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From: Gerry Rogerson
Sent: 01 November 2018 20:44
To: Helen Webster
Subject: NYM/2018/0536/FL - GREEN END FARM, GREEN END, GOATHLAND

Hi Helen,

Please find attached letter "GEF-PL.01" along with attachments as referred to therein, which I have bundled into a .zip file. Please let me know if this is ok, or if you would prefer to received individual files rather than a .zip.

I will call you tomorrow as there is something I want to discuss with you that I have referred to in my letter and that I would like to ensure is a correct statement!!

Apologies for the length of the letter, but there was much to cover!

All best

Gerry.

Artemisia Horticultural Consultancy

Jan Hoyland, Park Hill Farm, Harwood Dale, Scarborough YO13 0LB

Arboricultural Impact Assessment Proposed development at Green End Farm, Goathland, Whitby.

Date of Survey: 10th October 2018

Client: Rogerson Ltd Architects

Date of report: 15th October 2018

Surveyed & prepared by: Jan Hoyland

Instructions: I have been instructed to undertake a survey of the trees and provide a report on the following:

- The overall condition of the trees on and adjacent to the site.
- The trees' suitability for retention as categorised in accordance with BS 5837:2012, *Trees in relation to design, demolition and construction*.
- The constraints presented by the trees.
- To give outline considerations on development of site in relation to any retained trees.
- Trees to be removed

1 SURVEY METHODOLOGY

- 1.1 I carried out an unaccompanied site visit on 10th October 2018. The weather at the time of survey was bright and sunny with good visibility.
- 1.2 I have indicated the positions of the subject trees in the location plan at Appendix D. I identified obvious hedges and groups where appropriate.
- 1.3 Individual trees were identified when forming an open grown nature not influenced by other trees. Groups of trees were identified where they formed clear and discrete formations either by species or physical proximity.
- 1.4 The survey does not set out the working specifications of tree protection measures and engineering and design features, but provides enough detail in principle to demonstrate the feasibility of the scheme.
- 1.5 The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.

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2 DOCUMENTS PROVIDED AND RELEVANT INFORMATION

2.1 Documents provided: Gerry Rogerson of Rogerson Ltd provided me with copies of the following documents:

- Proposed Site Plan with Trees, drawing number GEF/PP.100
- Existing Site Plan with Trees, drawing number GEF/S.100

2.2 The limit of Artemisia Horticultural Consultancy's indemnity over any matter arising out of this report extends only to the instructing client; Artemisia Horticultural Consultancy cannot be held liable for any third party claim that arises following or out of this report. This report remains the intellectual property of Artemisia Horticultural Consultancy.

2.3 Statutory protection: The trees do not fall within a designated conservation area although they are within the national park boundary. The enforcing body is the North York Moors National Park planning authority.

3 LIMITATIONS

3.1 The survey was of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level. Both survey and report have been undertaken to accord with the recommendations British Standard 5837:2012 Trees in relation to design, demolition & construction - Recommendations [BS 5837].

3.2 No documented information has been provided regarding any history of root disturbance or severance or changes in local ground conditions (soil levels, drainage patterns etc.) or the location of underground services.

3.3 This assessment does not relate to risks associated with subsidence, heave or other forms of disturbance associated with tree root growth or removal.

3.4 I did require access to trees outside the boundaries on private property and I have been able to assess relevant specimens which may be impacted by the development.

3.5 The contents of this report are for the exclusive use of the client. It may not be sold, lent, hired out or divulged to any third party not directly involved in the subject matter without our prior written consent. Its contents are for the exclusive use of the addressee.

3.6 The statements made in this Report do not take into account the effects of extremes of climate, vandalism or accident, whether physical, chemical or fire. Artemisia Horticultural Consultancy cannot therefore accept any liability in connection with these factors, nor where prescribed work is not carried out in a correct and professional manner in accordance with current good practice.

3.7 The authority of this Report ceases at any stated time limit within it, or if none stated after two years from the date of the survey or when any site conditions change, or pruning or other works unspecified in the Report are carried out to, or affecting, the Subject Tree(s), whichever is sooner.

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4 THE PROPOSAL

- 4.1 The proposal is for the refurbishment of the existing farm house, to include the construction of a cantilevered deck to the North-west of the property. In addition, the conversion of an adjoining stone barn and two further existing stone barns into holiday accommodation.

5 SITE DESCRIPTION

- 5.1 The site comprises a stone built farmhouse with barn attached. There are two further stone barns and an open dutch barn in the yard. There is a public right of way to the Eastern boundary. The majority of the trees are situated in and around the main farmhouse, both within the garden and as part of a shelterbelt planting to the west of the house on a steep bank sloping away from the building. There are three trees in the neighbouring properties garden, which may be impacted by the proposed development. Otherwise there are a few remnant hedgerows and occasional single specimens around the property.

6 PRINCIPAL TREES

- 6.1 Appendix A contains the factual data collected during the site survey including comments regarding health, condition and amenity value. I have expanded on these data with regard to the principal trees. All principle trees have been given an individual consecutive number on the attached topographical map.
- 6.2 Tree T1 is a mature specimen of Ash situated in the south-west corner of the neighbouring properties garden. It forms part of an old boundary hedge, comprising other ash, elder, goat willow and snowberry (*Symphoricarpus*) It is a tree in fair condition with no obvious defects and a little deadwood present in the canopy, as would be expected in a tree of this age. As there is a proposal to alter the ground levels in this area, it is important that a root protection zone is set up to ensure no damage is caused to this specimen as well as T2 and T3 which form part of the same boundary.
- 6.3 Tree T2 is another mature specimen of ash, located 2 metres to the north-east of T1. It is co-dominant from 0.25 metres. Both stems appear fine with no obvious defects. Minor deadwood present in canopy.
- 6.3 Tree T3 is a mature Horse Chestnut. It is a small specimen for its age and in a poor condition. Large areas of bark are missing on the main stem, with areas of decay present. The main branches all show cracking of the bark along their length. Canopy is full although leaves are small. Along with the two ash trees on this boundary, there will need to be a root protection zone set up. Full details given in Tree protection Plan.
- 6.4 Tree T4 is a young specimen on Goat Willow. It is situated to the side of the public access route, at the rear of the stone barn indicated as 2 on the map. Probably a seedling, rather than intentionally planted, it has had several branches removed at the track side. It is a vigorous specimen, but unlikely to be retained due to the requirement to lower the ground level in this area.

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Fig 1. Looking south along public access track. Shows T1 – T4.

- 6.5 Tree T5 is an old crab apple growing from the base of an old dry stone wall, forming the boundary of a small enclosure to the north-east of Barn 2. The original stem has long since decayed and the tree is now a collection of suckers from the base of the original tree. If retained, there will need to be a root protection zone set up.
- 6.6 Tree T6 is a young ash sapling adjacent T5. No defects are present on this tree, a root protection zone will be required should it be retained.



Fig. 2. T5 and T6.



Fig. 3. T7

- 6.7 Tree T7 is a large mature specimen of Elder. It is growing at the base of a drystone wall adjacent the open-sided Dutch barn in the farm yard. It has no obvious defects, but if the Dutch barn is to be demolished, it is unlikely that the tree will survive in its current state without the benefit of the shelter.
- 6.8 Group G8 comprises a group of small trees and shrubs which form the eastern boundary of the garden to the south of the main farm house. Closest to the house are three small self seeded sapling of ash, one of which has been cut back extensively. These should be removed as they are too close to the building and do not have any amenity value. There is an old shrub adjacent this, which is in poor condition and could easily be replaced with something else. Towards to end of the garden is a 5 metre length of Hawthorn hedging, in good condition. This should be retained if at all possible. At the end of the garden is a small specimen of Japanese Maple, also in good condition and a fine specimen, which should also be retained if possible.
- 6.9 Group G9 consists of the rest of the woody plants within the garden of the main farmhouse. There is a privet hedge, which is mostly dead, a few ornamental trees and shrubs, such as Lilac, elder, snowberry (*Symphoricarpos*) and a dwarf conifer. Most of these are in poor condition and form and there would be no amenity benefit to retaining them as they can be easily replaced as part of a post development planting scheme.
- 6.10 Group G10 covers a stretch of mature Hawthorn, which originally was part of an older hedge line. It falls on the northern boundary of the front garden to the main farm house. With an

overall average height of around 2 metres, the remaining specimens are largely untrimmed and in good condition for their age. They are unlikely to be affected by the proposed developments and should be retained.

6.11 Group G11 is a short stretch of beech hedging. It is of fairly recent origin and has not done well. It borders the area of shelterbelt planting to the west of the end of the farm house. The hedge has been severely browsed by sheep and shaded out by taller planting within the shelterbelt. There is little advantage to retaining it as it is and if a hedge is required to be replanted along this boundary, Hawthorn would be a better species choice, both from an aesthetic and establishment point of view.

6.12 Group G12 covers the area which consists of an area of shelterbelt planting on a west facing slope from the end of the Farmhouse down to the boundary fence. It comprises mainly Norway spruce, with two Leylandii cypress trees and a few young ash. There are also two very mature Ash tree specimens at the bottom of the slope which fall within this plantation, but I will deal with them separately as they are significant trees.

The Leylandii have both done well and are now at a size where they are causing significant shade issues, both to the farm house and to the other planting within the area, including the veteran ash. The remaining planting is generally in poor condition. Of the Norway Spruce, I estimate that 50-60% is dead or dying, due to a combination of lack of light and pressure from grazing sheep. The trees were originally planted at one metre intervals and have not been thinned. The small ash trees, which are mainly around the edge of the plantation have all been ring barked by sheep to a height of 40-50cm and while they are currently still alive, their likely contribution is less than five years. A number of trees within the plantation will need to be removed as part of the development. The remaining trees should be selectively thinned and new planting put in. This will be detailed in the tree protection plan.



Fig. 4 showing G9 and G12 including Leyland cypress.



Fig. 5. G12, T13 & T14.

6.13 Tree T13 is a veteran Ash situated in the north-west corner of the plantation. An impressive tree with good form and a wide spreading canopy mainly to the south and west. The spruce plantation and Leyland Cypress are now at a height where they are suppressing the growth of the canopy and some large limbs have died back. It would benefit from the spruce and

Cypress being removed to allow more light and more importantly grazing sheep need to be excluded to prevent compaction at the root zone and grazing of bark.



Fig. 6. T13.

- 6.14 Tree T14 is another veteran Ash also along the boundary fence of the plantation. Both trees are excellent specimens and all effort should be taken to improve the area by keeping sheep out and felling the spruce around them to allow more light to the canopy.



Fig. 7. T14.

7 CONSTRAINTS ANALYSIS

- 7.1 Root protection areas will need to be set out in order to protect the trees which fall within the neighbouring garden to the east of the public access track, particularly as level changes will take place here and the two veteran Ash trees at the bottom of the sloping ground, currently planted as a shelterbelt.
- 7.2 The root protection areas of all the trees are stated in Appendix A, below. Further details of setting up the root protection areas is given in the tree protection plan in Appendix D below.
- 7.3 Although C category trees should be retained if possible, if they impose a significant constraint, replacement or removal may be acceptable. If they need to be removed then mitigation is likely to be needed.
- 7.4 The surface water run-off and soil drainage has not been studied. However, due to the site topography and soil type, I do not foresee any detrimental effects on the trees in hydrological terms as a result of development.

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8 POST DEVELOPMENT PRESSURE

- 8.1 This is generally represented by any retained trees being too close to buildings and the associated problems. I do not envisage that any of the retained trees will cause any issues to the new development.

9 CONCLUSIONS

- 9.1 On the basis of the above information and discussions, I summarise my conclusions as follows:
- The proposal to restore the farmhouse, build the deck and convert the buildings to accommodation can be achieved with no compromise to the trees worthy of retention.
 - There is scope to enhance the arboreal landscape with new planting. This is discussed in more detail in the tree protection plan below.
 - The retained trees can all be protected in accordance with current standards and guidance.
- 9.2 I have taken account of the information given to me and my own observations on site and I am satisfied that this proposed scheme is arboriculturally sound provided that the factors I have described are taken into account.

Jan Hoyland

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APPENDIX A

Tag	Name	Height (canopy height)	Mean diameter [stems]	N	E	S	W	1st Sig. branch	Life stage	Comments	Cat	Co nd	Life Exp.	Recommend ations.	RPA (R)	RPA (A)
T1	Ash	13 (3)	550mm [1]	6	4	3	4	5-SE	M	Old hedgerow tree in neighbouring garden. Forms part of boundary hedge including willow, elder and snowberry. Bulbous base with suckering. Multiple branches removed on west side. Minor deadwood throughout canopy.	B	F	10+	No work required. RPZ required.	6.6	136.9
T2	Ash	13.5 (1.5)	660mm [2]	8	4	2	3	3-N	M	Second old hedgerow tree. Co-dominant from 0.25m above ground. Sparse canopy with multiple minor deadwood.	B	F	10+	No work required. RPZ required.	7.9	197.1
T3	Horse Chestnut	10(1)	850mm [1]	5	3	4 5	3 5	1.5-N	M	A rather small stunted specimen in fairly poor condition. Large sections of bark missing on main stem east side. Cracking bark along all main branches. Minor deadwood throughout.	C	P	<10	No work required.	10.2	326.9
T4	Goat Willow	5.5(0.5)	240 [1]	4	1 5	2	3	0.6-SW	Y	Young willow, at edge of access track. Lower branches removed on track side. Some bark damage ad suckering from base.	U	F	20+	No work required	2.9	26.1
T5	Crab apple	3(1)	<75mm [multiple]	1	1	1	1	N/A	M	Growing at base of dry stone wall. Main stem decayed and lost. Remaining tree is suckers from base.	C	P	<10	No work required	0.9	2.5
T6	Ash	6(2.5)	180 [1]	2	2	2	2	2-NE	Y	Sapling ash tree adjacent crab apple at base of dry stone wall. No defects.	C	G	20+	No work required	2.2	14.7
T7	Elder	5(0.5)	<75mm [multiple]	4	2	3	2	0.5-W	M	Large spreading elder bush growing from base of dry stone wall. Underneath open sided Dutch barn. No defects.	C	F	10+	No work required	0.9	2.5
G8	Ash, hawthorn, Elder.	2m average	N/A	-	-	-	-	-	-	Trees and shrubs on eastern boundary of garden to main farmhouse. Group of ash saplings at north end. Ornamental shrubs and short section of hawthorn hedge and Japanese maple at south end.	U (C)	F	10+	Ash to be removed as too close to house. Hawthorn and maple to be retained if poss.	-	-
G9	Privet, lilac, elder, dwarf conifer, snowberry.	2m average	N/A	-	-	-	-	-	M	Trees and shrubs on western boundary of garden to main farm house. Privet mainly dead. Rest in poor condition.	U	P	<10	Remove all planting and replace.	-	-
G10	Hawthorn	2m average	N/A	-	-	-	-	-	M	Old untrimmed hawthorn hedge to the	B	G	20+	No work required.	-	-

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										north of the main house. Unlikely to be affected by developments. To be retained.						
G11	Beech	2 m average	N/A	-	-	-	-	-	Y	Recently planted beech hedge. Poorly maintained and damaged by sheep grazing.	U	P	<10	Remove and replace with Hawthorn	-	-
G12	Norway Spruce, Ash, Leyland Cypress..	18m average	N/A	-	-	-	-	-	SM	Area of shelterbelt planting to west of main house on west facing slope. Spruce originally planted at 1m intervals. 50-60% now dead and dying. Many in poor state. Ash (other than T13 + T14) have been severely damaged by grazing sheep. Leyland Cypress doing well but now inappropriate due to height and shade issues.	U	P		Thin out where appropriate – remove dead, dying and damaged trees. Re-plant with native sp.	-	-
T13	Ash	17(1.5)	950mm [1] (estimate)	6	5	8	7	2.5 -W	V	Veteran specimen of ash situated in northwest corner of shelterbelt planting. Wide spreading canopy but now suppressed on N & E sides by plantation. Suckers from base, now damaged by sheep. Deadwood stubs and minor deadwood throughout canopy.	A	G	20+	Remove Norway spruce around canopy to allow more light. Sheep to be excluded from base.	11.4	408.3
T14	Ash	18(2)	820mm [1]						V	Situated on west boundary of shelterbelt. Wide spreading canopy Ivy on main stem, which has been cut. Dead branch on North-east suppressed by Leyland cypress and spruce.	A	G	20+	Remove dead branch. Other recommendations as T13	9.8	304.2

APPENDIX B - Tree Schedule Explanatory Notes

Sequential Tree Reference Number.

Where the term group is used it is intended to identify trees that form cohesive arboricultural features either aerodynamically (e.g. trees that provide companion shelter), visually (e.g. avenues or screens) or culturally, including for biodiversity (e.g. parkland or wood pasture), in respect of each of the three subcategories.

Species

Common name

Height

Recorded in metres by inclinometer in each discrete area and estimated from the measured tree. Where trees are on hedges the height measurement has been taken from the base of the tree / top of the hedge.

Height, crown spread and crown clearance has been recorded to the nearest half metre (crown spread should be rounded up) for dimensions up to 10 m and the nearest whole metre for dimensions over 10 m;

Stem diameter

Tree stem diameter in millimetres at 1.5 metres above adjacent ground level. For multi-stemmed trees a cumulative diameter is calculated from the diameter of each individual stem at 1.5 metres above ground level. Stem diameter will be recorded in millimetres, rounded to the nearest 10 mm (0.01 m)

Branch Spread

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In metres taken at four cardinal points.

Existing height in metres above ground level of:

- first significant branch and direction of growth (e.g. 2.4-N);
- canopy.

to inform on ground clearance, crown/stem ratio and shading.

Estimated dimensions (e.g. for off-site or otherwise inaccessible trees where accurate data cannot be recovered) should be clearly identified as such (e.g. suffixed with a “#”).

Life stage

(e.g. young, semi-mature, early mature, mature, over-mature);

Comments

e.g. collapsing, the presence of any decay and physical defect and including further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat.

Cond. = Physiological condition:

Good (G) Tree that appears to be in good condition and healthy without significant defects.

Fair (F) Tree that appears to be structurally sound at the time of inspection but due to defects is downgraded from good. These defects may influence its retention.

Poor (P) Tree which shows signs of poor health, in decline and with significant defects.

Dead (D) Tree which has died.

Life Expectancy: Estimated remaining contribution in years in terms of amenity (<10, 10+, 20+, 40+). This is assessed by examining the current situation of the tree.

Category In accordance BS 5837:2012 - Tree Categories

Recommendations.

RPA-R (m) - RPA Radius - The radius of the indicative circle of the RPA.

RPA (m²) - Root Protection Area (RPA) Area in metres squared.

Appendix C – legal considerations.

Trees outside the property.

Every landowner and manager has a duty of care not to damage trees on neighbouring land. The common causes of damage (compaction, physical damage and inexpert pruning) must be avoided through good planning and site management.

By common law, branches from trees on adjacent properties extending over boundaries can be pruned back to the boundary line without the permission of the owners. However, the material belongs to the tree owner and the same guidance on statutory controls applies as discussed above.

Statutory wildlife obligations:

The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 provides statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist must be obtained before undertaking any works that might constitute an offence.

Care should be taken during any felling operation or surgery works to trees to avoid damage or disturbance to birds during the nesting season. This can typically be from February to August, with many species producing second or third broods in appropriate habitat and in suitable environmental conditions. Under the terms of the Wildlife and Countryside Act 1981 (As Amended in 1986 & 1991) Part 1 (1), it is an offence intentionally to take, damage or destroy any wild bird or its nest while being built or in use, or to take or destroy its eggs or chicks.

It is also an offence to kill, injure or take a bat or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection. Under the Habitat Regulations it is an offence to damage or destroy a breeding site or resting place of any bat.

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Appendix D

Tree Protection Plan

1. T1, T2 and T3

As a predominantly linear group, these can be protected by a root protection area set up 8 metres from the boundary fence which runs alongside the neighbouring garden. As there are plans to lower the ground level, closer to the barn, it is important that level changes do not adversely impact the root zone of these trees.

2. T5 and T6

These two trees are on the edge of what will be the new car parking area. These can be protected by an RPA of 2 metres radius from the base of the trees. There is scope for further new planting in this area and a mix of hawthorn (*Crataegus monogyna*), more crab apple (*Malus sylvestris*), rowan (*Sorbus aucuparia*) and hazel (*Corylus avellana*) would be appropriate. Larger tree species would not be a good choice, given that cars will be parked in this area. If the ash is retained, lower branches may need to be removed to give clearance below the canopy.

3. T7

This large elder could be retained, and if so will require an RPA of a minimum 1m radius from the base of the tree. It will also probably benefit from a crown reduction all over, from which it will regrow, or otherwise, its amenity could easily be replaced by replanting. Elder (*Sambucus nigra*), Guelder Rose (*Viburnum opulus*), wild or bird cherry (*Prunus avium*, *Prunus padus*), or cultivars of rowan (*Sorbus aucuparia*) would all be suitable.

4. G10

This stretch of old hawthorn is situated at some distance from the house and proposed development. It should therefore not require RPA set up unless there is a requirement for vehicle access. In this case an RPA of 3 metres should be setup from the base of the row.

5. T13 and T14

These two veteran Ash are probably the most significant trees on site. Removal of the newer planting of Norway Maple and Leyland Cypress from within 6 metres of each tree, or further if this encroaches on the spread of each trees canopy. This will immediately benefit both

trees by improving light levels to the outer edges of the canopy and prevent further dieback on branches higher up.

Excluding grazing sheep from this area is imperative to prevent further damage to the bark and relieve compaction around the rootplate. Ideally excluding sheep on the far side of the fence line would also help, if this was possible. A layer of woodchip spread no deeper than 10 cm underneath the canopy would help to relieve compaction.

As there will be some construction required for the cantilevered deck, an RPA will be required which should be set up 12 metres from the base of the trees. It is important that any work within the RPA is not carried out with machinery and that no vehicle access is allowed.

6. New planting.

There is much scope for new planting post development. The choice should predominantly be of native species, unless within the garden areas of the main farmhouse and barn conversions.

As ash are the main species of large tree in the vicinity, and they cannot be replanted at this time due to Chalara, I would recommend Oak (*Quercus robur*) instead, where larger specimens are required.

Replanting on the sloping bank where the Norway Spruce and Leyland Cypress are to be removed would be beneficial to stabilise the slope, Hazel (*Corylus avellana*), Rowan (*Sorbus aucuparia*) and Birch (*Betula pendula*) would be suitable species for this. It is likely that ash seedlings will occur and these should be allowed where they are not in a position where they will get too large for the area.

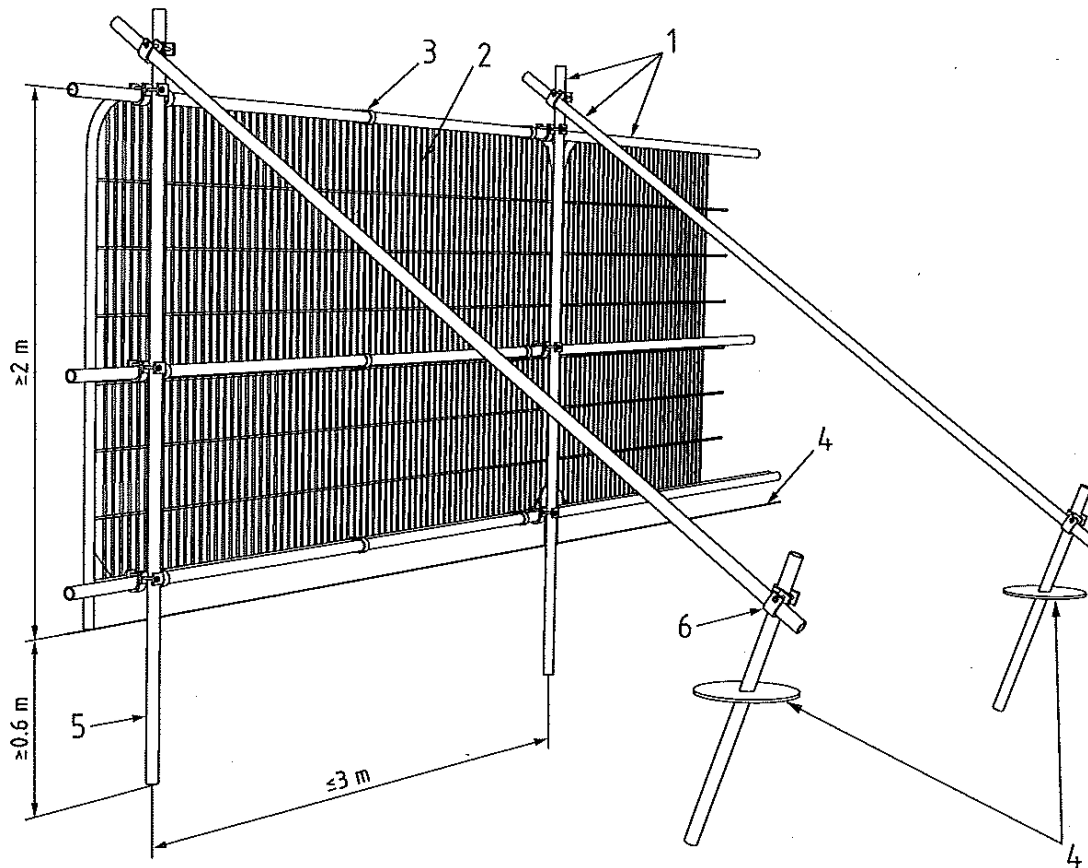
Signage for Root Protection Zone:

Arboricultural Site Considerations – To be displayed in a prominent place.

- **Protective fencing must be regarded as sacrosanct, and must not be removed or altered without prior consultation with either the Local Planning Authority (LPA) or the arboricultural consultant responsible for the site supervision.**
- **Ground protection must not be lifted or removed without prior consultation with either the LPA or the arboricultural consultant responsible for the site supervision.**
- **Damage caused to protective fencing or ground protection must be reported to the site supervisor to ensure efficient repair.**
- **No materials, chemicals, machinery or vehicles must be stored within the trees Root Protection Area (RPA) as defined on the Tree Constraints Plan (TCP) and identified on site by fencing and above ground root protection.**
- **No materials must be rested against a tree's trunk or machinery chained to it.**
- **No pruning of trees may be undertaken by anyone other than an arborist, and all work must be approved by the supervising arboricultural consultant.**
- **Any physical damage caused to a tree retained on site must be reported to the site manager so remedial work can be undertaken without delay.**
- **Builder's sand, which contains salt, must not be used to back fill excavation within or in close proximity to tree roots, as this can have a toxic affect. Sharp sand can be used instead.**
- **Material that will contaminate the soil, e.g. concrete mixings, diesel oil and vehicle washings, must not be discharged within 10 m of a tree stem.**
- **Fires must not be lit in a position where their flames can extend to within 5 m of foliage, branches or trunk. This will depend on the size of the fire and wind direction.**
- **Notice boards, telephone cables or other services must not be attached to any part of a tree.**

Fig. 1 BS5837:2012, Default specification for protective barrier.

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Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps

No work may commence onsite and especially soil movement, stripping or stock piling may occur until the Construction Exclusion Zones have been established and protection measures implemented.

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Pre Commencement:

A pre-commencement meeting should be held on site prior to any construction works being undertaken. The methods of tree protection outlined in this statement shall be fully discussed at this meeting, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to this statement shall be recorded and circulated to all parties in writing. If appropriate, the tree surgery contractor will also attend this meeting. The following Arboricultural Method Statement will provide the required protection for trees onsite and therefore meet the requirements or conditions imposed by the (LPA). The following sequence will be followed:

- Tree removal.
- Erection of Tree Protection / Installation of Ground Protection Measures.
- Commencement of ground works / demolition.
- Construction.
- Hard & soft landscaping (authorised access to Construction Exclusion Zones (CEZ)).
- Authorised removal of tree protection.
- Remedial tree surgery.

A copy of this Method Statement shall be supplied to all relevant site personnel who are working in proximity to retained trees and a register maintained in the site office to verify receipt.

Any variation to the method statement will need to be agreed with the local planning authority before commencing work.

This document is to be read in conjunction with the survey report. Any queries are to be referred to the arboriculturist.

The contractor will provide adequate training on the above for all relevant staff. This training will be carried out by or to the approval of a qualified arboricultural consultant. Any operatives undertaking work in the RPA/CEZ must be briefed using the method statement and supervised at all time by an arborist or supervisor experienced in working within the RPA.

General Tree Protection Measures.

Suitable areas for site huts and facilities may include the Construction Exclusion Zones or areas identified for landscaping. The siting of huts within RPAs can act as effective barriers to construction activity.

All reasonable steps must be taken to ensure that no damage is done to the trunks or lower branches when using mechanical equipment such as excavators, cranes or aerial access platforms in the proximity of trees.

Tree Protection:

The Construction Exclusion Zones should be marked out to the extent of the root protection areas detailed in appendix B and enforced by the erection of protective fencing. This protective fencing will be in compliance with the specification recommended in the British Standard 5837:2005 Figure 1 attached.

Once erected the Construction Exclusion Zone must be considered sacrosanct and off limits for any access or construction activity.

Affixed to every other panel or at 6 m centres will be all weather signs stating 'CONSTRUCTION EXCLUSION ZONE' --- KEEP OUT.

Construction in proximity to existing trees:

Construction within the RPA should accord to the principle that the tree and soil structure take priority. Where permanent hard surfacing within the RPA is unavoidable then the following design recommendations should be followed:

- The design should not require excavation into the soil other than the removal, using hand tools of any turf layer or existing vegetation. The new surface should then be established above the soil level.
- The structure of the hard surface should be designed to avoid localised compaction by evenly distributing the loading over the track width.
- New permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA. Table 1 below gives the areas of RPA and the 20% measurement for trees likely to be affected.
- If the new surface is likely to be subject to de-icing salt application, an impermeable barrier should be incorporated to prevent contamination of the rooting area.
- The hard surface should be resistant to or tolerant of deformation by tree roots and should be set back from the stem of the tree and it's above ground root buttressing by a minimum of 500mm.
- Edge supports: excavation for edge supports can damage tree roots. Within the RPA this should be avoided either by the use of alternative methods or not using supports at all.
- The soil structure including the area beneath the proposed new hard surface should be protected from compaction during installation. This can be achieved by either the use of temporary ground protection or by constructing the new surface with machinery working forward from the surface as it is being constructed.

RICK BRASSINGTON
Consultant Hydrogeologist

12 Culcheth Hall Drive
Culcheth
Warrington
Cheshire
WA3 4PS

Our Ref: 1907/1a
Your Ref: Green End Farm Goathland

NYMNPA

01/11/2018

Jonny Dalton
Dales Water Services Ltd
Witherick Lane
Melmerby
Ripon
North Yorkshire
HG4 5JB

21 October 2018

Dear Jonny,

Proposed borehole at Green End Farm, Goathland near Whitby

I refer to your recent email regarding a proposed new borehole at Green End Farm, Goathland near Whitby to provide a water supply of up to 4 m³/hour and 10 m³/day for a main house, annex guest cottage and two holiday cottages.

Green End Farm lies on the north-western slope of the valley that contains the river Murk Esk, a tributary of the River Esk. It is about 2.7 km to the north of Goathland village and has the grid reference of NZ 8252 0349. The ground elevation at the site is some 112 mOD. The Crag Dike, a minor watercourse, lies some 225 m to the north of the farm and joins the Murk Esk that has an elevation of some 43 mOD near the site.

The farm is underlain by rocks at the base of the Saltwick Formation that are overlain by relatively thin boulder clay deposits. The published British Geological Survey (BGS) map for the area shows the site to be underlain by glacial boulder clay.

The Saltwick Formation consists of grey mudstone, yellow-grey siltstone and yellow, fine- to coarse-grained sandstone. Locally, thin coal seams, seat earth mudstone and nodular ironstone beds may be present. The formation is some 40 - 50 m in thickness beneath the site and consists of limestone. It overlies the Dogger Formation that consists of mainly sandstones and is about 2 m thick. It overlies the Whitby Mudstone Formation that outcrops in the valley bottom and is largely mudstones.

This geology has a number of separate minor aquifers within it that support some springs at different elevations. The chance that a new borehole will interfere with such springs is minimal provided that the borehole is cased to an adequate depth.

The BGS online borehole records show no boreholes drilled in the immediate vicinity of the farm. However, a borehole drilled at Hill Farm some 1.1 km to the south and yielded 2 m³/hour over a 48 hour test period with only some 2 m of drawdown. However, the borehole log shows only 6 m of steel casing was used (compared to the Environment Agency's recommendation of a minimum of 13 m) and the strata are described as "sandstone, mudstone bands". The first water strike was at 23 m depth and the final rest water level was at 32 m depth. The rocks are sub-horizontal and the

sandstone beds will act as separate aquifers. Therefore, the borehole artificially connects the aquifers and allows the upper units to drain into the lower ones. This is likely to reduce the flow of local springs from the upper units and can only be prevented by casing to a greater depth which is likely to require drilling to a greater depth.

Another borehole lies some 4 km south of the site had a yield of 15 m³/hour.

It is suggested that the borehole is drilled to a depth of some 50 m to reach the Whitby Mudstone Formation and should be cased to at least 25 m below ground level. The casing should extend below the groundwater rest level to prevent any impact on local springs. It should be noted that there are no guarantees that interaction between any borehole and spring water systems can be prevented. However, such casing arrangements to engineer the borehole from the aquifer units that support the springs are likely to prevent any impact of the borehole on local springs.

It is estimated that a borehole drilled to this depth has a better than 95% chance of obtaining the required yield of 4 m³/hour and up to some 10 m³/day.

The groundwater chemistry is expected to be potable although there is the possibility that the water may contain sufficient dissolved iron and arsenic to require treatment. The nitrate concentration may be high although still within the drinking water standards.

The rest water level is expected to be some 15 – 20 m below ground.

Please let me know if you require any further information.

NYMNPA

01/11/2018

Yours sincerely,

Rick Brassington



October 2018
GEF/DAS.01B



Figure 1: Existing aerial photograph of House (left), Barn 1 (lower centre) and Barn 2 (centre right)

Design and Access Statement

for

Proposed Development at:

**Green End Farm
Green End
Goathland
North Yorkshire
YO22 5LQ**

The Old Post Office
Stonegrave
York
YO62 4LJ



Gerry Rogerson BA Dip (Hons) Arch RIBA

A. Introduction

This Planning Application is for alterations including two storey side extensions to west end of the existing farm house, as well as change of use of two agricultural barn units and one linked barn storage to the house, to provide holiday cottage accommodation.

The applicants propose to live at the property and run a business of providing holiday accommodation, offered in parallel with home baking and catering courses, *solely offered to guests staying in the Applicant's cottages.*

B. The Existing House and its Location

Green End consists of a small cluster of properties and agricultural holdings accessed down a single track, *unclassified adopted road, off the C83 Beck Hole Road.*



Figure 2: Green End Farm (lower left), with Green End rising up to unclassified lane to Beck Hole

Green End Farm, the last property on the lane, consists of a single dwelling together with a number of outbuildings on a 10.5Ha site. The farm buildings sit at the southernmost edge of the site, overlooking the majority of the curtilage to the north and west. Beyond the buildings the property comprises open pasture land, woodland, streams and a disused quarry.

The buildings form a tight cluster and consist of:

1. A traditional, linear building orientated east / west, containing a two storey farm house, stables and a workshop.
2. A milking parlour (Barn 1)
3. A storage barn (Barn 2)
4. An open "Dutch " barn

None of the buildings are Listed.

The Planning Use Class of the site and buildings is not known but assumed to be *Sui Generis – Agricultural.*

C. The Proposal

The applicants are seeking to develop this property to provide their principle place of residence, as well as an income / business opportunity with the development of the barns and ancillary spaces for holiday accommodation. The applicant's particular interest and background is in catering. They propose to incorporate this interest into their venture, by offering holiday facilities in parallel with the provision of informal, "home" run baking and catering courses, *solely offered to guests staying in the Applicant' cottages*, such that guests of the cottages can visit the Park and while there improve their cooking and baking skills. Intrinsic in this plan is the ability to run such courses within the private kitchen space of the main house, which will be designed and laid out to accommodate the necessary equipment and storage, as well as prep space and general circulation room for a group of around six guests plus the applicants themselves.

To provide the accommodation required, the existing farmhouse will be refurbished, altered and partially extended to provide the applicant's home, with the link ancillary spaces converted to residential use, being either as a separate one bedroom / two person holiday let, or as an extended part of the applicant's property for visiting family and friends.

Barns 1 and 2 will each be converted in to residential use, with minor extension, to provide two holiday cottages, each being two bedroom / four person.

Main House and Linked Stables / Workshop:

The existing long farmhouse and attached workshop and stables will be refurbished and extended as follows:

1. General refurbishment and upgrade of the existing buildings
2. A two storey, contemporary extension to the west end to provide the dedicated kitchen facility at ground floor, extending into the applicants general family living space, with a master bedroom suite on the first floor above
3. Conversion of attached stable rooms to form *extended guest accommodation or independent* holiday cottage, complete with introduction of a first floor bedroom to first stable room, and vaulted storey and a half living space in second room (the existing lean to pig sties to the north elevation being removed)
4. Refurbishment and re-roofing of the existing east end garage block to provide general storage space and plant room for the development
5. Window replacement and improvement of the thermal insulation throughout



Figure 3: Existing aerial photograph of House, front elevation / south side



Figure 4: Existing aerial photograph of House, rear elevation / north side

Barn 1:

Making full use of existing door and window openings, and changes in floor levels, this barn will be converted in to living accommodation as follows:

1. One bedroom provided in the single storey south bay, with a small stone built extension to the south-east corner to provide ensuite shower and a small boiler house
2. A storey and a half height living space in the central bay, including a staircase to access the north bay
3. The double height north bay divided into two storeys, with kitchen / diner on ground floor and main bedroom with ensuite at first floor.



Figure 5: Existing aerial photograph of Barn 1, rear elevation / west side



Figure 6: Existing photograph of Barn 1 front elevation / east side

Barn 2:

The linear nature of this barn, together with the open form of the cart bays to the east end, has largely dictated the layout of the proposal. The barn will be converted to residential use as follows:

1. The small, cellular rooms to the west end will provide a bedroom with ensuite bathroom facility, a hallway with coat / boot storage, and the kitchen area; the dividing wall between the cellular rooms and the open plan cart sheds will be removed in order to open the kitchen to the living area, and to compensate for the loss of the eastern cart bay (see next item)
2. The eastern cart shed bay will be closed off to provide the main bedroom
3. A small extension will be attached to the east end of the barn range to provide the main bedroom ensuite shower, together with a small boiler house, and a secure bike storage facility with hybrid electric bike charging points
4. The remaining two cart bays will remain open plan to provide a living and dining space



Figure 7: Existing photograph of Barn 2 front elevation / north side



Figure 8: Existing photograph of Barn 2 rear elevation / south side (note: ground level built up against back wall and existing vehicular track passing towards proposed car parking corral beyond)

External:

1. Currently access into the courtyard area is via a gate between Barns 1 and 2. The applicants would prefer to cease this arrangement (except for disabled access for barn 2) and keep the central courtyard area vehicle free, as this will facilitate a quieter and safer communal outdoor environment for themselves and their holiday guests. Alternative vehicular access is proposed (see later Section E: Access) to the south side of Barn 2
2. The existing dry stone walled corral to the east side of the courtyard is to be used as a car parking compound, with pedestrian access points through to the courtyard (one in existing opening and the other formed in an area of the wall that has become unstable and needs rebuilding – see figure 18 below)
3. The central courtyard area will remain largely open plan and communal as a space, with some separation afforded by retention of the existing dry stone wall that divides the area in two. Each holiday cottage will have its own small, paved terrace space with subtle screening to provide a degree of private amenity. Additional light tree planting is proposed, including the creation of an orchard and kitchen garden area, to provide crop for use in the culinary classes
4. The main private area for the applicant's home will be provided on a ground floor cantilevered terrace to the north side of the main living space. While this terrace may appear as a balcony, it should be noted that it is at ground floor level, which itself projects out at the west end due to the fall in ground level. On this north side, the terrace will not provide any overlooking issues as the nearest properties with a visible line of site are over a kilometer away
5. All remaining areas of the application site will be left as open pasture land and woodland, all of which will be managed by the applicant

D. The Design Process

1. Design:

In addition to the requisite plans and elevations submitted with this Application, a Sketchup model has been produced and extract images of this model are submitted as part of the Application documents. Please note that this model was produced as an aid to the design process. It accurately portrays the mass and forms of the proposals, and is to scale. However, it is limited in its detail of material (for example, the nature of stone coursing) and windows (exact profiles are not replicated).

a. Main House and Linked Stables / Workshop:

The existing linear form of the house will be retained from the front elevation (south) side, and better emphasised by the removal of the previously installed lean to entrance porch (see Figure 3 above).



Figure 9: Sketchup model of proposed Main House, viewed from rear / north side

The extension to the western end will be contemporary in appearance, giving clear distinction between the old house and the new intervention. While the original house is built of stone with a pantile roof, the extension will be steel and timber framed with walls finished in dried oak boarding, zinc cladding and solar PV panels (to south side, first floor), under a roof of solar PV panels to the south and standing seam zinc to the north. The lower, shallow pitched zinc clad roof to the north side will extend to cover the existing stone built north wing, in lieu of the current pitched roof, which currently contradicts the linear orientation of the host building (see figure 4 above).

The storage and plant room to the east, set within the existing lean to workshop, will be re-roofed in line with the main house roof, though set lower in height to demonstrate subservience. Furthermore, as suggested in feedback to the pre-application, the front of the plant room / store will be set back from the main house elevation.

The existing mis-matched windows to the House will be replaced with decorated, timber framed Yorkshire sliding sash style casement windows, with single center horizontal bar. Windows to the extension and stables / workshop, on the other hand, will be more contemporary, comprising slimline, powder coated steel frames from Fineline Aluminium and Smart

Systems Windows (based on the Crittal window style), all with very slender frames and maximum clear span glass area, while still providing required natural ventilation levels to habitable rooms. The front doors and extension access door will all be in oak.

b. Barn 1:

The existing fall in the ground level allows the installation of a first floor to the north end, to provide a double bedroom upstairs with small ensuite. This is accessed by a staircase from the central living space, from which the ground floor kitchen can also be accessed. The kitchen area includes dining space, and room enough to house coats, boots and wet dogs away from the rest of the cottage. To the south end a second bedroom occupies the single storey room. Early design discussions looked to provide a ground floor bathroom facility at the north end, but this led to restricted kitchen / dining space, and would have resulted in a lengthy night time walk from the second bedroom to the bathroom, via a half flight of stairs. An alternative layout was considered which included a small shower room ensuite within the second bedroom space, but this would have restricted the bedroom itself to a single bed, one person room. Given this limitation on the rental opportunities of the property, it was discussed pre-application with Parks that a small extension be added to the south-east corner, to provide a shower ensuite and a small plant space. The extension will be modest in size and built with matching stonework (salvaged from alterations to existing buildings on site) under a cat-slide pantile roof. The small window will be steel framed to match the rest of the barn, while the plant cupboard door will be oak, under horizontal oak boarding above.



Figure 10: Sketchup model of proposed Barn 1, viewed from south-west

The corrugated roof will be replaced with a new pantile clad roof with angled blue / black ridge tiles, with large steel framed rooflights as shown on the drawings, two to the east slope and one to the west, as part of a rooflight / window combination in the position of an existing high level hay loft loading door.

Windows to the barn will be treated in a contemporary manner, to match the main house extensions, comprising slimline, powder coated steel frames. The front door will be oak, while existing timber doors to the north and west elevations will be replicated and retained in their fixed open positions, as a reminder of the barns agricultural heritage.

c. Barn 2:

The simple linear form of this barn will be retained, with the western enclosed rooms used to provide a bedroom, ensuite bathroom, entrance hall and kitchen. Given the narrow form of the building, the two bedrooms are placed at either end of the barn in order to maximise the available width. This requires the main bedroom to occupy the eastern most open cart bay.



Figure 11: Sketchup model of proposed Barn 2, viewed from north-west

Beyond the main bedroom a small extension is proposed. Initially a larger extension was envisaged, but following pre-application discussions it was suggested by Parks that this extension be reduced in size and the ensuite removed.

This suggestion was considered, but it had a significant impact on the quality of the proposal. Current anticipated standards for holiday accommodation include provision of ensuite facilities, and it was therefore felt that removal of the ensuite would be a harmful compromise, especially given the separation of the main bedroom from the other bathroom at the opposite end of the building. In addition, a small plant room space would also be required, and the Applicants are keen to provide safe storage for bikes. Cycling is a notable part of holiday maker's activities and increasingly tourists to North Yorkshire are equipped with very expensive bicycles. It is therefore preferable that secure and weather proof storage is made available. This will also facilitate the Applicant's desire to provide free charge up points for modern hybrid electro-bikes. All of this provision will encourage more use of bicycles, with a lesser environmental impact on the Park. With this in mind, together with the significant reduction in the volume of existing buildings through the removal of the Dutch barn, it is still proposed that an extension be provided to the east end. However, mindful of the comments received from Parks, the extension proposed has been reduced significantly in size, with access doors now provided to the east end.

Externally the stonework to Barn 2 will be retained and re-pointed in lime. The "telegraph pole" supports to the cart shed openings will be replaced with engineering brick piers and columns, with bull-nosed corners, supporting oak lintels over.

The barn will be re-roofed to repair the dropped ridge line, and re-clad in clay pantiles with half round ridge tiles. No rooflights are proposed.

Windows to the barn will be treated in a contemporary manner, to match the main house extensions, comprising slimline, powder coated steel frames. The front door will be in oak.

The extension will be timber clad, to demonstrate subservience to the host building. The simple roof line, however, will be maintained and extended over the extension. Doors to the bike store and plant cupboard will be horizontally boarded so as to remain “hidden” within the external wall finish.

The easternmost cart bay, which accommodates the main bedroom, will have two single, full height, steel framed windows, set either side of a horizontal oak boarded panel. This will continue and enhance the use of oak boarding within the palette of materials on the site, while keeping the infill of the cart bay lighter weight in appearance. This central panel also helps internally by providing a furnishable wall area.

Externally, ground levels to the east and south are to be reduced to below internal floor area, to help prevent ingress of damp.

2. **Use:**

The proposal seeks to retain the residential use of the main house, with a change of use of the agricultural buildings to residential as *extended guest accommodation or independent* holiday accommodation.

Conversion of the barns to residential holiday letting use is dependent on them being structurally sound. Structural Surveys (both for the Main House and the Barns) are attached to this Application, and conclude all barns to be suitable for conversion.

3. **Scale:**

The scale of the proposals is dictated by the existing buildings of the site, with moderate extension to the main house and minimal extension to the barns.

To the main house, the western extension has a footprint of 71sqm. The extent of this is governed by the space requirements of the kitchen, which is intended to be used not only as the family kitchen area, but also as a kitchen for culinary courses run in conjunction with the holiday let business proposed. It therefore needs to be large enough for classes of six guests in addition to the Applicants. While at pre-planning stage it was suggested that this be reduced in width by 1m, such reduction would drastically impact on the equipment, storage and workspace provision of the kitchen. In addition, given the hidden nature of the western end within the forested embankment (see figures 2, 4 and 12), and the distance from the extension to other “overlooking” properties (approximately 1km away), the reduction by 1m would seem insignificant to its appearance with the Park. Similarly, the reduction of ridge line height would necessitate either a change in pitch or reduction in width of the extension. Change in the pitch line would not be appropriate, and reduction in width would again impact on necessary internal accommodation. It is therefore proposed that the retention of the existing water tabling to the main house gable, together with the change in roof material, will provide the visual separation of the two elements and promote the prominence of the host dwelling.

Conversion of agricultural buildings to this purpose is normally supported provided such conversion can be achieved without the need for significant extension. The two extensions proposed are very minor in scale, comprising a

combined footprint of just 21.5sqm. Meanwhile, 14.5sqm of existing footprint is proposed for removal from the agricultural buildings attached to the main house, as well as the removal of the Dutch barn at 78sqm. The two extensions proposed are small in size, sensitively detailed to maintain a subservience and consist of forms and materials consistent with an agricultural vernacular. Moreover, their inclusion in the proposals will allow formation of quality accommodation to enhance the marketability of the cottages.

In summary, the overall increase in footprint area has been limited to the extent of the footprint being removed, by removal of the pig sties to the north of the main house and the Dutch barn in the central courtyard area.

4. **Materials:**

- Existing stonework will be retained and repointed in lime. All new stonework will make use of salvaged stone from formation of new openings etc. (there is more than enough of such stone available on site)
- Roofs will be clad with clay pantiles, with ridge tiles in artificial stone to the main house, angled clay to Barn 1 and half round clay to Barn 2. The differing ridge tiles are intended to give a sense of the progressive development of the site, which has historically developed in three phases from different time periods
- To the main house and Barn 2, the proposed extensions will be clearly defined through use of alternate wall cladding, comprising horizontal oak boarding (which will grey off in time), zinc and Solar PV panels (the latter being to the house only)
- Windows will be painted finish timber framed to the main house, with all others in slender framed, powder coated aluminium to promote a more agricultural / industrial quality
- Rainwater goods will be in black cast iron effect to the main house, and zinc to the barns and main house extension

5. **Landscaping:**

The extent of landscaping proposals will be kept to a minimum, in order not to impact on the character of the open countryside. The internal courtyard area will remain largely open in layout, providing a communal lawn garden area for holiday guests.

Each of the three holiday cottages will have their own small paved terrace area for outdoor seating and dining. Some partial screening will be provided to these areas with either planting or post and rail fence.

Linking pathways will be formed with simple steel plate edging, laid out in organic, freeform routes to link cottages to the car parking area and the extension to the main house. Paths will be surfaced with loose limestone shingle.

Additional planting is proposed within the courtyard, to provide a fruit orchard and a small kitchen garden area, both of which will provide crop for use in the proposed culinary classes.

To the west of the main house, where the extension is proposed, a number of trees will be removed from the embankment. The embankment is currently heavily planted. To the western edge are two very large and mature Ash trees, along with other mature and native species. These are prominent features of the site when viewed from the lane, but are largely hidden from the site itself by adjacent Larch and Leylandii trees. In amongst the Larch and Leylandii, and

within the footprint of the extension, are a small number of immature Beech trees and Ash trees. The Beech are badly misshapen in form, due to their struggle for light amongst the overwhelming Larch and Leylandii. The Ash are better formed, but have recently been fully ringed by invading sheep; as a consequence these trees are unlikely to survive. The Larch and Leylandii themselves are very large and unmanaged. The root systems from the Larch are extensive, and due to the topography the roots are at their largest and most prominent on the uphill side of the trees. These roots extend back to the existing house and significant subsidence can be seen to this gable end as a consequence; this is noted in the Structural Survey included with the application documents (see figures 13 to 16 inclusive).



Figure 12: Aerial photograph of Green End from the north. Note the band of Larch and Leylandii through the trees to the west of the House. Note also that views out from adjoining properties are all orientated away from the Application Site

It is therefore proposed that these Larch and Leylandii be removed. This will make way for the extension, and also will allow views of the large Ash trees from within the site and allow opportunity for some ground cover landscaping on the embankment (see figures 21 & 22). Other trees along the south-west boundary will also remain, keeping intact the screening of the west end of the house from the lane. To compensate for the removal of the Larch and Leylandii, new Beech trees are proposed to the foot of the embankment. These will be planted as large standards.



Figures 13 & 14: Evident subsidence to the north-west corner of the Main House, attributed to the extensive tree root systems of Larch and Leylandii trees in close proximity



Figures 15 & 16: Ash trees on western embankment, ringed this season by invading sheep

Existing drystone walls will be retained, though a portion of the partially collapsed wall enclosing the existing corral to the east of the courtyard will be reconstructed on a new alignment, to open up views from Barn 2 (see figure 18 below). Similarly, to the east side of the corral the existing wall is also partially collapsed, and will be reconstructed on the same alignment with a new opening to allow vehicular access.



Figures 17 & 18: Existing drystone walls to corral to be retained; where wall is in deteriorated / partially collapsed state, wall to be reinstated, with some realignment as noted

The car parking area, contained within the corral, will be surfaced with loose, limestone shingle, and spaces will not be marked. Additional tree screening is proposed to the east side, along which the public footpath passes. It should be noted that this corral area is not within easy view of the adjacent Green End House, as it is largely screened from view by Green End House's outbuilding. Furthermore, Green End House has minimal windows to this elevation.



Figure 19: Aerial view showing outlook of Green End House relative to proposed car parking corral

E. Access

The existing entrance gates between Barns 1 and 2 will be retained, but will generally not be used for vehicular access. The courtyard area immediately behind the gate will, however, be set aside as a disabled car parking space, for use when required by guests in Barn 2. Barn 2 is the only accommodation on the site that will be step free, and so will be promoted as an “accessible” cottage.



Figure 20: Existing gated access to south of Barn 2. Concrete post can be seen to left hand side; stone post to the right has cut, dressed face to right hand side, indicating it previously would have stood as the left hand post...furthermore, two stages of infill of a previous opening can be seen in the stonework to the right

Remaining vehicular traffic, including the Applicant’s own cars, will access the proposed car parking corral via a gateway and drive to the south side of Barn 2. There is currently an existing gated access here for agricultural vehicles, which is also used to provide access for the public footpath that crosses the application site. However, the position of this gate *is in close proximity to the barn and aligned with its rear wall, resulting in* the ground levels being built up approximately 1m against the barn walls. In order to safeguard the barn and prevent damp ingress, it is proposed to move the access over, to allow the ground levels behind to be banked down to the rear wall of the barn. On looking at the dry stone wall in which this gated access is located, it is *possible* that the gate has previously been moved over to its current position. When viewed from the common land, the left hand gate post (*aligned with* the barn) is concrete; the right hand one is stone, but back to front in terms of its profile. To the right of the stone post are two infill panels of dry stone walling, the width of the access, with clean cut vertical joints in the wall where a corresponding post *could* previously have been. The proposal is therefore to *realign* the gateway to *this alternative* position.

F. Sustainability & Ecology

Existing thermal elements throughout the project will be significantly upgraded to at least current Building Regulation standards for refurbishment projects. This will include providing insulation to roofs, walls, floors and replacement of single glazed windows with new double glazed windows.

The new build elements of the proposal will be constructed with sustainable materials, and will provide for a very thermally efficient building. A ground source heat pump is proposed to provide underfloor heating throughout, both to ground and first floor levels.

Solar PV panels are proposed to the south facing roof and first floor element of the main house extension; in conjunction with the panels, power storage cells will be installed within the loft space of the plant room (internally, out of sight), to store unused power for release when the PV panels are not generating.

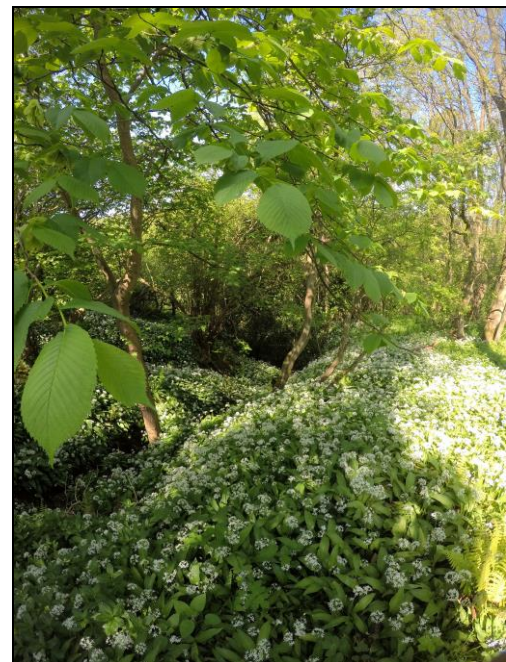
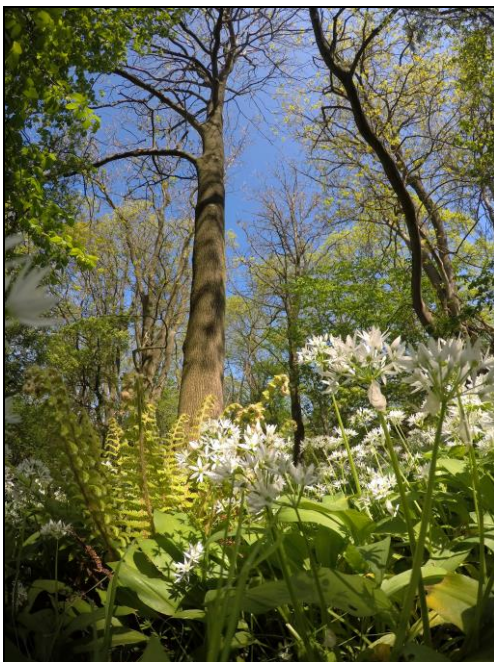
Power supplies are proposed in the bike storage shed to charge up hybrid electro bikes, to encourage cycling within the parks rather than use of motor vehicles.

Rainwater harvesting is proposed for collection of rainwater to be used for irrigation purposes.

As well as the bat boxes proposed as mitigation measures within the bat survey, the project will include for the installation of owl boxes and swift boxes.

All materials sourced will be recyclable and where possible procured from local sources. The building will be constructed and serviced in such a way to achieve a good standard of sustainability and to be energy efficient, incorporating:

- Provision of energy efficient lighting and controls
- Use of timber from FSC accredited sources
- Reduce construction waste by sorting any waste or demolition material for recycling or reuse within the contract



Figures 21 & 22: Rich flora found in a native woodland on the Application site, 50m west of the Main House. Note the lush vegetation in comparison to the barren landscape below the Larch and Leylandii (see figure 14)

G. Pre-Application Advice

A pre-application submission was made directly by the Applicants on July 2017 and given reference NYM\2017\ENQ\13476.

The response, dated 8th September and penned by Planning Officer Miss. Helen Webster, is attached to this application.

A summary of the observations made is listed below, along with a brief description of how they have been considered in the application proposals (in italics):

1. As the property is not Listed, general repairs and maintenance would not require Planning Consent
Details of general repairs have not been included as part of the application
2. Replacement of windows would not require Planning Consent, but the Applicants were encouraged to use traditional materials for the Main House
Traditional window details are proposed for the existing Main House, with timber framed Yorkshire sliding sashes, while more agricultural details of slender framed, powder coated aluminium windows are proposed for the barn conversions and western extension
3. The proposal to offer culinary courses was likely to require Planning Consent
Reference is made within this application to this intended use
4. For agricultural units to be converted to holiday cottages there needs to be an existing residential dwelling on the site
The existing house is to be used as the Applicant's principal place of residence
5. Such agricultural dwellings would need to be of architectural or historic importance and contribute positively to the character of the area
The existing barns are traditional in their form and nature and very much contributory to the character of the area
6. Such agricultural dwellings would need to be structurally sound
The barns are generally structurally sound, with the exception of a small portion of the west elevation of Barn 1 which has suffered some settlement. Remedy of this settlement is not expected to be onerous
7. Such agricultural dwellings would need to be of sufficient size to accommodate the proposal without the need for significant alteration or extensions
As noted in section D3 above, the proposals for the barns are largely contained within their existing footprints, with a small scale extension proposed to each. The extensions are of an appropriate scale and detail, and will bring substantial benefits to the quality of the accommodation to be provided
8. Such conversions would need to be compatible in nature, scale, and activity with the locality
The proposed holiday cottages are typical in size and scale with other holiday accommodation provided throughout this area of the Park
9. Such conversions would need to be of high quality of design
Great lengths have been undertaken through the design process to ensure the highest quality of design in terms of aesthetic, material, layout, while imposing minimal impact on the Park and adjoining owners
10. Such conversions should not require changes to the buildings curtilage or require new vehicular access / parking areas
The curtilage remains unchanged and access will be via an existing vehicular route (realigned to its former position); the proposed parking

area will be in an existing corral previously used to store farming machinery

11. Use of existing openings and features in the conversion of agricultural buildings is encouraged

The proposals have taken into account all existing external openings, and all are to be retained and used as windows or doors to the new proposals, along with a small number of additional openings. Furthermore, where possible replicas of existing timber doors are shown retained as “shutters” to newly inserted windows set within the door openings

12. The existing Dutch barn would not be considered as a traditional building, and therefore its conversion would not be supported by the LPA

In light of the LPA’s comments regarding the Dutch barn, previous proposals to convert the barn have been omitted from the scheme

As the proposal developed, further discussions were had at NYMNP’s offices, between the Agent Gerry Rogerson and Planning Officer Miss. Helen Webster. Subsequent to this the LPA responded by letter of 4th June 2018 (copy attached to this Application). In summary, additional comments to those noted above were as follows:

Main House:

13. Two storey side (western) extension and rear (northern) extension to the Main House was likely to receive LPA support. However, extension should be reduced in width by 1m and ridge reduced in height, to maintain dominance of the host dwelling. Also, alternative roof material should be considered to compliment contemporary design.

As noted in D3 above, the suggested reduction of the proposal by 1m in width, and lowering of the ridge height (which would reduce the depth of the extension) would significantly impact on the layout, equipment and workspace of the kitchen, which is an intrinsic part of this Application, given the intended use in providing culinary courses. Given the separation of the roofs by the existing water tabling, along with the substantial distance to the nearest property that “overlooks” the site (over 1km away – see figures 23 to 26 inclusive below), it is respectfully suggested that such change would bring little benefit. The suggestion regarding the roof material, however, is embraced and accordingly the use of zinc to the northern roof slopes of the extension, and bespoke solar PV panels to the full extent of the southern slope, is proposed. Both of these will emphasise the contemporary character of the extension.

14. No objection was made to the proposal to change the eastern lean to roof to the Main House range to a pitched roof, provided the front elevation was set back a little. Possible use of solar PV panels was suggested for this roof.

As suggested, the front elevation has been realigned back from the front elevation of the house, and the ridge level kept well below that of the house. As previously noted, solar PV is proposed at the opposite end of the house, where it will form part of the contemporary western wing.



Figure 23:: View from the Application Site of the nearest property to the west



Figure 24: Telephoto view from the Application Site of the nearest property to the west, of which all the east facing openings are doors to stables and agricultural outbuildings

15. The proposed first floor extension to the rear (north) elevation should be significantly reduced. Preference would be to replace the proposed extension with patent glazing. Other new window openings should be reduced as much as possible.

The proposed first floor extension has been wholly omitted and replaced with patent glazing. In addition, the number and size of other new windows have been reduced.

16. The study window was considered “at odds” with other openings and an alternative, more contemporary approach was suggested, more in line with the glazing to the extension.

A larger, more contemporary window is now proposed, using the same slim powder coated framed, aluminium window system proposed for the extension.

17. The use of glass balustrading to the proposed cantilevered ground floor terrace to the extension was questioned, as it may cause light reflections when viewed from longer distances. An alternative horizontal, tensile cable solution was suggested.

The alternative solution was considered. However, tensile cable balustrades are not a preferred method in Building Regulation terms, as the cable can deflect sufficiently to render the balustrade ineffective (i.e. a small child could pass through the gap between cables), and horizontal cables particularly afford the opportunity to climb over the balustrade. With this in mind, and on the basis the proposed glass balustrade is on the north side and therefore will always have the sun

behind it, it is respectfully suggested that there would not be an issue of reflections causing harm to long distance views, and such balustrade would provide a visually clean and safe means of edge protection. The considerable distances involved to the nearest “overlooking” properties needs also to be taken into account (see figures 23 to 26 inclusive)



Figure 25: Elevated view north from above the Application Site, showing the long distance to the nearest properties, many of which would not have view of the site be virtue of topography and vegetation



Figure 26: View of the Application Site, taken from Lease Rigg lane, 1.7km to the north. Note the lowland position of the houses below, from which no vantage point could be found to view the Application Site

Barn One:

18. The proposal, including the extension, was considered acceptable, although a reduction in the number of rooflights was suggested, and moreover such rooflights ought to be installed as patent glazing.

Rooflights to the living area on the western side have been omitted; the two rooflights to the eastern side have been retained and are proposed to be installed in a slender, steel frame, more akin to patent glazing, set flush into the roof slope. The rooflight to the bedroom on the western side will be similarly detailed.

19. The retention of existing doors / shutters pinned back, clear of new window insertions, was recommended.

This recommendation has been adopted to the west and north sides (such detail was not possible to the south as it would overlap the pitch of the roof slope).

Barn Two:

20. The proposal was generally considered acceptable, although a reduction in the size of the east end extension was requested, along with the use of timber boarding to the external face. Furthermore it was suggested that the ensuite shower room contained within be omitted, with the ensuite adjacent bedroom 2 turned into a family bathroom accessed off the entrance hall.

The east end extension has been reduced in width by 30% from 5m to 3.5m. The ensuite within, however, has been retained. This is on the basis that current, ideal living standards would suggest ensuites as part of quality living accommodation. Moreover, given the need to locate the bedrooms at opposite ends of the barn (to maximise bedroom floor space) occupants of bedroom 1 would otherwise have to pass through the living room, dining room, kitchen and hallway to reach the bathroom. Provision of two ensuites also provides two WCs, making family use more desirable, while the preservation of the entrance hallway without access to a bathroom maintains sufficient space for coats, boots and wet dogs.

21. Windows and doors are to be deeply recessed, ideally to the inward face of the stonework (this comment being relevant to all barns).

The stonework varies between approximately 125mm face depth (barn 2) to 175mm depth (Barns 1 and Guest Cottage). Window and door frames to the barns will therefore be set back approximately 100mm depth, in order to allow the frames to lap the joint. Frames will be in a gunmetal grey finish, which will further emphasise a darkened, deep recess.

H. Conclusion

Green End Farm enjoys a stunning location in the National Park, with opportunities for stunning views, and in the midst of countryside with ample opportunity for leisure pastimes. The existing buildings are of an exceptional quality of build, and together form a very attractive and tranquil environment in which to live or to holiday.

The Applicants proposal to provide quality holiday accommodation, mixed with specialist culinary courses, will provide an unusual and exciting opportunity for those wishing to visit and explore the Park, bringing with it all the economic and social benefits that the tourism industry generates.

Much time and effort has been spent developing this scheme, in open and collaborative discussion with the LPA in order to develop a proposal that is appropriate to the site, sympathetic to the heritage of the buildings, considerate to the nearby adjoining owners and, above all, contributory to the quality and character of the National Park.

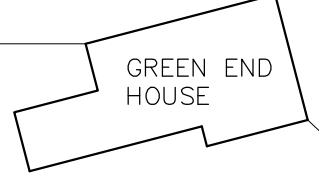
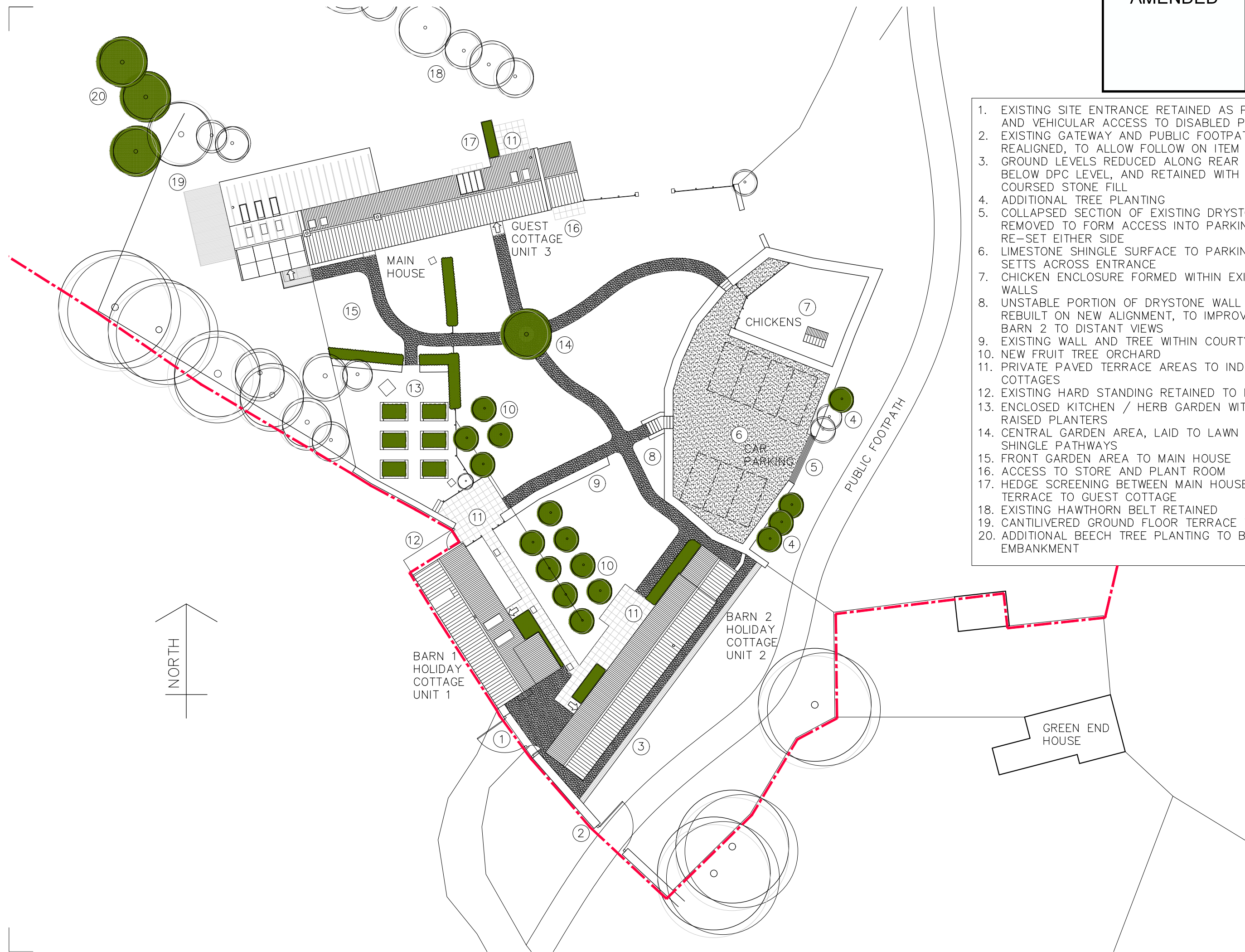
It is hoped that the proposals will therefore gain the support of the Local Planning Authority, so that this exciting, contemporary development can be realised.

AMENDED

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1. EXISTING SITE ENTRANCE RETAINED AS PEDESTRIAN ROUTE AND VEHICULAR ACCESS TO DISABLED PARKING BAY ONLY
2. EXISTING GATEWAY AND PUBLIC FOOTPATH ACCESS REALIGNED, TO ALLOW FOLLOW ON ITEM 3
3. GROUND LEVELS REDUCED ALONG REAR OF BARN 2 TO BELOW DPC LEVEL, AND RETAINED WITH GABIONS WITH COURSED STONE FILL
4. ADDITIONAL TREE PLANTING
5. COLLAPSED SECTION OF EXISTING DRYSTONE WALL REMOVED TO FORM ACCESS INTO PARKING AREA; WALLS RE-SET EITHER SIDE
6. LIMESTONE SHINGLE SURFACE TO PARKING AREA, WITH SETTS ACROSS ENTRANCE
7. CHICKEN ENCLOSURE FORMED WITHIN EXISTING PERIMETER WALLS
8. UNSTABLE PORTION OF DRYSTONE WALL DEMOLISHED AND REBUILT ON NEW ALIGNMENT, TO IMPROVE OUTLOOK FROM BARN 2 TO DISTANT VIEWS
9. EXISTING WALL AND TREE WITHIN COURTYARD RETAINED
10. NEW FRUIT TREE ORCHARD
11. PRIVATE PAVED TERRACE AREAS TO INDIVIDUAL HOLIDAY COTTAGES
12. EXISTING HARD STANDING RETAINED TO NORTH OF BARN 1
13. ENCLOSED KITCHEN / HERB GARDEN WITH SLEEPER RAISED PLANTERS
14. CENTRAL GARDEN AREA, LAID TO LAWN WITH LIMESTONE SHINGLE PATHWAYS
15. FRONT GARDEN AREA TO MAIN HOUSE
16. ACCESS TO STORE AND PLANT ROOM
17. HEDGE SCREENING BETWEEN MAIN HOUSE AND PRIVATE TERRACE TO GUEST COTTAGE
18. EXISTING HAWTHORN BELT RETAINED
19. CANTILVERED GROUND FLOOR TERRACE TO MAIN HOUSE
20. ADDITIONAL BEECH TREE PLANTING TO BOTTOM OF EMBANKMENT



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Stonegrave
North Yorkshire
YO62 4LJ

PROJECT
GREEN END FARM
GREEN END, GOATHLAND
NORTH YORKSHIRE YO22

DRAWING
PROPOSED SITE PLAN

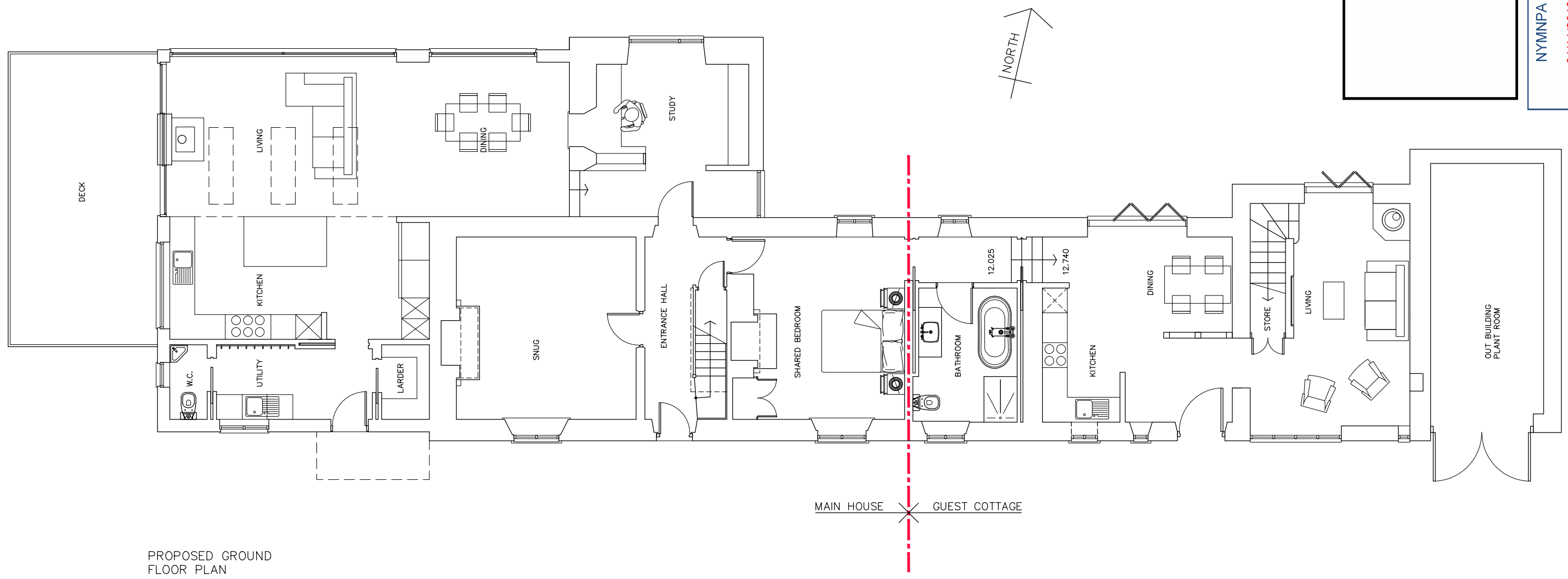
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PROPOSED GROUND FLOOR PLAN

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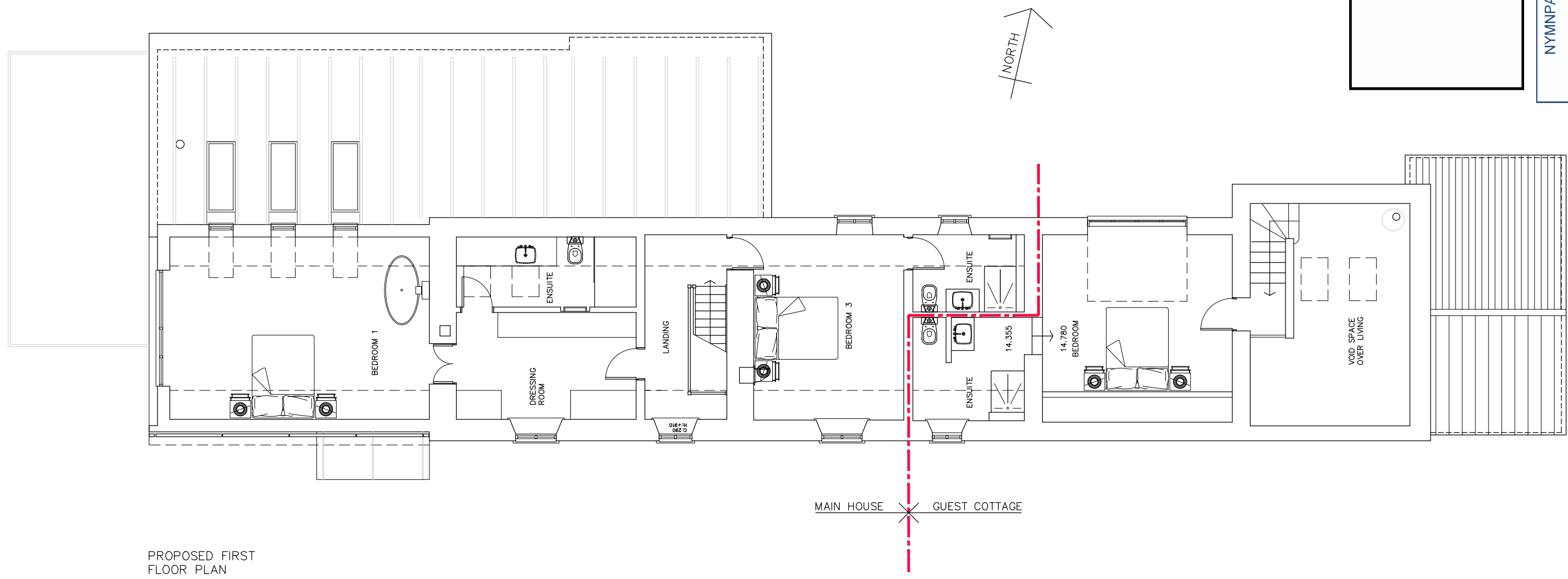
DRAWING
 MAIN HOUSE
 PROPOSED GROUND FLOOR
 PLAN

SCALE 1:100 @ A3 DATE MAY 2018
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PROPOSED FIRST FLOOR PLAN

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 GREEN END, GOATHLAND
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DRAWING
 MAIN HOUSE
 PROPOSED FIRST FLOOR
 PLAN

SCALE 1:100 @ A3 DATE MAY 2018

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BLACK CAST IRON EFFECT RAINWATER GOODS TO HOUSE AND EASTERN BARN CONVERSION

PAINT FINISHED TIMBER FRAMED WINDOWS TO EXISTING FARMHOUSE

CANTILEVERED GLASS CANOPY OVER FRONT DOOR

SOLAR THERMAL PANEL ROOF AND FIRST FLOOR WALL CLADDING, TO SOUTH SIDE OF WESTERN EXTENSION ONLY

POWDER COATED STEEL U-CHANNEL TO DEMARCAT E FIRST FLOOR

POWDER COATED ALUMINIUM FRAMED WINDOWS TO EASTERN BARN CONVERSION

EXISTING STONE RIDGE AND CLAY PANTILES RETAINED

STONE RIDGE AND CLAY PANTILES TO EAST END STORE (TO REPLACE EXISTING STEEL ROOF)

ALL EXISTING STONE EXTERNAL WALLS RETAINED AND REPOINTED IN LIME

MAIN HOUSE
PROPOSED FRONT (SOUTH) ELEVATION
(TREES TO SOUTH-WEST CORNER OF HOUSE NOT SHOWN, FOR CLARITY)

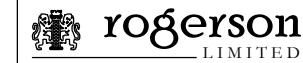
EXPOSED STEEL FRAME TO UNDERCROFT

HORIZONTAL OAK CLADDING TO EXTERNAL WALLS OF WESTERN EXTENSION

POWDER COATED ALUMINIUM FRAMED WINDOWS TO EXTENSION

OAK FRONT DOOR

MAIN HOUSE
PROPOSED END (EAST) ELEVATION



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GREEN END, GOATHLAND
NORTH YORKSHIRE YO22

DRAWING
MAIN HOUSE
PROPOSED FRONT & EAST SIDE
ELEVATIONS

SCALE 1:100 DATE JULY 2018

DRAWING NO GEF/PP.200 REVISION B

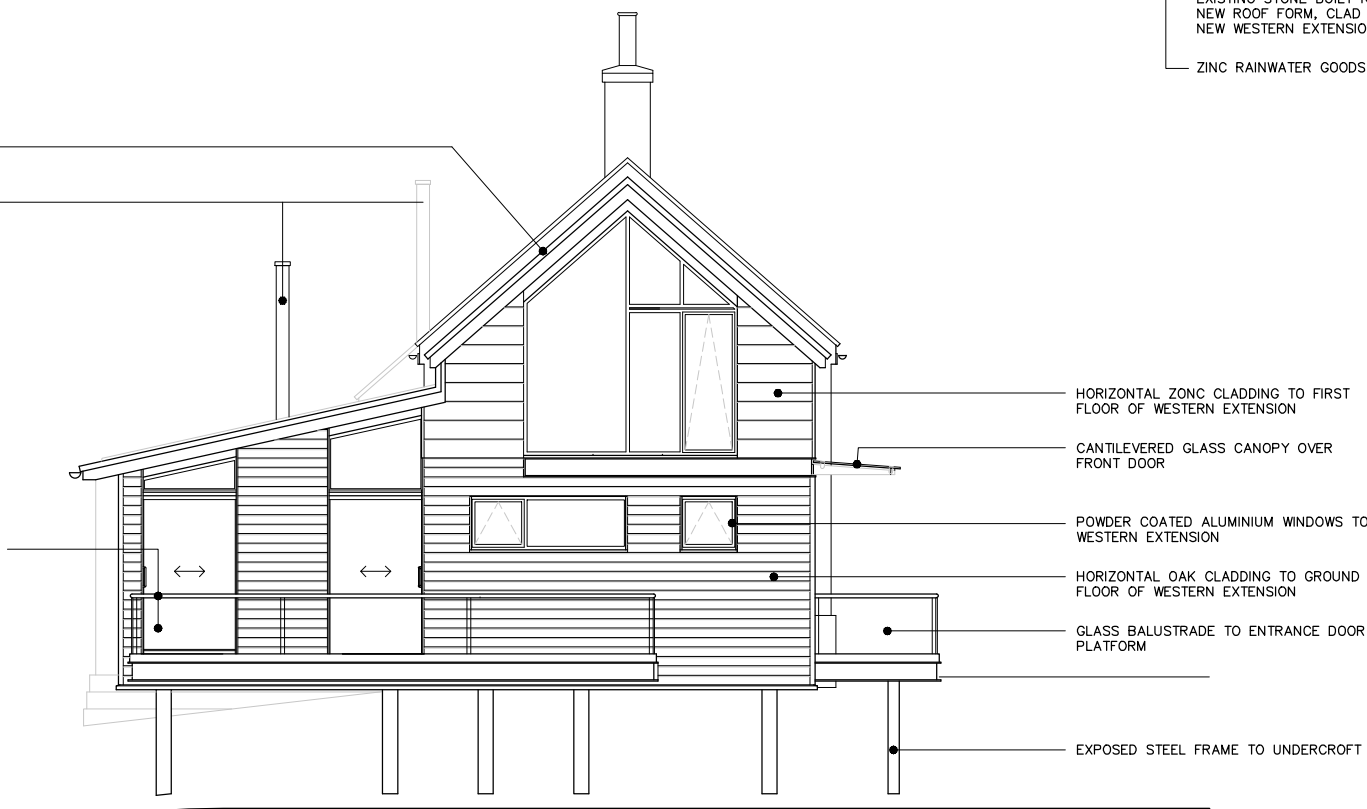
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ZINC CLAD ROOFS TO NORTH SIDE OF WESTERN EXTENSION
STAINLESS STEEL CHIMNEY FLUES TO NEW STOVES



MAIN HOUSE PROPOSED END (WEST) ELEVATION
(TREES AGAINST WEST ELEVATION OF HOUSE NOT SHOWN, FOR CLARITY)

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DRAWING
MAIN HOUSE
PROPOSED REAR & WEST SIDE
ELEVATIONS

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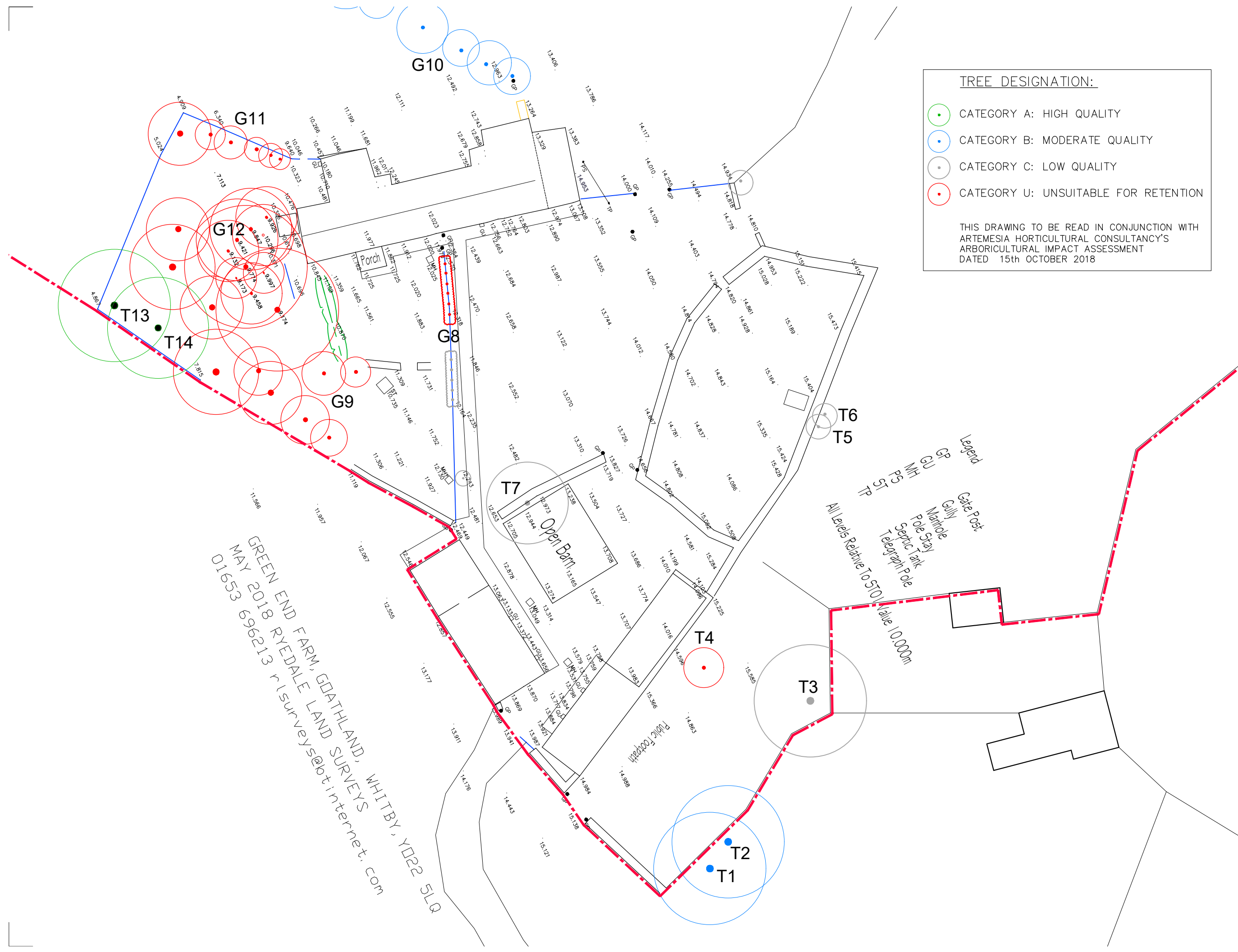
NYMNP
 01/11/2018

TREE DESIGNATION:

- CATEGORY A: HIGH QUALITY
- CATEGORY B: MODERATE QUALITY
- CATEGORY C: LOW QUALITY
- CATEGORY U: UNSUITABLE FOR RETENTION

THIS DRAWING TO BE READ IN CONJUNCTION WITH ARTEMESIA HORTICULTURAL CONSULTANCY'S ARBORICULTURAL IMPACT ASSESSMENT DATED 15th OCTOBER 2018

AMENDED



GREEN END FARM, GOATHLAND, WHITBY, YO22 5LQ
 MAY 2018 RYEDALE LAND SURVEYS
 01653 696213 rlsurveys@btinternet.com

Legend
 TP ST PS MH GU GP
 Gully Manhole Pole Stay Septic Tank Telegraph Pole
 Gate Post

rogerson LIMITED

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 Stonegrave
 North Yorkshire
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PROJECT
 GREEN END FARM
 GREEN END, GOATHLAND
 NORTH YORKSHIRE YO22

DRAWING
 EXISTING SITE PLAN

SCALE _____ DATE
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DRAWING NO. _____ REVISION
 GEF/S.100 A

October 2018
GEF/SKM.01/B

NYMNP A

01/11/2018

Proposed Development at:

**Green End Farm
Green End
Goathland
North Yorkshire. YO22 5LQ**

House Sketchup Model Images – Revision B



IMAGE 1: FRONT (SOUTH) ELEVATION



IMAGE 2: FRONT ELEVATION VIEWED FROM SOUTH- EAST

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Gerry Rogerson BA Dip (Hons) Arch RIBA



IMAGE 3: REAR ELEVATION VIEWED FROM NORTH-EAST



IMAGE 4: REAR ELEVATIONS VIEWED FROM NORTH



IMAGE 5: REAR & END ELEVATIONS VIEWED NORTH-WEST



IMAGE 6: PLAN VIEW FROM ABOVE



IMAGE 7: SECTION THROUGH PROPOSED MEZANINE FLOOR TO GUEST COTTAGE



IMAGE 8: SECTION THROUGH GUEST COTTAGE LIVING ROOM