

DESIGN AND ACCESS STATEMENT
&
HERITAGE, IMPACT & JUSTIFICATION
STATEMENT.

PROPOSED REPLACEMENT OF EXISTING
STABLES.

`CHAPEL FARM' HARWOOD DALE
SCARBOROUGH YO13 0LB.

DECEMBER 2017.



NYMNPA

01/02/2018



1.1 Introduction and Brief

1.2 This Design and Access Statement is prepared in support of a Full Planning and Listed Building Application for proposed replacement of existing stables with new. The stables are not listed however the associated dwelling Chapel Farm dwelling is Listed Grade II. All fall within the North York Moors National Park. The application is written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended)

1.3 The foregoing proposals are indicated upon the following drawings forming part of the application documentation.

1216-01	Existing Plans, Elevations, OS and Site
1216-02c	Proposed Plans, Elevations and site layout

1.4 Paul Bancroft Architects have been engaged by the family (applicants) to prepare a design solution to enhance the facilities, the aesthetics and integrity of their existing stables whilst ensuring the solution remains a sympathetic approach to its area and surroundings.

1.5 Use - Currently the property is a single residential dwelling and the use will not alter. The site falls within the Conservation Area and encompasses the residential characteristics of the wider community. The new stables will increase in stabling accommodation to meet the family's equine requirement but would remain consistent with adjoining land uses and would not cause any harm.

1.6 The outlying land to the North, West & South is owned by the applicants (marked in blue outline)

2 DESIGN PRINCIPLES AND CONCEPTS

2.1 AMOUNT

2.2 The proposed works of replacement in this case are focused some 35metres to the South West of the Listed dwelling. The existing stabling has now become rather unsightly and dilapidated therefore it is an appropriate time to consider upgrading the facilities to accommodate a larger number of the family's horses whilst greatly improving the aesthetics. The proposals are to increase the stables to four and provide ancillary equine facilities such as hay storage, wash down and a small tack room. The proposed stables sit over the existing footprint with the stabling spanning NE toward the dwelling along the existing field boundary. A shorter leg is set to the SE to create an 'L shaped' building ensuring some protection from the elements. The scale has increased the footprint however its height is reduced and it will not have any adverse or detrimental impacts upon the wider locality.

2.3 Site Areas:

a) The immediate site area shown on the application drawings is circa 0.41 hectare

2.4 GF Areas:

a) Existing	- 37m ²
b) Proposed	- 73m ²

3 HERITAGE, LAYOUT, IMPACT & JUSTIFICATION

- 3.1 This large farmhouse sits within extensive farming grounds where it has seen a considerable amount of alterations to the interior and exterior all appear to have been carried out under Planning Approvals.

The house sits some 35m from the existing stables which are situated to the South West.

3.2 GRADE II LISTING DETAILS of:

GATELA ROAD (WEST SIDE) CHAPEL FARMHOUSE & THE CRUCK HOUSE

List description: Farmhouse with attached dairy and barn; now house and teahouse. Early C18 with C19 and C20 alterations. Coursed dressed sandstone. Pantile roof. Originally a 2-cell, gable-entry plan with C19 dairy extension and 4-bay upper cruck barn to right. 2-storey, 4-window front, with single storey extension. Panelled door in C19 gabled porch to left of centre. Window to right is 16-pane sash, others horizontal sliding sashes with glazing bars, all with plain lintels. Gable wall to left has C20 door in original doorway with fire window to right. Above doorway a sundial is cut into the stone. At right hand end of barn is a blocked segmental cart-arch. Coped gables and plain kneelers to steeply-pitched roof. End stacks to original 2-cell house. To interior: inglenook fireplace to house room with spice cupboard and salt box. Stone fireplace in parlour has stone lintel and quoined jambs.

- 3.3 No works are proposed to the Listed property or immediate hard standings, landscape etc. The stables are located a substantial distance from the dwelling (35m) and therefore not considered to cause any detrimental impact in terms of scale or form on its Historic character. The materials and style are deemed to be local and 'agricultural' ensuring they harmonise with the overall feel and look of the farm.
- 3.4 The proposed new stables will incorporate appropriate traditional materials, namely stone, pantiles & naturally finished timber boarding.
- 3.5 It is considered that the proposed development will be consistent with the form and character of the locality, and would have no wider impacts upon the surrounding area. There will be no adverse amenity impacts in this instance. The National Park area and character will remain unharmed.

4 SCALE

- 4.1 The new stables to the South West of the Farm House are a low single storey and will sit well along the field line remaining relevant in context and proportions.

5 LANDSCAPING

- 5.1 The proposals will include some additional hard standing directly to the front of the stables which will all naturally drain to a soak-away.
- 5.2 No trees are proposed to be removed as a result of the proposals. Existing trees and planting will be protected throughout the construction following good practice guidelines.

6 **APPEARANCE**

6.1 External materials are traditional and will close match similar elsewhere, existing patterns and styles will be recreated to ensure that the external appearance remains sympathetic and in keeping with local architectural vernacular.

7 **ACCESS**

7.1 The buildings location is established therefore the opportunity for adaptation of the access is limited however the stables will have level access to each space.

7.2 The site falls well outside any flood risk area by Ref. to the Environment Agency and its online mapping system.

8 **CONCLUSION**

8.1 The proposals will greatly improve the aesthetics and use of the stable building by rebuilding and replacing the fabric with local natural materials will respect the character of the associated Farm House. The important qualities and proportions of the whole will be respected and preserved whilst otherwise underused, dated and out of place aesthetics will be reversed.

PAUL BANCROFT ARCHITECTS
Dec 2017