



TITLE Design & Access Statement
PROJECT Creation of self contained flat within the Everley Café and Tea rooms
CLIENT Mr & Mrs Harrison

VERSION 1.0 DATE 07.02.2019 DRAWING NO's 170 913 01-12

OVERVIEW

The Everley Café and Tea Rooms is former converted public house. Located 1m south of the Village of Hackness at the western side of road between Hackness and Ayton. The property lies within the North York Moors National park but is not within a conservation area but is in area of high landscape value, with wonderful views up and down forge valley.

The property is a detached Georgian Building, originally constructed in 1734 and then extended significantly in 1814. Constructed in coursed sandstone it now sits under a pantile roof with stone water table and kneelers. The original building is linear in form and orientated with large gables facing north and south. Currently arranged over 3 floors, with the 3rd floor utilising the attic space, plus a basement, that was the former cellar and cold store. The 1st and 2nd floor are now purely domestic accommodation for the family.

The property retains many of the original features to the front (east) elevation with timber box sash windows on stone cills and under keystone lintels. A typical 6 panel timber door and gabled portico forms the principal entrance to the original building.

The building has been altered and extended in recent times to include a stone and pantile garage to the south elevation and a large concrete blockwork extension to the rear (west) that forms the main seating area for the café and overspill from the original bar area. The rear extension dominates the rear elevation and is incongruous in scale and form to the host dwelling.

The north elevation is abutted to holiday cottage that is in the ownership of the Everley was converted and extended from the original outbuildings of the hotel.

Over the last 20 years the property has had a turbulent history with various business's struggling to make headway in a declining industry. The current owners purchased the Everley in 2013 after it had been closed for 2 years. An application for a change of use was approved and since then the café has been running during the tourist season. The current kitchen and café area are more akin to a commercial restaurant in size and the running costs are not viable for a café.

Therefore, a planning application is being submitted to decrease the café area and create a self-contained holiday flat to supplement income and keep 'The Everley' operational.

DESIGN

The proposed design creates the reduction in required floor space for the café and the creation of a separate 3-bedroom holiday flat without a detrimental effect to the original building as it now stands.

The current internal structural walls remain, and simple infill walls have been used to create an improved flow to the café, domestic accommodation and proposed flat, ensuring the historic fabric of the building is unharmed, and the street scene remains unchanged.

The proposed new fenestration to the rear elevation not only reduces the amount of glazing visible from the road side it gives a more vertical emphasis to the structure that is reinforced by the use of natural larch cladding.

The cladding over time will soften the harshness of the rear extension allowing the host building to more prominent giving a clear yet sympathetic distinction between the original and new elements.

The use of timber is a reflection of the natural surroundings of managed forest and rolling countryside.

ACCESS & PARKING

The access to the land and building is to remain as existing.

The current parking area is sufficient to manage the reduced volume and the entrance to the car park remains unchanged.

PLANNING POLICY

The following planning policies are relevant to this proposal:

NYM Core strategy and Development Policies

CP G – landscape, design & historic access

DP 03 – design

CP H – rural economy

DP 13 – rural diversification

DP 14 – tourism & recreation

DP 15 – loss of existing tourism & recreation facilities

IMAGES



Front (east) elevation looking north



Front elevation looking south and holiday cottage



Southern gable and the new garage

