

CLIVE A PROCTOR Bsc. MRICS

Forest Edge
Troutsdale
Snainton
Scarborough
North Yorkshire
YO13 9PS

NYM / 2010 / 0 5 9 0 / F L

DESIGN AND ACCESS STATEMENT

FOREST EDGE TROUTSDALE YO13 9PS

For the last 25 years the previous owner has used the house as a holiday home. Having recently moved to Forest Edge it is our intention to make it our permanent home and as such we could do with some general purpose outbuildings to look after the 5 acres of land. The original out buildings associated with the farmstead were either removed or converted during building works in the 1980's.

Following consultations with the planning department we appreciate the importance of using traditional materials and keeping the linear layout common to farmsteads on sloping hillsides in the North York Moors. Having looked at several farms in some detail it is apparent that a good deal of their charm and character comes from the materials used and the way they have been successively extended and added to over the years. This would appear to have most commonly resulted in differing building widths, roof heights and pitches dependant upon the use of each building and the peculiarities of the site. In the current proposals we have incorporated a slightly raised roof line for the proposed open barn at the eastern end of the range which as well as providing a more useful/workable height will also add interest whilst not distracting from the main house which still remains the dominant structure.

The removal of the existing modern up and over steel garage door and the garage's use as a loose box with the new outbuildings to the side should allow us to return the property, in some way, back to its original use as more of a farmstead than it has been latterly.

The proposed new outbuildings follow the line of the original building footprint over an area which is now a hard standing although it would appear to have had a shed/outbuilding on it at some time.

NYM/PA
02.05.2010