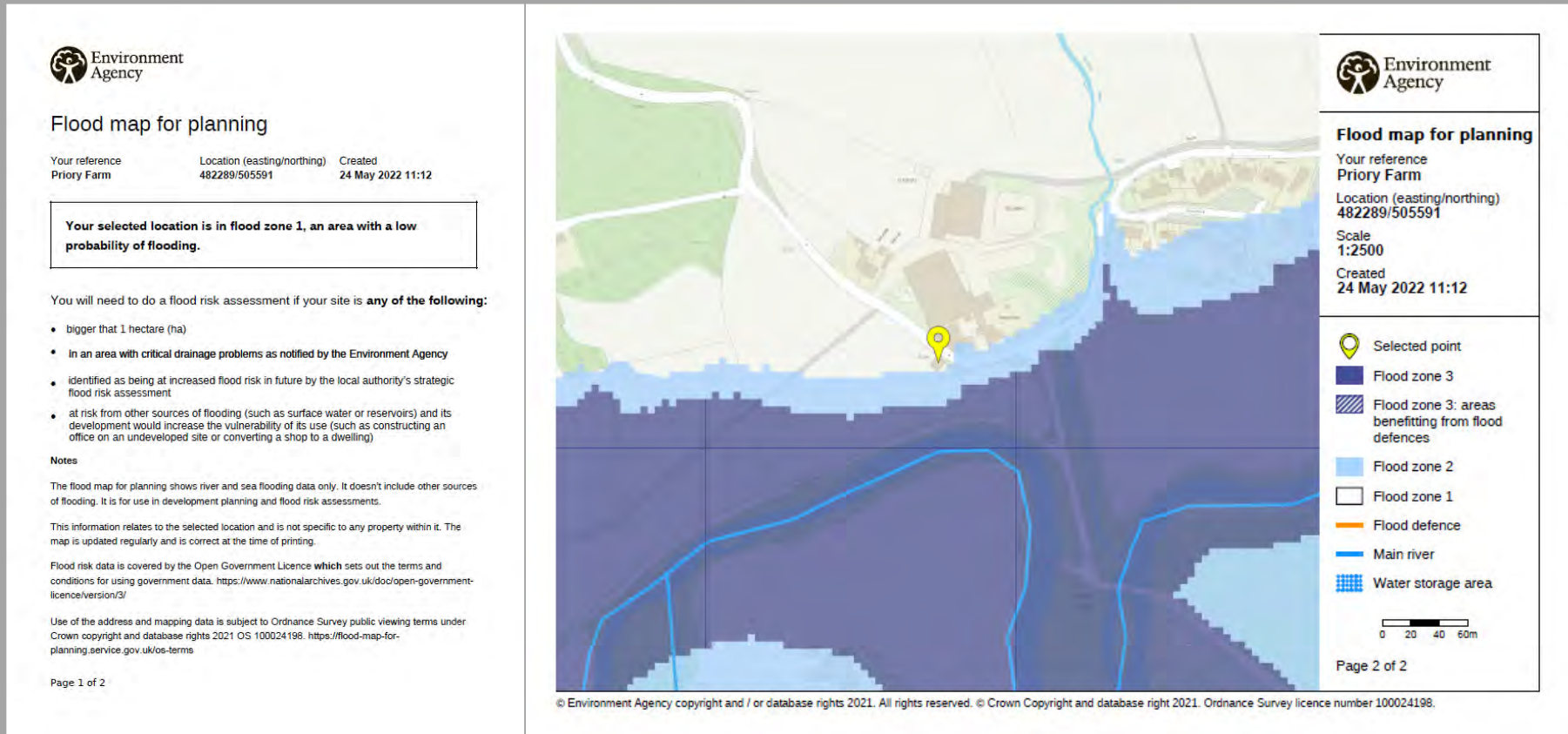
A new package treatment plant, Klargester Biodisc BA or similar sized treatment plant, will be installed to deal with the foul water drainage and the treated effluent from it will discharge to a drainage field via a sampling chamber. Gutters on spikes will be fitted to the front and rear elevations and the new downpipes will drain to new soakaways.

8.SUNLIGHT AND PRIVACY

National guidance on assessing new development proposals is set out in the Building Research Establishment Report “Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice” by P J Littlefair (1991). Local plan policies generally protect residential amenity and ensure that adjacent development does not result in unreasonable loss of light, overlooking or overshadowing. Good design ensures buildings which in their design, form and positioning are compatible with the character of the surroundings, and which will not result in an unreasonable loss of privacy or natural light to neighbouring properties or be detrimental to neighbourhood amenity.

The location of the building means that there is no overlooking or overshadowing to adjacent properties. The front of the building is South East facing and the existing openings are to be fully glazed to maximise the natural light entering the building. The open plan living area will be dual aspect with windows to the front and rear, plus a high level window on the side will also help improve the natural light levels in the building both on the ground floor but also for the mezzanine sleeping deck.

9.FLOOD RISK



The above map from the environment agency indicates the building is in flood zone 1 and a small section of the southern part of the site is in flood zone 2. The building is also on higher ground than the southern end of the site, with the internal floor level also being higher than the external ground level – no further action is proposed in this regard.

10.SUSTAINABILITY

Materials used during the construction will be sourced locally and selected with regard to 'whole life' cost.

The domestic refuse generated on site will be separated into the differing waste classes as requested in preparation for collection by the local authority.

The proposal will not create significant levels of pollution.

The development is considered to be sustainable using the Bruntland 1987 definition of “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.

The buildings will comply with current building regulations and will be efficient in terms of thermal insulation and energy consumption which assists in minimising their carbon footprint. An Air Source Heat Pump will be installed for the heating and hot water.

Use of matching/reclaimed local materials and construction details, minimising any perceived impact and ensuring the proposed scheme will sit sympathetically within the street scene, whilst respecting the local vernacular.

11.HERITAGE STATEMENT

The Out Barn is part of the group of buildings belonging to Priory Farmhouse and the attached outbuilding, which are listed. The listing number is 1148747 and it was first listed 7th July 1989. The listing description is as follows:

GROSMONT EGTON TO GROSMONT NZ 80 NW ROAD (north-east side) Priory Farmhouse and 3/127 attached farmbuilding - II Farmhouse and attached farmbuilding. Early C19. Herringbone-tooled sandstone walls and dressings with timber doorcase; slate roofs. Central-entry house with rear service wing extending up sloping ground into farmbuilding. 2-storey, 3-window front. C20 door in pilastered doorcase with cornice hood. 16-pane sash windows with stone sills and lintels throughout. Coped gables and plain kneelers. End stacks. Left return. House gable wall at right of 2-storey wing and 1 1/2-storey farmbuilding range. 12-pane sash in gable wall. C20 added pent porch and door to 1 1/2-storey range, at left of C20 replacement window. Two semicircular cart arches of voussoirs, with double doors, at left end, with shuttered pitching openings above. Porch not of special interest.

Although it is a part of the group of buildings belonging to Priory Farmhouse, the building sits on the opposite side of the road and is different in appearance having a red pantiled roof compared to the grey slated roof of Priory Farmhouse and its attached outbuilding and the majority of barns and outbuildings adjacent to the farmhouse also have grey slated roofs.

PROPOSED WORKS

Proposed works are identified on the accompanying application drawings: installation of new windows and doors to existing openings, repair and refurbishment and internal alterations to form 2 bedroom dwelling.

Any new materials used to repair the building will be matching/reclaimed materials and sit sympathetically within the site

IMPACT

The impact of the proposed development is minimal. No new openings are being formed and the street facing elevation has an existing opening which is going to be retained but the door will be replaced by a tall window.

MITIGATION

As previously mentioned, the visual impact of the proposed development is minimal, given the limited external alterations. The impact is further mitigated with the use of matching/reclaimed local materials and construction details, minimising any perceived impact and ensuring the proposed scheme will sit sympathetically within the street scene, whilst respecting the local vernacular.

12. PLANNING CONTEXT

The proposed dwelling will comply with part M of the building regulations. The provision of a bedroom and house bathroom on the ground floor provides accessibility to those with mobility issues. The electrical socket and switch positions will also comply with Part M of the building regulations.

The walls, floor and roof will be suitably insulated to meet building regulations and the external doors and windows will also meet building regulations in terms of heat loss. This will create a weatherproof structure which will both preserve the building for years to come and reduce the carbon footprint and consumption of fossil fuels of the proposed dwellings.

The applicant also intends on running the heating and hot water system with an air source heat pump.

Its proximity to the Grade II listed farmhouse gives it status as a building 'of special interest' and thus by definition of this it warrants 'every effort to preserve [it]' according to Historic England. This proposal will see the structure made sound with any necessary repairs and protect and preserve it for years to come.

The North York Moors National Park Authority's local plan states that farm diversification should be supported and if a local occupancy clause were to be a condition of approval then this could be in accordance with the local plan regarding reducing travel distances to work.

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

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

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

13. CONCLUSION

The proposed repairs and renovation of the Out Barn are intended to meet the needs of the applicant with an increase in income which may be provided by the converted barn. A Local occupancy clause would help the housing needs of the area. The alteration to the building will not detract from the appearance of the building or the setting. There is no increase in the footprint or scale of the building whilst the proposals will see it restored to sound condition and it is hoped that the planning officer is able to support the scheme.

Winn-Darley Ltd.
CHARTERED SURVEYORS
AND LAND AGENTS

ALDBY PARK
BUTTERCRAMBE
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YO41 1XU

G.G. WINN-DARLEY MRICS FAAV

27th June 2022

Planning Department
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

NYMNPA

06/07/2022

Dear Sir/Madam

Detached outbarn opposite Priory Farm, Grosmont, Whitby, YO22 5QG for conversion to 1 number Local Occupancy Dwelling

I can confirm that this roadside stone building is structurally sound and capable of conversion without the need for significant rebuilding and/or alterations.

All the walls are plumb and true and very well pointed.

The roof is in good order with a level ridge line and the stone lintels above any openings are structurally sound.

A detailed inspection was made for signs of bat activity and none were found – partly due to the lack of crevasses because the walls both internally and externally are very well pointed. We are confident that no bats are occupying or will be harmed by the works to this building. However, in accordance with Estate policy to improve biodiversity it is the intention to provide a bat box on the west gable furthest away from the road.

Although a barn owl has been seen around Priory Farm from time to time in recent years, there has never been any record of one roosting or nesting in this building. They have nested elsewhere on the Estate but at least 2km away. It is our intention to erect an owl box on Priory Farm in a suitable tree and I am pleased to say one of the ones we erected earlier this spring has been occupied this year. We will also erect an ordinary bird nesting box on the gable of the property furthest away from the road in accordance with the Estate's policy to improve biodiversity.

Yours faithfully

George Winn-Darley MRICS FAAV

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 PRIORY FARM, BARWARDS ROAD, GAOS MOUNT. YO22 5QG

1. Please indicate distance to nearest mains drainage 600M

2. Number of Occupiers of proposed development:

Full Time 1 - 4
Part Time _____

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.

LARGESTER BIODISC BA OR SIMILAR SIZED BY OTHERS

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) _____