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BUILDING AND CIVIL ENGINEERING CONSULTANTS,
SURVEYORS AND ARCHITECTURAL TECHNOLOGISTS

28 MARKET PLACE, GUISBOROUGH, CLEVELAND, TS14 6HF

DESIGN & ACCESS STATEMENT

**Disused Cowsheds at
Lingers Hill Farm,
Thorpe Lane,
Robin Hoods Bay,
Whitby.**



DATE: 14th August 2012.

SCHEME: Renewal of previous approval for conversion of disused cowsheds to One Bedroom Holiday Cottage. (amended scheme)

APPLICANT: Mrs. Gail Perry.

PROPOSED USE: Holiday Cottage.

DESIGNATION: National Park.

Existing Property.

The residence at Apple Farm was originally known as Lingers Hill Farm and is currently divided up into 2 separate units, both being holiday cottages. The cowsheds were in use with the main building when the property was a farm but are now disused. The outbuildings are in very good state of repair with a sound roof and no evidence of structural failure.

The Cowsheds are round the back of the main property and have views down the valley towards the sea.

Approval for the conversion to a one bedroom holiday accommodation was previously granted in May 2008 and lapsed A renewal of that application was approved in September

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2011. This current application is for a further approval under the same scheme but with amendments to incorporate an additional section of the cowsheds which is currently part of a newer timber framed barn.

At the first application, a bat survey was carried out which revealed no evidence of bats within the cowsheds. The second application included a letter which stated that the property was not considered a suitable roost for bats as conditions were not suited to them and concluded that no bats would be present within the building. A copy of this letter and the original report is included within this application.

The Design.

The brief was to provide an amended scheme which incorporated an additional section of the cowshed and was of a size and scale suitable for the space available.

The design is intended to fit in with the features of the existing building with no new openings being required as the existing openings are suitable for the purpose. Due to its height, the building is not suitable for two storeys therefore space has been utilised on the ground floor.

Windows are to be to the same design as the existing in timber with a dark stain. One of the existing doorways is to be used as the principal entrance to the unit into the lounge whilst the other is to be blocked off using timber panelling into the existing opening with an extra window at higher level. The entrance door is to be a stable door with a lighted top section to provide as much daylight as possible into the building.

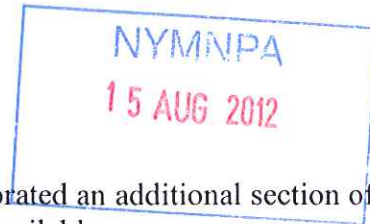
The gable end of the additional section of the cowshed is party demolished however it incorporated a doorway which will be utilised as a window. This gable will require rebuilding but this can be established using stone from the new opening through to the kitchen. A new roof will be required to the additional section.

All materials used will be to match existing with any new tiles being clay pantiles and gutters and downcomers will be black cast iron with gutters spikes being used as support.

Access to the building is via an existing driveway which currently serves the two holiday properties. This driveway is large enough to facilitate the existing holiday cottages and the proposed cottage. This comes in from the main road and takes vehicles round the back of the main property, where it opens out into a large hard standing area, suitable for parking and manoeuvring.

Internally, every attempt has been made to retain the existing timbers wherever possible and make a feature out them to add to the charm of the conversion.

Facilities for holiday makers are available at Fylingthorpe which is just a small walk away or in Robin Hoods Bay which is a slightly longer walk.



The cowsheds are not visible from the main road however, the conversion will not alter the aesthetics of the building to a great degree.

It is our belief that the conversion conforms to all the relevant requirements of the North Yorkshire Moors National Parks planning policies.

We do feel that the conversion complements the existing property and is not in conflict with any policies in the North Yorkshire Moors National Park Local Plan.

