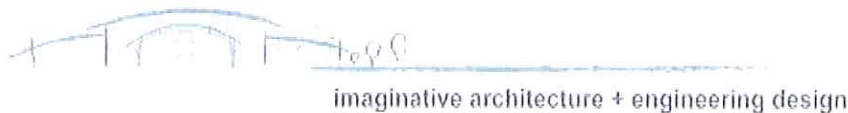


PLANNING DESIGN AND ACCESS STATEMENT

**PROPOSED CONVERSION OF BARNs TO FORM
ONE DWELLING AND THREE HOLIDAY COTTAGES AT
THE GRANARY, BANNIAL FLATTS,
GUISBOROUGH ROAD, WHITBY YO21 1SQ**

FOR

MR. P. SWALES AND MS. J. LONSDALE



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

INTRODUCTION & PLANNING HISTORY

The applicants are owners of the existing dwelling and full range of outbuildings which were originally part of Bannial Flat Farm.

The original farmhouse and other outbuildings are located to the North East of the applicants buildings and which is currently owned by Mr. Richard Cana, local Coal Merchant.

Planning Consent was granted on 12th November 1998 for change of use and conversion to form one dwelling and 3 no. holiday cottages as the decision references NYM4/037/0035CPA and 0035D.

These consents were then renewed in September 2003 and works carried out to form the dwelling at the South East end of the range of buildings.

The applicants currently live in this dwelling and use the barn for storage.

This application seeks consent for the conversion and alterations to form one dwelling for the applicants use at the North West end of the high two storey buildings and including part of the single storey buildings attached to the North East.

Also to then convert the remaining two storey element of the long high barn into three holiday cottages.

CONTEXT

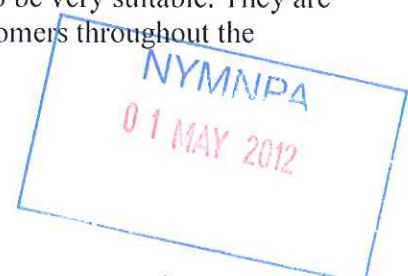
Bannial Flats is located on the edge of Whitby and on the Eastern most boundary of the National Park. It is accessed via a private road or drive directly off the roundabout linking the A169 from Sleights and Pickering with A171 from Whitby to Guisborough.

There are public footpaths "from the door" providing excellent walking to Whitby, Newholm, Dunsley and Sandsend, providing a variety of scenery and interest.

Local facilities within the nearby villages, including The Stables Restaurant and Victoria Farm Garden Centre are within half a mile or so of the property and the centre of Whitby within approximately 1 mile.

The National Park and this coastal area have a strong tourist image and great visitor appeal and combined with walking from the door, parking on site, this proposal is considered to be highly suitable in this location and satisfies current Planning Policy.

The provision of a dwelling for the applicants is also considered to be very suitable. They are a young working couple with an established business serving customers throughout the National Park and beyond.



Paul Swales has worked throughout the National Park all his life and Jennifer Lonsdale's family were farmers from Glaisdale. Her father, Henry Lonsdale, has worked in the Danby area and Botton Village for the majority of his working life and continues to do so, providing an invaluable service to farmers, builders, the National Park and local community with his JCB/Excavation business. Henry also lives in the National Park. Jennifer has worked for a local Chartered Accountants since leaving school and spent her time horse-riding etc. within the National Park.

They have currently lived in the smaller cottage at the South East end of the buildings for approximately one year and propose to convert the North East end to provide a larger family home for themselves.

On the basis that Planning Consent is granted for this application their intentions would be to convert the buildings into three holiday cottages over a three year period and then to progress with the work to form their own dwelling which would ensure that the applicants had lived in the National Park for at least 5 years.

As a result it is considered that the applicants and this development will satisfy Planning Policy J4 in relation to Local Occupancy.



DESIGN AND APPEARANCE

This range of buildings is very large, robust and in good condition. It stands "strongly" bordered by fields and connected to the courtyard and range of buildings linked to Bannial Flat Farm.

The design of the proposed conversion is based upon the concept of using the existing openings as windows and doors combined with previous openings which have been walled up.

Some new additional openings have been incorporated but these have been kept to a minimum on the front elevation (South West) facing the fields in order to retain the appearance of an agricultural "working" building.

The majority of new openings are small in size and reflect the proportions of the existing openings. The only large opening is that on the side elevation facing North West, across the fields to Newholm, which is unseen from the road. This will incorporate timber framed plain glazed doors set within a deep reveal and finished in dark stained hardwood in order to minimise any visual impact and to give the appearance of a former opening for use by agricultural machinery.

It is proposed to incorporate some glass pantiles on the front elevation facing South West, in order to provide natural daylight into the upper floors.

The proposed roof lights are predominantly to the rear courtyard, facing north east, and these will be black framed conservation style rooflights. Two similar rooflights are proposed on the side elevation, facing North West, two in the high level roof and two in the low level roof.

All the windows and doors will be of timber and the frames treated and finished to match the NYMNPA requirements.

The walling is all existing stonework and the roof clad in red natural clay pantiles. The existing rainwater goods are of black plastic.

SUSTAINABILITY

The proposed development is to incorporate various methods of saving energy by use of sustainable products and thereby minimising consumption and the carbon footprint.

The installations of a "ridgeblade" wind turbine system is being actively discussed with a local company based in Littlebeck which is seen as being a highly suitable means of providing energy for these proposed buildings.

However the development and manufacture of this product is still being resolved and therefore if this is not likely to occur then the applicants wish to consider the installation of solar panels or possibly a ground source heat pump.

These proposals linked to the use of EcoWool recycled materials to form insulation within the roof, ground and first floors and the lining of all walls, combined with double glazed windows and doors, will ensure that the buildings are highly insulated in order to minimise the energy requirements for heating.

The surface water will be connected to the existing land drains or to water butts to provide an eco-friendly means of dealing with this.

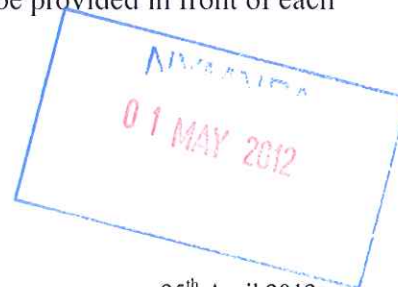
The use of natural and reclaimed materials combined with the use of local contractors will also minimise the carbon footprint of the buildings.

EXTERNAL WORKS AND PARKING

The designated parking area is to be at the rear of the buildings in the courtyard area, as shown on the proposed site plan.

This has an existing concrete surface which will be retained.

The garden areas will be at the front of each property and consist of new green turf and stone paved areas in the region of 3 metres long x 2 metres wide will be provided in front of each dwelling.



ACCESSIBILITY AND INCLUSION

Level access will be provided from the parking areas at the rear to each entrance door serving the four proposed dwellings and also to each of the front doors from the natural stone paved path and terraced areas.

The doors will be a minimum width of 840mm both internally and externally. Given the varying sizes of the existing openings some of the external doors vary between 900mm wide and 1200mm wide.

This will ensure ease of access for all into and out of the dwellings. A ground floor WC with washbasin is provided for all properties and electrical switches and sockets are to be located at a height between 450mm and 1200mm above the floor levels.

Consideration will be given to provision of accessible kitchen workstations and suitable taps and handles to sanitary ware, kitchen cupboards and doors to provide ease of use for all.

PLANNING POLICIES AND PRE-APPLICATION CONSULTATION

With regard to consultations with Planning Officers a letter and initial sketch drawings were sent on 30th January followed by a site meeting with Peter Jones Northern Area Senior Planning Officer at the property on 1st February 2012.

There constructive and useful discussions were held regarding the scheme.

The advice given was that the proposals for conversion in terms of use and number of units were acceptable.

However the number of new window and door openings were to be reduced along with the rooflights on the front elevation.

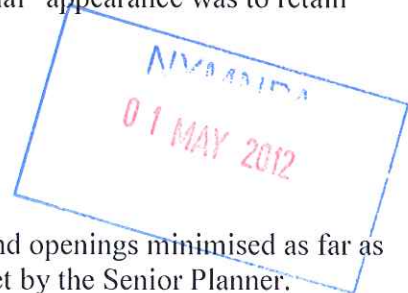
Glazed pantiles to the front elevation would be considered acceptable along with the "ridgeblade" wind turbines.

The existing substantial agricultural building with an "industrial" appearance was to retain that "feel" and not to make any design look overtly domestic.

For these reasons the proposals try to reflect that advice.

A further letter and sketches were sent on 1st February 2012.

However since that time the design has been further refined and openings minimised as far as considered possible in order to better achieve the objectives set by the Senior Planner.



These proposals are considered to comply with the following policies:

Core Policy A

Delivering National Park Purposes and Sustainable Development.

Core Policy B
Planning Policy Statement 7

Spatial Strategy
Sustainable Development in Rural Areas

Core Policy G
Development Policy 3
Development Policy 8

Landscape, design and Historic Assets
Design
Conversion of Traditional Unlisted Rural Buildings

For these reasons consideration for approval of this application is requested.

