

## DESIGN, ACCESS & PLANNING STATEMENT

### CHANGE OF USE AND CONVERSION OF TRADITIONAL BUILDINGS TO FORM OFFICE AND RESIDENTIAL ACCOMMODATION AT KIRKLESS FARM, HARWARD DALE, SCARBOROUGH

#### Introduction

This report has been commissioned by Mrs J E Gooch of Whisperdales Farm Ltd, 3/5 Victoria Square, Whitby, YO21 1EA.

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with the majority of planning applications. The purpose of this report is to satisfy the requirements of Section 42 of the aforementioned Act.

This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

This report has been prepared by Ian Pick. Ian Pick is a specialist agricultural and rural planning consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.

Ian Pick has 12 years experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

#### The Proposed Development

The development proposal seeks consent for the conversion of a courtyard range of traditional stone and pantile barns to form office and residential accommodation at Kirkless Farm, Harward Dale, Scarborough, YO13 0DN.

#### Amount

The proposal involves the conversion of a range of redundant traditional stone buildings to form office and residential accommodation, together with ancillary car parking and amenity areas.

#### Use

The use of the proposed conversions will for office accommodation and ancillary storage and staff facilities, together with a unit of residential accommodation, the occupancy of which will be restricted to a person satisfying the local needs criteria.

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### Layout

The layout of the site is generally dictated by the existing buildings. The range of traditional buildings includes three distinct buildings which are centred around a courtyard area. The courtyard is currently enclosed by a portal frame agricultural covered yard building.

The traditional building include a two storey barn forming the northern boundary of the courtyard, with single storey barns on the western and southern boundaries.

The site layout involves removal of the agricultural covered yard building and conversion of the traditional buildings. The central courtyard area will become car parking and landscaped area.

Access to the development will be via the existing farm access road and through the farm yard area. Access will be fenced off from the farmyard with a post and rail fence to avoid conflict between the two uses.

### Scale

The scale of the development is dictated by the existing buildings and the proposal is one of conversion. The proposal seeks the range of traditional building to provide office accommodation and a single storey two bedroom residence. Full design details are included with the planning application.

### Landscaping

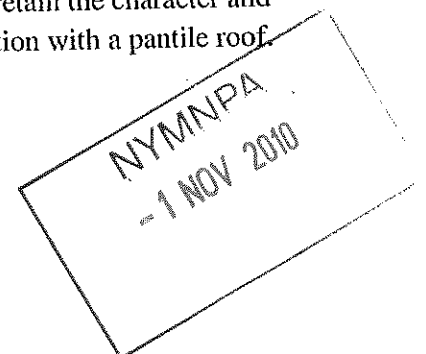
The proposed development involves the removal of modern agricultural structures and conversion of a range of traditional stone buildings. The buildings are existing features within the landscape, and the proposed sensitive conversion will substantially improve the aesthetic appearance of the site. The eastern development will be exposed to view and it is proposed to landscape this area. Car parking has been sited within the courtyard area to mitigate against landscape impact.

### Appearance

The proposed conversion makes use of the existing structure of the building without need to increase height, length or width. The conversion has been sensitive to the character of the building and will retain all architectural details. The conversion makes use of existing apertures.

The conversion design has been achieved with very little alteration to the external appearance of the buildings.

All construction materials and roof coverings will remain as existing to retain the character and architectural quality of the building. The buildings are of stone construction with a pantile roof.



### Access

Access to the site will be gained by the existing vehicular access. Parking and turning provision is proposed within the courtyard area.

The proposal include a car parking area for 18 cars, together with an overflow area for a further 8 cars.

### Inclusive Access

The buildings will be designed to provide access for persons of limited mobility in accordance with Part M of the Building Regulations.

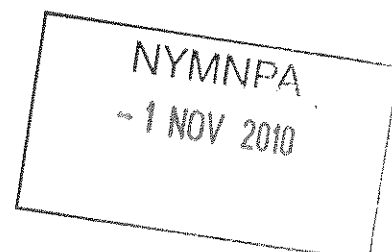
### Policy Context

Planning policy is contained within the North Yorkshire Moors National Park Core Strategy and Development Policies Document dated November 2008. This document provides a specific policy for this type of development in Development Policy 8 which is detailed below.

### **Conversion of Traditional Unlisted Rural Buildings**

Outside the settlements identified in the settlement hierarchy, the conversion of traditional unlisted rural buildings for an employment use, short term self catering holiday accommodation, residential annexe to an adjacent existing dwelling or long-term/permanent residential letting units for local occupancy will be permitted where:

- The building is of architectural and historic importance and makes a positive contribution to the landscape and character of the National Park.
- The building is in a structurally sound condition, capable of conversion without substantial rebuilding, as demonstrated by a structural engineer's report.
- The building is capable of conversion and of sufficient size to accommodate the proposed use without the need for significant alterations, extensions or other new buildings.
- The proposed use is compatible in nature, scale and level of activity with the other buildings in the group and the character of the locality.
- The proposal is of a high quality design which retains existing external features which contribute significantly to the character of the building including original openings and roofing materials; reflects the simple functional form and traditional character of the building and provides for essential services and other functional requirements without harm to the fabric of the building or its setting.
- The proposed use does not lead to changes to the building's curtilage or the creation of new vehicular access or parking areas that would adversely affect its character and appearance or that of the wider landscape.
- The building is located within an existing group of buildings that have a



close physical and visual relationship to each other and, where holiday cottage use, annexes or local needs letting is involved, include an existing residential unit within the group.

■ In the case of long-term/permanent residential uses, the occupancy of the accommodation is restricted to a person satisfying the local needs criteria set out in Core Policy J and the tenure will be restricted to letting only and the unit will not be sold off separately from the main dwelling.

■ In the case of residential annexes, the building is within the immediate curtilage of the main dwelling and the occupancy of the accommodation is restricted to a family member and the unit will not be sold off separately from the main dwelling.

The buildings proposed for conversion are a fine example of traditional stone and pantile barns which have lasted the test of time and remain in sound condition. The planning application is accompanied by a structural survey report which confirm that the buildings are structurally sound and capable of conversion without substantial rebuilding.

The range of buildings is of sufficient size to accommodate the development without the need for significant alteration, or new buildings.

The buildings proposed for conversion form part of a larger agricultural complex. The farmland associated with Kirkless Farm has been rented out and is farmed by other farming businesses. Kirkless Farm is no longer the operational base for a farming business, and the existing farm buildings are used purely for storage purposes.

The design of the proposed conversion scheme is of very high quality and is extremely sensitive to the character and appearance of the existing buildings. All architectural features have been retained and original openings and roof materials utilized. The development proposal involves the removal of unsightly agricultural structures from the building range and will provide an overall benefit to the fabric of the building and its setting.

Car parking and amenity space provision have been provided within the landscaped courtyard area in order to minimize any impact on the character and appearance of the wider landscape.

The buildings proposed for conversion are located within an existing building group and have a close physical and visual relationship with each other. The applicants own existing dwellings which form part of the group of buildings.

The proposal involves one unit of residential accommodation. The occupancy will be restricting to a person satisfying the local needs criteria, with tenure restricted to letting only.

The development proposal is generally compliant with the requirements of Development Policy 8.

**Ian Pick, October 2010**

