

NYMNP

24/03/2023

# **Design and Access Statement**

## **Outside Store**

**At Lowdales Cottage, Hackness, YO13 0JU**

**For**

**Nick and Liz Burrin**

## 1.0 The property, site and Planning History

This rural location is approximately 1.25 miles to the North West of the small village of Hackness.

It is accessed via a lane which serves properties in Low Dale only.

The site area is just over 1 hectare incorporating a small stream and areas of grassland along with some woodland.

The buildings include the Grade 2 Listed House (List Entry Ref 1148815) and a recently modernized Studio which is connected to the house via a glazed link.

To the North East is a stone and pantile Stable block.

A recently approved application ref NYM/2020/0492/FL gave permission for the conversion of the Garage to the current Studio and the use of a log store as a general store.



Photo 1  
General View looking to the Site Entrance showing existing Stable

This document is to accompany a Planning and listed Building application, reference NYM/2023/0108.

The applications have been submitted following a Pre-Application Enquiry which obtained a positive 'in principle' response from officers.

## 2.0 Proposals

Our clients require some further storage for the usual items associated with lifestyle and having a large area of land which needs upkeep.

Currently the stables are being used for that purpose. Our clients would like to use them for Stabling. The Store approved on the previous application whilst being reasonable is small, therefore having limited use.

We noted the proposed Store on the last application was removed from the scheme. I would imagine due to the size and increase to the mass of the studio building and its impact on a Listed Building.

We have therefore looked at options with the applicants who are the new owners of the property to create storage in a sympathetic manner.

Our suggestion for your consideration is to construct a Store building on the Northeast end of the Stable. This building would form a return to the footprint and have an outline area of 34m<sup>2</sup>, very similar to the Stable.

This construction is intended to be stone and pantile to tie in with the Stable and continue the style.

As you will see from the following photographs it would be 'dug in' to the ground as the levels are high to the rear. This will automatically reduce/soften visual impact from the North.

The physical return created by the Store building would provide or create an obvious end to the built curtilage, reflecting the Southwest corner created by Lowdale Cottage itself.

Unlike the previously applied for storage which was attached to the Studio this building would be detached from the main structure with significant separation to prevent imposing on the setting of the Listed House.

It is also relatively modest with its height matching the Stable and overall dimensions being 8.2 x 4.2m, 50% of this being obscured by the existing building.

These factors would ensure the Store is subservient to the other buildings.



Photo 2  
Stable viewed from the West



Photo 3  
View from the North showing Stable Gable

### 3.0 Summary

We believe the proposal presents a positive solution to the general issues relating to Storage. It is clear that the area of habitable floor area on the site and area of land connected to the property creates a demand for storage.

Currently the Stable conceals the requirement but this is not sustainable for the future.

The Outline proposal has been designed to:

- Ensure separation from the historic fabric of the site
- Ensure subservience both visually and physically
- Provide an expected 'shape' to the built fabric of the site
- Provide continuity of type of material. However as the design is not finalised we could, if Officers were minded, keep the same footprint but use a contrasting finish of timber with profiled sheet roof or similar

We request your consideration of these details prior to our submission of a formal application.

A Heritage Statement has been submitted to deal with the location within the grounds of a Listed building and its curtilage designation.

#### **4.0** Access

##### **4.1 External**

The Store is readily accessible from the existing path which serves the Stable.

Although there are small differences in ground level the area is generally level.

##### **4.2 Internal**

N/A



## Heritage Statement

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Construction of Store Building

to

Low Dales Cottage, Hackness, YO13 0JU

**Contents .....**

1.0 General Introduction

2.0 History and Asset description and Liaison

3.0 Policies and Influence

4.0 Proposals, Impact and Mitigation

## **1.0 General Introduction**

This document has been drafted to assist with the consideration of a Planning Application to the North York Moors National Park, for the creation of an external Store Building.

The requirement for a Heritage Statement is created by the property being a Listed Building.

Details are illustrated on drawings:

- D12375-01A Location and Block Plan
- D12375-02B Proposed Block Plan
- D12375-03A Proposed Plans and Elevations
- D12375-04C Proposed Plans and Elevations

## **2.0 History and Asset description and Liaison**

2.1 This rural location is approximately 1.25 miles to the North West of the small village of Hackness.

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Photograph 1  
General view looking to the Site Entrance showing existing Stable



Photograph 2  
Existing Stable viewed from the West



Photograph 3  
View from the North showing the Gable of the Stable

- 2.2 Previous approvals of the site have allowed the older traditional buildings to become habitable accommodation thereby increasing activity on the site.

The refurbished former garage is shown on the right of Photo 3 and provides a high level of Living Space for the applicants' family.

The previous works have been carried out in a traditional manner and the photographs show how the use of natural stone and pantiles keeps the outbuildings compatible with the original property.

- 2.3 Liaison with the National Park Authority has taken place via a Pre-Application enquiry ref ENQ/19124, 6<sup>th</sup> October 22.

After due consideration of this request the Officer concluded that in principle the proposals could be supported subject to detail being provided.

### 3.0 Policies and Influence

This application is likely to be considered under the following Local Plan Policies: -

Strategic Policy C CO17	Quality of Design of Development Householder Development
Strategic Policy I ENV II	The Historic Environment Historic Settlements

These policies seek to ensure that the quality of design respects the existing amenity of both the area and that of the host building.

This is particularly relevant when as in this case the Host Dwelling is a Listed Building.

#### **4.0 Proposals, Impact and Mitigation**

- 4.1 Our clients require some further storage for the usual items associated with lifestyle and having a large area of land which needs upkeep.

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This construction is intended to be stone and pantile to tie in with the Stable and continue the style.

- 4.2 As you will see from the previous photographs it would be 'dug in' to the ground as the levels are high to the rear. This will automatically reduce/soften visual impact from the North.

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Unlike the previously applied for storage which was attached to the Studio this building would be detached from the main structure with significant separation to prevent imposing on the setting of the Listed House.

It is also relatively modest with its height matching the Stable and overall dimensions being 8.2 x 4.2m, 50% of this being obscured by the existing building.

These factors would ensure the Store is subservient to the other buildings.

The use of Stone and pantile has been given a lot of thought. Our clients have examples of these materials having been used in the recent history with grand effect.

As previously noted, the Studio building and the Stables have both aged quickly in terms of the external appearance.

Both the Stone and Pantile have become subtle in appearance and give an 'as expected' backdrop to the Main House.

Therefore, consistency of appearance is our Clients' preference. As already stated, the new Store will form a return to the built extent of the site. The rest of which is stone and clay tile.