

High Barns
Whitby laithes
Proposed Barn conversions
Design and Access Statement

1.0 Introduction

This design and assessment statement covers proposals for the alterations to a redundant barn which lies within a group of barns at High Laithes to create a cottage.

2.0 Location

The barn lies on an unclassified road off hawsker lane. It is close to the Whitby foghog and lighthouse on the heritage coastline and would provide excellent base for exploring the national park and nearby town of Whitby.

Building two lies at the entrance to the drive for high house with the other barn Building one situated opposite.

3.00 Use

The building is currently used for farm storage. The proposed use would a unit of holiday accommodation or long term residential/permanent letting.

This use will bring visitors to the area and will provide a sustainable use for the buildings. There will be part time work created in cleaning In addition; the visitors coming to the area will inject income in to the local economy through their spending.

4.00 Proposed Development

The building will be altered internally to form living space adding an additional floor with two/ three bedrooms Existing openings will be utilised with the previously blocked up north entrance being opening up to form an entrance and the south side will be blocked up to form a window. The east main entrance will be reduced also to form an entrance.

The proposals include

To build a small wall to the north side with paved area and establish small garden area with bin store and oil tank enclosed by appropriate screening. This allow for some privacy

To reinstate the small two stone high exterior perimeter wall with hedge to match that of building opposite and gravel drive. This will provide privacy from existing dwelling opposite.

In order to make the south elevation roof work affectively and gain the correct pitch for tiles, it is proposed to raise the middle of the roof to run in line of wall plate and

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ridge, this wall not affect the overall height of the building and this will also will create extra space to the upper bedrooms and allowing a level ground floor throughout.

The existing pointing will on the existing extension will need to be matched up to the existing building to help make the building look like one. As the roof and copings have to be taken off this will only require slight alterations.

The proposals also include removal of the sheeted roof and replacement for a new timber roof with natural red pan tiles to match existing and including five discreetly positioned black roof lights and a cast iron flue pipe. These will provide light to the upper level of the building without the need for extra opening.

We propose to form a small wall or fenced discreet garden area with screened of oil tank and bin store, it is also proposed to form a small gavelled parking space to keep visitor cars out of access routes

5.00 Layout

Careful consideration was be made to the alteration to this building will regard to allow maximum use of the interior space and also make the exterior of the building look more one rather than one and a bit.

The internal layout will provide a two/three bed roomed accommodation with two bathrooms and an open plan kitchen/living space in building

6.00 Design/Appearance

The design of any alterations and walls and the details to be used on these buildings will utilise materials and details to match that found in the existing area. This will include;

- New windows and door surrounds including naturals stone lintels to match those in surrounding area
- All new stone walls, alterations to gables and any perimeter walls to be natural stone to match existing(salvaged from remaining on site).Any pointing will match colour of existing.
- New window and doors will be Dark stained double glazed timber
- New gutters and down pipes will be cast iron or plastic equivalent

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- New roof areas will use pan tiles to match building opposite with the installation over new velux roof lights

Some solar hot water panels are proposed to the south elevation of the roof to provide some input in to the hot water demand. The use of the panels will help to reduce the carbon footprint of these schemes. Consideration is also being given to the incorporation of other renewable in the scheme.

7.00 Scale

The scales of the proposed developments have been carefully considered. The size of these and any alterations have been in such a way to allow the buildings to be used in a sustainable way to provide visitor accommodation.

8.00 Landscaping

The proposal a form a driveway with gravel, paved area and small garden area to north side of the building and a new gravel car park space to waste land at south side. With level paved access. This also provides a sustainable drainage solution and avoids to much hard surfacing. Bushes will be planted inside a timber post and rail fence to form a visual screen from road to the perimeter of the property.

9.00 Accessibility

Off road parking will be provided to the property with level access

10.00 Environmental Considerations

A structural appraisal will be prepared and will be included with this application. Any repairs or recommendations to the building mentioned in the report will be done.

As mentioned above, solar panels are being used to supplement the heat input in to the hot water system. Insulation standards will also be improved in both units thorough the insertion of new roofs and insulation with the interiors utilising modern insulation standards to all building elements.

A Klargchester bio disc sewage tank would be placed in land adjacent to, this would serve the property

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Proposed Barn conversions
Design and Access Statement

11.00 Summary

The proposals set out above for the building have been carefully considered to have as little impact as possible on the adjacent property and immediate area. The use of natural materials to match existing details will help the proposal fit in with local vernacular.

The use of the building for accommodation will create additional employment and help to inject money in to the local economy.

12.00 Context

The applicant is a farmer's nephew who would like with your permission to convert and then manage the above building this scheme will provide good income for a rural business and also contribute to the long term future of this traditional building.