

# PDA

## The Planning & Design Associates Planning.. Architecture.. Interiors.. Landscape

The Chicory Barn Studio, The Old Brickyards, Moor Lane, Stamford Bridge  
York, The East Riding Of Yorkshire, YO41 1HU.

### DESIGN & ACCESS STATEMENT

Extension and Conversion of  
HILLSIDE FARMHOUSE

LITTLEBECK  
WHITBY YO22 5EY  
GMV-445-02-DAS

Date January 2017



View of Existing Farm House Looking North West

NYMNP

19/01/2018



View of Existing Farm House Looking North West



Google Earth aerial view of site

This design and access statement is prepared generally in accordance with the requirements set out by DCLG Circular 01/2006 – Section 3. The appraisal will follow some of the process advocated by the CABE Guide to good practice.

Littlebeck is a secluded hamlet in the North York Moors National Park, approximately 4 miles south of the coastal town of Whitby. It is on the edge of the moors, in the valley of Little Beck which is a small tributary of the River Esk.

This statement is to support an application to extend and alter an existing Farmhouse building to suit the needs of the applicant.

## USE

Hillside Farmhouse is a traditional stone built property and has been extended and altered over time, probably being originally farm cottages with attached barn, linear in nature, with the barn now incorporated to make a large family dwelling. The Farmhouse is used as a shooting lodge and also let as a country retreat. This use supports the aims of the North Yorkshire Moors National Park to conserve and enhance the natural beauty, wild life and cultural heritage of the area. Visitors and residents have the opportunity to understand and enjoy the special qualities of Sleights Moor and the Grosmont Estate with some of England's best seatrout and salmon fishing on the nearby river Esk, grouse shooting and a small pheasant and partridge shoot on the estate land.

The improved accommodation will encourage the visitors and residents to support and contribute to the local economy and increase the number of day visitors to the National Park.

The surrounding countryside is agricultural fields and grassland, interspersed with woodland, nestled below the heather moorland. The rolling hills and elevated position of the Farm provide spectacular extended views towards Whitby Abbey and the North Sea beyond.

The accommodation currently includes 5 bedrooms and associated bathrooms, living areas, dining room and kitchen.

The applicant seeks to rationalise the layout and increase the sleeping accommodation to 9 bedrooms along with providing a more contemporary side extension for use as a dining room allowing residents and guests to all be seated at the same table.

The roof-deck above will be accessible and provide even better views over the surrounding countryside.

The rear raised garden will be improved with a landscaping scheme to incorporate a patio area and access improved with a linking walkway from the main dwelling and from the mezzanine level of the converted garage. The raised garden benefits from the evening sun but is currently underused due to being difficult to access.

The existing detached garage store will be converted into one of the additional bedrooms, with the new side extension forming a link between the two buildings.

To the south of the Farmhouse, adjacent to the existing drive, an area will be landscaped and ample parking spaces provided to suit the additional accommodation. Further to the south of the Farmhouse are a series of three detached stores, one of which will be reduced in size and converted to a new plant and heat pump /boiler room.

## AMOUNT AND LAYOUT

The Farmhouse sits at the end of a private drive, set back some 400 m from the public highway. The area highlighted for the purposes of this planning application, including the extended drive is approximately 0.51 ha, although the applicant owns the surrounding estate amounting to approximately 14 ha of pastured woodland around the Farmhouse, immediately adjacent to 635 ha of Sleights Moor, which extends further to the west along both sides of the A169 coastal trunk road, and which itself forms part of the wider Grosmont Estate which operates over 2,450 ha.

The Farmhouse faces North East with extended views over the Littlebeck valley to Whitby Abbey and the sea. The land to the rear (south west) rises more steeply towards the moorland, which is approximately 80 m from the Farmhouse.

The layout of the existing Farmhouse will largely be retained, although rationalised with a new timber framed porch to give emphasis to the main front entrance at the centre of the front elevation. This will allow for some of the existing additional entrance hallways and circulation space to be incorporated into the proposed extended kitchen and additional ground floor bedroom.

A new rear entrance will be formed, with a hall and generous boot and drying room more appropriate for this size of dwelling, and with the existing boiler and laundry converted to more useable utility and store rooms.

The existing sitting room and raised study with the original king post trusses and exposed purlins to the vaulted roof will be retained.



Exposed king post trusses and purlins to Sitting Room

The roof towards the northern end of the dwelling will be altered to a dual pitch pantile roof with the ridge centralised. This will provide additional headroom for the additional bedrooms, ensuites and stairway. The current roof arrangement with offset ridges and changes in pitch is in need of overhaul to avoid future maintenance issues. The change to the roof will also give the Farmhouse a more traditional appearance, especially at the rear of the property.

The floor area of the existing dwelling is 172 m<sup>2</sup> at ground floor and 110 m<sup>2</sup> at first floor. The proposed dwelling, including side extension and converted garage will provide 238m<sup>2</sup> at ground floor and 153 m<sup>2</sup> at first floor.

In terms of increasing the footprint of the original dwelling, the side extension represents an increase of approximately 16%.

## APPEARANCE AND SCALE



Existing



Proposed

The proposed extension and alteration work is intended to maintain the rural nature of the existing building and also give a more contemporary aspect, with the glazed side extension demonstrating a break in the evolution of the property without compromising the appearance of the main elevations.

The alteration to the roof and first floor bedrooms gives a more balanced appearance by giving a more clearly defined two storey main 'Farmhouse' and the connecting side wings becoming more subservient yet maintain their character as attached outbuildings.

The proposed materials, details, proportions and scale would closely match the existing, and are intended to enhance the Farmhouse with the details and proportions being retained.

## LANDSCAPE

Other than the alteration of the driveway to provide additional parking spaces, and the raised rear patio, the surrounding landscape will be retained un-altered.

## ACCESS

The location is difficult to reach by public transport, due to both distance from the public highway and the steep valley sides, although easy by car and by enthusiastic cyclists.

The nearby A169 trunk road however provides a regular bus service between York and Whitby, and the national rail networks are accessible at both locations.

The proposed dwelling will comply with part M of the building regulations and have flush thresholds and level access routes overcoming the current barriers to easy access being various steps. The addition of a second bedroom on the ground floor improves the appeal of the property to those with mobility issues, and the altered layout with fewer but wider doors allows improved wheel-chair access. The revised electrical socket and switch positions will also comply with Part M of the building regulations.

The alteration work will provide the opportunity to increase the levels of insulation to the walls floors and ceilings, and the existing oil fired boiler will be replaced with a heat pump and the external doors and windows will also be replaced with more thermally efficient versions, all of which will reduce the carbon footprint and consumption of fossil fuels, and as desired by the Applicant, and demonstrated by the existing 4 kW solar voltaic array on the adjacent modern farm building.

## **PLANNING POLICIES**

The proposals are intended to comply with the thrust of the NPPF.

The improved level of accommodation will help to meet the local need for large residential properties in rural locations.

Residents and guests will use the local shopping and social facilities and help promote a strong rural economy.

The alteration work and extension will enable this Farmhouse to continue to be a heritage asset, without detracting from the defining characteristics of the local setting.

## **CONCLUSION**

The proposed alteration and extension of the Farmhouse are intended to meet the needs of the applicant without detracting from the appearance of the building or the setting. The increase in the footprint is very modest, yet will permit a much improved level of accommodation and it is hoped that the planning officer is able to support the scheme.