

Proposed Barn conversions

High laithes, Whitby

DAS

1.0 Introduction

This design and assessment statement covers proposals for the alterations to two redundant barns which lie within a group of barns at High Laithes Whitby.; it will create two units of holiday accommodation.

2.0 Location

The barns lie on an unclassified road off hawsker lane. It is close to the Whitby foghog and lighthouse on the heritage coastline and close to the costal path and would provide excellent base for exploring the national park and nearby town of Whitby. The barns lie at the entrance to the drive for high house with the other barn Building one situated opposite side of the road.

3.00 Use

Both buildings are currently used for farm storage. The proposed use would be two units of holiday accommodation.

This use will bring visitors to the area and will provide a sustainable use for the buildings. There will be part time work created in cleaning In addition; the visitors coming to the area will inject income in to the local economy through their spending.

4.00 Proposed Development

Building 1

The proposal

The building will be altered internally to form living space with internal bedroom a bathroom will be formed inside the adjacent out building Existing openings will be utilised with the existing wooden garage being knocked down to form a terraced area with parking .two glass panels will be used one of which will be form the entrance. a peaked roof will be added to the existing out building which will house the bathroom, this will also include a new window .the west door at the top of the stairs will be replaced with a new half glazed stable door. The existing roof will be maintained with the addition of two roof lights and two solar panels.

A new roof will be added to the existing out building with tiles to match existing building.



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Building 2

The proposal

The building will be altered internally to form living space adding an additional floor with two bedrooms Existing openings will be utilised with the previously blocked up north entrance being opened up to form an entrance and on the south side existing stable door window will be used. The east main entrance will be used to form an entrance.

A paved area and establish small garden area with bin store and oil tank enclosed by appropriate screening. This allow for some privacy

To build a perimeter fence with hedge to match that of building opposite and gravel drive. This will provide privacy from existing dwelling opposite.

In order to make the south elevation roof work affectively and gain the correct pitch for tiles, it is proposed to raise the middle of the roof to run in line of wall plate and ridge, this will not affect the overall height of the building and this will also will create extra space to the upper bedrooms and allowing a level ground floor throughout.

The existing pointing on the existing extension will need to be matched up to the existing building to help make the building look like one. As the roof and copings have to be taken off this will only require slight alterations.

The proposals also include removal of the sheeted roof and replacement for a new timber roof with natural red pan tiles to match existing and including three discreetly positioned black roof lights and two solar panels. These will provide light to the upper level of the building without the need for extra opening.

We propose to form a small wall or fenced discreet garden area with screened of oil tank and bin store, it is also proposed to form a small gavelled parking space to keep visitor cars out of access routes

5.00 Layouts

Careful consideration was made to the alterations to this buildings will regard to allowing maximum use of interior space and also make the exteriors of the buildings look more pleasing.

The internal layouts will provide a one bed roomed accommodation with bathroom and a two bed roomed accommodation with two bathrooms both with open plan kitchen/living spaces



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6.00 Design/Appearance

The design of any alterations and walls and the details to be used on these buildings will utilise materials and details to match that found in the existing areas. This will include;

- New windows and door surrounds including natural stone lintels to match those in surrounding area
- All new stone walls, alterations to gables and any perimeter walls to be natural stone to match existing (salvaged from remaining on site). Any pointing will match colour of existing.
- New window and doors will be Dark stained double glazed timber
- New gutters and down pipes will be cast iron or plastic equivalent
- New roof areas will use pan tiles to match existing building with the installation over new velux roof lights

Some solar hot water panels are proposed to the south elevation of the roofs to provide some input in to the hot water demand. The use of the panels will help to reduce the carbon footprint of these schemes. Consideration is also being given to the incorporation of other renewable in the scheme.

7.00 Scale

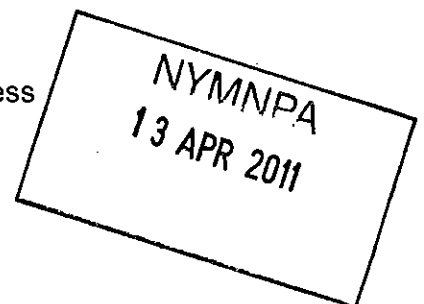
The scales of the proposed developments have been carefully considered. The size of these and any alterations have been in such a way to allow the buildings to be used in a sustainable way to provide visitor accommodation.

8.00 Landscaping

The proposal is to form gravel driveways, paved areas and a small garden area to both of the buildings with level paved access. This will also provide a sustainable drainage solution and avoids too much hard surfacing. Bushes will be planted inside any timber post and rail fences to form visual screens from road and to the perimeter of the properties.

9.00 Accessibility

Off road parking will be provided to the properties with level access



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10.00 Environmental Considerations

A structural appraisal will be prepared and will be included with this application. Any repairs or recommendations to the buildings mentioned in the report will be done.

As mentioned above, solar panels are being used to supplement the heat input in to the hot water system. Insulation standards will also be improved in both units thorough the insertion of new roofs and insulation with the interiors utilising modern insulation standards to all building elements.

Klarchester sewage tanks would be placed in land adjacent to, serve these properties

11.00 Summary

The proposals set out above for the building have been carefully considered to have as little impact as possible on the adjacent property and immediate area. The use of natural materials to match existing details will help the proposal fit in with local vernacular. The use of the buildings for accommodation will create additional employment and help to inject money in to the local economy.

12.00 Management

The applicant is a farmer's nephew who would like with your permission to convert and then manage the above buildings from his home in nearby town of Whitby .he will convert them himself and once converted he will deal with everything regarding the properties from cleaning to maintenance from his home. This scheme will provide good income for a rural business and also contribute to the long term future of this traditional building.

NYM/MPA
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