

# **CLOSE, GRANGER, GRAY & WILKIN**

**BUILDING AND CIVIL ENGINEERING CONSULTANTS,  
SURVEYORS AND ARCHITECTURAL TECHNOLOGISTS**

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28 MARKET PLACE, GUISBOROUGH, CLEVELAND, TS14 6HF

## **DESIGN & ACCESS & HERITAGE STATEMENT**

**Outbuildings,  
Spring Farm,  
Littlebeck.**

DATE: 19<sup>th</sup> April 2016

SCHEME: Proposed Conversion of Farm Outbuildings.

APPLICANT: Mr. & Mrs. Percival.

PROPOSED USE: Holiday Accommodation.

DESIGNATION: National Parks.

### **EXISTING PROPERTY**

Spring Farm used to be a working farm with a dairy herd and is now a domestic smallholding. As such the buildings are not now used for milking and the size and type of the buildings make them unsuitable for use for the smallholding. There are other buildings within the site that are used and the outbuildings are only now used for minimal storage and workshops and are restricted in their current form.

There continued use for storage or workshops is not feasible as the space available is too large and many of the outbuildings will remain unused. Also due to their size, the upkeep costs will be high if they are not utilised as a means of generating their own income.

Being unused for a relatively short space of time, the condition of the outbuildings is currently very good however, it is considered that to maintain their condition will involve much cost

and in order to generate the funds to carry out maintenance, a suitable use should be found that will generate those funds and keep the outbuildings in the good condition they are currently in. If this is not the case, there is a danger that the buildings will not get the required levels of maintenance over the years and they will fall into disrepair.

## THE DESIGN.

The scheme is to convert the outbuildings into 4 bedrooms all with en-suite facilities. The Coast to Coast walk runs across the road adjacent to the site and it is considered that the walkers will be able to book a room for a night as a break to the walking and breakfast can be supplied to them before they set off again the next morning.

The design will also allow for longer breaks with anyone being able to book bed and breakfast accommodation for a number of nights if they wish to visit the area.

A disabled room has also been designed into the scheme to allow for any disabled persons wishing to have accommodation at the site. This has been incorporated by using suitably sized rooms and access arrangements both to the disabled room and food dining area.

The courtyard will provide off road parking if required however it is felt that the majority of guests will be walkers who are on foot. There may be requirement for the parking support vehicles that carry the clothes etc. of some walkers, i.e. in organised groups etc.

In forming the required holiday lets, stud walls will be constructed internally to form the required rooms. These walls will be fixed to the existing structure where required by using minimal fixings so as not to damage the structure. The original walls will be retained with openings created within them as required.

No new openings will be formed to external elevations apart from rooflights in the roof which will be small conservation style rooflights. Some openings will be formed in internal walls where required to link some sections into adjacent sections however, these openings will not alter the external elevations.

Existing openings in external walls are to be used as windows and doors where required with door openings being boarded at a lower level where a window is required. This boarding will be set back from the outside face of the masonry. This will retain the original openings.

It is intended to retain the original timberwork to the roof structures with any sections of deteriorated timber being cut out and replaced using spliced connections of a similar timber to the original. This is a relatively common and well established method of conservation. Roof coverings will be removed and a breathable membrane laid over the rafters. All original tiles will be re-used. If upon closer inspection the roof timbers are found to be too badly deteriorated and cannot be retained, they will be replaced on a like for like basis with the possibility of larger timber sections being used where required.

Insulation will be provided between the rafters to enable as much original timberwork to be

visible internally as possible.

It is intended to line the walls with a suitable insulated lining system which will be fixed to timber studwork set internally. All floors will be insulated and the depths of the underside of the walls on to the ground will be checked. Before works commence, the depths and type of foundations will be ascertained using trial holes. This will reveal if the buildings need to be underpinned where the depth of the underside is less than the excavated depth of the floor. The reason for this work will be to ensure the structural adequacy of the walls after conversion.

Foul sewage will be dealt with using a new Klargest treatment system which will be located underground within the site. The site currently houses the existing septic tank which will not be disturbed.

The location of the buildings provide excellent positioning close to the walk and being relatively remote, provides a quiet, undisturbed area which walkers and holidaymakers will find suitable. Its location is also suitable for access to Whitby for exploration of the surrounding countryside. Shopping facilities are available within a few miles of the site in Whitby.

As such we feel the proposal conforms to all the relevant requirements North Yorkshire Moors National Parks planning policies and to national guidelines. We also feel that scheme will ensure the preservation of the buildings.

We do feel that the works will complement the existing property and the local area and the scheme is not in conflict with any policies in the North Yorkshire Moors National Park Planning Authorities local plan.