



30th April '16

Ref: 1446

North York Moors National Park
Planning Department
The Old Vicarage
Bondgate
Helmsley
YORK
YO62 5BP

Design and Access Statement

**Proposed alterations to existing redundant stables at Rock Haven, Newlands Road, Cloughton, Scarborough, to form 2 No Holiday Cottages
For: Malcolm and Pauline Armstrong**

1 Design Statement

- 1.1 Background - The owners of Rock Haven, Malcolm and Pauline Armstrong were both very keen horse riders and, since there was sufficient land available decided to have their own stables. An application ref. NYM/2009/0295/FL for the construction of a stables and garage building was approved in June 2010 and the building constructed that year. Unfortunately, before they had really had time to enjoy the facility both were diagnosed with medical conditions and were advised to give up horse riding – immense bad luck.
In 2013, realising that they would never be able to use the stables an application Ref. NYM/2013/0279/FL, was made to convert the stables into a permanent residence but this was refused by the North York Moors National Park and also at appeal.
- 1.2 Mr and Mrs Armstrong have been investigating possible uses for the building including its possible use by others as a stable but decided that this would not work in such close proximity to the house and utilising Rock Haven's grounds, but the stables could not just be left unused.
This application therefore is for the following:
The conversion of the existing stables into 2 no holiday units.
- 1.3 This can be achieved fundamentally within the footprint of the existing buildings with the exception of a "verandah" extension along the frontage of cottage 2 but even this is within the original stables terrace area.
- 1.4 The materials for the proposed alterations are intended to match the existing using natural stone for the plinth with stained timber boarding and glazing in stained timber frames with natural clay pantile roofing. There are two additional windows to bedrooms where the intention is to fit these with shutters to echo the original stables.
- 1.5 The existing mature landscaping and planting is not affected by the proposal with the only minor alteration being the addition of a small terrace outside cottage 2.

- 1.8 National Park Planning Policies which have been considered in the design of the proposals are:-

DP3

It was agreed that the original design of the stables met the criteria that the building did not damage the amenity of immediate site or of the wider context of the National Park and it is considered that the proposed alteration to the building continue to achieve this.

DP19

This policy concentrates more on the specific guidelines for the design and, as above, it is considered that the proposed alterations continue to achieve the objectives of this policy.

2. **Heritage Statement**
With the stable building being of relatively recent construction, there are no specific heritage considerations.

3 Access Statement

- 3.1 There are no intended alterations to the vehicle or pedestrian accesses to the property which is by means of the existing access from Newlands Road

- 2.2 Access to and circulation within the actual buildings will be covered by Part M of the Building Regulations.

3. Conclusion

We believe that the proposed change to holiday use, coupled with the sympathetic alterations and extensions to the existing building is a suitable and sensible use for the redundant stables and hope that it can be recommended for approval.

Alan Campbell