

## DESIGN AND ACCESS STATEMENT

**PROJECT:** PROPOSED MANAGERS DWELLING AT-  
BEACON FARM,  
BEACON WAY,  
SNEATON,  
WHITBY,  
YO22 5HS

**APPLICANT:** MR SHARDLOW

**DATE:** 26<sup>th</sup> September 2012

**OUR REF:** 8004



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## 1.0 INTRODUCTION

- 1.1 This report has been commissioned by Mr Mike Shardlow and his son Mr Christopher Shardlow of Beacon Farm, Sneaton, Whitby, YO22 5HS.
- 1.2 This Report has been prepared by Mr Louis Stainthorpe. Louis Stainthorpe is a Chartered Building Surveyor. He holds a Honours Degree in Building Surveying and is a professional Member of the Royal Institution of Chartered Surveyors.

## 2.0 THE PROPOSED DEVELOPMENT

- 2.1 This application is for the construction of a managers dwelling, in connection with the ice cream and camping business onsite. The applicant's farm is set within the village of Sneaton and over the past 20 years has diversified from traditional dairy and arable farming. At the present time arable farming is still carried out on the farms 180 acres plus elements of forestry work. The business activities carried out include ice cream production in an onsite factory, running the village store, tea room/café, caravan site (for 5 caravans or motor homes) together with a camp site.
- 2.2 All the above listed activities are managed and run by Mr and Mrs Shardlow and their son, Mr Chris Shardlow, who the proposed dwelling is intending to be occupied by. At the Present time Chris Shardlow lives onsite with his partner in the family farm house.

## 3.0 AMOUNT

- 3.1 The proposal is for a single managers dwelling, for occupation by Mr Chris Shardlow as the manager and stake holder in Beacon Farm ice cream.

## 4.0 USE

- 4.1 The proposed house is to be utilised as a managers dwelling. The manager's use is deemed as essential occupational accommodation in connection with the established rural enterprise.



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## 5.0 LAYOUT

5.1 The proposed dwelling will be sited within the principle farm yard at Beacon Farm, Sneaton. This is a built up area of buildings of traditionally built barns and a courtyard to a modern residential house. There are also a number of large agricultural portal framed buildings utilised for storage and the ice cream factory. The dwelling is to be located adjacent to the existing house. The site forms an infill area between the existing farm house and a range of traditional outbuildings that are utilised for supporting the rural enterprise together with housing a state of the art Biomass boiler installation.

## 6.0 SCALE

6.1 The proposed dwelling will be a two storey property as set out by the plans attached to this application. The proportions of the property are subservient to that of the principle farm house with many design similarities with that of dwellings throughout the village of Sneaton.

6.2 The property easily sits within a plot having a substantial sized garden and parking. The inclusion of the property in the site as a whole has no adverse effects on the current rural enterprise and is not in direct view of any properties in the village. The proposals are also not visible from the wider landscape in and around the subject site.

## 7.0 LANDSCAPING

7.1 The site is located adjacent to the farm buildings and house. To the west of the site, ground levels rise up to the adjacent Monks Farm. This therefore means that the house would be sat at a lower level and be partially screened by an existing hedge row. Boundary treatments have been proposed to be in native species of hedging and traditional timber fencing with timber '5 bar' entrance gates.

7.2 The proposed dwelling will be seen in the context of an existing built up development rather than an isolated dwelling in the countryside.

## 8.0 APPEARANCE

8.1 The proposed dwelling will be constructed in sandstone as per that of the surrounding dwellings with a clay pantile roof covering and traditional detailing.

## 9.0 ACCESS

9.1 Access to the site will be gained directly off the existing car park and onsite circulation road. There are no proposed changes to any accesses from a public highway and no changes to any rights of way. In front of the dwelling there will be a car parking space for up to two vehicles together with the garden to help give an element of privacy to the property.

