

**DESIGN AND ACCESS STATEMENT to accompany  
HOUSEHOLDER PLANNING APPLICATION: PROPOSED CONVERSION OF  
ATTACHED BARN TO BECOME RESIDENTIAL ACCOMMODATION**

**At: LOW DALE FARM, SLEIGHTS, YO27 OAF.**

NYM / 2012 / 0 3 6 6 / F L

**INTRODUCTION:** Low Dale Farm is a two storey detached property set within its own grounds next to the sports field in Sleights. To one end of the property a permission to convert part of the dwelling into a holiday cottage has been implemented some years ago. Historically part of the land attached to the dwelling was used as a commercial plant nursery. To the south is a paddock which is used in conjunction with the dwelling. The whole area runs to some 0.6 Ha. The Dixon family have had an interest in the property for over 50 years and the applicants and their family have lived there for approximately 5 years. To the west end of the farm house is an attached former milking parlour which is currently not in practical use but is in good repair.

**PROPOSAL.** The applicants are keen to incorporate this attached barn into the body of the house. The application is to convert the existing barn to become part of the domestic accommodation. Low Farm will remain a single dwelling house.

**PLANNING HISTORY:** Planning approval has been implemented to convert part of the farm house into a holiday cottage. Other minor planning consent have been implemented during the last few years.

**PRE-APPLICATION DISCUSSIONS.** A pre application enquiry was made to Peter Jones on 20 March 2012. A positive response was received on 02 April 2012 (Ref: PJ/ENQ/8161). The various detailed points raised in this letter have been incorporated in the design and application as now presented.

**POLICY BACKGROUND.** The relevant NYNMP local plan policies have been taken into account in the formation of this proposal. There is no demolition involved and the design of the alterations fully takes into account the historic and vernacular context in terms of scale, form, materials and quality.

**USE & LAYOUT** The use of the proposed extension is as additional domestic accommodation to the existing a single detached dwelling. It is of one residential use. The existing house kitchen is moved into the extension together with a living room and an additional bedroom suite with a dedicate staircase access.

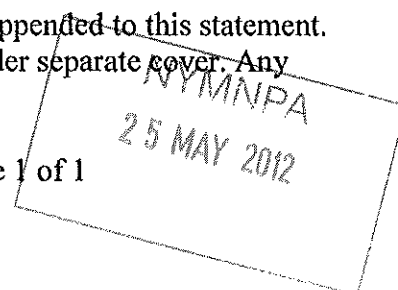
**AMOUNT OF DEVELOPMENT & SCALE PARAMETERS.** There are no changes to the scale parameters arising from this application. The existing barn is not increased in size in any way. A small bedroom suite is introduced at first floor level lit by roof lights. This is not connected to the existing first floor level within the main body of the dwelling.

**APPEARANCE & DESIGN.** The proposed minor alterations to the existing barn (new door and window openings, minor changes to window and door design) are intended to be in keeping with existing farmhouse vernacular and to similar features elsewhere on the building. The facing materials are clay pantiles over dressed stone walls. The detail design is simple and traditional – water tables and kneelers, windows in dressed openings, low ratio of window to wall. The ground floor level within the extension is at the same level as the existing dwelling. It is intended that the enlarged dwelling look as if it has been part of the natural evolution of the building, it is not intended to make a statement but to blend seamlessly with the existing dwelling.

**ACCESS & EXTERNAL AMENITY.** The means of access to the site remains unaltered and the ground floor level of the new area is at the same level as the existing ground floor of the dwelling. The application has no bearing on the external amenity of the existing dwelling.

**CONTEXT & LANDSCAPE.** All the development is set within the existing volume of the existing buildings. There are no implications of the proposed development on the setting of the dwelling in the broader landscape.

**FLOOD RISK & ECOLOGY.** A Flood Risk Assessment is appended to this statement. A bat survey has been commissioned and will be forwarded under separate cover. Any mitigation indicated will be incorporated within the design.



**FLOOD RISK ASSESSMENT to accompany  
HOUSEHOLDER PLANNING APPLICATION: PROPOSED CONVERSION OF  
ATTACHED BARN TO BECOME RESIDENTIAL ACCOMMODATION  
At: LOW DALE FARM, SLEIGHTS, YO27 OAF.**

This Flood Risk Assessment is prepared with reference to Planning Policy Statement 25 – 'Development and Flood Risk'

Iburndale Beck is a small stream to the south of the site across the paddock which flows directly into the River Esk (above the Ruswarp weir) a further 500m downstream. This beck has been prone to very intermittent flooding. The existing dwelling is sited 60m from the beck across the gently rising paddock and dates from the 1800's. Low Dale Farm House has never been flooded in the 50 years in which the applicant's family have been associated with the dwelling.

The proposed development does not involve the construction of any new buildings, but the conversion of an existing attached outbuilding bringing it into residential use. It is proposed to raise the ground level of the conversion by some 150mm from its existing level to the same level as the rest of the house to which it is attached. (The existing floor in the milking parlour is uneven incorporating drainage channels and sloping stalls.)

The existing roof of the proposed development is already fully serviced with rainwater discharged to existing soakaways. It is not proposed to alter this existing system which works well. It is proposed to move the existing house kitchen into the extension but this will not increase the level of waste water leaving the dwelling which will discharge into the existing system.

The development is therefore at the same level of risk as the rest of the dwelling (which enjoys full all risks insurance without any exclusions for flooding).

The development is the conversion of an existing building and therefore it does not affect the flood risk.

The development is a conversion of an existing building and it therefore has no effect on the flood risk elsewhere.

No measures are proposed to deal with these factors.

David Ward.

24 May 2012

Page 1 of 1

NYM/NDA  
25 MAY 2012