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**BEACON WINDMILL AND BARN
RAVENSCAR, NORTH YORKSHIRE**

**PROPOSED CONVERSION
DESIGN AND ACCESS STATEMENT**

25.10.2010



BEACON WINDMILL & BARN - SETTING

AERIAL VIEW

SMUGGLERS
ROCK >



OLD MILL HOUSE ^

^
BEACON WINDMILL & BARN

NYM/PA
- 8 NOV 2010

**Design and Access Statement
Conversion of Beacon Windmill and Barn
Ravenscar, North Yorkshire**

1 Introduction

This Statement has been prepared in support of the application. The proposed scheme has been developed on the basis of the pre-planning application consultation with the Senior Planning officer of the North York Moors National Park Authority.

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2 Beacon Windmill and Barn Setting

The existing group of buildings, Windmill and Barn and Old Mill House was split into two plots by the sale of the Windmill and Barn in 1970. Whereas the Old Mill House has always been a residential unit and home, the Windmill and Barn have remained unused for many years before the sale in 1970.

The group of buildings is situated at a high point with views across the surrounding fields and North Sea, and the Windmill is a landmark building highly visible when approached along Scarborough Road from Scarborough.

2 Existing Derelict Windmill and Barn

The Windmill is a Grade-II listed tower windmill building of a circular plan, ca 1800 and altered in the 20th century. The external wall consists of coursed dressed stone with a stone eaves band. The Windmill has two doors on the ground floor and the three upper storeys have each two windows on opposite sides with alternating locations from storey to storey. There are no roof and floors and it is assumed that these have been lost in early or mid 20th century.

The Windmill is of architectural importance and makes a positive contribution to the landscape and character in this area of the National Park.

The Barn is a two storey local stone building located to the east of the Windmill. The roof consists of a pitched roof with red pan roofing tiles on the south side and slate on the north side. The main entrance is directly opposite the Windmill entrance on the main entrance floor and there are in two small windows, one on the south elevation and the other on the east elevation. The lower floor has three large openings on the South side. There is a small adjoining 'lean-to' outbuilding on the East gable side.

3 Use

The Windmill and Barn are both derelict buildings in need of considerable refurbishment. It is proposed to convert the Windmill and Barn into a dwelling unit to produce a holiday home or a key worker dwelling.

The buildings in their existing form will provide sufficient area to accommodate 3No ensuite-bedrooms and a viewing gallery in the Windmill, and a double height living and dining area, kitchen, cloakroom and utility room in the Barn.

The proposed residential use is in character and will be brought in-line with the neighbouring Old Mill House, which is a family home recently extended to include holiday flats. There will be no change to scale and the currently quite gloomy derelict windmill structure will be turned into a pleasant looking building.

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PRIVATE ACCESS ROAD FROM MAIN ROAD/ WEST VIEW



BEACON WINDMILL & BARN / VIEW FROM SOUTH EAST

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VIEW FROM NORTH EAST

EXISTING
BEACON WINDMILL & BARN

4 Design Proposal

The effect of retaining and restoring the outward characteristics of the original stone tower Windmill and adjacent Barn will provide the dwelling with a local and traditional emphasis which will also improve the general visual aspect not just within the group of buildings but also when seen from further away. Retaining the external characteristics of the current windmill structure will undoubtedly enhance its appearance.

In order for the two buildings to be used as one dwelling unit a new lightweight glazed link is proposed to connect the Windmill and Barn. This approach was discussed with the National Park's Planning Authority and was generally accepted in the letter dated 27/1/98. The link will form the principle entrance to the property.

It is assumed that the original roof of the windmill was removed when the windmill was altered early or mid 20th century. The proposed new roof of the windmill is designed in such a way to have only a minimal affect on the current appearance of the 'tower', which is at present in itself a dominant feature within the group of buildings. A roof lantern will provide additional day light to the top floor and gallery, and will retain to a degree the current status of the 'open roof'. At gallery level the circular plan of the windmill can be fully appreciated with the East facing window overlooking the North Sea.

For the Barn one additional small window on the North elevation is providing daylight and ventilation to the proposed WC/ Cloakroom. The vertical extension of the existing East gable window will provide additional daylight and viewing opportunities onto the North Sea. 2No small conservation type rooflights to the Barn's North facing roof are proposed improving daylight and ventilation qualities to the interior. (The latter was discussed with NYMNP, letter of 27/1/98, item 5).

It is proposed to demolish the small 'lean-to' on the east façade of the Barn which is in a state of disrepair and considered to be beyond refurbishment.

To increase the restricted headroom height of the existing barn at entrance level, three quarters of the Barn will incorporate the existing lower level storage space providing the necessary headroom and creating an attractive and spacious double height living area.

The proposal is of high quality design retaining character and existing external features including original window openings and materials. The scheme reflects the simple functional form and traditional character of the property providing a residential unit without harm to the fabric and the architectural interest of the buildings and the setting.

It is not intended to alter or extend the existing buildings, nor is substantial rebuilding required as demonstrated by the structural engineer's survey.

5 Internal fabric – 'Listed' Windmill

Pre-planning application advice was obtained from the Building Conservation Officer for the listed windmill. For the interior lining it is therefore proposed to use a very flexible system of lining that accommodates the curvature and allows undulations in the existing internal walls to register within the plaster finish. Some areas of exposed stonework highlighting the original internal fabric of the windmill will be considered adding further to the architectural quality of the restoration.



6 Access / Site Layout

Site access is from the Main Road at the junction of Scarborough/ Raven Hall Road via the existing private road, which is located within the boundary of the site and shared by the neighbouring Old Mill House. This will lead to a new entrance gate and a short driveway to the rear and main entrance.

Parking spaces and one wider parking bay for disabled people are provided immediately adjacent to the windmill. Access to the entrance at the 'link' is via DDA compliant steps.

From the main road to main entrance door hard surfaced areas and wide paved paths suitable for pedestrians and vehicles will provide safe access to the property and include an area suitable for emergency services access.

The access statement confines itself to areas of relevance to the Planning stage of the project, and further consultation will be undertaken with the Local Authority Access Officer if required, and as part of a continuous review process through later stages to ensure that DDA aims can be met. Building Regulations Part M:2009 has been considered in the design as the principle access standards and guidance document.

Because of the topography, exceeding a gradient of 1:15 from the point of access to the entrance, a stepped approach to the main entrance suitable for ambulant disabled people will be provided, including an accessible entrance door threshold. An alternative level entrance for disabled people to the entrance storey would be at the West side of the Windmill with direct access to bedroom on the entrance storey.

Inside the property the circulation passageways and doorways on the entrance level will be suitable for disabled people access. The vertical access stair within the entrance storey leading to the living area in the Barn will be designed for ambulant people with the possibility to install a future stair lift.

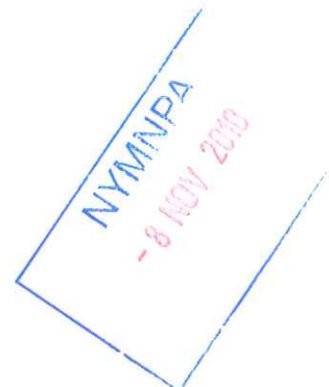
The bedroom on the entrance level will contain a bathroom and there will be a WC at that level.

7 Landscaping and Curtilage

The site is within the area of natural landscaping of the North York Moors National Park. Dense wild shrubs are growing along the north/west edge of the site and together with existing trees along the north boundary will mainly obscure the proposed parking area from Raven Hall Road. New small scale planting will be restricted to the South facing terrace area.

For hard landscaping gravel matching the hard landscaping of the existing private access road is proposed for the new driveway and parking spaces, and Yorkstone paving for the terraces.

The existing curtilage will be retained and enhanced by new fencing along the private access road and along the Old Mill House boundary. The existing local stone wall on the east side of the barn is restored and extended along the boundary up to the North/East corner of the Barn.



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8 Heritage Statement

The existing Windmill and Barn are derelict buildings with no windows and the windmill is without roof and therefore open to the elements.

Renovation of the listed Windmill will provide protection of its existing external fabric. In order to achieve this it would not be unreasonable to put this redundant building to an appropriate use, and the recommendation is to create a habitable dwelling unit.

It is considered that with sensitive restoration as outlined in the proposed scheme, this would be the most beneficial proposal for the buildings.

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MGS/AB/2646

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BY E-MAIL - dc@northyorkmoors-npa.gov.uk

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For the attention of Alison Martin



Dear Madam

Re: **Conversion of Beacon Windmill, Ravenscar**

Further to our telephone conversation this morning regarding the Listed Building Planning Application we submitted to you recently, I confirm the "Description of Proposed Works" should read:

"Proposed conversion of derelict Windmill and Granary Barn into a single dwelling holiday home. Construction of simple glazed link structure and demolition of lean-to that has fallen into disrepair."

We trust this now clarifies the proposed work but should have any further queries, please contact our office.

Yours faithfully
p.p. Francis Johnson & Partners

M G Stather