

DESIGN AND ACCESS STATEMENT

PROJECT: PROPOSED STABLE BLOCK WITHIN RESIDENTIAL CURTILAGE
TOGETHER WITH PROPOSED ALTERATIONS TO THE HALL AT
STAINSACRE HALL
STAINSACRE
WHITBY
YO22 4NT

APPLICANTS: MR J & MRS C COLLINSON

DATE: 5th FEBRUARY 2013

OUR REF: 8115



1.0 INTRODUCTION

- 1.1 This Report has been commissioned by Mr & Mrs Collinson who live at Stainsacre Hall, Stainsacre, Whitby.
- 1.2 This Report has been prepared by Mr Louis Stainthorpe. Louis Stainthorpe is a Chartered Building Surveyor. He holds an 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 following items :

- (i) Proposed stable block/tractor shed.
- (ii) Alterations to the existing Hall.

- 2.2 The subject property is a large detached property set in approximately 13 acres. The land comprises elements of open grassland around the property with woodland bordering a stream to the west. The building dates back to the late 19th Century and is a replacement of a previous property built on the site circa 1780. The property was a private residence until 1960 when Cleveland Council acquired the property for use as an outdoor educational centre. Following this point the property was subsequently extended by adding classrooms to the gables and the former stable block was converted into manager's accommodation.
- 2.3 In November 2012 a change of use application for the Hall was approved by the North York Moors National Park Authority Reference: NYM/2012/0707/CU. This application was for the change of use of the former outdoor education centre to form a single dwellinghouse and associated domestic curtilage. This permission was subject to a number of conditions one of which was local occupancy. The Clients fully satisfy this criteria.
- 2.4 The proposed stable block is within the residential curtilage that was identified during the change of use application. The site location plan provided with the red boundary line highlights the residential curtilage but has been extended to show the access to the principal highway as per the requirements of the Highways Department.

3.0 AMOUNT

- 3.1 The proposals detailed in Item 2.0 are relatively minimal in their impact on the site as a whole. The residential curtilage section equates to 14,883m² (1.4883 hectares). The proposals to the Hall include the removal of minor extensions that are of a commercial appearance. The stable block area is 165m².
- 3.2 The main alterations to the house in terms of the amount of development relate to proposed construction of pitched roofs over the existing flat roof sections.



4.0 USE

4.1 The existing permitted use is to be retained on site. There are no proposals contained within this application that have an impact on the use of the dwelling.

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5.0 LAYOUT

5.1 The alterations proposed to the Hall have little impact on the layout. The previous workshop section towards the north end of the Hall where the garage doors are proposed is to have a driveway constructed to enable vehicular access. In addition there are a number of alterations to the driveway and parking area immediately to the east of the Hall. These are to improve vehicular circulation and provide access to the proposed stable block.

5.2 The proposed stable block is to be located in the south east corner of the residential curtilage. This is immediately adjacent to the grass paddock. The configuration is 'U shaped' to provide shelter in the courtyard section.

6.0 SCALE

6.1 The size of the proposals to the Hall in terms of scale, add weight to the previous extensions carried out since the 1960's. The extensions to both the gable ends of the Hall are currently single storey with flat roofs. The proposed pitched roofs will add scale to the roof structures therefore giving a more pronounced residential appearance.

6.2 The proposed stable block also includes a tractor garage. The applicant is a vintage tractor enthusiast and the tractor shed is a critical part of the application to enable appropriate storage facilities. The stable block contains three stables, a tack/feed room, a duck/chicken room together with a hay room. These are all located around a central courtyard.

6.3 The stable block is positioned in an area to have minimal impact on the surrounding landscape. Immediately to the west there is woodland and a number of trees with an established hedge row within 5-6 meters at the rear. Due to the gradient of the land falling away from the main road at Stainsacre there is no adverse impact on any of the neighbour's views.

7.0 LANDSCAPING

7.1 The alterations to the Hall will have little impact on landscaping. The proposed driveway to the garage at the north section of the house will link round and follow the line and level of the surrounding land. Where the driveway/parking areas are to be amended, these alterations are a continuation of the existing turning areas and car parks that are on site. New kerb upstands and hardstandings will be introduced to improve vehicle circulation.

7.2 On the west elevation, due to the fall in level of the grounds around the leisure room an elevated patio is proposed. This will be at the same line and level as the internal floor and will provide a useful external patio. It is proposed that this is made up of a solid arrangement to floor level with railings over. Access to the garden to the west will be via a set of steps.

7.3 The proposed site of the stable block has a gradient leading down from the grass field towards the woodland. In order to facilitate the changes in level a retaining structure from the tractor shed down to the stable courtyard will need to be introduced. There will be no noticeable step in the roof structure at this point. The land in and around the stable block will be landscaped accordingly.

8.0 APPEARANCE

8.1 The proposals to the Hall include installing Pitched roofs over the single storey extended elements on either gable, installing a number of windows, carrying out amendments to other windows, installing a set of garage doors together with removal of an existing poorly designed lean to. The main proposals, in terms of appearance, are the pitched roofs. The existing roofs are flat and have a commercial external appearance. The proposed pitched roofs will give a more traditional residential appearance in keeping with the main Hall. The slates that will be utilised will match the roof of the main hall as existing. The roof over the leisure area will also include sections of glazing to increase the level of natural daylight.

8.2 The proposed windows and doors are to be a variety of materials. Hall windows are to be in a decorated soft wood to match the windows of the Hall with large bi-folding door arrangements in powder coated aluminium to the leisure room.

8.3 The stable is to be constructed with an external timber ship lap cladding with slate covered roofs over. The roofs also incorporate a number of clear roof lights with the elevations interspersed with timber windows and stable doors.

9.0 ACCESS

9.1 Improvements are proposed to the vehicle access around the east of the dwelling. This area is to improve access to the proposed stable block and the adjacent field.

9.2 An access roadway to the garage is also proposed to the north of the property.

