



HIGH DALBY HOUSE
DESIGN AND ACCESS STATEMENT
HOUSE HOLDER PLANNING APPLICATION
ISSUE 1
JULY 2018



NYMNPA
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On behalf of Purcell ©

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HIGH DALBY HOUSE

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INTRODUCTION

1.1 BACKGROUND

This Design and Access Statement has been prepared by Purcell Architects on behalf of our client Ian and Linda Robinson of High Dalby House. It supports an application for Householder Planning for the extension to the existing porch. This report is to be read in conjunction with the submitted drawings which are scheduled within Appendix A.

1.2 THE EXISTING SITE

High Dalby House is located on Dalby Forest Drive in the North York Moors National Park and Dalby Forest. The house is set within 6 acres of land and also comprises of a collection of ancillary buildings. The ancillary buildings include a stable block, timber storage shed and two holiday cottages opposite the main house for guest accommodation.

High Dalby house faces south west and is accessed via a private drive which leads onto High Dalby Drive. There is a garage block to the north east of the main house and hard standing for parking between the two. The main house is visible from High Dalby Drive otherwise the majority of the site is screened by established trees.

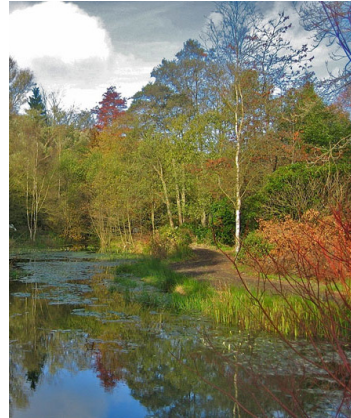
High Dalby House was built in the 17th century as a single room farmhouse. In the 1950's the house was converted from a farmhouse into a private country house. In 2010 the house and landscape underwent a full refurbishment programme to create guest accommodation.

The proposed porch is to be constructed of stone to match the existing house and covered in clay pan tiles to match the existing roof. The existing door to the porch will be reused and a new double glazed timber sliding sash will be installed to the east elevation of the new porch. The existing windows in the utility room will have their sills lowered to match the adjacent windows on the south elevation.

1.3 THE PROPOSED SCHEME

The proposal includes the refurbishment of the existing utility room and extending the proposed porch to meet the requirements of the new owners.

The aspiration of the owners is to retain the use of the site as residential/ holiday accommodation but to enhance the existing assets and offer an unrivalled guest experience. The refurbishment retains the existing layout and seeks to convert the utility room into a private snug for the owners. The porch extension will create the new utility room and storage areas, to be accessed from the garden.



The house sits within approximately 6 acres of land. The garden areas are laid mainly to lawn but there are wooded areas and established borders. The house looks across the valley and out to a spring pond within the gardens. The gardens include a number of meandering paths which lead through the woods and across timber bridges.



2 PLANNING STATEMENT

2.1 NATIONAL PLANNING POLICY FRAMEWORK NPPF

The National Planning Policy Framework (NPPF) (published March 2012) is the overarching planning policy document for England and provides guidance about how to implement the legislation which covers the historic environment. The following policies have been identified as bearing relevance to the proposed scheme;

NPPF Section 7

“Requiring good design Local Planning Authorities should plan positively for the achievement of high quality and inclusive design for all development.”

The proposal has been designed with rigour to ensure that all client requirements are satisfactorily met – including aesthetic, function, access and sensitivity to the historic and visual importance of the existing building and grounds. This is discussed further under the ‘Design’ section of the document.

2.2 LOCAL PLANNING POLICIES

North York Moors National Park Authority Local Development Framework

Core Policy H seeks to strengthen and support the rural economy by providing local communities with a range of opportunities for entrepreneurship, education and training in various ways.

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

Development Policy 8 seeks to permit the conversion of traditional unlisted rural buildings which are situated within an existing group, for an employment use, short term self-catering holiday accommodation, residential annexe to an adjacent existing dwelling or long term/permanent residential letting units for local occupancy.

2.3 PREVIOUS PLANNING HISTORY

31350386A | Construction of a tarmac surfaced tennis court

High Dalby House, Dalby Forest, Thornton Dale
1995-06-29 Status: Approved with Conditions

31350386B | Erection of a stable block/outbuilding

High Dalby House, Dalby Forest, Thornton Dale
1996-05-20 Status: Approved with Conditions

31350386C | Erection of car port extension to existing garage

High Dalby House, Dalby Forest, Thornton Dale
1997-05-02 Status: Approved with Conditions

31350386 | Siting of 3 loose box stables

High Dalby House, Dalby Forest, Thornton Dale
1994-08-24 Status: Approved with Conditions

NYM/2004/0745/FL | Formation of 3 no. holiday chalets with associated car parking and access arrangements

High Dalby House, Dalby Forest, Thornton Dale
2005-01-11 Status: Refused

NYM/2012/0249/AD | Advertisement consent for the display of 1 no. non-illuminated timber sign

High Dalby House, Dalby Forest, Thornton Dale
2012-06-18 Status: Advertisement Consent Granted

NYM/2012/0248/CU | Change of use of dwelling to form Guest House together with subdivision of annexe to form 2 no. holiday letting units (part retrospective)

High Dalby House, Dalby Forest, Thornton Dale
2012-06-27 Status: : Approved with Conditions

NYM/2015/0744/CU | Change of use from Guest House (Use Class C1) to Dwellinghouse (Use Class C3) (no external alterations)

High Dalby House, Dalby Forest, Thornton Dale
2015-12-16 Status: : Approved with Conditions

3 PRE-APPLICATION ADVICE

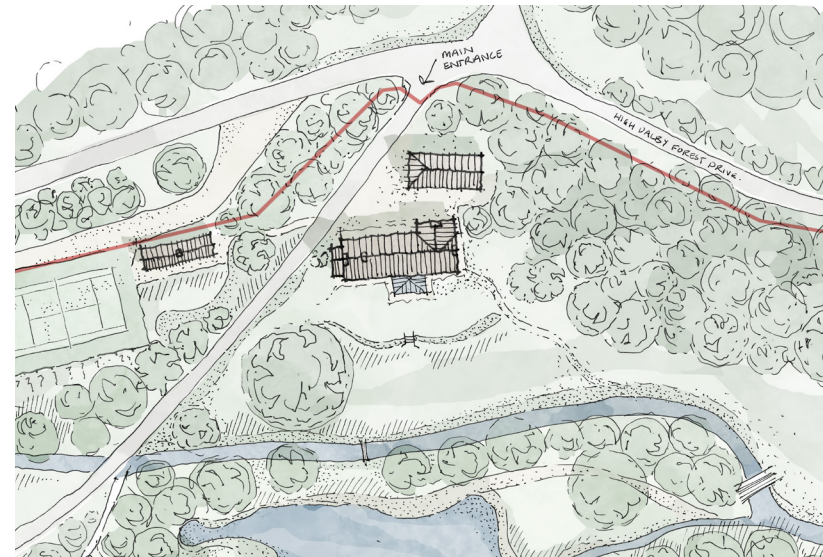
3.1 PRE-APPLICATION MEETING

A Pre-Application document was submitted to the North York Moors National Park Authority on the 16th of May 2018. The feedback given by Hilary Saunders was confirmed that the local authority are unlikely to object to the proposal . She states:

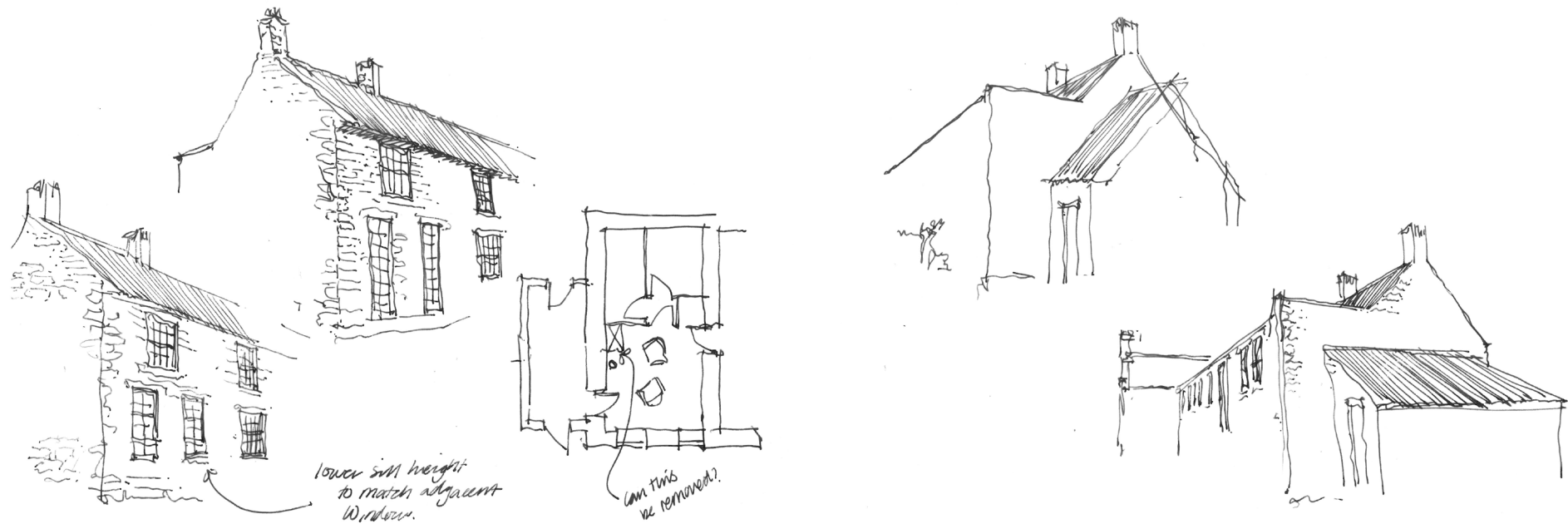
'Stage 1- small extensions to the main house – there are unlikely to be objections to this, subject to details of size and design. You may wish to refer to Parts 1 and 2 of the Authority's Design Guide:-'

3.2 LOCAL VERNACULAR

In response to the pre-application meeting advice we used the authorities design guide to ensure the choice of materials and details responded to the local vernacular as stated in the guide.



The above image shows the proposed porch extension to the west of the main house



The above sketches explore the appropriate setting out of the new windows and form of the proposed extension. We referred to nearby properties to understand what form and window/door styles are more appropriate.

4 DESIGN

4.1 USE & LAYOUT

There is no proposed change of use to the building. The building will retain as a guest house in private ownership. Each element of the proposals has been identified below, with a short description of the proposed uses.

Refurbishment of Utility Room

The existing utility room is to be converted into a private sitting room for the owners of the property. The proposals include removing sections of the existing partition walls to create a larger living area. The existing windows in the living room will be removed and the sills lowered to match the height of the adjacent windows on the South elevation. The new windows will be timber double glazed sliding sash windows to match the existing windows.

The Existing Porch

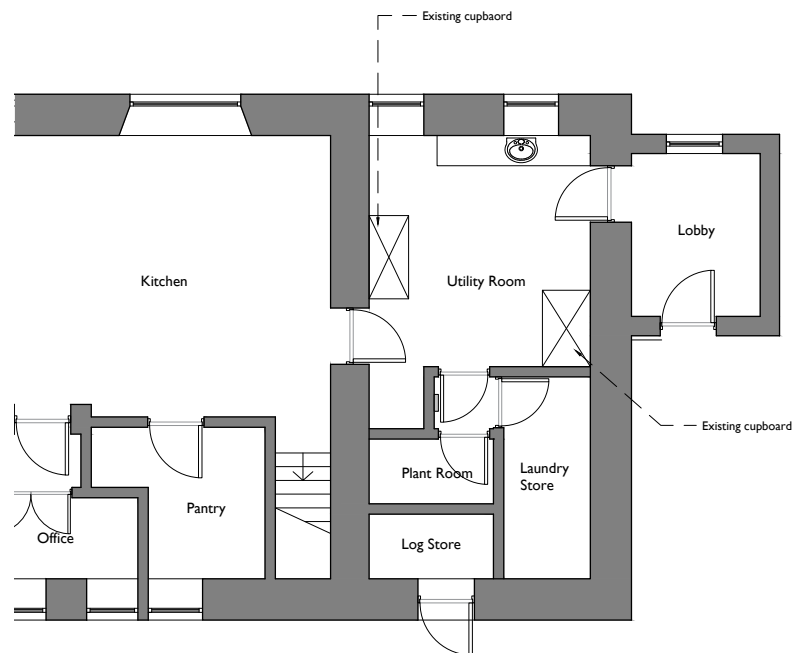
The existing porch will retain its function as a porch. The key alterations include removing the existing window and enlarging this opening to accommodate a door. The door will be the existing door to the porch relocated into this position. The proposed porch extension will be stitched into the existing porch, constructed of stone to match to create a seamless connection. A new double glazed rooflight is to be installed in the existing porch roof to allow more light into the porch.

The Proposed Porch Extension

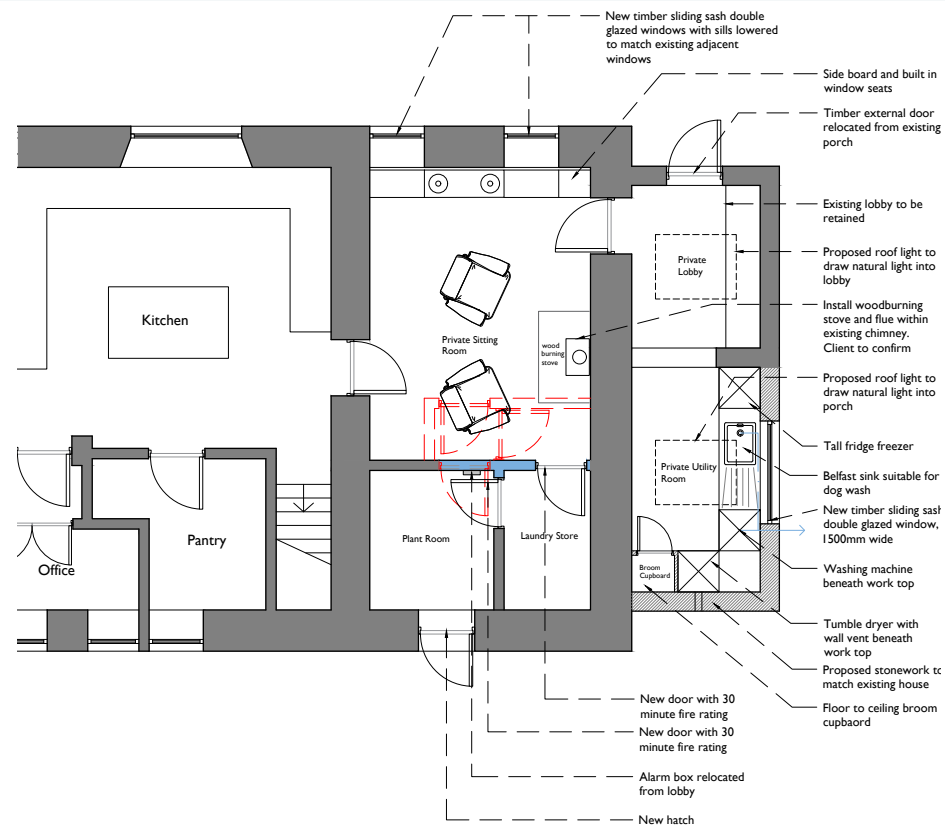
The proposed porch extension will provide a private utility room for the owners. The proposed extension takes precedent from local vernacular buildings whilst being subservient to the main farmhouse. The proposal is to demolish the existing porch and north wall of the 20th century extension and construct the new extension to the north. The footprint of the extensions sits within the existing area of external paving.



The above image shows the principal South elevation of High Dalby House



Existing Ground Floor



Proposed Ground Floor

4 DESIGN

4.2 SCALE & APPEARANCE

The proposed extensions have been designed to be subservient to the original house. The extension is intentionally set back from the existing north elevation.

The proposed extension retains the same pitch and height of the existing porch. The new walls will be a cavity wall construction with a stone outer leaf to match the existing. The roof covering will match the existing clay pan tiles and will incorporate 2no. double glazed roof lights.



The above image shows the existing porch and South Elevation



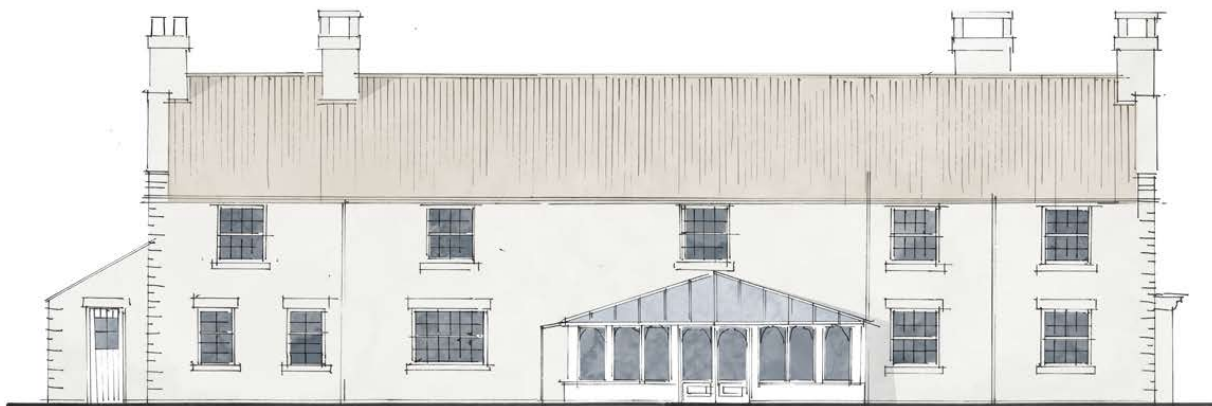
High Dalby House West Elevation as Proposed



The above image shows the North elevation of the existing porch



High Dalby House North Elevation as Proposed



High Dalby House South Elevation as Proposed

4 DESIGN

4.3 CHARACTER OF HIGH DALBY HOUSE

High Dalby House is nestled in amongst the trees within the heart of Dalby Forest. The public can glimpse views of the house through the trees. The proposed extension has minimal impact upon the views of the house from Dalby Forest Drive as the entrance porch is shielded by foliage. The main entrance access point to High Dalby House remains the same, as well as the parking in the forecourt to the north of the house.

The proposed extension provides a new entrance from the house and into the gardens on the south side of the house. The extension will be constructed of materials to match the existing house and seeks to blend into the setting.



North elevation of the property constructed of stone with a pantile roof.



South elevation of the property constructed of stone with a pantile roof and a modern conservatory.

4.4 DEMOLITIONS

Over the centuries, the building has undergone a number of external and internal alterations. The north facade has undergone the most drastic alterations, the original external wall has since been demolished to accommodate the 20th century extension. Internally some walls have been removed to allow for open plan living.

Chimney Breast Alteration

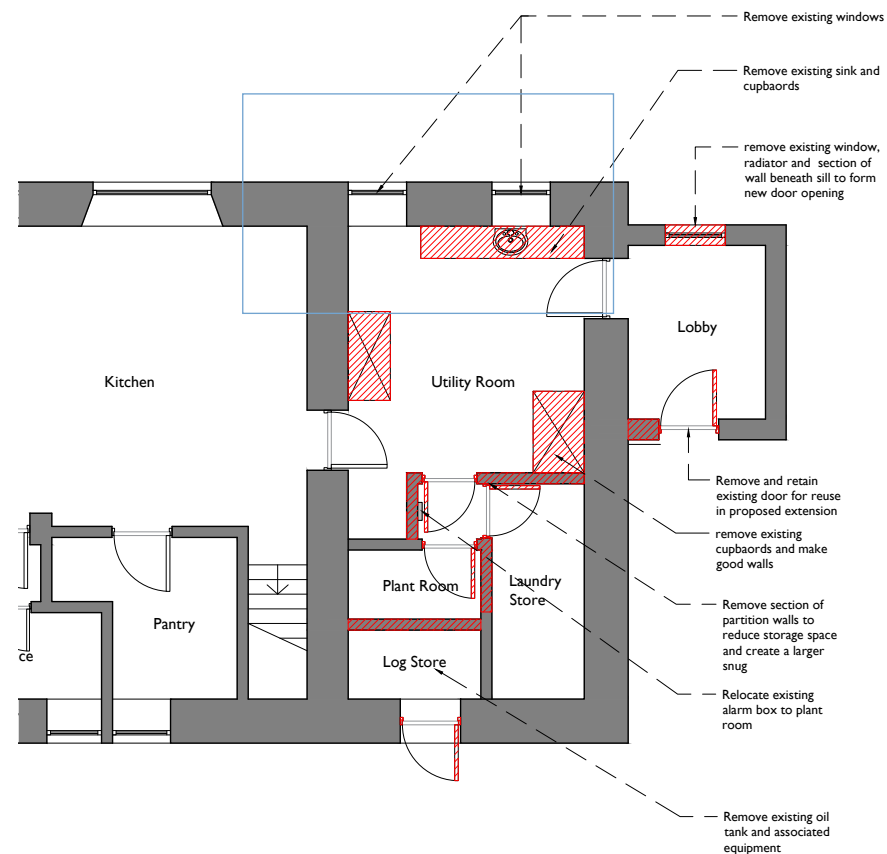
There is evidence there was once a fireplace in the existing utility room. We propose to install a log burner in the position of the historic fireplace and to reinstate the chimney.

South Elevation Alterations

To create improved views from the proposed snug the proposals include the lowering of the 2no. window sills to align with the adjacent windows on the south facade. The new windows will be double glazed timber sliding sash windows to match the existing windows

Internal Alterations

The internal cupboards and sink within the utility room will be removed to create a more usable space. Sections of the existing modern partitions to the plant room, log store and laundry room will be removed to create more room in the proposed snug.



APPENDIX A: DRAWING / DOCUMENT SCHEDULE

- 100 - SITE LOCATION PLAN
- 101 – AS EXISTING PLANS
- 102 – AS EXISTING ELEVATIONS
- 103 - AS EXISTING ELEVATIONS
- 104 – AS EXISTING BLOCK PLAN

- 110 - DEMOLITION PLANS

- 201 – PROPOSED PLANS
- 202 – PROPOSED ELEVATIONS
- 203 - PROPOSED ELEVATIONS
- 204 – PROPOSED BLOCK PLAN

