

24 OCT 2016

**DESIGN AND ACCESS STATEMENT  
V3**

**CONVERSION OF VACANT AGRICULTURAL BUILDINGS TO  
RESIDENTIAL LETTING FOR LOCAL OCCUPANCY/HOLIDAY LET AND  
ANCILLARY STORAGE**

**AT**

**CALFTHWAITE FARM, STAINTONDALE**

**FOR**

**MR. & MRS McQUADE**



imaginative architecture + engineering design

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## 1.0 GENERAL

### 1.1 Statement

This statement is produced to accompany the planning application to North York Moors National Park for:

*“Conversion of vacant agricultural buildings to:*

- Residential letting for local occupancy with flexible use for holiday letting (Use Class C3)

Details of the proposals are shown on drawings:

D10989-01	Existing Location and Block
D10989-04	Proposed Block Plan
D10989-02	Existing Plans and Elevations
D10989-03	Proposed Plans and Elevations

### 1.2 The Buildings and Location

The subject buildings form a traditional ‘Farmstead’ arrangement with the larger main building to the east and two smaller buildings to the north and west flanks. The larger building to the east is the current main dwelling and has been extended and modernised.

The appearance of design of the buildings sits them firmly within the cultural heritage landscape of the North Yorkshire Moors and illustrate their contribution to the character of the area and the management and shaping of this part of the Park. Further information on the historic and landscape context of the site is provided in the accompanying Planning Statement.

The photographs in Appendix B illustrate the current situation.

The Calfthwaite Farm buildings are towards the south east end of the village of Staintondale, a linear, ribbon development, 4km north west of Cloughton.

Although a ‘Ribbon Development’ it is characterised by large gaps and openings between developments.

All the buildings are of traditional construction, predominantly stone and pantile, although the main Farmhouse to the east has other materials such as brick and has been historically updated. This east range is not subject to this development proposal.

Building A, B, C and D as referenced on drawing D10989-01G are in varying stages of disrepair and these are described within the Structural Engineers Visual Inspection Report along with repair and conversion methods. The report forms part of the application.



## 2.0 PROPOSALS

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### 2.1 Description and Design Proposals

The general provisions of the application are as noted in section 1.1 and further detailed in the accompanying Planning Statement

Actual works will include:

#### *THE SITE*

- Retention of the existing access road leading from Staintondale Road
- Reconfiguration of vehicular access within the central area of the site to include the creation of 4 no. parking spaces to serve the new units  
Formation of paths
- Retention of open courtyard area to avoid a domestic/urban appearance

#### *EXTERNAL MATERIALS*

- Vehicular access on compacted stone tracks
- Parking Bay – Paving Setts, rumbled edges
- Paths – natural stone

#### *BUILDINGS A & B*

- Creation of 3 bedroomed unit (residential letting for local occupancy/holiday let)
- Open atrium hall area to retain feeling of original space
- Open kitchen/dining room to fully retain proportions of the building
- All existing openings retained
- One gable window added (West) to replace ventilation slit at ground floor
- 1 conservation style rooflight
- Open vaulted ceiling to staircase and landing

#### *BUILDINGS C & D*

- Creation of 3 bedroomed (residential letting for local occupancy/holiday let)
- Open vaulted ceiling to landing
- Retention of main existing cross wall
- Retention of all existing openings
- Creation of one additional window opening to improve user amenity of southerly views from lounge, replacing existing ventilation slit
- 4 conservation rooflights in a roof where previous glazed tiles existed

#### *BUILDING MATERIALS*

Windows	Timber with simple casements and minimal glazing bars
Doors	Timber
Walls	Reclaimed natural stone where repair required
Roof	Non interlocking clay pantiles to match existing

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## 2.2 Liaison

The application follows a formal Pre-application enquiry by 'Amanda Brocklehurst Planning', whereby the planning authority confirmed the likely acceptability of the principle of the proposed development. Further details are provided in the accompanying Planning Statement.

### 3.0 CONTEXT AND POLICIES

The following design-related policies and reference material form the structure that this application has used to ensure full consideration of relevant local and national planning policies upon development. They are also the policies that the Planning Authority will use to determine compliance with the statutory Development Plan and other material policy considerations. **A full assessment of the proposals against relevant planning policy is provided in the accompanying Planning Statement.**

#### 3.1 Reference Material

- North York Moors Core Strategy and Development Policies
- North York Moors Design Guide Supplementary Planning Document
- The National Farmstead Assessment Framework (English Heritage)

#### 3.2 Core Policy A – Delivery National Park Purposes & Sustainable Development

This sets out generic guidance for allowable development within the National Park. Any development must be complimentary to and enhance the area's 'Special Qualities'. It recognises that development of the right type will allow or create a sustainable environment for the Park to flourish.

#### 3.3 Core Policy G – Landscape Design and Historic Assets

Suggests and encourages the retention of buildings of historic importance to an area or setting. Whilst the subject buildings are not Listed they do have an important influence on the history and appearance of this area as detailed in the accompanying Planning Statement

#### 3.4 Development Policy 3 - Design

Sets out broad guidelines on the design treatment of all development to ensure respect of historic evolution of both buildings and surroundings.

#### 3.5 Development Policy 8 – Conversion of Un-Listed Rural Buildings

Gives strong support to the re-use of buildings for specified uses, specifically targeting Farmsteads such as the subject building.

#### 3.6 Development Policies 13 and 14 – Rural Diversification, Tourism and Recreation

Both policies provide guidance on the re-use of buildings and limits scale to a manageable level to protect existing surrounding amenity levels.



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### 3.7 Core Policy J

Gives a description of required housing in the Park and specific regulation for occupancy by Local Needs criteria.

### 3.8 Policy Compliance

The proposals utilize fully an existing range of redundant agricultural buildings without the need for extension, new build or subdivision of units into separate buildings. The uses proposed can be wholly supported on the existing site with car parking and on site storage areas, including internal ancillary storage to minimise the need for additional structures and domestic paraphernalia in the wider site..

The development ensures the conservation of an historic asset to Staintondale. The range of building provides a visual reminder of previous heritage and its importance.

Tourism will be provided for on a site that, by virtue of its traditional appearance, gives understanding to residents of the Park's special qualities.

The buildings as they exist have limited re-use potential beyond that which is proposed making them 'at risk' of future dilapidation and their loss to the area.

The design has maintained the overall scale and massing of the traditional buildings.

As the site does not have close immediate residential neighbours, and given the small scale of the proposals, the amenity of nearby residential dwellings will not be affected.

The setting is enhanced by the mature woodland to the north. To ensure this is retained and strengthened a report by 'The Elliot Consultancy' forms part of the application. Its recommendations will be incorporated into the development, and secured by planning condition.

Generally all new work to the external envelope of the buildings will be of traditional detailing, albeit repair work and not rebuilding dominates. As can be seen from the Structural Survey the buildings are capable of retention and sensitive conversion without the need for major rebuilding. Alterations including new openings to the exterior are minimal i.e. two new windows over 4 buildings, with existing openings being utilised wherever possible

The existing curtilage is adequate and satisfies any demand of the proposals.

If the units are let as 'holiday lets', they will provide a base for tourists to enjoy a wide range of existing activities and sites, and help to support the local economy by supporting tourism and bringing additional spend to the National Park.

The proposed uses are compatible with the surrounding agricultural use and existing residential uses in the area, and the access arrangements are considered satisfactory without the need for change.

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#### 4.0 ACCESS

##### 4.1 Internal

All of the layouts within the building will comply with Building Regulations Approved Document M to ensure an inclusive atmosphere for occupants.

##### 4.2 External

A good public road (Staintondale Road) serves the area from Cloughton with connections to the A171. The last 500m is farm track.



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## APPENDIX

## PHOTOGRAPHS

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**PHOTOGRAPH 1**  
**Building D and C from the South**



**PHOTOGRAPH 2**  
**Building A and B from the East**



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**PHOTOGRAPH 3**  
**Building A from the West**



**PHOTOGRAPH 4**  
**Building B from the West**





**PHOTOGRAPH 5**  
**Building C (part) from the North**

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**PHOTOGRAPH 6**  
**Building D from the North**



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**PHOTOGRAPH 7**  
**Building E from the East**