

**DESIGN AND ACCESS STATEMENT
FOR
CHANGE OF USE TO 4 NO. HOLIDAY COTTAGES
EXISTING FARM OUBUILDINGS
RUDDA FARM, RUDDA ROAD, STAINTONDALE
FOR
MR. MATHEW ELSE
27TH NOVEMBER 2017**



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Design and Access Statement.

1.0 Introduction / Background to Statement.

This Design and Access Statement has been prepared to accompany a planning application submitted to North York Moors National Park Authority to change the use of redundant farm outbuildings situated to the rear of Rudda Farmhouse, Rudda Road, Staintondale, North Yorkshire YO13 0EW.

With effect from the 10th August 2006, Design and Access statements are required to be submitted with the majority of planning applications. Therefore, in accordance with the requirements of the Planning and Compulsory Purchase Act, 2004 the following Statement has been prepared.

The purpose of the Design and Access Statement is to explain how the application has been conceived and designed and how the applicant, and designer, together have considered the proposal and understands what is feasible for the site in its local context.

The statements have been prepared whilst observing “Design and Access Statements, how to write, read and use them” published by the Commission for the Built Environment (C A B E) in 2006.

C A B E - the Governments advisors on architecture, urban design and public space gives the following description for Design and Access Statements;

“ You should think of the statement as telling the story behind the scheme as it is presented in the planning application. Do not think of it as a chore, The statement is your opportunity to show that decisions you have made are not guesswork but are based on an understanding of the real world as it affects the application site. A good design and access statement will therefore increase support for your proposal”. – C A B E, 2006

Also the guidance contained in “Design and Access Statements” compiled by the Planning Advisory Service in January 2008 together with the contents of the “Disability Discrimination Act and Disability Access”, July 2008, Parts L and M of the Building Regulations and “ The Case for Space” published by the Royal Institute of British Architects in September 2011 have all been referred to throughout the design process.



2.0 Available / Submitted drawings;

The following drawings are submitted as part of the planning application;

- | | |
|-----------------|-------------------------------------------------------------------------------|
| ME RF 1709 – 1 | Plans, Elevations and Sections as Existing.
Scale 1:100. |
| ME RF 1709 – 2A | Plans, Elevations and Sections as Proposed
Scale 1: 100. |
| ME RF 1709 – 3A | Site Plan.
Scale 1:1,250. |
| ME RF 1709 – 4 | Location plan Showing Land Ownership
Scale 1 : 10,000 |
| ME RF 1709 – 5 | Drainage and Roof Plans, West and East Elevation
of Cottage D as Proposed. |
| ME RF 1709 – 6 | Site Plan as Proposed.
Scale 1 : 500. |



3.0 Site and buildings history / description.

Rudda Farm House and outbuildings are situated in an elevated location approximately 1 kilometre from the North Yorkshire Moors coastline at a height of 187 metres above sea level.

The buildings are surrounded by concrete surfaced yards and metalled surfaced carriageways.

The British Geological Survey indicates that the ground conditions is predominantly boulder clay on shale and sandstone beds of the Lower Oolite Series.

The buildings are linked, redundant farm units used as loose boxes for stock and general feed storage.

External walls are mainly constructed in 400 mm natural stone the exception being unit A west elevation which is constructed in a red/ brown clay facing brick.

Door and window openings are of limited size, some of the larger openings, particularly on the north elevation have been sealed with concrete blockwork.

Stability of the structure is ensured by the thickness of the stone external walls, some lateral support is given to the long flank walls by internal cross walls which are bonded to the external structure.

The roofs are clad in natural red clay pantiles throughout. The roof pitch generally being quite steep at 35 degrees.

The roof structure is traditional rafter and purlin with intermediate support offered to purlins by large section trusses incorporating raised ceiling ties.

This form of structure, with no ceiling joists, is prone to lateral spread at eaves level resulting in some deformation of the stone and brick external walls.

Some remedial pointing has taken place to repair vertical cracking. This pointing has been carried out with a strong cement and sand mix which is inappropriate.

Lime based mortar is the correct material to use in re-pointing. This weaker mortar allows some movement, brought about by slight subsidence or thermal change to be accommodated without cracks appearing.

contd.



3. Site and buildings history / description (contd.)

Timberwork both externally in the form of doors and windows and internally as roof spars and timber lintols over openings exhibit decay brought about by water ingress.

Slight deformation in the roof structure due to lack of restraint at ceiling level and the use of inadequate timber sections as rafter and purlin has produced a slightly undulating ridge line.



4.0 Need for development;

Mr. Matthew Else has recently acquired Rudda Farm. Matthew is a dairy farmer and has no use for the outbuildings in their present form.

The conversion of the buildings to holiday accommodation is an attempt at diversification to enlist a source of income to be re-invested in the primary function of the farm which is to support the dairy herd..

Left un – attended the process of degradation of the buildings structure by the ingress of water will result in the buildings quickly falling into dereliction.

The conversion of the property to 4 no. holiday cottages is envisaged to produce sufficient monies to fund the expensive restoration project and, thereafter, give a steady income to the newly formed dairy farming unit.



5.0 Scale of development.

The scale of the development has been limited to the confines of the existing building footprint. A minimal external addition is to be made by the creation of an entrance porch to serve Cottage D, external measurements 1.55 metres wide by 1.8 metres deep.

The east elevation is the only elevation available to public view from Scarborough Road to the east of the property.

All other elevations are concealed from public view by existing residential buildings which front Rudda Road and by modern farm structures to the north of the development area.

The east elevation is to remain as existing, existing window openings are to be reinstated. The only new element being introduced to the east elevation is the external door to the kitchen which is required for escape purposes in case of fire.

Existing external hardstanding areas will be used for visitor car parking so no further intrusive construction works are envisaged thereby retaining the character and setting of the unit.

The existing extensive, modern, lean-to roof presently covering part of the courtyard area together with its supporting concrete block flank wall are to be removed.

To facilitate the new usage as holiday accommodation it is proposed to separate the buildings from the wide span portal framed barn building presently attached along the northern perimeter wall by reducing the portal framed barn by one bay in length.

The holiday cottages will therefore be separated from the working farm barn by a 4.5 metre wide passageway.

This opening up of the northern wall allows new windows to be installed to give natural light and ventilation to the new holiday cottages.

The present structure has a dimension along the rear boundary wall which faces north of 30 metres. The east facing flank wall is 24 metres in length.

The height of the structure is generally 3.6 metres to eaves and 5.6 metres to ridge line.



6.0 Design considerations

ROOF FINISH

The existing red clay pantiled roof finish is to be removed overall.

Existing reclaimed natural clay pantiles will be utilised to cover all roof slopes, additional reclaimed matching pantiles may be required to make up for those damaged.

Half round matching clay ridge tiles complete with mechanical fixings are to be applied.

ROOF STRUCTURE

Existing tiling battens, rafters, purlins, wallplates and raised tie trusses are to be stripped out and cleared away. New preservative treated softwood wallplates, and tiling battens on rafters sized to conform with the Building Regulations part A to be installed.

Insulation boarding to be placed over and between new rafters. Rafters to be underdrawn with 12.7 mm plasterboard, skim finish.

WALLS

The natural stone walling forming most of the properties external walls is to be re-pointed where damaged. Cracks are to be opened up and masonry re-bonded as required. The re-pointing is to be carried out with traditional lime mortar. External walls to be lined internally with insulation boarding on preservative treated softwood battens finished with 12.7 mm foil backed plasterboard and plaster skim.

WINDOWS

New windows, to dimensions shown on the drawings, are to be conservation type double hung sashes divided into georgian squared panes fitted with sealed double glazing units all in white upvc to match the adjacent farm house and cottage fronting Rudda Road.

EXTERNAL DOORS

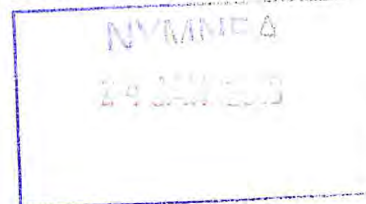
New external doors are to be in white upvc to match the farm house and cottage fronting Rudda Road

GROUND FLOOR

Existing ground floors are in concrete which is cracked, uneven and has level changes throughout. Existing concrete floors are to be broken up and used as site hardcore.

New ground floors to be constructed throughout consisting of concrete on insulation boarding on damp proof membrane on sand blinding on recycled well consolidated crushed concrete hardcore base.

contd.



6.0 Design considerations (contd.)

FIRST FLOOR

Existing under-sized first joists to units A and B are to be removed complete with supporting timber beams.

New softwood floor joists, sized to comply with document A of the Building Regulations to be installed supported by galvanised steel joist hangers built in to masonry walls.

Floor joists to have herringbone softwood strutting installed mid – span.

Joists to be finished with tongued and grooved floor boarding underdrawn with 12.7 mm plasterboard and skim.

INTERNAL DOORS

New timber battened internal doors to be hung on new softwood frames throughout.

Concrete lintols to be installed over new and existing door openings in masonry construction.

SKIRTINGS AND ARCHITRAVES

150 mm deep softwood taurus moulded skirtings and 75 mm wide matching archtraves are to be fitted throughout.

EXTERNAL WORKS

External concrete paving is to be broken up and re-laid in parts, replaced by new concrete cast at a reduced level to prevent water ingress to masonry walls.

Individual “garden” external areas to be created to serve each individual property.

RAINWATER GOODS.

New 100 mm half round gutters and 75 mm rainwater pipes in black plastic are to be installed to serve all roof slopes.

Gutters are to be supported on traditional coated steel rise and fall brackets set directly into masonry walls (no fascia or soffite).



7.0 ACCESS

Reference has been made to Part M of the Building Regulations throughout the design process. to produce an inclusive environment suitable for disabled persons usage.

Car parking bays of increased width to accommodate wheelchair manouvering are to be provided.

Document M of The Building Regulations recommends the parking bay to have a minimum width of 2.1 metres for the car plus an additional 900 mm clear width for wheelchair manouvering.

Internal passageways have been designed to a width of 1.2 metres minimum to ensure ease of access throughout the holiday accommodation.

Level through or ramped access is to be constructed at all external door openings to enable easy wheelchair passage.

If any ramped access is required it will be constructed to have a maximum inclination of 1 in 12.

Each unit is to have wheelchair accessible w.c. accommodation available at ground floor level equipped with outward opening doors.



8.0 Services.

Services to the units of holiday accommodation will include separate systems of foul and surface water disposal.

New foul drainage will be routed by gravity to the existing septic tank located to the frontage of Rudda Farm House.

Surface water drainage is to discharge from the new rainwater pipe locations to new soakaways constructed a minimum of 5 metres from buildings.

New water and electrical supplies are to be installed to each unit.

The accommodation's space heating is to be provided by oil fired central heating boilers.

