

DESIGN & ACCESS
STATEMENT

**Alterations and change of use of existing rural
outbuildings to provide four holiday cottages at:**

Thirley Cotes Farm

Harwood Dale

Scarborough

North Yorkshire

YO13 0DR

NYMNPA

16 AUG 2010

Prepared for:

Mr. & Mrs. Shepherd
(Ref. 0909X)

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General

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The proposal is for the alteration of an existing disused rural outbuilding to form four holiday letting units at Thirley Cotes Farm, Harwood Dale, which is owned by the applicant. The single storey section (to the West) will be converted to suit disabled use and the existing garages repaired. The site is within the North York Moors National Park, and the barn has Grade II Listing status.

We understand that the buildings involved have been disused for agricultural purposes for over 25 years and indeed were replaced well before this by new steel framed agricultural buildings still on the site. The nature of the buildings makes them unsuitable for modern farming.

The creation of holiday letting units will firstly incorporate much needed maintenance and renovation of the existing structure and secondly generate important income that will ensure the building's continued occupation and maintenance for the foreseeable future and which will also therefore benefit the local rural economy.

Following an initial pre-application consultation with NYM Planning Authority, at which the principal of the conversion was agreed with the Council's Building Conservation Officer Beth Davies, a Structural Appraisal was carried out and a report provided by Alan Wood and Partners, Chartered Structural Engineers, to assess the building's suitability for conversion, and to determine the key structural defects and they will, subject to approval be called upon to make recommendations for a full schedule of repairs. They confirm in their report that "The conversion may prove beneficial in that it will prompt a repair schedule to be implemented".

The design process has included an assessment of both the building and the site's full context, including its physical characteristics and also the relevant planning policies. Full survey drawings have been prepared of the existing buildings, including the original design features, together with a full photographic record of the buildings and their features. It may also be a consideration to provide an archive record for the existing buildings.

The conclusions within this statement take into account all of the above factors together with the further recommendations of the Building Conservation Officer Beth Davies following a further site meeting on 22nd June 2010, as well as the general discussions with the North York Moors National Park Authority, and the Local Authority.

The resulting final design has therefore evolved following assessment of all relevant factors, and consultations carried out to date and the final design is now considered suitable for this location.

The proposal is designed to be in accordance with the principles of good practice as set out in the English Heritage Publication, "The Conversion of Traditional Farm Buildings".

Section 1 - Use

The existing use of the site is that of an existing dwelling with adjoining disused outbuildings and gardens.

Thirley Cotes Farm is in a secluded rural area with no close adjacent properties. The applicants and owners of the site, Mr. and Mrs. Shepherd, intend to let the new residential units as short-term holiday lets. They occupy the existing dwelling on the site.

The site has long since lost all ties with agriculture, in terms of it being a viable unit and we understand that it has not operated as a working farm for over 30 years.

At present some of the other buildings are used for the keeping of horses, and it is hoped that this can continue alongside the holiday proposals and work in conjunction with it to some degree, but this would be subject to review, to ensure it is a sound basis that will help with finding lettings.

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Section 2 - Scale and Amount

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The proposed alterations to the existing outbuildings have been kept to a minimum, in order to retain the external character of the unit and those proposed will be of a minor nature externally and it is considered that they will not adversely alter the appearance of the buildings or the character of the surrounding area.

These relatively minor alterations, and the change of use have been considered in context of the existing density and built environment locally and are considered to be compatible with these factors and will, in fact, enhance the appearance of the existing building, which is in need of repair and renovation, whilst maintaining the rural character of the locality.

In considering the scale and amount of development, these factors have been assessed in the light that this is a rural location and the proposals are considered acceptable, bearing in mind that they are secluded and cannot be seen from any public highway or close footway.

The proposed alterations of the in the location proposed is considered to sit comfortably on the site and maintain the current character of the area. Once complete, the development will help ensure that this currently disused outbuilding will become sustainable.

The proposed works, including the installation of new rooflights and limited some new window openings where necessary, all of which will be constructed in materials to match those existing.

The existing services and infrastructure can cope with the proposed change of use to provide this additional holiday accommodation without serious upgrading or modification.

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Section 3 - Layout

The existing site and buildings have been studied in detail and recorded on the 'as existing'. Plans and are as shown on the attached Site plan, however we would recommend that one additional consideration might be a detailed record of the building, including a full photographic survey of the building, copies of which can then be retained on the site, for use by visitors, and archived with the National Park Authority.

The site layout has been designed to retain a degree of separation between the existing residence on the site and the new letting accommodation, but with access as required, so that management of the units can be discrete.

This has been achieved by fronting the visitor accommodation on the elevation opposite to the dwelling and also concentrating most of the additional windows on this elevation, which is well hidden from general view. Indeed the buildings subject to the change of use are only viewed from public land over some considerable distance to the South. To the West, north and East the buildings are screened by existing woodland.

A garden area serving the converted outbuilding will be provided to the north, with suitable hedge screening around the private garden/amenity area.

It is considered that the proposed relatively minor alterations to the building, will not impact harmfully and will not be harmful to the character to the area due to this considerable screening.

Section 4 - Appearance

The proposed general appearance of the building will change very little, except for the introduction of rooflights within the roof slope, and the provision of minimal new window openings where necessary, to match the existing, therefore the current character of the building will be retained. That is a part single and part two-storey brick and stone walled and traditional pantiled roofed, outbuilding.

Section 5 – Landscaping

As stated above, the site already has the benefit of extensive woodland screening to three elevations, and to the south is screened, when viewed from the distant public views, by the existing residential building, which is Listed. The existing hard surfaced areas shall be landscaped using materials to be agreed, such as stone paving, however, all landscaping can be agreed by way of planning condition.

Section 6 - Access

The existing property already enjoys adequate general access to local services and facilities, being within the village of Harwood Dale and within the North York Moors National Park, and approximately 5 miles from Scarborough and 10 miles from Whitby, which have a large range of shops, public houses, post offices, churches and community centres as well as very good bus and train services with transport links to York and Bridlington.

The existing access point for pedestrian and vehicular access from the main road frontage on Waite Lane to the existing dwelling will also serve this development.

Vehicle garaging and parking and the existing turning area will be maintained and used in conjunction with the existing dwelling, to allow all visitor vehicles to both enter and leave the site in forward gear and to be parked on site.

The holiday letting units created will, subject to receiving planning consent, be designed in detail and built in accordance with current Building Regulations, to ensure that it is suitable for disabled and wheelchair access.

Section 7 - Planning Statement

The following Planning Policies are contained in the North York Moors National Park Local Development Framework, and general Planning Policy Guidance and Statements, which have been considered and we believe add support to the scheme.

Development Policy 1 – Environmental Protection

To conserve and enhance the special qualities of the North York Moors National Park, development will only be permitted where;

1. *it will not have an unacceptable adverse impact on surface and ground water, soil, air quality and agricultural land*
2. *It will not generate unacceptable levels of noise, vibration, activity or light pollution*
3. *There will be no adverse effects arising from sources of pollution which would impact on the health, safety and amenity of the public and users of the development.*
4. *Land stability can be achieved without causing unacceptable environmental or landscape impact.*

Core Policy G – Landscape, Design and Historic Assets

The landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. High quality sustainable design will be sought which conserves or enhances the landscape setting, settlement layout and building characteristics of the landscape character areas identified in the North York Moors Landscape Character Assessment. Particular protection will be given to those elements, which contribute to the character and setting of:

1. *Conservation Areas*
2. *Listed Buildings*
3. *Historic Parks and Gardens*
4. *Scheduled Monuments and other sites of archaeological importance*

The re-use of buildings of architectural and historic importance which make a positive contribution to the landscape and character of the National Park will be encouraged.

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Proposals for development within or immediately adjacent to a Conservation Area will only be permitted where they preserve or enhance the character and appearance or setting of the area and where:

1. *Buildings and features, including open spaces, watercourse, trees, hedges, walls and railings that make a significant contribution to the character and appearance of the Conservation Area are retained and respected.*
2. *The scale, proportions, design detailing and materials of the development respect the existing architectural and historic context with reference to:*
 - a) *the form, scale, proportions, design detailing and materials of traditional buildings.*
 - b) *Historic plot boundaries and layouts*
 - c) *Traditional street patterns.*
 - d) *The relationship between buildings and spaces*
 - e) *Views into and out of the area*

Development Policy 14 – Tourism and Recreation

The quality of the tourism and recreation product in the National Park will be maintained and improved through adopting the principles of sustainable tourism. New tourism development and the expansion or diversification of existing tourism businesses will be supported where:

1. *The proposal will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a manner that will not undermine the special qualities of the National Park or in a way that conserves and enhances the special qualities.*
2. *The development can be satisfactorily accessed from the road network (categories 1, 2 or 3) or by other sustainable modes of transport including public transport, walking, cycling or horse riding.*
3. *The development will not generate an increased level of activity, including noise, which would be likely to detract from the experience of visitors and the quality of life of local residents.*
4. *It will make use of an existing building. Proposals for new buildings will be expected to demonstrate that the facility cannot be satisfactorily accommodated within an existing building in that location.*

Planning Policy Statement 1

Delivering Sustainable Development

It is considered that the aims and objectives to provide for a sustainable development, contained in PPS1 have been met following assessment of all relevant factors prior to reaching the final agreement of the latest design, which is considered to be of a scale and character suitable for this location.

Planning Policy Statement 5

Planning for the Historic Environment

The Government's objective is to conserve heritage assets and utilise the historic environment by creating sustainable places, and to ensure that wherever possible heritage assets are put to an appropriate and viable use.

We consider that the alterations to this disused outbuilding will improve the character and appearance of the existing Grade II Listed Building, and will greatly enhance the existing historic environment and surrounding area, and ensure its continued sustainability.

Sustainable Development in Rural Areas

The key principle of PPS 7 is to ensure that any new development should respect and where possible enhance the qualities within many rural towns and villages, whose historic and architectural value make a valuable contribution to the character of the local countryside. Nationally designated areas, i.e. National Parks, are also given the highest status of protection to preserve their natural beauty.

Regional Spatial Strategy for Yorkshire and the Humber

ENV 9

The Region will safeguard and enhance the historic environment, and ensure that historical context informs decisions about development and regeneration.

Special regard must be given to the desirability of preserving the building and it's setting. The property is a Grade II listed building and is therefore of local importance

Section 8 – Heritage Statement

The site is a Grade II Listed Building within the village of Harwood Dale, which lies approximately 5 miles north east of Scarborough.

From the general appearance and construction of the barn it is assumed the building dates from the C19.

It is considered that the alterations and change of use of the existing barn, to a dwelling will respect its setting and preserve and enhance the building as well as ensuring the building's sustainability and continued use.

The brick, stone and pantiled holiday accommodation will be created by appropriate and sympathetic alterations to the existing disused barn. This will be achieved by utilising many of the existing openings within the barn to provide doors and windows to the residential accommodation.

There will be no decorative or original features affected by this proposal.

The proposal is not within 50m of a Scheduled Monument.

The proposal is not within an area of any known defined Archaeological Importance.

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