

# Design and Access Statement

NYMNP/PA

26/02/2024

Demolition of existing buildings and partial redevelopment  
To form domestic home office, store and garage space

At

Glen Farm, Iburndale, Sleights, YO22 5DS

For

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## 1.0 **General**

### 1.1 **The Statement**

This Statement is submitted to accompany a planning application to North Yorks Moors National Park Authority for works to buildings at the rear of Glen Farm.

- D12226-01 Location and Block Plan
- D12226-02 Existing Plans and Elevations
- D12226-04 Proposed Plans and Elevations

The subject building is non-traditional, not listed or in a Conservation Area. It is a range of precast concrete structures to the rear of Glen Farm which is a traditional farmhouse.

The details within the Statement are intended to assist all parties when considering the proposals.

### 1.2 **The existing situation**

Glen Farm is situated on the edge of Sleights in an area called Iburndale. The buildings and land lie on the East bank of the 'Little Beck' a tributary of the River Esk.

Although close to the beck the property and buildings are located in an area of Flood Zone 1, Low Risk.



Photo 1

Part of the precast concrete building from the West



Photo 2  
Existing garage viewed from the East



Photo 3  
Part of the building viewed from the West



Photo 4  
Part of the building viewed from the South

As the photographs show, to the rear of the traditional buildings on the South/South West boundary a range of very utility buildings had been erected. They are formed using precast concrete panels and roof slabs on a concrete frame. Erected a long time ago, they present a rather untidy and non-traditional appearance.

Whilst they have provided space for various uses over the years both domestically and farming wise, they have, for some years, been at the end of useful life. Current uses as Home Office, Garage and Storage is becoming increasingly difficult.

## **2.0 Proposals**

### **2.1 Requirement**

Our clients' aim is to continue previous domestic uses within a reduced area of the same footprint. The new spaces will be constructed to be fit for purpose, insulated, watertight and Building Regulations compliant.

As noted on the drawings a smaller area than currently covered will be created again to incorporate Home Office, Garage and Storage. All uses to be domestic and ancillary to the main dwelling.

The existing covered area and tractor shed are to be retained as they both serve practical uses and although old are fit for purpose.

## **2.2 Design**

The new buildings have been designed to compliment the more traditional older building on site. The roof is to be natural clay pantile with stone verge copings and external walls are to be a natural stone plinth with vertical timber boards above.

Our clients' proposed uses have allowed for a reduction in the built floor area. All of the precast concrete/flat roofed buildings will be removed, 106m<sup>2</sup>, and the new replacement building will be 81m<sup>2</sup>.

## **2.3 Liaison with Planning Authority**

This application is the result of a pre-application enquiry which has been a positive dialogue.

Initial proposals along some lines have been reduced to a more modest scale.

The principle of the development has been seen as an improvement to both the level of amenity on the site and of the whole area.

A site visit confirmed to the Officer the unique but problematic appearance and quality of the precast concrete buildings.

## **3.0 Context/Policies**

### **3.1 Policies**

In respect of this statement, it is anticipated that the following policies will be used when considering the application:

- Strategic Policy C      Quality and Design of Development

### **3.2 Context relating to Policies**

Developments are to be carried out to ensure that the quality of the setting and existing buildings is not eroded and that changes provide a positive improvement to the area.

A number of factors have been considered which add to an overall positive design solution:

- Removal of non-traditional buildings
- Reduction of the built footprint of new buildings
- Traditional materials
- Improved visual aspect from within and without the site

#### **4.0 Access**

##### **4.1 External**

There are no changes to the external access of the property either on or approaching the site.

The works will not add or create increased activity on the site. They provide space for existing uses that are current and ancillary to the dwelling.

##### **4.2 Internal**

Purpose made spaces which will be more suited to their use.