

Caroline Bell

From: STEPHEN SAMUEL
Sent: 27 September 2022 14:44
To: Planning; Wendy Strangeway
Subject: SKA/22/9/27 2021/92/AM@NYMNPA RE:- PLANNING APPLICATION REFERENCE NUMBER NYM/2022/0697 - (PLANNING PORTAL REFERENCE NUMBER PP-11566598) - CARBON NEUTRAL ENVIRONMENTAL ENERPHIT UPGRADING WORKS AT THE LONG BARN, HAWTHORN HILL FARM, GREEN END, BECK HOLE R...

Attachments: Energy performance certificate (EPC) – Find an energy certificate – GOV.pdf; flood-map-planning-2022-09-27T10_24_49.918Z.pdf; NYM_2022_ENQ_19078-3 (220922) WRITTEN RESPONSE.pdf; NYMNPA Application Form (220922).pdf; SKA LTD 2021-92 DAS.pdf; SKA - HEWITT (21 92) - Sheet - 01B - Ground Floor Plan as Existing.pdf; SKA - HEWITT (21 92) - Sheet - 03C - Dwelling Elevations as Existing & Proposed.pdf; SKA - HEWITT (21 92) - Sheet - 04A - Site Plan as Existing.pdf; SKA - HEWITT (21 92) - Sheet - 05A - Sections as Existing and Proposed.pdf; SKA - HEWITT (21 92) - Sheet - 08B - Site Plan as Proposed.pdf; SKA - HEWITT (21 92) - Sheet - 09 - Location Plan as Proposed.pdf; SKA - HEWITT (21 92) - Sheet - 10 - Barn Elevations as Existing.pdf; SKA - HEWITT (21 92) - Sheet - 11 - Barn Elevations as Proposed.pdf; SKA - HEWITT (21 92) - Sheet - 12 - Ground Floor Plan as Proposed.pdf; SKA - HEWITT (21 92) - Sheet - 02A - First Floor Plan as Existing.pdf

Good afternoon

PLANNING APPLICATION REFERENCE NUMBER NYM/2022/0697

(PLANNING PORTAL REFERENCE NUMBER PP-11566598)

CARBON NEUTRAL ENVIRONMENTAL ENERPHIT UPGRADING WORKS AT THE LONG BARN, HAWTHORN HILL FARM, GREEN END, BECK HOLE ROAD, GOATHLAND, WHITBY, NORTH YORKSHIRE, YO22 5LL FOR BECKY HEWITT & PAUL BULLIMORE

NYMNPA

27/09/2022

F.A.O. MR A MUIR, SENIOR PLANNING OFFICER, NYMNPA, HELMSLEY

We write further to the receipt of an email from you – 09.23 – Thursday, 22nd September 2022 with appended pre-application response reference **NYM/2022/ENQ/19078**, received from Mr A Muir, Senior Planning Officer, NYMNPA and further to the subsequent lodgement of the initial Planning Application submission, lodged via the Planning Portal, which acknowledges the receipt of this Planning Application at 08.36 – 23rd September 2022.

To this end, we append a copy of the above pre-application response reference **NYM/2022/ENQ/19078**, dated Thursday, 22nd September 2022 together with accompanying

written Design & Access Statement, a copy of the completed Full Planning Application forms and a .pdf copy of the following architectural drawings, comprising:-

2021/92/01B (20.08.22)	Ground Floor Plan as Existing	scale 1:100 @ A3
2021/92/02A (20.08.22)	First Floor Plan as Existing & Proposed	scale 1:100 @ A3
2021/92/03C (26.09.22)	Dwelling Elevations as Existing & Proposed	scale 1:100 @ A3
2021/92/04A (20.08.22)	Site Plan as Existing	scale 1:200 @ A3
2021/92/05A (20.08.22)	Sections as Existing & Proposed	scale 1:100 @ A3
2021/92/08B (26.09.22)	Site Plan as Proposed	scale 1:200 @ A3
2021/92/09	Location Plan	scale 1:1,250 @ A3
2021/92/10	Barn Elevations as Existing	scale 1:100 @ A3
2021/92/11	Barn Elevations as Proposed	scale 1:100 @ A3
2021/92/12	Ground Floor Plan as Proposed	scale 1:100 @ A3

The application fee of **£238.20** inclusive of the service charge and applicable VAT was paid by the applicants via PlanningPortalQuest, receipted by email – 18.14 – Thursday, 22nd September 2022, under formal transaction reference number **16638668416535000**.

We trust this information is sufficient to enable you to issue the requisite Planning “Letter of Validation” without delay, but should you require anything further, please do not hesitate to contact us.

With very best wishes

Stephen N Samuel RIBA, Chartered Architect

Please reply to:

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PROPOSED SUSTAINABLE UPGRADING WORKS

AT

THE LONG BARN, HAWTHORN HILL FARM,
GREEN END, GOATHLAND, WHITBY,
NORTH YORKSHIRE, YO22 5LL

2021/70/DAS

NYMNP/A

27/09/2022

DESIGN & ACCESS STATEMENT

PLANNING APPLICATION REFERENCE NUMBER NYM/2022/0697

(PLANNING PORTAL REFERENCE NUMBER PP-11566598)

To be read in full accordance with the following appended drawings, as scheduled below:

2021/92/01B (20.08.22)	Ground Floor Plan as Existing	scale 1:100 @ A3
2021/92/02A (20.08.22)	First Floor Plan as Existing & Proposed	scale 1:100 @ A3
2021/92/03C (26.09.22)	Dwelling Elevations as Existing & Proposed	scale 1:100 @ A3
2021/92/04A (20.08.22)	Site Plan as Existing	scale 1:200 @ A3
2021/92/05A (20.08.22)	Sections as Existing & Proposed	scale 1:100 @ A3
2021/92/08B (26.09.22)	Site Plan as Proposed	scale 1:200 @ A3
2021/92/09	Location Plan	scale 1:5,000 @ A3
2021/92/10	Barn Elevations as Existing	scale 1:100 @ A3
2021/92/11	Barn Elevations as Proposed	scale 1:100 @ A3
2021/92/12	Ground Floor Plan as Proposed	scale 1:100 @ A3



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Dated – 26th September 2022

SAMUEL KENDALL ASSOCIATES LTD - CHARTERED ARCHITECT - ARCHITECTURAL TECHNOLOGIST – PRINCIPAL DESIGNER (CDM) - SURVEYOR
Joint Managing Directors

Linda Samuel HND(ArchTech) Stephen N Samuel HND(ArchTech) BA(Hons) DipArch(Leics) RIBA

Company Secretary – Linda Samuel HND(ArchTech)

Registered Company Number 5591217

A Royal Institute of British Architects Chartered Practice (1843970) operating a policy of continuing professional development

**PROPOSED SUSTAINABLE UPGRADING WORKS AT THE LONG BARN, HAWTHORN HILL FARM,
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**PROPOSED SUSTAINABLE UPGRADING WORKS AT THE LONG BARN, HAWTHORN HILL FARM,
GREEN END, GOATHLAND, WHITBY, NORTH YORKSHIRE YO22 5LL
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INTRODUCTION

We have been engaged by Becky Hewitt & Paul Bullimore to provide Professional Architectural Services in connection with the preparation of a proposed sustainable residential upgrade to their existing dwelling, a private residential family dwelling converted around twenty years ago from a rural barn laid out over two floors at Hawthorn Hill Farm, north of the village settlement of Goathland, near Whitby in the North York Moors National Park.

This Design & Access Statement is consequently prepared as an explanatory supporting document to this Full Planning Application for the sustainable upgrading of same.

This proposal will enable the construction of a highly sustainable, zero carbon, passive solar EnerPHit-standard upgrade whilst enabling the existing residential accommodation to be upgraded without affecting the external appearance of the dwelling.

An assessment of the current energy efficiency rating has established a very low energy efficiency performance rating of F (37) and also a very low environmental Rating of F (37), which is proposed to be significantly improved to achieve an “A” rating (95+) for both these factors. The current carbon footprint of this existing dwelling is a huge 15.9 tonnes of CO₂. These proposed sustainable improvements will reduce it to 0.9 tonnes, a substantial carbon reduction of 15 tonnes, which will be commendable.

A strategy has been duly developed to sympathetically and contextually remodel this existing dwelling incorporating cutting edge sustainable design philosophies, whilst seeking to create a highly contextual and sympathetic dwelling enabling the replacement dwelling to achieve EPC “A” ratings in excess of 95 for both categories through a variety of means, both passive and active driven sustainable design philosophies.

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The existing detached dwelling currently provides residential accommodation of some 209 square metres of internal residential floor area, which it is not intended to increase as part of these proposed works.

A thorough appraisal has been undertaken of this existing dwelling in terms of its existing environmental performance and energy efficiency, given it is currently heated with a highly inefficient oil fired boiler central heating and hot water system that is highly inefficient, a very high carbon system and very expensive to run.

A strategy to significantly reduce the in-use carbon footprint has been explored and a decision has been made to improve the thermal performance in conjunction with works to replace the fossil-fuel-rich oil fired boiler with a carbon neutral 14kW air source heat pump system, that will significantly reduce the dwelling's carbon footprint and also its excessive energy costs.

THE WORLD CLIMATE EMERGENCY

It is now the accepted and ever increasing understanding that the World upon which we all live is heating up at an alarming rate, caused principally by massive carbon emissions, releasing locked-up carbon into the Planet's atmosphere. This is having an increasing negative affect upon the World's climate to the detriment of us all.

This problem is now accepted at Government Level and steps have been put in place to address this issue, principally by reducing carbon emissions into the atmosphere. The UK Government recently committed to a target reduction in carbon emissions by 2035 (only 13 years away!) of 78 per cent against UK 1990 carbon emissions, with the aim to a 2050 zero emission target (only 28 years away!). These targets are now set into UK Law and must therefore be met.

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According to the Technology Strategy Board, buildings (including their operational phase) produce 45 per cent of the UK's total carbon emissions, which breaks down into 27 percent from domestic buildings and 18 per cent from other buildings. Domestic buildings produce more than a quarter of all carbon emissions in the UK and to ensure the Government meets these legally embedded targets, the domestic buildings sector must play its part in significantly reducing carbon emissions.

Target reductions can be generally met in two principal ways (i) a reduction in embodied carbon during the construction phase through the use of low embodied carbon materials and (ii) a reduction in the use of high carbon (i.e. fossil fuel based) heating and cooling mechanisms in use, once construction is complete.

In reality, this means adopting building construction materials and methodologies that are low embodied carbon based and installing heating and cooling systems that are based upon renewable technology for the generation of heating, cooling and electrical requirements and **NOT** fossil fuels such as oil, gas or coal. A typical annual carbon footprint of nearly sixteen tonnes in use should be reduced by 95% through the adoption of this environmental upgrading strategy.

The use of high embodied carbon building materials such as OPC-based concrete, new clay or concrete brick and clay or concrete tiles should be avoided or significantly minimised in favour of recycled materials, or alternative building materials that are essentially low embodied carbon materials, such as softwood timber, bamboo and natural stone.

The adoption of passive solar design techniques dramatically assists in being able to better temper the internal environment of buildings, particularly residential dwellings, where site orientation and earth sheltering significantly assist in reducing reliance upon active technology and the associated carbon costs.

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The concept of ultra-high-efficiency Passivhaus & EnerPHit design techniques are now well established in Western Europe amongst the building design community. Passivhaus design has been in existence since 1990, when the first Passivhaus-standard dwellings were built in Darmstadt, Germany. In 1996, the Passivhaus Institut was formed in this city and commenced the certification of a range of compliant building types, extending from dwellings through to schools and factories, measured against a rigorous and thoroughly policed standard. Initially, homes achieved a 90 percent reduction in space heating requirements, achieved through a combination of high insulation levels and rigorous air-tightness levels, combined with compact design and passive solar design techniques, which was commendable.

Clients, their design team and building contractors drive procurement and, if the UK is to meet (or exceed!) these set carbon goals both nationally and internationally, the whole industry needs to thoroughly embrace a comprehensive approach offered by Passivhaus/EnerPHit low/zero carbon design principles.

Their positive adoption will significantly assist in drastic carbon emissions reductions, both in construction and also in use which will make a significant positive difference in achieving the 2035 and 2050 zero carbon targets.

To meet this now accepted design standard, passivhaus/EnerPHit-standard design needs to address the construction of buildings in a manner that meets these low carbon targets and the rigorous adoption of low embedded carbon construction materials will massively assist in meeting the first part of this target initiative. **The use of high carbon materials requiring a significant carbon investment in their manufacture must be avoided.**

This, matched to passive solar design techniques and the use of suitably selected renewable technology, incorporated into a heavily insulated and airtight building, following defined and accepted EnerPHit design techniques will enable the UK Government 2035 & 2050 Zero Carbon Targets to be met and indeed exceeded.

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This particular design proposal follows accepted EnerPHit design philosophy in the design and detailing of this extended and remodelled detached private residential family home for the applicants, whilst completely eliminating reliance upon fossil fuel based heating and high embodied carbon materials in the upgrading of this existing dwelling.

PLANNING STATEMENT - FULL PLANNING APPLICATION

This Full Planning Application Submission comprises the completed application forms, this explanatory written Design & Access Statement, together with copies of the following scaled design proposal drawings:-

2021/92/01B (20.08.22)	Ground Floor Plan as Existing	scale 1:100 @ A3
2021/92/02A (20.08.22)	First Floor Plan as Existing & Proposed	scale 1:100 @ A3
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2021/92/04A (20.08.22)	Site Plan as Existing	scale 1:200 @ A3
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2021/92/12	Ground Floor Plan as Proposed	scale 1:100 @ A3

This application seeks planning permission for the following works:-

It is proposed to eliminate the reliance upon the existing (Oil) fossil-fuel driven heating and hot water provision in favour of a 14kW Daikin air source heat pump, to be externally sited on the southern rear elevation (as illustrated) of the principal dwelling and north of the existing timber pole barns.

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It is intended to replace the existing pitched roof covering (currently asbestos cement profiled sheeting, which is due for replacement given its age and given its inability to support solar PV panelling) to the freestanding timber framed barns to the south of the dwelling with an anthracite coloured: RAL 9005 standing seam metal sheet roof covering, incorporating replacement rooflights for those which currently exist in the pitched roofslopes. It is proposed to insulate the pitched roofs to achieve a 0.11W/m²K heat loss to meet and indeed exceed EnerPHit standards.

It is intended to incorporate external roof mounted solar PV panelling to the southern pitched roofslopes to both the stone built dwelling and the adjacent timber framed pole barns to maximize the availability of south facing pitched roof to generate photovoltaic electricity for use on the site.

It is proposed to retain the external visual appearance of the timber framed pole barn as close to that which currently exists as a vertical timber clad walled structure, retaining the existing timber post and beam frame, but adding a further layer of waterproofing and insulation to render the structure waterproof and therefore useful, given it is currently not waterproof.

It is intended to replace all existing timber framed doors (the principal north elevation door being repositioned as illustrated) and windows (to all existing fenestrated openings) to both the existing dwelling and existing pole barn with triple glazed timber framed doors to achieve a 0.75W/m²K heat loss to meet and indeed exceed EnerPHit standards.

It is proposed to improve the thermal performance of the existing floors to achieve, to achieve a thermal “U” value performance of 0.11W/m²K, detailed to eliminate cold bridging.

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It is proposed to replace all existing mechanical extraction with a “Passivhaus/EnerPHit-compliant” ‘Aircool’ (or similar approved) whole house mechanical ventilation with heat recovery system that will harvest 95% of the heat from the collective extract air through an internally site heat recovery unit within the dwelling. This will significantly reduce the heating provision in excess of 90% over and above that required by the current English Building Regulations.

Collectively, this approach will eliminate all fossil-fuel based heating and hot water systems in favour of a holistic, environmentally friendly carbon neutral EnerPHit-compliant solution that will be of benefit not only to the occupants, but also to the immediate National Park and consequently to Planet Earth.

No alterations are proposed to the existing water supply, on-site sewerage treatment provision, vehicular or pedestrian access provision, which will be retained as existing, hard or soft landscaping or the boundary curtilage treatment, all being retained as existing.

It is however proposed to install an underground rainwater harvesting tank under the driveway area to collect and store roof water for use in WC toilet flushing provision, the washing machine, vehicle washing and garden irrigation to reduce the current reliance upon the spring-drawn water supply provision currently drawn from the existing moorland to the north of this site, further enhancing the sustainability criteria which has been developed for this project.

This design is to be constructed to insulation standards far in excess of current Building Regulations requirements and in accordance with expansive insulation standards set to match a “EnerPHit-standard” with performance targets for a northern European Climate.

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Planning Applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. The following planning policies and guidance are considered to be of most relevance to this planning application.

National Planning Policy Framework (NPPF) 2021 - Initially introduced on 27th March 2012, the NPPF has been now twice updated and rewritten in part, in 2019 and now in its latest 2021 rendition, rewritten and republished - July 2021 in its current guise. The NPPF (paragraphs 11-14) sets out a presumption in favour of sustainable development.

In respect of decision making, this means that development proposals that accord with the Development Plan should be approved without delay and where the Development Plan is absent, silent or relevant policies are out of date, planning permission should be granted unless any adverse impacts of so doing would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF, or specific policies within the NPPF indicate that development should be restricted.

The NPPF sets out the core planning principles and states that planning practice should proactively drive and support sustainable economic development to deliver homes and businesses, not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve development.

The following Core Planning Principles of the NPPF are applicable to this development proposal:-

Part 2. Achieving sustainable development.

Part 6. Building a strong, competitive economy.

Part 12. Achieving well-designed places.

Part 14. Meeting the challenge of climate change, flooding and coastal change.

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The Development Plan

This development proposal is in respect of the sustainable remodelling of this existing detached private residential dwelling, utilising the existing dwelling footprint to advantage in the design & construction of an extremely high performance, remodelled dwelling where thermal comfort will be achieved solely by post-heating or post-cooling the fresh air flow required for good internal air quality without the need for additional recirculation of additional air.

Part of this project to internally remodel and sustainably improve this private residential dwelling is to mitigate the potential and very real long term climate effects to their residential amenity. Through active airborne noise reduction into the dwelling, given the use of 150mm thick layer of internal wall insulation combined with new extremely high performance triple glazed windows and doors (the outer leaf of all fenestration comprising additional noise reducing (6.4dB) laminated outer glazed leaf), an intent to create an airtight dwelling serviced with a sophisticated high performance EnerPHit standard mechanical ventilation with full heat recovery system that will significantly reduce airborne pollution into the dwelling is also proposed.

These positive steps will enable substantial mitigation of the negative effects of the existing site and its setting in a manner that will significantly reduce this negative impact upon the applicants, Becky Hewitt & Paul Bullimore.

These fenestration improvements together with the removal of natural light-reducing muntins enables high quality “skylight-component” natural lighting to a significant part of the proposed dwelling, again reducing reliance upon artificial lighting and thereby further lowering the carbon footprint of this replacement dwelling in use going forward.

The design therefore positively addresses the site’s orientation and setting to advantage to maximise upon the benefits of passive solar design techniques in harvesting solar gain, thereby eliminating all reliance upon the use of fossil fuels to temper the internal environment.

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This proposed “EnerPHit-standard” remodelled dwelling has been designed to fully accord with all applicable planning policies and guidance, further increasing the sustainability of this established rural residential location.

PLANNING POLICY HISTORY

An investigation of recent Planning History applicable to this particular property has identified that there is planning history for this site. A 1999 Planning Permission (NYM/4/30/176/PA) was granted conditionally for the conversion of the stone barn to a dwelling and the existing barns to domestic outbuildings. Condition 18 of this 1999 permission removed permitted development rights under Schedule 2 Pat 1A to H and Part 2 A to C of the Town & Country (General Permitted Development) Order 1990 as amended.

A pre-application enquiry was made on Wednesday, 7th September 2022 to North York Moors National Park Authority, with a written response prepared by Senior Planning Officer, Mr A Muir, reference **NYM/2022/ENQ/19078** received from him, dated Thursday, 2nd September 2022. A copy of this pre-application response is appended to this Full Planning Application, the informal advice given having informed the content of this particular Planning Application.

PLANNING POLICY STATEMENT

Planning Applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 38(6) of the Planning & Compulsory Purchase Act 2004 and Section 70(2) of the Town & Country Planning Act 1990 require that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The following planning policies and guidance are considered to be of most relevance to this application.

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National Planning Policy Framework (NPPF) - Initially adopted on 27th March 2012, it has been updated and rewritten in part and was recently published in its revised format on 24th July 2018. The NPPF (paragraphs 11-15) sets out a presumption in favour of sustainable development and particularly NPPF 12 – Conserving and Enhancing the Historic Environment.

NYMNPA Local Plan (Proposed Submission), Supplementary Planning Documents & Local Planning Policy Guidance - Policy CO17 (Householder Development) is applicable.

In respect of decision making, this means that development proposals that accord with the Development Plan should be approved without delay and where the Development Plan is absent, silent or relevant policies are out of date, planning permission should be granted unless any adverse impacts of so doing would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF, or specific policies within the NPPF indicate that development should be restricted.

THE NPPF sets out the core planning principles and states that planning should proactively drive and support sustainable economic development to deliver homes and businesses, not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve development.

Paragraph 14 of the NPPF states:-

“At the heart of the National Planning Policy Framework is the presumption in favour of sustainable development which should be seen as the Golden Thread running through both plan making and decision taking”.

It further states:

...approving development proposals that accord with the Development Plan without delay...”

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Paragraph 49 of the NPPF states:

“Housing applications should be considered in the context of the presumption in favour of sustainable development...”

Paragraphs 186 & 187 of the NPPF states:

“should approach decision-taking in a positive way to foster the delivery of sustainable development ... look for solutions rather than problems and ...seek to approve applications for sustainable development where possible”.

ASSESSMENT

The main consideration concerning this particular planning application is the impact of the proposal upon the appearance of the property, the character of the National Park and the potential impact upon residential amenity.

The Principal of the Design

The site is currently an established residential detached dwelling (since 1999). A full professional dimensional and level survey has been undertaken by Samuel Kendall Associates to enable full design consideration to be made of the site and its setting, details of which form part of this Full Planning Application submission.

This sustainable development proposal is in respect of works to eliminate the current carbon footprint of the existing dwelling and immediate site curtilage to this existing detached private residential dwelling, together with works to significantly upgrade the thermal performance of this remodelled dwelling, following pressure being brought to bear upon the existing built environment of the country, where embedded carbon design philosophy is rapidly becoming a significant factor is the development of the built environment into the Twenty-First Century.

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The sustainable design proposal seeks to ensure that the scale, design and materials are suitable and appropriate, its relationship to adjoining development and the character of the National Park is not adversely affected.

It is not considered that this proposed sustainable upgrading works will have any adverse effect and consequently is not considered to harm the character of the designated National Park and its considered local distinctiveness, in accordance with Section 12 of the NPPF.

The design positively addresses the site's orientation to advantage to maximise upon the benefits of passive solar design techniques in harvesting solar gain in the tempering of the dwelling's internal environment, thereby significantly reducing this sustainably remodelled dwelling's reliance upon the use of fossil fuels to temper the internal environment.

This proposed sustainably remodelled private residential dwelling has been designed to fully accord with all applicable planning policies and guidance, further increasing the sustainability of this location. The proposed development fully complies with the planning policy requirements of the NPPF and the policies of the relevant and emerging plans.

Design & Access

The existing dwelling is to be the family home of Becky Hewitt & Paul Bullimore and as such it is the intention for the family to maintain residential occupation of this reconfigured and sustainably upgraded EnerPHit-standard dwelling, as their forever family home.

This dwelling's orientation carefully addresses this passive solar gain design ethos with careful and involved discussion through the design phase being proposed with the immediate surrounding residents.

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All new fenestration will be triple glazed, krypton filled sealed glazed units set into sustainably sourced timber frames that is to achieve a “U” Value of 0.62W/m²K.

The incorporation of passive solar design principles in the design of this well sheltered dwelling will enable its ability to be naturally well lit and heated passively by the sun and allows the principal rooms to be orientated southwards and northwards to capitalise upon its solar orientation and its setting.

As part of the zero carbon neutral design ethos, the dwelling is proposed to be heated utilising a carbon neutral, 300%+ efficient Air Source Heat Pump, situated externally on the south side of the site curtilage to harvest low grade heat from the surrounding air for processing within the proposed Utility Room to provide all required heat for both underfloor heating and hot water draw off provision. It will entirely replace the existing oil fired central heating and hot water boiler, a significant carbon improvement to this design proposal.

A high performance whole house mechanical ventilation system will also be fitted into the dwelling to harvest the embedded heat forming part of the extraction circuit to pre-heat the incoming fresh air via a heat recovery unit fitted within the insulated envelope of the dwelling to recover at least 95% of the heat, thereby reducing the heating demand to just 5% of that ordinarily required.

The proposed external materials for this sustainably remodelled dwelling have been selected to reflect those currently in use in the external materials of other surrounding buildings in the Goathland parish. It is therefore expected to retain all existing external surfaces for all external elevations, as illustrated under a very highly insulated pitched roof, finished in a metal raised seam roof covering to the timber barns and a pantiled roof covering to the residential stone barn dwelling.

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All electrical lighting throughout this sustainably remodelled dwelling will be low energy light emitting diode (LED) luminaires, enabling a further reduction in electrical lighting demand in excess of 90% of conventionally powered lighting.

Led by ARB-Registered (055134A) RIBA Chartered Architect (6160179), Stephen N Samuel as Managing Director, Samuel Kendall Associates, a fully PII insured, Registered & Chartered Architects (1843970) Practice, now approaching its fourth decade of offering independent architectural service, Samuel Kendall Associates have an enviable track record of architectural design with a driving focus on the principles of Low Carbon Design.

Following a five-year programme of prescribed study at DeMontfort University, Leicester, Stephen then enrolled in 1987 and attended the world famous Rensselaer Polytechnic Institute, Troy, New York, USA to undertake further post graduate study in "Passive Solar Building Design".

This area of study explored and encouraged the use of the elements of a building to collectively be utilised to best take advantage of orientation and local climate, utilising thermal mass, glazing, mass insulation and shading in the composition of a building that minimises and eventually eliminate its reliance upon carbon fuelled devices to temper the internal environment.

This specialist expertise has been developed by Samuel Kendall Associates over the last 35+ years or so to also encompass the use of mechanical ventilation with heat recovery, solar photovoltaics, solar hot water, ground & air source heat pumps and airtightness technology to expand the opportunity of not only developing a Carbon Neutral building format completely independently of fossil fuel based resources, but in recent years taking this a step further into the realms of buildings becoming solar power stations, exporting their surplus energy to the National Grid.

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Recent examples of such projects recently completed by Samuel Kendall Associates can be viewed on their website, www.samuelkendall.co.uk.

Some examples of a new-build being designed as mini-power stations are the following (i) a two storey, nine bed, six bathroom bespoke dwelling at Etton, near Beverley, East Yorkshire (hotlink:- <https://www.samuelkendall.co.uk/bespoke-dwellings#/etton-house-3/>) and (ii) the design, detailing and construction of a four storey (with basement), eight bed six bathroom passive solar carbon neutral dwelling on the northern edge of the ANOB Chiltern Hills village of Stoke Row, near Henley on Thames, Oxfordshire (hotlink:- <https://www.samuelkendall.co.uk/bespoke-dwellings#/chilterns-passive-house-3/>).

A further Passivhaus-standard partially earth sheltered three storey three bedroom dwelling for a steep site in the centre of Scarborough is close to being completed having recently granted Full Planning Permission (hotlink: <https://www.samuelkendall.co.uk/scarborough-passivhaus/>) and building works to construct this dwelling are reaching a conclusion.

This particular low embedded carbon footprint dwelling is designed in such a manner so as not to require any additional heating over and above the passive solar gain accumulated through orientation, extremely high level of airtightness (less than 1m³/hr/m²) and a high performance mechanical ventilation with full heat recovery system and has no carbon footprint whatsoever, well exceeding the 2050 Zero Carbon Targets, now set in UK Law.

A fundamental reappraisal of the use of this proposed residence going forward has been undertaken and the design proposal addresses their on-going requirements as their family use requirements develop. It is proposed that their new home should be zero carbon, highly energy and water efficient, and future climate resilient following proven principles set out by the National Government's "Committee on Climate Change".

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The principal and ambitious driving ethos behind this design is to design and construct a contextual, sympathetic zero-carbon dwelling. It is proposed to create a hermetically sealed dwelling constructed in such a way so as to ensure an air permeability well below 1m³/h.m², well in excess of the currently required Building Regulations air permeability of 4m³/hr.m², to maximise airtightness and thereby minimise heat loss from the existing upgraded dwelling.

Whilst the principal orientation is a general north/south direction, taking advantage of its relatively sheltered private rear garden area will enable the possibility of harvesting solar gain to best advantage from the south, through solar harvesting fenestration through the strategic placement of roof windows and an 9kW+ array of solar photovoltaic panels to provide all the required electrical energy for this “EnerPHit -standard” sustainably upgraded dwelling.

As part of the zero-carbon-neutral-design-ethos, this remodelled dwelling is proposed to be heated utilising a carbon neutral air source heat pump, to provide low grade heat extracted from the ambient external air surrounding this dwelling, providing all required heat for both underfloor heating and hot water draw off provision.

To ensure a zero-carbon heating system, the proposed heat pump will utilise electricity generated by the roof mounted south facing solar photovoltaic array to pump the liquid medium around the system.

A high-performance whole house mechanical ventilation system will be fitted into the dwelling to harvest the embedded heat forming part of the extraction circuit to pre-heat the incoming fresh air via a heat recovery unit fitted within the insulated envelope of the dwelling to recover at least 95% of the heat, thereby reducing the heating demand to just 5% of that ordinarily required. This system will also positively mitigate a potential increase on airborne pollution in the National Park.

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All rainwater from the roof and other impervious surfaces is to be collected and stored in a 4,600 litre underground “Klargester GAMMA” rainwater storage tank (or similar approved) under the proposed driveway area within the residential curtilage of this dwelling, on the southern side of the dwelling for use in all WC toilet flushing provision, for use in the washing machine, for car washing and for site irrigation use.

This dedicated rainwater storage tank facility will enable the selective use of mains sourced potable water for ablution, cooking and drinking uses and thereby reduce potable water demand in this dwelling by ca. 60% over and above a dwelling without any rainwater harvesting facility, accompanied by a substantial environmental benefit. Rainwater is to be sustainably collected and harvested to advantage, further reducing the carbon footprint of this proposed remodelled dwelling, whilst eliminating rainwater discharge from this site to the mains, an environmental improvement.

It is proposed to utilise the existing pedestrian, cycle and vehicular access from the surrounding highway network, utilising the proposed vehicular access from Beck Hole Road, to give access to and from the dwelling for private motor vehicles and bicycles and taking advantage of the existing network of cycle ways, public footpaths and public footpaths that run immediately north of this dwelling.

A battery bank sited within the existing dwelling, fed from the Solar PV installation on the pitched roof will supply site generated electrical energy for supply to the existing electrical family bicycles, in addition to supplying full back up to the electrical demand within the dwelling.

The upper floor will continue to be used to provide residential sleeping accommodation, bedrooms being placed principally at first floor level, with the general living accommodation being concentrated on the ground floor, thereby enabling a level interface with the southerly facing private rear garden area for ease of access on the southern side, given the nature of the existing site topography.

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Residential Amenity

This will be carefully designed to protect and indeed enhance the amenity of the current residents and future occupiers of both the retained and extended dwelling and immediately adjoining neighbouring properties. The principal triple glazed fenestration will be concentrated into the north and south elevations, to maximise upon the orientation of the dwelling in harvesting solar gain and the elevated view across the open countryside.

DESIGN & ACCESS STATEMENT

The applicants are looking to undertake certain building works to envelope the existing structure with an externally insulated envelope that will achieve passivhaus “U” Value standards of 0.10W/m²K heat loss, whilst replacing the existing fossil fuel heated central heating provision with a replacement Air Source Heat Pump System that will provide all central heating and hot water provision to this extended and remodelled dwelling.

Using this existing poorly insulated, poorly remodelled and environmentally modest donor dwelling, design decisions have been made to extend and remodel the existing layout to create residential accommodation fit and suitable for the twenty-first century and beyond, based upon established passive solar design principles, to eliminate all mains electrical and fossil fuel demand in favour of a carbon free provision.

As you will note from reference to the accompanying detailed design proposals, this proposed sustainably remodelled dwelling is designed to benefit to its southern orientation to enable more powerfully the remodelled and extended internal living spaces to relate with their immediate setting.

It is proposed to construct a hermetically sealed remodelled dwelling constructed in such a way so as to ensure an air permeability well below 1m³/h.m², well in excess of the currently required Building Regulations air permeability of 8m³/hr.m², to maximise airtightness and thereby minimise heat loss from the dwelling.

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This dwelling's orientation carefully addresses this passive solar gain design ethos, whilst fundamentally respecting the setting. All new fenestration will be triple glazed, krypton filled sealed glazed units set into sustainable timber acetylated sustainably sourced frames that will achieve a "U" Value of 0.65W/m²K. All fenestration will be Low-VOC painted throughout.

The incorporation of passive solar design principles in the design of this remodelled dwelling will enable its ability to be naturally well lit and heated passively by the sun. As part of the zero-carbon-neutral-design ethos, the dwelling is proposed to be heated utilising a 330% efficient air source heat pump, drawing low grade heat from the surrounding air to provide all required heat for both underfloor heating and hot water draw off provision. To ensure a zero-carbon heating system, the proposed heat pump will utilise electricity generated by the roof mounted south facing solar photovoltaic array to pump the liquid medium around the system.

A high-performance whole house mechanical ventilation system will be fitted into the dwelling to harvest the embedded heat forming part of the extraction circuit to pre-heat the incoming fresh air via a heat recovery unit fitted within the insulated envelope of the dwelling to recover at least 95% of the heat, thereby reducing the heating demand to just 5% of that ordinarily required.

All rainwater collected from the roof and other impervious surfaces is to be collected and stored in a 4,600 litre underground "Klargester Gamma" storage tank for use in all WC toilet flushing provision, for use in the washing machine, and for site irrigation use. This dedicated rainwater storage tank facility will enable the use of potable water for ablution, cooking and drinking uses and thereby reduce potable water demand in this dwelling by 60% over and above a similar dwelling without any rainwater harvesting facility. (see comment page 20).

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All electrical lighting will be low energy light emitting diode (LED) luminaires throughout the entire dwelling, enabling a further reduction in electrical lighting demand in excess of 90% of conventionally power produced lighting. All ground floor electrical sockets will be fed from above to minimise any effect of sudden flash flooding on potential low level electrical cabling.

This development proposal is in respect of a remodelled sustainable detached private residential dwelling, utilising the existing setting to advantage in the design & construction of an extremely high performance dwelling where thermal comfort will be achieved solely by post-heating or post-cooling the fresh air flow required for good internal air quality without the need for additional recirculation of additional air.

This proposed remodelled and extended “passivhaus-standard” private residential dwelling has been designed to fully accord with all applicable planning policies and guidance, further increasing the sustainability of this location.

These sympathetic and contextual design proposals are composed to complement the existing setting and are designed to enhance and further reinforce the residential use of this site. No additional indigenous planting is proposed, given the proliferation of existing mature soft landscaping, which is to be retained as existing. The potential visual impact will be minimal, the site being well screened from the public domain by existing buildings, existing soft landscaping and soft planting.

All foul waste is already well catered for by being discharged to the existing mains connected foul waste system servicing the site, which will remain unaffected by this design proposal.

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As part of these works, it is proposed to install a low carbon 14kW Daikin (or similar approved), 330% efficient, air source heat pump, supplying all hot water and underfloor heating central heating requirements, which will significantly reduce the current carbon footprint of this dwelling in use.

This heat pump will be linked to a whole house mechanical ventilation with full heat recovery, harvesting and re-circulating 95% of the heat from extracted air, which will further reduce the carbon footprint of this extended dwelling and fully comply with COVID 19 emerging design strategy advice for the delivery of excellent quality air to this residential dwelling.

Provision is to be implemented through the installation of an electric recharging point to charge the family's electric Peugeot car and their electric bicycles.

FLOOD RISK ASSESSMENT

The Environment Agency's website has been consulted to ascertain the site's potential flood risk. The LLFA is North Yorkshire. It clearly states that this property is located within Flood Zone 1, an area with a very low probability of flooding.

Trees & Landscaping Assessment

The site is well landscaped with mature tree cover and mature shrubbery and is well "locked" into its immediate setting. The existing hard and soft landscaping is to be retained as existing, as are the stockproof surrounding dry stone boundary walls. A formal tree survey is therefore not considered to be necessary.

SCREENING & LANDSCAPING

The existing boundaries to the dwelling are already well defined with well-established and stockproof characterful dry stone boundary walling.

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All boundaries provide satisfactory screening to both this dwelling and adjoining surrounding dwellings. The proposed works, by their very nature and form will be well screened from the public domain by the site topography, other dwellings and established planting and will not impinge in any way on the amenity of surrounding dwellings.

SURFACE WATER & FOUL DRAINAGE

The surface water drainage will be discharged to the existing system within the site curtilage. All foul drainage from this extended and remodelled dwelling will similarly discharge into to the existing foul waste system within the site curtilage.

DESIGN & MATERIALS

This design proposal has been professionally designed by a fully qualified and well experienced Chartered Architect (of 44 years+ experience) to harmoniously integrate and be complementary to the existing setting, without any loss of amenity to the surrounding dwellings. The external materials are to be retained as existing, sustainably sourced timber for the timber barn where required, timber framed fenestration, under a highly sustainable pitched raised seam metal sheet roofing system to the timber barns and a pantiled roof covering to the stone barn dwelling.

WELL INTEGRATED DESIGN SOLUTION

In preparing the design for this proposed scheme, professional decisions have been made to ensure a full aesthetic integration into the fabric of this setting.

It comprises a small-scale, wholly sustainable design proposal which fully accords with the National Planning Policy Framework, National Park Planning Policy and the consequent Local Development Plan, whilst positively addressing the Climate Emergency that is currently having such a detrimental effect on our Planet.

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SUMMARY

This planning application comprises a low embedded carbon, small-scale residential development proposal. The principal of remodelling the existing dwelling in a sustainable, sympathetic, contextual manner is considered to be supported by applicable Local Plan Policies and the revised and updated Policies of the NPPF (revised July 2021).

It offers a sustainable contribution to the existing, well-established residential setting and will further support the local economy in a thoroughly sustainable manner.

These design proposals cause no unacceptable harm or any unacceptable visual intrusion and will not be detrimental to the character or setting in this locality. This design proposal has been carefully considered and is judged to be entirely acceptable. This application accords with both the adopted National and Local Plan Policies, are genuinely small scale and wholly sustainable in nature.

This work is designed to offer (i) exceptional thermal efficiency well exceeding current requirements through the incorporation of sophisticated, high performance insulation to floors, walls and the pitched roof over and in conjunction with (ii) high performance (ca. 0.65W/m²K “U” Value) thermal break triple glazed fenestration, (iii) an air source heat pump system, (iv) a sophisticated EnerPHit-standard environmental heating and controlled ventilation system with full heat recovery (v) a full rainwater harvesting system together with (vi) excellent thermal mass to offer excellent levels of modern accommodation, expected of an “EnerPHit-Standard” dwelling. It represents a highly sustainable form of development in a highly sustainable location.

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BENEFITS

- Professionally designed, sensitive and sympathetic “EnerPHit-standard” dwelling, respecting its setting;
- Zero Carbon design ethos, no fossil fuelled appliances and a low embodied carbon footprint;
- Use of recyclable, sustainable, natural, locally sourced matching and complimentary building materials;
- Ultra-high performance building and insulation package offering ultra-low demand for heating and cooling;
- Thermal Bridge-free construction;
- An EnerPHit compliant design solution that positively addresses the World Climate Emergency, meeting and actually exceeding the 2050 UK Government Law target reduction, 28 years early!
- Outside any areas of High Flood Risk (Sited in Flood Risk Zone 1);
- Matching and complimentary external facing materials;
- No loss of amenity to surrounding dwellings, or its setting;
- Use of Solar Gain to positively temper the internal environment of this dwelling, with a Zero Carbon Footprint;
- A futureproofed, private, residential family dwelling, fit for the twenty-first century and beyond.

This planning application comprises a small-scale residential development proposal. The principal of a sympathetic, highly site specific, contextual, sustainable private residential dwelling is supported by applicable Local Plan Policies and the revised and updated Policies of the NPPF (further revised July 2021).

This zero-carbon “EnerPHit-standard” dwelling design will enable the applicants to retain their residence as a characterful, attractive, well insulated and fit-for-purpose dwelling that is specifically designed to enhance its setting and offer a positive contribution to the existing setting, in a harmonious and sympathetic manner without any loss of amenity to the immediate dwellings, or its setting.

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This work is designed to offer (i) exceptional thermal efficiency well exceeding current legislative requirements through the incorporation of sophisticated, high performance insulation to walls and the roof and in conjunction with (ii) high performance thermal break triple glazed fenestration, (iii) an air source heat pump system, (iv) a sophisticated environmental heating and controlled ventilation system with full heat recovery together with (v) excellent embedded thermal mass to offer excellent levels of modern accommodation, expected of a “EnerPHit-Standard” dwelling.

It represents a highly sustainable form of development in a highly sustainable location.

These design proposals cause no unacceptable harm or any unacceptable visual intrusion and will not be detrimental to the character or setting in this locality. This design proposal has been carefully considered and is considered to be entirely acceptable. This application accords with both the adopted National and Local Plan Policies, are genuinely small scale and wholly sustainable in nature.

We trust the enclosed information provided within this Design & Access Statement will form a material part of this Full Planning Application Submission, enabling it to be approved without delay in accordance with the National Planning Policy Framework, but should you require any further supplementary information, please do not hesitate to contact us.

Following Planning Approval of this EnerPHit-standard dwelling, we understand that it will act as an exemplar for others to emulate in positively tackling the current World Climate Emergency, brought so vividly to our television screens in recent months, the wildfires in Australia and North America, the massive flooding with much loss of life in Germany, Belgium & Holland, severe flooding in London and also in China, where a whole underground railway system was flooded, again sadly with much loss of life. A full understanding of this emerging catastrophe must be immediately tackled, otherwise the world upon which we all live will become an untenable place, to the detriment of all.

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We trust the enclosed information provided within this Design & Access Statement, incorporating a statement regarding the World Climate Emergency, a Planning Statement, a Statement on Planning Policy History and a Flood Risk Statement will form a material part of this Full Planning Application Submission, enabling it to be approved without delay in accordance with the 2021 National Planning Policy Framework, but should you require any further supplementary information, please do not hesitate to contact us.

This design and access statement is prepared as part of this particular Full Planning Application submission, **PLANNING APPLICATION REFERENCE NUMBER NYM/2022/0697 (PLANNING PORTAL REFERENCE NUMBER PP-11566598)** by:-

Signed

Stephen N Samuel HND(ArchTech) BA(Hons) DipArch(Leics) RIBA

RIBA Chartered Architect - Architectural Technologist - Principal Designer (CDM) - Surveyor - RIBA Adjudicator

Specialists in zero carbon, wholly sustainable passive solar design solutions

for and on behalf of Samuel Kendall Associates Limited (Company Registration Number 5591217)

Dated: **26th September 2022**

PROPOSED SUSTAINABLE UPGRADING WORKS AT THE LONG BARN, HAWTHORN HILL FARM,
GREEN END, GOATHLAND, WHITBY, NORTH YORKSHIRE YO22 5LL
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SAMUEL KENDALL ASSOCIATES LIMITED

RIBA Chartered Architect : Architectural Technologist

Principal Designer (CDM), Surveyor, Adjudicator (RIBA)

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SAMUEL KENDALL ASSOCIATES LTD - RIBA CHARTERED ARCHITECT - ARCHITECTURAL TECHNOLOGIST – PRINCIPAL DESIGNER (CDM) - SURVEYOR

Joint Managing Directors

Linda Samuel HND(ArchTech) Stephen N Samuel HND(ArchTech) BA(Hons) DipArch(Leics) RIBA

Company Secretary – Linda Samuel HND(ArchTech)

Registered Company Number 5591217

A Royal Institute of British Architects Chartered Practice (1843970) operating a policy of continuing professional development

Becky Hewitt & Paul Bullmore
c/o Samuel Kendall Associates
fao: Stephen Samuel
The Old Forge
Main Street
Catwick
Beverley
HU17 5PH

Your ref:
Our ref: NYM\2022\ENQ\19078
Date: 22 September 2022

NYMNP/PA

27/09/2022

Dear Mr Samuel

Permitted development enquiry for replacement windows and doors, relocation of door to barn together with installation of air source heat pump and installation of solar panels to dwelling and barn at Long Barn, Beck Hole Road, Goathland

Thank you for the enquiry regarding the above received 15/09/2022.

I note that your client wishes to install a new roof covering, triple glazing, an air source heat pump, south facing solar panels on the dwelling and outbuilding; and internal alterations including a new kitchen, bathroom, and rewiring.

I can see from the planning history for this site that in 1999 planning permission (NYM/4/30/176/PA) was granted conditionally for the conversion of the barn to a dwelling and the existing barns to domestic outbuildings, although originally these were to be demolished as stated on the plans. Condition 18 of the 1999 permission removed permitted development rights under schedule 2 Part 1 A to H and Part 2 A to C of the Town and Country (General Permitted Development) Order ("GPDO")1990 as amended and any subsequent amending order.

Based on the above and on Local Plan Policy CO17 (Householder Development) I can advise as follows:

1. Roof covering to the dwelling. The roof to the main dwelling is currently pantile which is confirmed by the Authority's current aerial photographs. Therefore, any change to this would require the benefit of planning permission. I can advise that the introduction of the proposed material would have a detrimental impact on the character and appearance of this traditional building. Any such change is likely to be resisted.
2. Roof covering to the domestic outbuildings. These buildings are agriculture in nature and at some point, the pantile roof has been removed from the stone building and replaced with profiled cement sheeting. It would be more appropriate to reinstate the pantile roof on this building. However, I note that the existing roof has been insitu

Working together to sustain the landscape and life of the
North York Moors for both present and future generations to enjoy

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
01439 772700 general@northyorkmoors.org.uk
planning@northyorkmoors.org.uk northyorkmoors.org.uk



since at least 2001. Planning permission will be required for this change to a standing seam roofing system and is unlikely to be resisted in principle.

3. New triple glazed windows and doors. The existing timber windows and doors may be replaced on an exact like-for-like basis and should replicate those existing in every detail and be constructed of timber. However, any variation in the design including dimensional sizes of glazing bars or fine detail, however small, and/or material will require the benefit of planning permission. I would take this opportunity to advise that the most sustainable option is to repair the existing windows and where possible retrofit the triple glazed units into the existing apertures without any alteration to the frames glazing bars and apertures.
4. Installation of an Air Source Heat Pump, this does not benefit from permitted development. However, in principle of the installation of an air source heat pump would be acceptable but details will be required as part of any planning application to determine whether the proposed scheme would have an impact on this range of buildings.
5. Roof mounted solar panels, these will require planning permission due to the removal of the permitted development under Part 1 Class C and Part 14 Schedule 2 of the GPDO by condition 18 as discussed above. However, in principle of the installation of solar panels would be acceptable but details will be required as part of any planning application to determine whether the proposed scheme would have an impact on this range of buildings.
6. In this case, the internal alterations can be carried out without the benefit of planning permission

I hope that the above advice is of assistance but trust that you appreciate that this is an informal view only; given on the basis of the current Local Plan adopted in 2020. A formal decision can only be made in response to a planning application which will be considered against the up to date local and national planning policies adopted at the time of submission.

Should you have any further questions, please do not hesitate to contact the Authority.

Yours sincerely

A Muir

Mr Andrew Muir
Senior Planning Officer

Notes

1. Please note that whilst the plans/documentation submitted are acceptable for pre-application purposes, the details may not meet national and local validation requirements when submitting a planning application, as such you may wish to consider contacting the Planning Administration Officer; Mrs Wendy Strangeway to seek further advice.

Flood map for planning

Your reference
**2192 LONG BARN
GOATHLAND**

Location (easting/northing)
483204/502635

Created
27 Sep 2022 11:24

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

Flood map for planning

Your reference

2192 LONG BARN

GOATHLAND

Location (easting/northing)

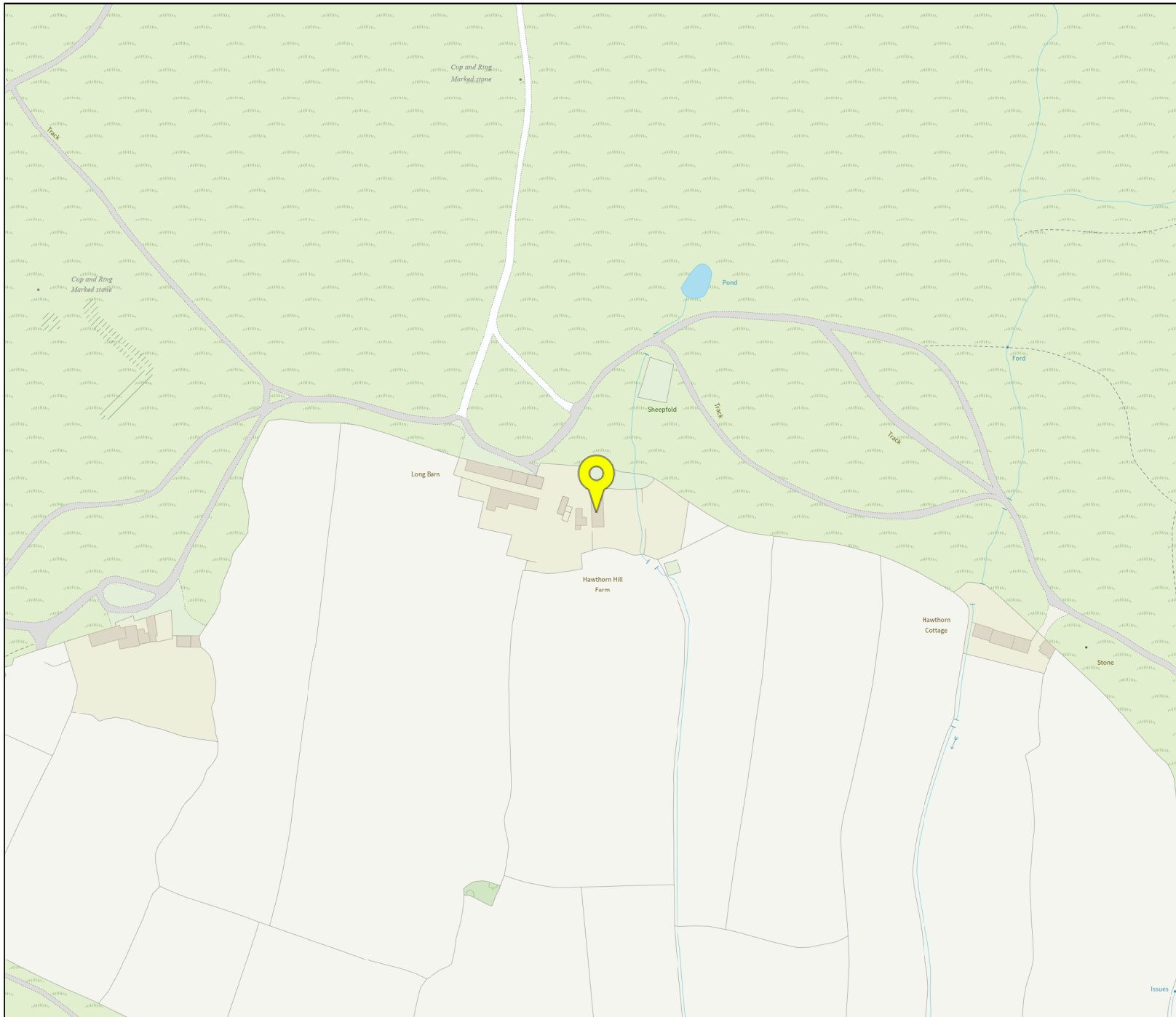
483204/502635







Scale

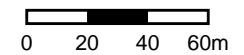
1:2500

Created

27 Sep 2022 11:24



-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



[Back](#)

Energy performance certificate (EPC)

NYMNP
27/09/2022

Certificate contents

- Rules on letting this property
- Energy performance rating for this property
- Breakdown of property's energy performance
- Environmental impact of this property
- Improve this property's energy performance
- Estimated energy use and potential savings
- Contacting the assessor and accreditation scheme
- Other certificates for this property

Share this certificate

- Email
- Copy link to clipboard
- Print

Long Barn Goshthard WHITBY YO22 5LL	Energy rating F
Valid until 18 February 2026	Certificate number 0247-2823-7724-9696-3651

Property type	Detached house
Total floor area	209 square metres

Rules on letting this property

You may not be able to let this property

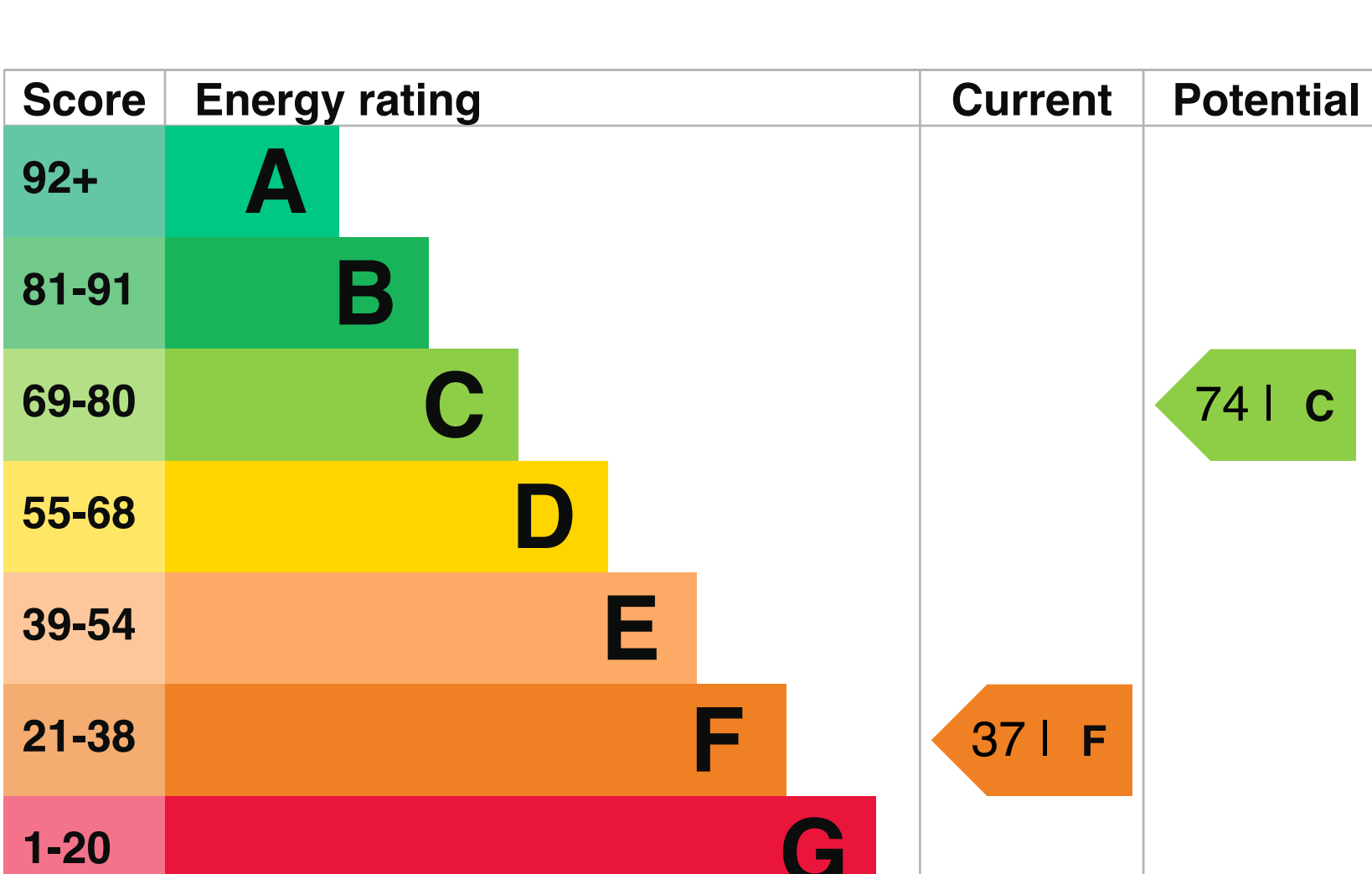
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Properties can be let if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is F. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, insulated	Average
Roof	Roof room(s), insulated	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 91% of fixed outlets	Very good
Floor	Solid, insulated	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 298 kilowatt hours per square metre (kWh/m²).

[What is primary energy use?](#)

Additional information

Additional information about this property:

- Stone walls present, not insulated

Environmental impact of this property

This property's current environmental impact rating is F. It has the potential to be D.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces	6 tonnes of CO ₂
This property produces	15.9 tonnes of CO ₂
This property's potential production	7.5 tonnes of CO ₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 8.4 tonnes per year. This will help to protect the environment.

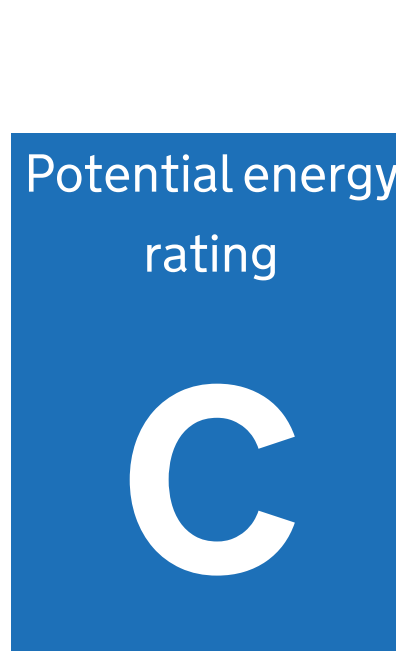
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from F (37) to C (74).

[Do I need to follow these steps in order?](#)



Step 1: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£705
Potential rating after completing step 1	52 E

Step 2: Heating controls (room thermostat)

Heating controls (room thermostat)

Typical installation cost	£350 - £450
Typical yearly saving	£105
Potential rating after completing steps 1 and 2	55 D

Step 3: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£93
Potential rating after completing steps 1 to 3	57 D

Step 4: Solar water heating

Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£55
Potential rating after completing steps 1 to 4	58 D

Step 5: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost	£5,000 - £8,000
Typical yearly saving	£280
Potential rating after completing steps 1 to 5	63 D

Step 6: Wind turbine

Wind turbine

Typical installation cost	£15,000 - £25,000
Typical yearly saving	£548
Potential rating after completing steps 1 to 6	74 C

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](#). This will help you buy a more efficient, low carbon heating system for this property.

[Find energy grants and ways to save energy in your home.](#)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£2885
Potential saving	£958

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space of heating	Estimated energy used
Type of heating	37071 kWh per year
Water heating	2877 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Solid wall insulation	11184 kWh per year

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Glenn Turner
Telephone	07595821195
Email	turneroglenn@gmail.com

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID204421
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	17 February 2016
Date of certificate	19 February 2016
Type of assessment	RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.