

NYM/NDA

30 AUG 2012

Design and Access Statement
Mr and Mrs J Simpson The Grainary Harwood Dale

Introduction

The Grainary at Harwood Dale was converted into a leisure centre based on a working farm by Mr and Mrs Simpson. Since that time has grown and been developed to cater for the large number of visitors. A hotel and café have been integrated into the existing facilities in order to meet the demand for residential accommodation. A recent newspaper report suggested that it is now among the top three hotels in the country and has a national and hopefully, in the near future, international reputation. In order to meet the growth in demand it is intended to extend the range of accommodation within the existing barn with new accommodation attached.

Existing

Presently there is a large corn barn to the east of the existing stone and pantiled roof barn. To the south of the corn barn is the games room, whilst the main farm building and café is to the west. This building is also in stone with a pantiled roof. The existing corn barn is a steel structure with blockwork walls and a corrugated concrete roof sheets. The area between the existing farm house and existing barn is covered with a concrete courtyard area. To the north is a strip of grass in front of the timber fence separating this area from the rest of the farm fields which extend to the north. There are trees located along this boundary area. To the east of the corn barn is the rest of the farm buildings separated by strips of grass and a track linking south to north which gives onto an access to Main Street in Harwood Dale. To the south is the visitors' car park, further barns and grassed areas. The café area on the west also looks out onto a grassed area with views right across the rest of the farm and upto the trees to the South.

Proposals

Mr Simpson has prepared a business plan which indicates the level of growth for The Grainary over the coming years and this clearly sets out his vision for the future for a multi functional centre, which will provide:

- Catering for groups, families, couples, schools and organisations
- Training facilities eg cooking, gardening, massage
- Dining and function area for weddings, funerals etc but also for local use as the area no longer has a village hall
- Activity courses
- 200 acre conservation centre/farm
- Access to countryside for pleasure and education eg fishing, farming

In order to carry out the above functions they will retain the existing 12 staff and create over 8 new jobs. The existing and past staff have always been recruited from the village which has enabled young people in the village to work locally and stay within the village which keeps the village alive and growing. It is the intention that in these difficult economic times that these proposals will enable the farms to not only maintain the current level of employment but enable it to grow.

The main proposals for this project will be to improve this central island of buildings and spaces with the demolition of the corn barn and a new residential block of 8

suites to the north boundary of the existing corn barn. This block along with the existing barn and games room will form a quadrangle area facing east. This quadrangle will have a path surround to the new units with a central grassed area. The new block will be stone built using existing stone on the site and will have a red pantile roof to match the rest of the existing buildings. The main outlook for this block will be to the north overlooking the existing farm fields and towards the rest of the village with the national parks in the far distance.

The existing barn will also be converted into 4 suites plus a house for a member of the Simpson family who will be working on the farm. Two small outbuildings will be developed to provide a massage centre and farm shop. It is also proposed that the existing dining and catering facilities will be extended with a lean to conservatory style development along the western side of the existing farmhouse buildings. After consultation with planning services the design of this lean to conservatory will follow the same profile as the existing but with more vertical emphasis to the glazing arrangement that will vary in height to the existing. Part of this lean to conservatory will be glazed while the remainder will have a matching pantile roof to the existing buildings.

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Our client Mr J Simpson now wishes to develop the area of the existing corn barn for future holiday accommodation. To do this the existing corn barn will be totally demolished and the brown field site that is then created will be the site for the following:

- two storey development approximately 45 m x 7.6 m within the curtilage of the existing barn and situated on the west boundary. This structure will have stone walls and a pantile roof to match the existing buildings on the site. This building will have 4 self contained suites on the ground floor and 4 self contained suites on the first floor
- the existing building facing the farmhouse to the farm courtyard is a two storey structure again with stone walls and pantile roof and single storey extensions to the east and west. The west single storey extension will become a self contained suite and then there will be two self contained suites on the ground floor adjoining and two self contained suites above on the first floor
- the remainder of the two storey block will become a dwelling for one of his children and the adjoining single storey extensions will become a holistic centre complete with facilities which is to be run as a business by the family occupying the adjoining dwelling. The most Eastern single storey extension is to be the farm produce shop.
- the quadrangle then formed between the new extension and the existing games room and the accommodation described above will become a landscaped area for the benefit of visitors
- to take advantage of the views from these buildings it is proposed that the ground floor accommodation will have a larger two door arrangement for access and to be fully glazed
- whilst carrying out the work to this area Mr Simpson is also aware that the increased accommodation facilities will require additional dining area for visitors. To do this will require minor alterations to the existing dining room and disabled toilet to accommodate a single storey extension to provide this additional space. It will have stone walls up to cill height with large glazed

windows above and a pantile roof in the same design as all the existing single storey extensions

Mr Simpson is keen to continue the heritage of the farm which has been in his family for five generations. He is therefore thinking of bringing his sons into the business and he is planning for this future so that his family can be involved in the farm and the business expansion.

We have carefully considered the design of the extra buildings so that they comply with the North Yorks National Park guidelines and also to match in with the scale and materials palate of the existing buildings. The existing single storey to the West has a monopitch roof which is to be retained and there are many examples of this type of arrangement of a monopitch roof to a gable end within the village of Harwood Dale. We feel that this corner would be enhanced by the new two storey building to continue the existing farm structures in the manner they have been built in the past. The detail of the construction around these buildings will be kept simple to match the existing buildings on site.



Wendy Strangeway

Supplement to
D+A Statement
NYM / 2012 / 0569 / FL 1

From: Mick Paxton
Sent: 02 October 2012 06:59
To: Information Requests; Wendy Strangeway; Hilary Saunders
Subject: NYM/2012/0569/FL Mr Simpson Keasbeck Farm Harwood Dale
Attachments: proposed elevs n-e.pdf; proposed elevs s-w.pdf; proposed ff plan.pdf; proposed gf plan.pdf

Hi Wendy and Hilary - further to our previous emails regarding this latest application I understand that Mr Simpson discussed with you that the dwelling on the original application will now be used as a holiday letting suite and will not now be used as a residence for one of his family. In addition he wishes to divorce the new building from the existing by an access passage as shown on the attached drawings and hope that this can be treated as part of the application and enable the application to be validated. he feels that this would be better so that the new building can be built separately and independently from the existing barn and will also provide easier access from the courtyard area to the land on the other side of the new build

If you need any more info please contact me at this email or on my mobile

regards

Mick

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- 2 OCT 2012
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