



PLANNING CONSULTANCY SERVICES

Design & Access Statement

Providence Heath, Whitby Road,
Cloughton, Scarborough YO13 ODX

Planning and listed building consent for removal of front porch and erection of front and rear porch together with changes to windows and doors, internal alterations and erection of a flue

for Mr and Mrs Burnett

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Design & access statement

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Property/project:

Providence Heath, Whitby Road, Cloughton, Scarborough YO13 0DX

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Registration of revisions

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1 Introduction

Fusion 13 have been instructed by the client to submit a planning and listed building application in relation to the area outlined in red on the attached location plan. The site address is Providence Heath, Whitby Road, Cloughton, Scarborough YO13 0DX.

The client has instructed an internal reorganisation of the property together with the removal of the existing front porch, erection of a rear porch together with alterations to windows and doors and erection of a flue on the rear elevation.

A system of cross referencing has been used throughout all reports as a useful way of linking reports and plans and as a way of directing the reader to a precise location in the house i.e. RM – rooms, W – windows and D - doors.

This Statement is prepared by Cheryl Ward for Fusion 13 who holds an MSc in Town Planning and is a Chartered Member of the Royal Town Planning Institute.

Purpose of the statement

The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning and listed building application. Its aim is to assist those assessing the application to understand the design and access rationale. In summary, it provides a structured way of describing the development proposal with all matters considered.

Relevant planning history

Although the site falls within the district of Scarborough, the National Park Authority is the statutory planning authority and therefore it falls within their remit to determine all development management matters.

A search of the North York Moors National Park Authority's online search facility has revealed that the application site has a lengthy planning history.

NYM4/024/0096/PA – Siting of residential caravan for use during house renovation at Providence Heath, Nr Wayside Farm, Staintondale – Conditional approval.

NYM4/024/0096A/PA – Alterations and extension to existing dwelling at Providence Heath, Whitby Road, Cloughton – Conditional approval.

NYM4/024/0096B/PA – Alterations and extensions to existing dwelling at Providence Heath, Cloughton – Conditional approval.

NYM4/024/0096C/PA – Alterations and extensions to dwelling to form bathroom, toilet, kitchen, porch, additional bedroom at Providence Heath, Cloughton – Conditional approval.

NYM4/024/0096D/PA – Provision of LPG storage tank at Providence Heath, Wayside Farm, Cloughton – Conditional approval.

NYM4/024/0096E/PA – Erection of side extension and conservatory at Providence Heath, Cloughton – Conditional approval.

NYM4/024/0096F/PA – Listed building consent for erection of side extension and conservatory at Providence Heath, Cloughton – LBC with conditions.

NYM4/024/0096G/PA – Internal and external alterations (retrospective) including the retention of single storey side extension at Providence Heath, Whitby Road, Cloughton – Conditional approval.

NYM4/024/0096H/PA – Listed building consent for internal and external alterations (part retrospective) including the retention of single storey side extension at Providence Heath, Whitby Road, Cloughton – Conditional approval.

NYM4/024/0096J/PA – Construction of barn/stables and field shelter, installation of satellite dish and alterations to drive at Providence Heath, Whitby Road, Cloughton – Conditional approval.

NYM4/024/0096K/PA – Listed building consent for construction of barn/stable, field shelter, installation of satellite dish and alterations to drive at Providence Heath, Whitby Road, Cloughton – Withdrawn

NYM/2003/0822/FL – Construction of barn/stables and field shelter, installation of satellite dish and alterations to drive at land between Ruskin Lodge and Providence Heath, Whitby Road, Cloughton – Refused.

NYM/2005/0263/FL – Conversion of garage to link accommodation at Providence Heath, Cloughton – Conditional approval.

NYM/2005/0294/LB – Listed building consent for internal alterations and conversion of garage to link accommodation at Providence Heath, Cloughton – LBC approval.

NYM/2016/0366/FL – Erection of a general purpose agricultural building at Providence Heath, Cloughton – Conditional approval.

2 Proposal

Site context and location

The application site falls within the parish of Cloughton although located some 2.5 miles north west of Cloughton village in the open countryside.

In a wider landscape context, the site is 5 miles north of Scarborough and 9.5 miles south of Whitby. The site is located off the main A171 Scarborough to Whitby road which runs parallel to the east coast. Providence Heath is situated 180 metres from the main A171 road and access is via a private single-track tarmac road giving access to the application site only.

The area is characterised as coastal plateau, the property is surrounded by rough pasture and grassland with clusters of gorse and shelter belts of young and mature trees. Traditional stone walls and hedgerows are predominant features used to define boundaries and enclose fields.

The site is well screened in the landscape from the main road (A171) due to it being sited in a land hallow, the topography is described as undulating. The area is typically characterful of the east coast local landscape.



Fig. 1. Entrance to Providence Heath, Whitby Road, Cloughton
(Source: Google Streetview – image capture Sept 2016)

The site is currently made up of two buildings, the main farmhouse and an adjacent outbuilding. Planning permission granted for an agricultural building in 2016 is to be built out and will soon occupy an area north of the main house, close to an existing wildlife pond.

The site comprises a small holding which the applicant has recently purchased to provide a residence as and when retirement arrives. The land will continue to be farmed by the applicant.

Providence Heath Farmhouse and attached former cowsheds are Grade II listed (1148202).

Under the Planning (Listed Buildings and Conservation Areas Act 1990 as amended for its special architectural or historic interest, the description reads:

II Farmhouse and attached cowsheds. Mid C18 with C19 alterations. Cowsheds probably C16. Hammer-dressed sandstone. Pantile roof. Brick stacks. Originally 2-cell, direct-entry plan, with opposed doors. Later outshut added. One-and-a-half-storey, 2-window front, with single-storey, 3-bay cowshed to left. Plank door to left of centre. 2-light horizontal sliding sashes to left and right. Fire window at end right. hammer-dressed lintels to all ground floor openings. Stone sills to all windows. Coped gable walls with plain kneelers. End stacks to house. interior: C19 timber partition in room to left forms later lobby-entry plan. Plank doors and exposed grooved beams to ground floor rooms. Fireplace to room on right demolished but stone lintel survives. The cowsheds appear to be of earlier construction, as are the lower stone courses to the house. The internal walls to the cowshed, dividing it into 3, are of cob. There is a dovecote to the end wall. The property was unoccupied at the time of re-survey.

The planning and listed building application is accompanied by a Heritage Statement. It forms part of the application and is an assessment of the significance of the heritage assets and/or their settings affected by a development, and the impact of the development upon them.

A thorough check of the area has revealed the site lies in an area where there is a presence of woodland priority habitat networks (High Spatial Priority) and grass moorland (Non-Priority).

The site lies in a high priority area for Countryside Stewardship and near the Hayburn Beck/Thorny Beck river catchment where active measures are being taken to improve water quality before making its way into rivers and streams and the North Sea.

The site is shown to be within an SSSI impact risk zone (SSSI, SAC's, SPA's & Ramsar sites (England)).

Farmland and seabirds are present in the area presumably with the site being close to the coast. There are however no known European Protected Species.

The search has not reveal any known ecological (habitat and species), archaeological, landscape classification or marine constraints that would have a bearing on the application submission.

Natural England provides authoritative geographic information about the natural environment from across government. The information covers rural, urban, coastal and marine environments across Great Britain including the application site and is a reliable source of information.

Further to our research, it is not considered that additional surveys or appraisals are necessary in this instance and validation of the scheme as presented is expected.

The proposal

The application proposes internal alterations to the house. The house is presently arranged in three parts, the older 2 cell-plan farmhouse, attached cow sheds (now form part of the domestic accommodation) and the modern end of the house which holds little significance in the way of historic or architectural features albeit physically attached.

The applicant holds evidence to show that the two end thirds of the house are recent additions, rebuilt in early 1980's (discussed in more detail in the Heritage Statement).

The property has a long and narrow plan form which makes for a compromising and awkward layout. The current layout and accommodation does not flow in a useful, practical or operational manner.

Internally

Internally it is proposed to relocate the kitchen from the far east end to the far west end of the house (RM01). This allows for a large open plan arrangement to be created as it is where the majority of time will be spent. RM01 would become a ground floor master bedroom with an en-suite.

Moving through the central part of the house, the long hall way is to be preserved in situ as is the 2-cell plan form, mentioned in the listing description.

RM04 would become a bedroom with no internal changes. The door to the room is to be narrowed restoring it to a size which is commensurate with other original internal door openings.

The staircase, rear hall (RM03) and study (RM06) remain as per the existing plan format.

All windows in the existing 2 cell house would be replaced on an exact like for like basis excl. internal horn detail. For the remaining windows, five existing already double glazed are to be upgraded. All other windows are to be either upgraded to include double glazed units or fully replaced with double glazed units (see plans and schedule of works).

All internal doors are to be replaced with a traditional ledged and braced solid oak timber door.

A utility room, wc, shower room and bathroom would be created on the rear (northern) wall of the house (RM07, RM08, RM09, RM11, RM12).

The existing living room would become a snug (RM10) and in the latter third (rebuilt cowsheds) a living and kitchen area would be introduced.

To do so, means removing a modern stud wall and staircase, raising the existing concrete floor level so that it matches the ground level in the central 2 cell area of the house and taking down a modern low-level ceiling to create a full height vaulted floor to ceiling space (RM14).

One conservation style rooflight is proposed on the rear (north facing) roof.

At first floor level over the existing 2 cell plan farmhouse, two bedrooms and an attic space remain unaltered (RM15).

Externally

The applicant holds photographic records of the house prior to, during and post alteration which has physically altered the appearance of the listed building.

It is recognised that the heritage asset has been the subject of inappropriate changes such as the introduction of a large dominating front porch and more recent front elevation openings that detract from the significance of the asset hampering its appreciation.

The applicant recognises that reversing some of those unsympathetic alterations could add to the conservation value to the property as well as remove negative impact.

The proposal seeks to dismantle the front porch and introduce a subservient traditional timber open sided canopy and reinstate the original front façade.

To the left of the original front door, photographic evidence cites the form and appearance of the former cowsheds. Original door openings would be reinstated where they were formerly positioned.

Relocating the farmhouse kitchen to the west end of the dwelling (RM14) is better suited to existing openings and the form and appearance of this part of the property.

The larger opening reconfigured to look like a former cart style opening is to be sympathetically restored with a better solid to void stonework to window ratio (W19/5).

At the rear it is proposed to erect a modest entrance lobby/porch/boot room which will give direct access into a utility room. It will be accessed from the side of the house (north) intended to take on a more domestic role. A new rear door is to be a ledge and brace oak stable door.

The porch would be constructed in stone reclaimed from the front lobby/porch to be demolished and red clay pantiles to match the host building. A new front door would be fully boarded ledged and braced solid oak door with a small viewing pane (similar to the old door).

3 Planning policy context

National Planning Policy Framework (NPPF) (2012)

National planning policy is set out in the National Planning Policy Framework (NPPF) which was published in March 2012. This provides a framework within which regional and local policy is set. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.

To fulfil its purpose of helping achieve sustainable development, planning must not simply be about scrutiny. Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives.

Paragraph 12, Section 12 of the NPPF (Conserving and enhancing the historic environment) states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

“Our historic environment – buildings, landscapes, towns and villages – can better be cherished if their spirit of place thrives, rather than withers” – NPPF ministerial foreword.

National Planning Policy	
National Planning Policy Framework (NPPF) (2012) and National Planning Policy Guidance (NPPG) (2014)	Paragraphs: 6, 7, 8, 10, 14, 17, 18, 19, 28, 56, 57, 58, 60, 61, 115, 126, 128, 129, 131, 132, 134, 141, 197.

North York Moors National Park Authority – Core Strategy and Development Policies (2008)

The Core Strategy and Development Policies document sets out the policies which guide where new development will take place in the National Park and to determine planning applications.

The Core Strategy and Development Policies was adopted in November 2008. The Strategy works in conformity with the National Planning Policy Framework (NPPF), referenced above.

Local Development Plan in Force	
NYMPA Core Strategy and Development Policies (2008)	Core Policy A - Delivering National Park Purposes and Sustainable Development. Core Policy G - Landscape, Design and Historic Assets) Development Policy 3 -Design. Development Policy 5 - Listed Buildings.

Core Policy A seeks to further the National Park purposes and duty by encouraging a more sustainable future for the Park and its communities whilst conserving and enhancing the Park's special qualities.

Priority will be given to:

- providing a scale of development and level of activity that will not have an unacceptable impact on the wider landscape or the quiet enjoyment, peace and tranquillity of the Park, nor detract from the quality of life of local residents or the experience of visitors.
- providing for development in locations and of a scale which will support the character and function of individual settlements.
- conserving and enhance the landscape, settlement, building features and historic assets of the landscape character areas.
- applying the principles of sustainable design and energy use to new development.

Core Policy G states that the landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. High quality sustainable design will be sought which conserves or enhances the landscape setting, settlement layout and building characteristics of the landscape character areas.

Protection will be given to those elements which contribute to the character and setting of (amongst others) Listed buildings.

Development Policy 3 advises to maintain and enhance the distinctive character of the National Park development will be permitted where the siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment.

The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.

A high standard of design details is used whether traditional or contemporary, which reflects or complements that of the local vernacular.

Development Policy 5 advises that proposal for the alteration, extension or change of use of a Listed Building or the construction of any structure within its curtilage will only be permitted where they will not have an unacceptable impact on the special historic or architectural interest of the building.

Any development which would have an unacceptable impact on the setting of a Listed Building will not be permitted.

Local Development Plan in Force	
Supplementary Planning documents	Design Guide, Part One (2008) – General Principles. Design Guide, Part Two – (2008) Extensions and Alterations to Dwellings.

Part One of the Design Guide states that any extension or alterations to Listed Buildings should respect and compliment the special historic and architectural character of the building in terms of materials and detailing. Buildings and boundary walls within the grounds of a Listed Building that were built before 1948 are also protected.

Part Two of the Design Guide states that the key to a successful extension lies in the respect shown to the original building so that it remains the dominant form. Generally, this will mean ensuring that the extension is subservient to the original building in terms of volume, scale, height, width and depth.

There is no adopted Neighbourhood Plan in existence for the Cloughton and Burniston area.

4 Conclusions

In line with the NPPF and PPG an assessment of the significance of the heritage asset has been undertaken to inform the application process to an extent necessary to understand the potential impact of the proposal.

The development proposal has been designed with a level of thoroughness proportionate to the relative importance of the asset whose fabric is to a certain extent, but by no means wholly, affected.

Early pre-application advice with the LPA and heritage advisors identified issues that have been addressed and this has led to a better understanding of how adaptable the asset is.

The scheme as presented includes improvements which seek to offset previous unsympathetic changes that have taken place in the past and in turn improve the viability and the prospects for long-term conservation.

The proposal seeks to retain the existing 2 cell plan form and balance the aspirations of the applicant as required to make the house into a comfortable family home. The proposal addresses the need for enhanced movement of internal spaces whilst better connecting inside and outside spaces.

In line with Core Policy G and Development Policies 3 and 5 of the NYM Local Plan the development includes positive changes which are not harmful to the original and traditional parts of the house.

The proposal includes a modest vernacular rear porch extension required to compensate for the loss of the large front porch. The scheme would make use of traditional reclaimed materials and attention to detail therefore promoting and reinforcing local distinctiveness.

It is concluded that the proposal has at its core the principles of sustainable development and we would request that in accordance with the guidance of the NPPF that the development proposal is approved.

Fusion 13 has a team of specialists offering a range of architectural, planning and environmental services all under one roof. From one dwelling to large-scale residential schemes and small-scale commercial. Whether you're a householder, developer, construction company, landowner or housing association, Fusion 13 is there for you from day one of your project.

Architectural services range from initial feasibility studies and design concepts through to securing planning and other permissions to building regulation drawings and project co-ordination.

Planning services include site appraisals, pre-application guidance, submission of planning applications all the way through to the completion of the project including the discharge of planning conditions at the various key stages.

Environmental services include those under the Standard Assessment Procedure (SAP), Simplified Building Energy Model (SBEM) calculations, BRE Home Quality Mark (HQM) and Code for Sustainable Homes (CSH) assessments, energy reports to support planning applications and sustainability reports.



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