

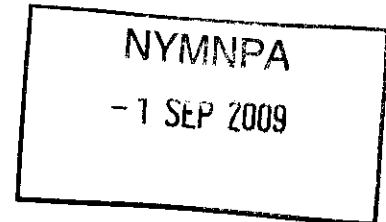


NYM / 2009 / 0 5 9 2 / F L

August '09

Ref: 1243

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



Design and Access Statement

Proposed alterations to existing outbuildings at Ladysmith Farm, Stoupe Brow, to form guest accommodation, two holiday cottages and alterations to existing barns and outbuilding to form stables.

1 Design Statement

- 1.1 Ladysmith Farm at Stoupe Brow comprises a group of stone outbuildings, plus a series of barns and lean-to structures in a mixture of stone, blockwork, timber and corrugated iron built on a steeply sloping site overlooking the old Ravenscar to Whitby Railway line.
- 1.2 The farmhouse, which is a listed building, was altered and improved a few years ago and applications ref NYM/2005/0769/FL and 0770/LB for works to retaining walls and the surroundings of the house were approved in December '05.
We understand that the outbuildings are not specifically listed but the outbuildings are within the cartilage and the alterations have been designed to respect this.
- 1.3 The outbuildings have been much neglected for many years and are very much in need of overall repair work. The alterations to their use will provide the economic framework to enable the general repairs to the fabric to take place and enable my client to bring the property up to current standards. Some parts of the existing, the timber and corrugated iron lean-tos and barn 2 are comparatively recent additions which are not appropriate for conversion to any use and, we believe, will vastly improve the appearance of the farm grouping if removed or replaced.
- 1.4 The current application is for the following:
- (i). Barn 1. - To be retained with external cladding of Yorkshire boarding repaired and extended to cloak areas of blockwork
 - (ii). Barn 2 and Outbuilding 1. - To be demolished and replaced with new stable buildings
 - (iii). Outbuildings 2 and 3. - to be repaired and converted into 2 holiday cottages.
 - (iv). Outbuildings 4. and 5. - dilapidated lean-to structures to be removed.
 - (v). Outbuilding 6. - To be repaired and converted into guest accommodation
 - (vi). Outbuilding 7. - To be repaired and converted into a store and workshop and augmented with a timber framed and cladded structure to form a garage.
 - (vii). External - improvements to building surroundings with new paved areas, repairs to existing walls, fences and gates etc.

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- 1.5 Preliminary designs have been discussed with the Planning Department and the drawings in the current application revised to take comments on the reduction in the number of new openings into account.

The site was used as a pony trekking centre many years ago and the re-instatement of stables seems like a sensible commercial use for part of the site. There is also a sizeable paddock immediately adjoining the stables for training and exercise plus, of course, giving some open grazing for the horses. The proximity of the old railway line linking to other bridle paths make the location ideal.

- 1.6 The materials to be used in the proposed alterations will be natural stone and natural clay pantiles, with stained timber door and window frames and stained fully glazed doors - all materials and construction will complement the existing building.

The new stable areas and the garage will be timber frames with timber cladding and pantiled roofs. The stone plinths and retaining walls which were integral to the original demolished buildings will be retained in the changes of level within the stable area.

- 1.7 All the mature planting, trees and hedging around and within the site will be totally unaffected by the proposed new works

- 1.8 My clients are happy to agree to a condition regarding the provision of both bird and bat boxes to assist with the protection of the local wildlife.

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

H8 - to ensure that extensions to dwellings do not detract from their character and appearance;

BE1 - preserving and enhancing the character and appearance of the area;

BE6 and GD3 - to seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

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2 Access Statement

- 2.1 There are no intended alterations to the vehicle or pedestrian accesses to the property. The surrounding farm yard area will be resurfaced to form safe circulation and parking areas.

- 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 alterations to the outbuildings cover all the criteria for dealing with such a project where we have a listed building in the National Park, preserving and enhancing it's appearance while ensuring the survival of the original setting of the building. The changes of use are appropriate for the site and provide the economic basis for the preservation of the buildings.

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Areas in square metres		existing	proposed	remarks
1	Barn 1	187.00	187.00	unaltered
2	Barn 2	180.00	↕	↕ existing demolished and replaced with stables
3	Outbuilding 1	87.00		
4	Outbuilding 2	55.00	55.00	converted - area unchanged
5	Outbuilding 3	45.50	45.40	converted - area unchanged
6	Outbuildings 4 & 5	132.25		lean-to's demolished
7	Outbuilding 6.	103.40	103.40	converted - area unchanged
8	Outbuilding 7.	23.10	55.50	garage added
Totals		813.25	592.80	

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