

Mike Swinglehurst, Architect.

The Stables, Wigman Hall, Crockey Hill, York YO19 4SQ.

Tel. [REDACTED]

E-mail. [REDACTED]

DESIGN & ACCESS STATEMENT

CONVERSION OF EXISTING OUTBUILDING TO FORM ANCILLARY LIVING ACCOMMODATION, HIGH FARM, NEWHOLM.

This Design & Access Statement accompanies a planning application to North York Moors National Park Authority, by Penny Richardson, for regularization of changes to the original planning permission NYM/2008/0426/FL.

Location

The application site is located on the west side of the main street at the southern end of the settlement.

The neighbouring properties to north and south are residential with equestrian and agricultural outbuildings. To the rear and opposite are grass fields.

Planning Policy

This scheme is a second submission required because of the unauthorised external changes made following the previous permission. The footprint of existing buildings is used for conversion.

The site is well elevated and not within any flood risk zone.

The Proposed Scheme

Access

The existing pedestrian access from the main street will be used and not altered.

Layout

The footprint of existing buildings is used for conversion. The tractor shed to the rear is now included as part of the conversion. This provides much needed storage and a lobby at ground level with staircase access to and from the first floor designed so that a protected escape route is provided in case of fire.

Scale & Appearance

The existing traditional materials are used externally. The rear shed was previously rendered blockwork with an asbestos cement roof. This has been rebuilt using coursed local stone and natural red clay pantile roof.

All existing openings are re-used.

In order to minimize heat loss from the fabric less glazing is now proposed than shown on the previously approved scheme. The original east door openings facing the road are now designed to imitate stable doors and the less important original rear door openings are converted to windows but with vertical joints in the stonework so that the previous door outlines are still apparent.

NYMNPA

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Amenity & Environmental Impact considerations

Conversion of the existing buildings is to weather tightness therefore no protected species will be present.

External surfaces are all hardstanding.

There are fields to the front and further outbuildings to the rear. External openings are designed so that there is no overlooking of neighbouring properties.

Trees

There are no existing trees or hedges on or near the site.

Foul sewage & utilities assessment

Foul sewage will discharge into the existing sewer in the main road. Surface water will discharge to the existing drains. As the building footprint is as existing there will be no increase in surface water run-off.

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