

DESIGN & ACCESS
STATEMENT

Erection of Relaxation/Recreation Building at:

Thirley Cotes Farm

Harwood Dale

Scarborough

North Yorkshire

YO13 0DR

Prepared for:
Mr. & Mrs. Shephard
Ref. 0909X DAS

Prepared by:
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General

The proposal is for the proposed erection of a new timber recreation/relaxation building at Thirley Cotes Farm, Harwood Dale, which is within the North York Moors National Park.

The site, which is a working farm, has recently been granted planning permission for the alterations and change of use of disused Grade II Listed outbuildings to provide luxury holiday accommodation. The proposed new building will provide a Games/Relaxation area for visitors to the site, which will provide a recreation facility for families, which we believe will prove invaluable during periods of inclement weather.

The design process has included an assessment of the site's full context, including its physical characteristics and also the relevant planning policies.

The conclusions within this statement take into account the above factors together with the further recommendations of Mr. Chris France at a pre-application meeting, and following a recent site visit by Mr. Mark Hill.

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.

Section 1 - Use

The existing use of the site is that of a working farm with a new holiday cottage complex, which is currently under construction.

Thirley Cotes Farm is in a secluded rural area with no close adjacent properties. The applicants and owners of the site, Mr. and Mrs. Shephard, occupy the existing dwelling on the site.

Section 2 - Scale and Amount

The proposed new building, which is being sited on an existing concrete hard-standing and replaces a previously collapsed and removed asbestos Dutch barn, has been designed to retain the character of the farm holiday cottage complex, and it is considered that it will not adversely affect the appearance of the adjacent buildings on the site nor be detrimental to the surrounding area.

The proposal has been considered in context of the existing density and built environment locally and is considered to be compatible with these factors and will, in fact, improve the new development on the site, 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 building in the location proposed is considered to sit comfortably on the site and maintains the current character of the area.

The existing services and infrastructure can cope with the proposed relaxation building without any upgrading or modification.

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 accompanying Site layout plan.

Section 3 – Layout (continued)

The site layout has already been designed to retain a degree of separation between the existing residence on the site and the new letting accommodation, currently under construction, and the new relaxation building is to be located fronting the visitor accommodation on the elevation opposite to the dwelling, which is well hidden from the public highway, and will be well screened by existing wall/fencing, and woodland areas.

It is considered that the proposal will not impact harmfully and will not be detrimental to the character to the area due to this considerable screening.

Section 4 - Appearance

The proposed building will be constructed of natural materials, i.e. timber, and be of an agricultural appearance.

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 previously approved scheme included the provision of a hard surfaced courtyard area to be landscaped using materials, which have now been approved, and this courtyard area will be unaffected by the proposal.

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 also serve the holiday complex development, and will remain unaffected by the proposal.

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 new building 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.



Section 7 - Planning Statement (continued)

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.

Development Policy 4 – Conservation Areas

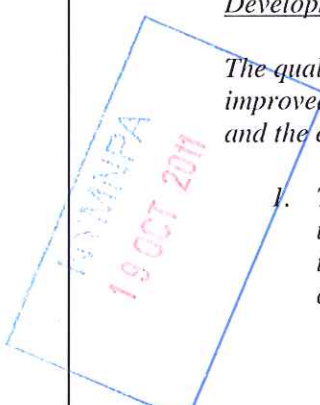
Proposals for development within or immediately adjacent to a Conservation Area will only be permitted where they preserve or enhance the character and appearance or setting of the area and where:

- 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.*



Development Policy 14 – Tourism and Recreation (continued)

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 7

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 existing building and its setting. The adjacent property is a Grade II listed building and is therefore of local importance

Section 8 – Heritage Statement

The site is within the village of Harwood Dale, which lies approximately 5 miles north east of Scarborough.

It is considered that the proposed new building will respect its setting and preserve and enhance the existing buildings on the site as well as ensuring the sustainability and continued use of the new development.

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.

