

DESIGN AND ACCESS STATEMENT.
Cobb Farm, Staintondale Rd, Ravenscar.

- 1) The existing site at Cobb Farm, Ravenscar (previously known as Wellfield Trekking Centre) comprises of two detached single storey buildings in a substantial area of land approximately 18 Acres. The Farm use is for horses and ponies. The existing buildings consist of a stable block and a workshop / Barn. My client Mr Heaven has owned the above site for 3 years. (please see attached planning decision dated 13th July 2007)
- 2) The ancillary building to the North of the site (existing stable block) has fallen into disuse and is in a dilapidated condition. Visually this building is detrimental in terms of character and appearance to both the Surrounding area and street scene generally. (please see photos 1 and 2 provided) . The existing stable block consists of 11 stables and a tack room. The existing Workshop / Barn consists of a working area with a rest room and shower and toilet facilities. (please see submitted drawings) .
- 3) In September 2009 my client Mr Heaven had an Appeal dismissed by The Planning Inspectorate following a refusal by The National Park Authority in January 2009 for the siting of a mobile home for occupation as a temporary Agricultural workers dwelling at the above mentioned farm.
- 4) Mr Heaven's new application proposes to convert the existing stable block into a two bed roomed dwelling and to convert the existing workshop / barn into a new stable block housing 6 stables, food store and a tack and staff room with existing welfare facilities. .
- 5) Mr Heaven states that the conversion of the old ancillary building namely the old stable block would greatly improve the overall visual aspect of the site and the surrounding area in The National Park.
- 6) In order to preserve the overall village scene and minimise impact of any new development The Applicant proposes that the proposed new dwelling would fit exactly into the existing footprint of the old stable block in terms of height, length and width. The new dwelling will be constructed of block and render painted of white to match the adjacent bungalow at Wellfield Farm. The new dwelling roof will be in terracotta pantile once again to match the adjacent Wellfield bungalow. In order further to maintain the village scene the Applicant proposes that the substantial windows to the lounge on the western elevation of the proposed dwelling Will be upvc brown in colour to maintain the country aspect of the dwelling. The remaining new windows and doors will also be upvc brown in colour. The conversion of the existing workshop / barn into stables will have little or no impact on the surrounding area. The only change would be the insertion of the new stable doors on the Western elevation which would match in with the existing doors already on the Eastern elevation. The materials used for the new proposed conversion will be in keeping as regards render , windows, rainwater goods and roof tiles used as to keep the fabric of the existing and surrounding buildings unaffected. (please see submitted plans) .

NYM / 2010 / 0

NYMNPA

14 OCT 2010

- 7) If the proposal were to find approval from the National Park Authority then Mrs Heaven Is hoping to run the horse farm under the name The Old Wellfield Trekking Centre with the help of employing 1 person on a part time basis. Mr Heaven would be keeping his full time job. The applicant also states if permission was granted then it would be adding a new family into the local community which would be beneficial to all concerned.
- In making this application we have taken into account several factors: not only the need to maintain the vitality of the National Park, but the requirement that any alteration to the existing farm buildings would need to be sympathetic to the existing and surrounding buildings. In addition to the enhancement of the farm buildings itself the applicant states that being sympathetic to the character and appearance of the original farm buildings and its neighbouring properties in terms of siting, scale, character, materials and design there will be no detrimental impact to the National Park. The overall effect will be to greatly improve the appearance of these old farm buildings and therefore this part of the National Park. The intended work will be carried out by local Tradesman, all of who have an invaluable knowledge of the National Park and the farm itself. Also by using local tradesman this will bring much needed money into the local economy.

Following discussions with The National Park Authority the applicant states that he complies with the provisions of Core Policy J (Housing) through Category E as described above and might Evan comply with Category B as my client first lived in the National Park before entering the armed forces for 16 years in the Peak District.

- 8) Should the authority consider it appropriate or necessary, the Applicant would be happy to accept any conditions attached to the application or restricting or preventing the use of the new dwelling or new stables.

ACCESS.

Access to the existing farm is gained by a driveway 5 metres in width along the eastern boundary on Staintondale Road.

For many years this has proved more than adequate for the level of traffic than would be the case with the conversion of the proposed new dwelling. No obvious traffic problems to our knowledge have ever been encountered by vehicles or pedestrians due to access to or egress from the property.

Even if there was to be an increase in vehicle movement we would state that because of the intended use of the above proposal, this would be kept to a minimum.