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Your Ref:

Our Ref: 1424 PDAS 01 Rev A

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- 8 APR 2016

PLANNING DESIGN AND ACCESS STATEMENT

CONVERSION OF REDUNDANT FARM BUILDING TO HOLIDAY COTTAGE

MANOR HOUSE FARM, TROUTSDALE

## Introduction:

This statement relates to an application for Listed Building Consent and Planning Approval for the conversion of an un-used farm building to form a holiday cottage. Planning approval (Ref NYM/2015/0851/FL) and listed building consent (Ref NYM/2015/0863/LB) were previously granted for the conversion of the stables and this current application seeks to include alterations to the adjoining outbuilding. This will involve some changes to the internal layout of the approved scheme to enable an extra bedroom with en suite bathroom to be formed in the outbuilding. Construction details and finishes etc will generally be all as the previously approved scheme.

## Planning Policy Context:

Development Policies 5, 8 and 14 of North York Moors Authority Local Development Framework are relevant to this application.

The building is Grade II listed and the list entry is as follows:

*1461/5/10004 Stable and attached barn to north of Manor Farmhouse. Group value in stables and attached barn. Early C19 with minor alterations. Coursed and dressed stone with pantile roofs and coped gables with kneelers. Stable block to south single storey with stone eaves band. Slightly lower block to left has four openings. From left a single doorway with plank door, a large casement with glazing bars, a sliding plank door and then to right another doorway with stable door. Block to right has five openings with three doorways to left each with a stable door then a glazing bar window and beyond, to right, another stable door. Barn, set forward, has broad south gable front with single doorway with plank door to left and small glazing bar window in gable apex. Main east front has single central doorway with plank door and to left upper taking-in door. These buildings form a good group with the other farm buildings and farmhouse.*

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## General Context:

The stable block and adjoining outbuildings form one side of a range of farm buildings which surround the original farmyard which now provides an area for car parking with access direct from the public highway. The farmhouse was refurbished in 2010 and modified to provide a dwelling and holiday cottage. The applicant is a director of Broadland Properties and the cottages are managed from their Scarborough office. The proposed holiday cottage will be operated in a similar manner.



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## **Layout:**

Initial plans were discussed with Beth Davies, NYMNP Conservation Officer, and the internal layout has been designed to minimise the loss of historic fabric and maintain the open roof structure as much as possible.

Parking spaces will be provided in the existing parking area at the front of the stable block

## **Scale:**

The conversion will provide holiday accommodation with three bedrooms within the constraints of the original building.

## **Landscaping:**

No soft landscaping is proposed as part of this application.

## **Appearance:**

Changes to the external appearance have been kept to a minimum by using the existing openings. New windows will be set deep in reveal to minimise impact and the stable doors will be used as shutters when the cottage is not occupied.

It will be necessary to strip off the roof covering and, following roof repairs and upgrade, the existing pantiles are to be re-used with additional matching salvaged tiles as necessary.

Repairs to the external walls will be undertaken using the existing stonework and suitable lime mortar.

## **Structure:**

A structural survey has been undertaken by Yendalls Engineering Ltd and the report demonstrates that the building is suitable for conversion without significant rebuilding. It does however identify various defects which will need to be rectified as part of the conversion work. This survey is attached to the planning application.

## **Bat Survey:**

A bat preliminary survey has been carried out by MRT Ecology in Sept 2015 and evidence of bats was found in the general vicinity although roost potential was considered to be low. However following further discussions with Yorkshire Wildlife Trust it has been agreed that emergence surveys or DNA analysis should be undertaken to establish species and usage prior to determining what mitigation measures may be required. This will be done between May and September. This survey is attached to the planning application.

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## Heritage statement:

**Significance:** The stable block is over 200yrs old and is a typical example of the simple single storey farm buildings found in the area, constructed of stone with pantile roofs and used as stables or cow byres in the past but not suited to the agricultural practices of today. The scale and style of the building and its relationship with the rest of the farm buildings contribute to the general character of the area.

**Impact:** The proposed conversion can be undertaken with little impact on the appearance or structure of the building. The original structure and its original use will still be apparent.

**Impact minimisation:** Removal of the historic fabric of the building has been kept to a minimum and externally all existing original openings are being retained and utilised. Existing external finishing materials are being retained and, where necessary, any new materials used will match the existing.

## Access:

Vehicular and pedestrian access to the building will not be affected by the current proposals.

## Conclusion:

The farm building can be sympathetically converted to provide holiday accommodation without having an unacceptable impact on its historic or architectural interest or on the character of the area as a whole. As such it meets the requirements of the relevant sections of Development Policies 5 and 8.

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