

NYM / 2011 / 0.5 87 / FL

DESIGN AND ACCESS STATEMENT

**CHANGE OF USE
HILL TOP BARN, STONGATE**

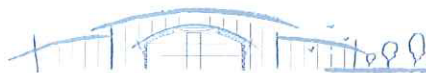
FROM

REDUNDANT BUILDING

TO

HOLISTIC/NATURAL THERAPY STUDIO

NYM/11/0587/FL
- 3 JAN 2012



imaginative architecture + engineering design

bhd
partnership

Address: Airy Hill Manor,
Whitby,
North Yorkshire,
YO21 1QB

1.0 GENERAL

1.1 The Statement

This document should be read in conjunction with drawings D10083-01 (Location/Block Plan), D910083-02 (Existing Plans and Elevation) and D10083-03 (Proposed Plans and Elevations).

It has been produced specifically to support a planning application for Change of Use to North York Moors National Park Planning Authority.

Historic application for residential use was turned down a number of years ago.

1.2 The Building and Location

The existing building is set within the hamlet of “Stonegate” on the road between Lealholm and the A171. It lies approximately 1km to the East of Lealholm.

The building was originally constructed in a workshop fashion with commercial/business use intended.

It is constructed of natural materials, the roof is red clay pantiles, the walls are coursed natural stone and windows/doors are timber and timber framed.

Structurally the existing building is of sound condition and does not require any rebuilding to provide the use proposed.

In addition no extension to it will be required.

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FRONT ELEVATION

2.0 PROPOSALS

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2.1 Use

Our client Rachel Bentley intends to use the building as a base for 'holistic therapies'.

Therapies offered will all be natural and will be offered as an alternative to traditional medicine, such as Indian head massage, Hot stone therapy, as well as a range of sports injury related treatments. The nature of the business is in itself peaceful and tranquil therefore will not result in any high levels of noise, pollution or vehicular activity. The signage will be low key and in keeping with the surrounds.

Natural Therapies have been used for years and therefore there is enormous evidence to demonstrate the benefits on peoples health both mentally and physically. Therefore by offering Holistic Therapies I would be providing a leisure facility as well as alternative health care for the community and those visiting the area. Hill Top barn would provide the ideal setting located in the heart of North Yorkshire Moors, essentially a complimentary setting for the proposed use.

It is intended to have 2 therapy rooms and a small reception area. There is sufficient land and storage space attached for the functional needs of the proposed use. There would be a maximum of 2 therapists working at any one time, and clients would be booked on an individual basis therefore would be a minimum of cars at any one time. There is ample room for private parking in front of the barn.

2.2 Alterations

Because the building was constructed for business/commercial use the alterations required are minimal drawing D10083-03 shows minimal internal partitioning with no alteration to the existing masonry openings.

To allow additional light into the consultation rooms the existing openings will be fully glazed.

Internally the walls and roof will be fully insulated to reduce heat loss and comply with current building regulations. As before because the previous use was commercial the alterations internally will not affect historic detailing.

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3.0 CONTEXT

3.1 Policies

Policies relevant to this application will include:

Development Policy 3	Design
Core Policy H	Rural Economy
Development Policy 10	New Employment/training
Core Policy I	Community Facilities

3.2 Development Policy 3

The building does not have an adverse impact on the character of the area as it stands now, and since the appearance from the outside will not be changed this will remain the case. The barn already blends in with the surroundings, built with traditional materials and having good access. Renewable energy could be provided by the use of solar panels on the roof.

3.3 Core Policy H and Development Policy 10

This policy is seeking to encourage a diverse and sustainable approach to employment and services within the National Park without adversely affecting the immediate or general amenity.

As noted in 3.2 the building exists and provides a perfect base with little alteration.

Specifically within Development Policy 10 section C the subject building fully satisfies the required objectives.

- The building is of sound construction.
- There is more than enough land and storage space both internally and externally.
- Impact on the area is dealt with in 3.2.
- The building has access to the highway and parking will be within the subject site.

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4.0 ACCESS

4.1 External

Given the details supplied in section 3.3. It can be confirmed that good access to the highway exists. See also the block plan.

4.2 Internal

Inside the layout has been designed to ensure an inclusive environment. This is required for Building Regulation Part M, but also it is imperative for our clients business.

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Design and access statement.

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My proposal is to convert Hill Top Barn, Stonegate, Lealholm, Whitby into a Holistic/Natural Therapy Studio.

The existing building is structurally sound and does not require significant alteration to accommodate the proposed use. I intend to have two therapy rooms and a small reception area. There is sufficient land and storage space attached for the functional needs of the proposed use. There would be a maximum of two therapists working at any one time, and clients would be booked on an individual basis therefore would be a minimum of cars at any one time. There is ample room for private parking in front of the barn.

The building does not have an adverse impact on the character of the area as it stands now, and since the appearance from the outside will not be changed this will remain the case. The barn already blends in with the surroundings, built with traditional materials and having good access. Renewable energy could be provided by the use of solar panels on the roof.

There are adequate access arrangements; the barn has its own access from the road and parking will be kept within the boundary. Direct access from the road needs improvement, which I am prepared to carry out, and this will prevent any vehicular activity directly past the occupant next door.

This is all in compliance with the Development Policy 10 and relates directly to the appropriate use of an existing building in the open countryside and with the inclusion of education and training.

Therapies offered will all be natural and will be offered as an alternative to traditional medicine, such as Indian head Massage, Hot Stone Therapy, as well as a range of sports injury related treatments. The nature of the business is in itself peaceful and tranquil therefore will not result in high levels of noise, pollution or vehicular activity. The signage will be low key and in keeping with the surrounds.

Natural Therapies have been used for years and there is enormous evidence to demonstrate the benefits on people's health both mentally and physically. Therefore by offering Holistic Therapies I would be providing a leisure facility as well as alternative health care for the community and those visiting the area. Hill Top Barn would provide the ideal setting located in the heart of the North Yorkshire Moors.

Rachel Bentley
Holistic Therapist and owner of Hill Top Barn.

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