



DESIGN & ACCESS STATEMENT

CHANGE OF USE -- FULL PLANNING PERMISSION

**PROPOSED CONVERSION OF A BARN TO FORM DWELLING
AND NEW ACCESS ADJACENT TO:**

**SUNNY BANK COTTAGE
HACKNESS
NORTH YORKSHIRE
YO13 0JW**

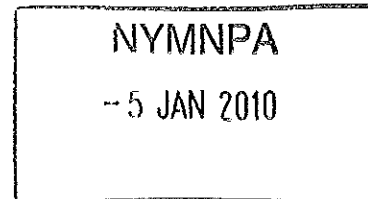
ROBERT FARROW DESIGN LIMITED

DECEMBER 2009

1.0 INTRODUCTION:

- 1.1 This Design and Access Statement has been prepared in accordance with guidance in the CABE document and the Government Circular 08/2005 Guidance on changes to the development control system.
- 1.2 The application relates to the proposed change of use of a barn to form a dwelling and a new access on land adjacent to Sunny Bank, Hackness, North Yorkshire.

2.0 ASSESSMENT



2.1 Physical Context

- 2.1.1 The application site is located in the North Yorkshire Moors within the settlement of Hackness, which is on the boundary of a National Park conservation area.
- 2.1.2 Hackness is surrounded by woodland, holds a small population of 182 and houses typically small, semi-detached cottages built using old stone and pan tiles or slate.
- 2.1.3 The building proposed for conversion consists of a ground and first floor stone barn, together with a single storey annexe facing south, with and adjoining store and garage.
- 2.1.4 In accordance with North Yorkshire Moors Local Planning, the site policy is BE13, which is concerned with the conversion of traditional rural buildings to permanent residential use in settlements under the title of conservation of cultural heritage.

2.2 Social Context

- 2.2.1 The proposed application relates to a traditional barn, which is to be converted into a dwelling and not tourist accommodation. As a result of this development the residential character of the area would be unaffected and without impact on the local community.

2.3 Economic Context

- 2.3.1 The fundamental economic benefit of this application is the preservation of a traditional 18th century barn. By using the existing structure and the same materials the scheme will ensure that the proposed dwelling remains natural and complimentary to its surroundings.
- 2.3.2 Injections into the local economy may also arise due to the fact that extra residential space has been created.

2.3.3 The proposal would not have an adverse effect on the local economy.

2.4 Planning Policy

2.4.1 Under the North Yorkshire Moors National Park Authority local plan, particular attention must be given to regulation BE13 under section 4.

2.5 Flood Risk

2.5.1 The site is located outside the flood risk area therefore it is not deemed viable for an external assessment.

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- 5 JAN 2010

3.0 INVOLVEMENT

3.1 Pre planning discussions have taken place with the local authority and as a result of this an environmental assessment relating to building development has been carried out focussing mainly on the subject of bat habitation within the premises. This assessment shows no evidence of bat species inhabiting the site, either in hibernation or as a roosting/breeding site.

3.2 Consideration has been given to neighbouring properties and because of the siting of the building it is felt that there will be no deterioration to any residential amenities.

3.3 Discussions have taken place with the highways department regarding the proposed new access adjacent to Sunny Bank. They had no objections with the new access as it will result in a decrease in traffic using the existing access adjacent to the barn.

4.0 EVALUATION

4.1 Due to Greenfield policies and planning restriction the context of the site logically points to only one type of development being acceptable and that is the conversion of the existing barn to a dwelling.

5.0 DESIGN

5.1 Land Use

5.1.1 The proposal will seek to achieve a full planning permission for the change of use from a barn/stable to a residential dwelling.

5.1.2 The remainder of the site and its surroundings are primarily open countryside sites and semi-detached housing in single occupation.

5.2 Amount

- 5.2.1 The scheme comprises of a single detached ground and first floor barn with an annex and is to be converted into a dwelling along with garden and paddock area. The structure of the building is suitable for conversion to a dwelling and does not involve any radical changes both internally and to the exterior façade.

5.3 Layout

- 5.3.1 The closest neighbouring property is Sunny Bank Cottage, which is already occupied by the applicant. Redhill House also lies within close proximity but is unaffected by the proposal. The design shows that all existing window and door openings have been retained where possible.
- 5.3.2 The building stands within its own curtilage and is set back from the road. This is a feature typical of area with street parking been limited or permitted. In relation to other properties the existing access will be able serve the new dwelling as well as all remaining outbuildings.
- 5.3.3 The internal layout of the building will be incorporate a lounge, kitchen, bedroom and bathroom on the ground floor, with a second bedroom and bathroom at first floor.
- 5.3.4 Following the conversion, it is of general opinion that the overall security of the site and the remaining outbuildings will improve.

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5.4 Scale

- 5.4.1 The scale of the building will remain unaffected, as the proposal is to convert the existing barn to a dwelling.

5.5 Landscaping

- 5.5.1 The site is located close to the centre of Hackness, with several residential and farm properties nearby. The area is surrounded by mature trees, hedges, stone walls, gardens and grass paddocks with large areas of deciduous and coniferous forestry on the steep dale sides within the vicinity. These provide attractive areas for wildlife and will remain largely unaffected by the proposal, other than where the new tarmac access is proposed.

5.6 Appearance

- 5.6.1 The architectural style of the area is typically traditional 18th/19th century cottages thus to compliment such properties the materials to be used will include parapet walls with stone copings and pantile roofs leading to cast iron gutters. Windows will be fitted in Yorkshire sliding sash style with doors also taking on a traditional look.

- 5.6.2 Please refer to the illustrative design scheme accompanying the application as it reflects how the development can be undertaken to preserve the character and design.

5.7 Access

- 5.7.1 The site layout indicates how a new access is to be created on land adjacent to Sunny Bank, providing access and parking for both Sunny Bank and the proposed barn conversion. This will reduce the amount of traffic using the existing access adjacent to the barn, which has poor visibility.
- 5.7.2 Access into the proposed dwelling will be provided on level ground and will be in accordance with current Building Regulations to ensure safety and ease of access/use for all users.
- 5.7.3 With local shops being in scarce supply Hackness is largely served by a variety of mobile services, which can gain access to the site via the existing driveway to Sunny Bank. The site is also close to a small village school, a church and a local bus stop on a fairly level route either on foot or by bicycle.

6.0 CONCLUSION

- 6.1 The fundamental issue regarding this proposal is largely concerned with the environmental impact of the conversion with consideration being given to the wildlife, in particular bat species. Following the environmental assessment, under the Wildlife and Countryside Act 1981, it was documented that no evidence of bats either roosting or creating breeding colonies was recorded and thus there would be little no impact during nesting season as a result of the proposed development. Adjacent buildings also confirmed this finding, which are of similar nature and age.
- 6.2 Findings also showed that the outbuildings used for storage are in a good state of repair and it is noted that the repairs to the roof have been carried out to as to effectively exclude bats or birds by rebuilding the walls tops with solid block work. In conjunction with this all timbers within the roof space had been treated liberally with preservative, which can help act as a deterrent to bat species.
- 6.3 The conversion will ensure that the barn will remain in a good state of repair and will continue to safeguard the existing street scene.
- 6.4 This barn is a fine example of its type and the architectural details and style will be preserved following its development.
- 6.5 The new access will serve both Sunny Bank and the barn conversion and will lessen the use of the exiting access adjacent to the barn.

