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DESIGN & ACCESS STATEMENT EXTENSIONS & ALTERATIONS TO KNAGGY HOUSE FARM, SNEATON.

This Design & Access Statement accompanies an application to North York Moors National Park Authority by M A & M L Parker Farmers & Contractors for extensions and alterations to the main farmhouse.

Introduction:

When an upland farm remains in the same family ownership for several generations there comes a time when the older age group moves aside for the next to take control. This is now the case at Knaggy House Farm where the older parent, who is a widow, wishes to move out of the farmhouse to make way for her son and family. Mrs Parker senior still makes a valuable contribution to farming activities and wishes to remain on site hence a separate application is submitted simultaneously to convert an existing stable building into a granny annexe. This application is made for the renovation of the main farmhouse to provide additional bedrooms and a modern standard of living accommodation.

Location

The application sites are located approximately half a mile down a farm track to the east of the B1416 approximately one mile south of Sneaton.

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

NYMNP

16 JUL 2010

The Proposed Scheme

Access

The pedestrian and vehicular access to the site will not be affected by the proposals.

Layout

The present farmhouse has only two acceptable first floor bedrooms and the bathroom is located on the ground floor. The proposals are to provide two more first floor bedrooms and two first floor bathrooms, one en-suite. The proposed extension will also create a new kitchen with family area and a new home office.

Scale and Appearance

Roof pitch and gable detailing are to match the existing. The present dormer on the north/east rear roof slope is poor construction and this will be refurbished with new roof and window. Coursed local stone will be sourced to match existing walls. New softwood windows and doors are proposed throughout.

Amenity & Environmental Impact considerations

There are no reasons to suggest the building or adjacent land is contaminated.

Biodiversity

The site has been checked for flying protected species and none were found to be present. Land to the north has recently been disturbed and contours altered. To the east is paving and hardstanding. To the south is paving and a small domestic garden area. A walk-over inspection of the site did not suggest that any protected ground moving species are present.

Trees

There are no existing trees near the building therefore none should be affected by development. New hard landscaping will be brick paving and stone paths. Soft landscaping will be domestic.