

NYM / 2011 / 0685 / FL

Design & Access Statement

Proposed Alterations to Hillside Farm, Sleights, North Yorkshire

10-10-11

The Project-

Alterations to the existing Farm House and Out Buildings to create a Family Home which includes Specially designed accommodation and access provision for a severely disabled person.

The Reason –

Mr & Mrs Hodgson's daughter Victoria suffers from Cerebral Palsy Quadriplegia, which means she is wheelchair bound and cannot move her limbs independently. This means that she and her equipment requires more space than is the norm, for moving around, and the storage of her equipment and medical requirements. Victoria needs full time nursing care, thus a provision of en-suite accommodation for use by her nursing staff who attend Victoria 24/7 is required. Victoria has spent 15 years of her life at a special school in Nottingham. Now she has finished her education Mr & Mrs Hodgson feel that it is very important to let Victoria live in a family environment which caters for her special condition.

Context -

The property consists of a traditional stone farmhouse and outbuildings and is located to the North of Eskdaleside between the villages of Grosmont & Sleights It set adjacent to the road in around 24 acres of grazing land.

Consultation -

Consultation was carried out with the Local Planning Authority to discuss the proposals presented in this application.

The following meetings have been held with Mr. & Mrs Hodgson.

- 24th October 2007 Initial consultation with Planning consultant Alisa Teasdale
- 30th October 2007 Initial illustrations forwarded to Alisa Teasdale based on her suggestions.
- 4th August 2009 meeting at Helmsley with Alisa Teasdale to further clarify plans
- 3rd February 2011 discussed plans with Planning Officer Cheryl Ward, she suggested we meet Hilary Saunders
- 17th February 2011 meeting at Helmsley with Hilary Saunders who suggested changes to plans.
- 27th February 2011 e-mail from Hilary Saunders suggesting further alterations to plans.
- 15th July 2011 Meeting at Hillside with Senior Planning Officer Mark Hill who suggested further alterations of main house plan and initial suggestions for outbuildings.
- Also 15th July Meeting with NY Highways department with regard to Hillside entrance.
- 18th July 2011 letter sent to Mark Hill accepting the alteration that he suggested we carry out to our plans.
- 7th September 2011 meeting with Mark Hill at Helmsley to show plans final few alterations made and seek advice on outbuildings.

The Design:-

Main House

The proposed alterations to Hillside Farm include the demolition of the existing single-storey extension to the North Elevation and replacing it with a new purpose built 1 and 2 storey extension. This new part of the building is designed level with the main house ground floor to give good access throughout. The Ground Floor of the extension includes a specially designed en-suite Bedroom for Mr. & Mrs Hodgson's Daughter Victoria, Kitchen, Utility Room and Rear Entrance Hall. The existing Main House ground floor is re-planned to give a large lounge area and a separate dining space off the new kitchen. The First Floor will be altered to produce one new en-suite bedroom and

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converting the main house first floor into two en-suite bedrooms. One for Victoria's nursing staff, one for her parents and one for her sister. The Attic Floor accessed by a further new staircase incorporates two new Guest Bedrooms and bathrooms with new roof windows.

The principles of the proposed design are as follows:-

- To provide a purpose designed bedroom and ancillary support facilities for Victoria
- The new extension and works to the re-planned ground floor are designed to give good wheelchair access to all areas.
- The new extension works are designed to take advantage of the exceptional views from the property of the Lower Esk Valley to the North and maximise the natural light within the dwelling.
- The overall height of the extension is kept low to reduce the visual impact from the road and leave the view of the front elevation largely unchanged.
- All new external materials are to match those of the existing building and retain the character of the original house. Walls are to be constructed of both reclaimed material from the site or locally quarried stone. The existing concrete tile roof is to be replaced with interlocking clay pan tiles on both the main house and extension roofs. All new windows & doors are to be timber high performance design with double glazed units. External detailing such as gable end water tables to the extension and stone lintels over doors and windows are to match those on the existing building. Roof windows and roof glazing are to be low profile design.

Works to the Outbuildings B & C.

Out Building B is to be converted for use as a family work/activity space with storage areas located above. The works will include complete refurbishment of the roof and walls. The original external details will be preserved (as shown on the submission drawings). Existing windows are to be replaced and new ones added to the East Elevation. Roof windows are proposed to improve the use of the upper spaces.

The existing corrugated metal roof of Out Building C is to be removed and the external stone walls and gables restored to their original form as a barn. (As shown on submission drawings) A new pitched slate roof is to be provided. Inside it is intended to sub-divide the space for use as a Light Therapy Room and Hydrotherapy Pool. It is proposed to locate Photovoltaic Panels to the South East Elevation of new roof.

It is proposed to create a new linking building between Out Buildings B & C. to provide an entrance area and form a useful access between the two.

External Works

The principles of the proposed design are as follows:-

- The main wheelchair approach is designed to be from the driveway and parking area to the North of the house. Land to the rear garden area is to be re-graded to accommodate new access ramps constructed at a maximum gradient of 1:15 which lead up to a raised entrance patio area formed outside the property.
- The driveway entrance from the main road is to be enlarged to improve safety for vehicular entry and exit.



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Renewable Energy:-

- The requirements of the National Park 'Core Policy D – Climate Change' will be achieved as set out below.
- As part of the alteration and refurbishment works to the buildings it is intended to introduce where possible, substantial insulation in the design/specification of roofs, walls and floors. Low energy insulated glazing is proposed for all new windows aiding insulation and solar thermal gain. With the help of specialist consultants the use of individual Ground Source Heat Pumps and roof mounted Solar Panels/Photovoltaic Panels are being investigated.

Bat Scoping Survey

- Two Bat Scoping Survey (One emergence and One Dawn) have being commissioned and have been submitted with this application. A mitigation plan will be required and to this end we will be commissioning Mr Chris Toohie of Wold Ecology to oversee this requirement.

Alan Tomlinson.

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