



**Alan Campbell**  
Chartered Architect

30<sup>th</sup> July '17

Ref: 1520

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



### Design and Access Statement

**Proposed Change of use of Garage to form Office at Carr Croft, Suffield Hill, Scarborough  
For: Mr Howard Rogers**

#### **1 Design Statement**

1.1 Background – Carr Croft, Suffield hill, Scarborough is a large detached house with various outbuildings which was formerly attached to a pig farm – this use was discontinued but part of the outbuildings is now used as a home office

Planning History:

NYM/2003/0698/FL - change of use of agricultural land to residential curtilage and refurbishment of existing shed to form outbuilding to be used for domestic purposes ancillary to dwelling (this is the office referred to above)

NYM/2004/0340/FL – Demolition of agricultural buildings and repair and re-roofing of remainder.

NYM/2007/0403/FL – Construction of stables and tack room.

- 1.2 This application is for the change of use and conversion of an existing area used as a garage next to the existing home office to be used as additional office space.
- 1.3 There is very little change to the external appearance of the building, simply the insertion of a glazed screen where the garage door is at present and the addition of 3 additional windows and 3 rooflights. The materials for the proposed alterations are intended to match the existing using stained timber boarding and glazing in stained timber frames with natural clay pantile roofing.
- 1.4 The building is very discreetly sited amidst an area of trees and hedges with the land falling significantly away from Suffield Hill and is not really visible from any of the surrounding areas. The existing mature landscaping and planting is not affected by the proposal.
- 1.5 There is not expected to be any significant change in the traffic to the site. The land was a former pig farm so would have coped with larger farm vehicles and tractors. The number of cars coming to and from the premises will not increase.
- 1.6 The previous use of this area as a garage and garden equipment store can be coped with in existing buildings on the site. There will be no external storage of materials or equipment.

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

DP3 and DP19

The existing buildings, as approved, met the criteria that the buildings 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.

## 2. HeritageStatement

- 2.1 With the building being of relatively recent construction, and converted from the previous farm outbuildings 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 Suffield Hill

- 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 of use, with minimal alterations to the existing building is sympathetic and that it can be recommended for approval.

Alan Campbell

