

2009.3 STOUPE BROW FARM, RAVENSCAR

PLANNING APPLICATION DESIGN AND ACCESS STATEMENT

1.00 DESIGN STRATEGY

1.01 THE EXISTING DEVELOPMENT

- 1.01.1 Stoupe Brow Farm ceased to operate as a farm over forty years ago, and, although the house has been occupied for the past 25 years, the outbuildings had fallen into various stages of disrepair until the Applicants bought the property in 2000.

Since that date, the house has been maintained in good repair and the dereliction of the two ranges of barns and storage buildings has been halted, the remaining walls stabilised, and the surviving roofs repaired. The cottage attached to the house has been sensitively restored and is now operated, year round, as high quality holiday accommodation, trading as Pear Tree Cottage. The access road, and the garden are being thoroughly renovated, employing original materials wherever possible, and the farmland outside the domestic curtelage is rented to a local farmer for grazing. The property again makes a positive and appropriate contribution to the national park landscape.

1.02 PROPOSED FURTHER DEVELOPMENT

- 1.02.1 This application follows a thorough review of the entire property, in the light of the commercial success of Pear Tree Cottage, and proposes the conversion of one of the remaining, roofed, barns to provide a second, two-person holiday-let, the provision of covered car parking for the Applicants and visitors, and the construction of a single storey family room and kitchen addition to the house. The remaining barn will continue to provide storage for garden and buildings maintenance equipment, and the preserved walls of the defunct barn will form sheltered external terraces for the house and the new holiday-let.
- 1.02.2 It is proposed to convert Barn 1 into a split-level, two-person holiday let, following the existing floor layout, with the addition of a new door opening on the SW gable, a new ground floor opening onto the terrace within the retained barn walls, and the construction of a fireplace enclosure and flue on the NW wall.
- 1.02.3 The fireplace arrangement provides an essential element for winter letting, without using any of the very limited space within the existing footprint, and does not rely upon a conventional chimney, which would dilute the barn aesthetic. The masonry plinth, untreated hardwood boarding and galvanised flue offer an agricultural appearance, although barely visible from outside the garden.
- 1.02.4 The terrace deck, concealed by the existing barn walls has minimal visual impact, but the almost flat, glass canopy, again vital for year round letting, sits just above the top of the barn walls. The canopy is largely concealed from inland view by barns 1 and 2, and the minimal pitch will prevent reflected glare to the coastal footpath. The glazing bars and support steelwork would be galvanised and unpainted.
- 1.02.5 Associated external works include the formation of a new gate opening in the garden wall, a flagged footpath to the entrance, a gravel planting area adjacent the deck, and new flagged and gravel terraces to the SE of the barn.
- 1.02.6 Generous car parking and turning facilities already exist, but the application proposes the construction of a sedum-roofed open-fronted enclosure for the parking area, to screen vehicles from view, particularly from the disused railway footpath which overlooks the property from the West. The Applicant's commercial objective of unspoiled, rural tranquility coincides precisely with the general public interest in this, and all other aspects of the application.

NYM, PA
12 JUL 2010

1.02.7 Whilst the house has provided adequate accommodation, the current entrance, direct into the kitchen, is unsatisfactory, and will become more so as the letting business continues to prosper. This application therefore includes the addition of a single storey extension to the NW, occupying the area of the existing rear yard, without loss of soft landscape. This would allow the current entrance space to become dedicated reception, for both domestic and business functions.

1.02.8 The extension is enclosed by a single, lean-to roof of matching clay pan tiles, with a strip of patent glazing at the higher abutment, screened by the existing two storey rear projection, to light the centre of the deep plan area. The proposed eaves height is unusually low against the rising ground to the West of the house, minimising apparent bulk.

1.02.9 The NE, seaward gable is fully glazed, to enjoy the exceptional views, although the orientation will prevent solar glare from distance.

2.00 ACCESS

2.01 The Applicants have made significant improvements to the access route from Browside, and, although this is undeniably steep, the addition of one further car, on a daily basis, will have no impact on the suitability of the provisions. The exceptionally severe winter past has not presented any insurmountable problems to a business which counts relative remoteness amongst its chief attractions.

2.02 The addition of a second holiday-let will not generate more than the occupants' traffic movements, as all related commercial activity is already in place.

2.03 Access for the disabled, by car to the property, is straightforward, but the existing split-level floors and steeply sloping and stepped exterior spaces are not suitable for wheelchair users.

2.04 Access arrangements to the existing house and holiday-let are not affected.

3.00 OVERVIEW

3.01 This application is presented in the context of optimum development of the property, and no further significant changes are envisaged. The quality and sensitivity of the Applicants' investment in this site, to date, may be clearly ascertained on inspection, and the intention is to maintain this quality throughout, as a prerequisite of marketing exclusive accommodation, which relies upon the maintenance of National Park standards. A high percentage of Pear Tree Cottage tenants are first time visitors to Yorkshire, resulting from the targeted marketing strategy, and all leave with a very positive impression; many returning for further visits. The addition of a second cottage will continue, and develop, existing benefits to local suppliers and tradespeople, from construction to food products and crafts, with little visible impact on the Park landscape.

NYM JA
12 JUL 2010