

DESIGN AND ACCESS STATEMENT

PROJECT: Conversion of Existing Cart Shed and Stables Together with
Adjoining New Build Agricultural Buildings
Mortar Pit Farm
Sneatonthorpe
Whitby
North Yorkshire
YO22 5JG

APPLICANTS: Mr and Mrs Stainthorpe

DATE: 10th April 2013



1.0 INTRODUCTION

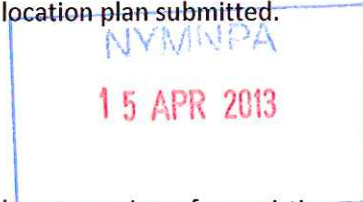
- 1.1 This report has been commissioned by Mr and Mrs Stainthorpe of Mortar Pit Farm, Sneatonthorpe, Whitby, North Yorkshire, YO22 5JG.

2.0 THE PROPOSED DEVELOPMENT

- 2.1 This application is for a scheme at the subject property comprising of the following elements:-

- I. Conversion of existing cart shed to be utilised as part of the existing holiday cottage.
- II. Conversion of existing two stables to form a residential annexe that is ancillary to the main farm house. The annexe is to be occupied by Mrs Stainthorpe mother who has a degenerative back condition. At the present time minimal care/assistance is required by the applicants but this will increase as time passes.
- III. A proposed agricultural building attached to the stable conversion.
- IV. Minor alteration to the existing roof lights, windows and doors of the existing barn conversion. The majority of these are required to meet Building Regulations.

- 2.2 Mortar Pit Farm comprises of a 5 bedroom detached dwelling house with a separate workshop/garage adjacent the driveway. The scheme put forward is concentrated in and around the historic courtyard element of the farm yard. Mortar Pit Farm has approximately 2.5 acres as indicated on the site location plan submitted.



3.0 AMOUNT

- 3.1 The proposed scheme includes the conversion of an existing agricultural building that was constructed in the past 10 years together with a new build element with ground and first floor sections.
- 3.2 The existing holiday cottage has 133m² gross internal floor area. It is proposed to link this through at ground floor level into the cart shed to provide an additional 35m² of gross internal floor space. The cart shed section is to be utilised for a living room with the existing internal accommodation reconfigured to a four bedroom layout.
- 3.3 The combined gross internal floor area of the two stable sections that are currently utilised for storage is 58m². It is proposed to convert these into a two bedroom annexe to be occupied by a family member who requires a degree of assistance in every day living.
- 3.4 The new build agricultural element is to incorporate a Biomass Boiler room to be utilised in connection with the holiday cottage, proposed annexe and Farm House together with a Biomass pellet store. In addition there is a proposed tractor garage, lambing shed, circulation/vehicle access route and a dog kennel. At first floor level within the roof void a hay loft/storage area is incorporated.

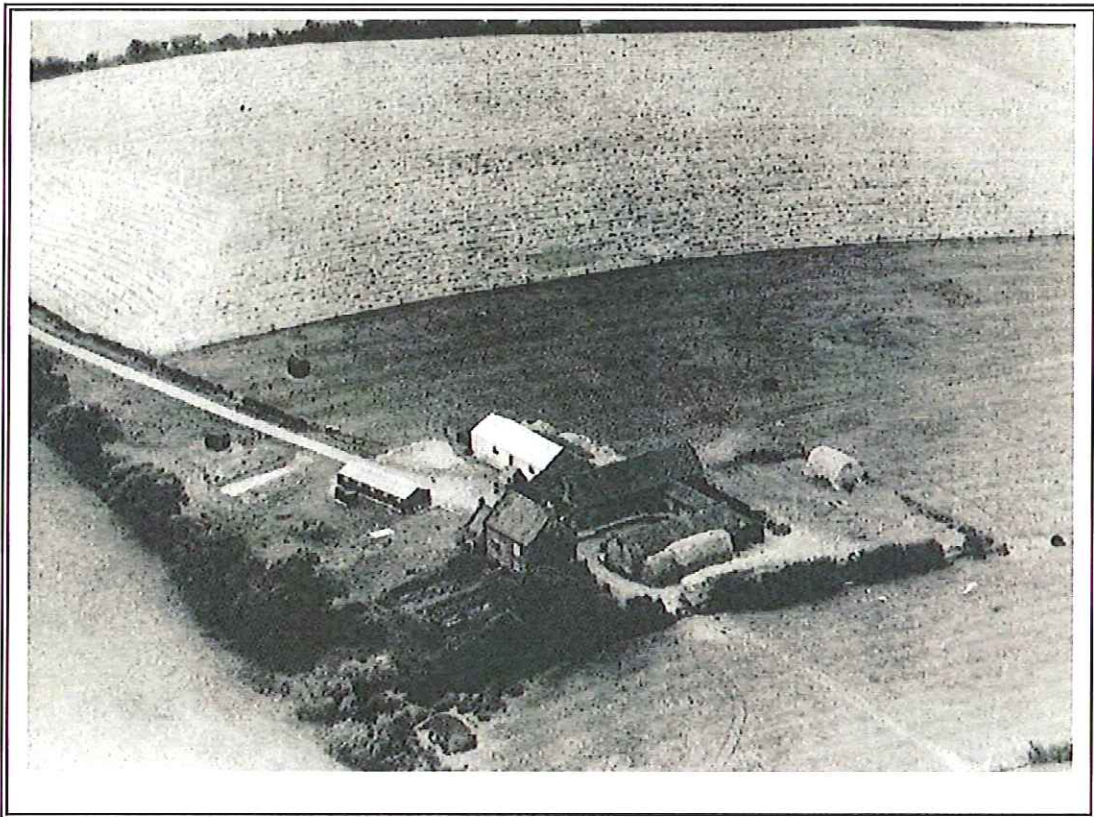
4.0 USE

4.1 The proposed use of the stable conversion is to be as a residential annexe. Mortar Pit Farm is occupied by the applicants, their two children and the mother of Mrs Stainthorpe. The Annexe is proposed to meet the changing needs of the household in terms of an expanding family whilst also ensuring that a family member who requires a degree of care/assistance can remain on the farm. The cart shed conversion is to be utilised as part of the existing barn conversion.

4.2 The new build element is a critical feature housing a Biomass boiler, Biomass pellet store, garage, lambing shed and a dog kennel. At first floor level there is a hay loft.

5.0 LAYOUT

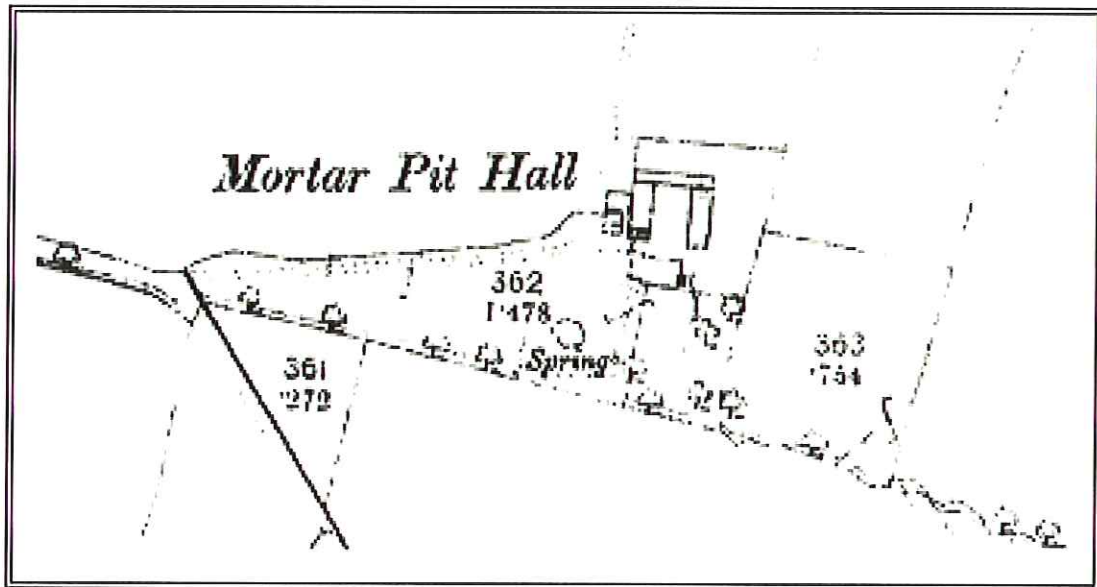
5.1 The new build element has been configured to be of a similar design to the original farm courtyard. It is understood that within the past 50-60 years there was a building that was demolished on this site and the stone utilised to construct other dwellings in the area. By completing the 'U-shaped' configuration of the outer/perimeter buildings, this will replicate the past layout. A picture of the previous court yard design is illustrated on the photograph below together with historic data from old mapping.



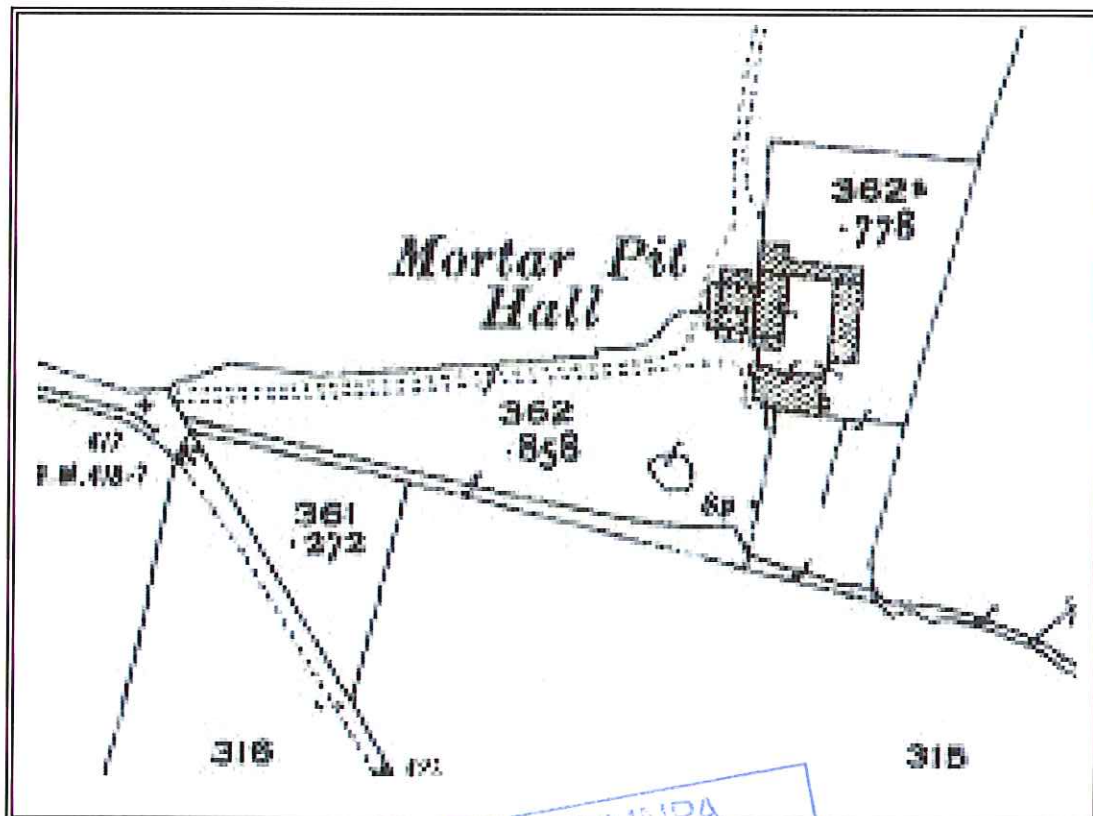
Photograph of Mortar Pit Farm Estimated Date 1950

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6.0 SCALE

- 6.1 The proposals put forwarded are commensurate with the large 5 bedroom detached dwelling house called Mortar Pit Farm. This was historically known as Mortar Pit Hall. The conversion sections are within the single storey element with the new build section having ground and first floor levels. The first floor level is wholly within the roof space to limit the ridge height. The scale of the new build element is less than that of the existing barn conversion forming the opposite wing (west of the court yard).
- 6.2 The scale of the proposals put forward do not have an adverse impact on the setting of the farm house especially given the size/scale of the adjacent very large agricultural buildings under different ownership.
- 6.3 The proposed stable conversion into an annexe is ancillary to the main dwelling in terms of its scale and specification. This is as per the criteria set out in the Local Plan.

7.0 LANDSCAPING

- 7.1 The scheme surrounds a previous court yard section that currently has tarmac and concrete hard standings in position.
- 7.2 It is proposed to provide a garden for the stable conversion and for the existing holiday conversion. In addition there will be a shared car parking area to the west utilising the existing driveway as a point of entry. The gardens are to be laid primarily to lawn with boundary treatments being a combination of dry stone walling and post and rail fencing.
- 7.3 The configuration of the external space together with the dividing element has been configured to maximise privacy between each of the various elements despite their close proximity.

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8.0 APPEARANCE

- 8.1 The appearance of the existing barn conversion is proposed to be altered mainly to incorporate elements that Building Control have requested due to the existing arrangements not being satisfactory. These primarily relate to window and door openings. The large windows to the west elevation (previous cart shed type openings) do not incorporate any opening elements or provision for background/trickle ventilation. The conservation grade roof lights at first floor level within the bedrooms are not of sufficient size for escape purposes. As these are the only openings to the bedrooms then they must be top hinged and of a sufficient size to enable escape.

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- 8.2 The conversion of the cart shed, that is to be amalgamated with the existing holiday cottage, is proposed to have very little alteration. A number of roof lights have been introduced to the south facing roof slope as the only other opening (the cart shed opening) is on the north side therefore this section has very low levels of light. The roof lights proposed are a conservation style. The existing cart shed opening is to be in filled with double glazed timber windows incorporating a door to enable access out into the garden.
- 8.3 The conversion of the two existing stables will see them linked through the party wall. There will be a principle entrance from the court yard utilising the existing stable door opening. The second stable door onto the courtyard is to be amended and changed to a window opening with the existing window openings still utilised. These openings offer limited levels of natural daylight. It is therefore proposed to provide a further two cart shed type openings to match the existing opening on the north facing elevation. The openings are to have matching windows and doors out onto the garden section as per the existing cart shed conversion. The cart shed type openings have been chosen over standard windows to give a more agricultural/ traditional appearance to that of the existing cart shed opening on the same elevation.
- 8.4 The new build section forming the east wing of the court yard is to have traditional timber framed sections facing onto the court yard incorporating gates and vertically boarded oak doors. The remaining elevations are to have low level sandstone walls to a height of approximately 300mm with stained timber weather boarding over. The roof is to be finished in clay tiles to match the existing buildings in the courtyard.
- 8.5 Due to the configuration of the site, including the new build element, it is heavily screened from the surrounding landscape. The existing large house, detached garage, wooded beck side together with the significant size of the agricultural buildings (in separate ownership to the East) the impact of the proposal on the wider landscape is minimal. Only from a few specific points in the landscape could the new build sections be seen.
- 8.6 The overall layout of the proposals is to match that of a historic configuration at the site and traditional materials have been put forward to maintain the quality of the external appearance.

9.0 ACCESS

- 9.1 Access to Mortar Pit Farm at the present time is via a tarmac surface driveway from Sneatonthorpe Lane. This leads to a section of parking opposite the existing garage and then onto the court yard area.



- 9.2 It is proposed to utilise the same driveway and provide a separate car parking area to the west of the existing barn conversion to be utilised by both cottages. Access will then be provided to the existing barn conversion on the west elevation through its own private garden area. Access to the converted stable section can be either from the court yard or from the north elevation as there will be a separate pathway provided. This arrangement will enable the courtyard to be separated off at busy times with a separate entrance to the north particularly to the converted stable. This is a critical feature as during lambing time the courtyard will be utilised to allow the sheep out during the day and then back into the lambing shed overnight.
- 9.3 It is proposed that the car parking section will have a granular type stone material to enable this to be permeable therefore not creating any increased surface water runoff issues.

10.0 GENERAL

- 10.1 The proposals put forward under this application meet many of the criteria set out in the North York Moors National Park Authority Local Development Framework. The holiday cottages will help support the local economy by providing a cleaning job and also support tourism. The proposals set out will enable the changing needs of the household to be met.
- 10.2 The proposed new build element will be utilised primarily for agricultural purposes but also to house a Biomass boiler arrangement. The boiler arrangement is to be covered under the Governments Renewable Heat Incentive Programme. In addition when the Government confirms the domestic rates the system will also be linked to the main house. This type of district heating system is very efficient and positive for the environment.
- 10.3 The applicant currently has a pedigree flock of Hampshire Down sheep and has competed in local shows over the last 2 years. The sheep graze on the land attached to Mortar Pit Farm and also sections of adjacent land that is rented off nearby farmers. The large agricultural buildings that previously formed part of the farm are no longer in the same ownership and therefore can't be utilised.
- 10.4 The proposals for the lambing shed with hay loft over are required as lambing of pedigree flocks occurs from the beginning of December through to the end of January. This is through the worst winter weather and having the lambing facilities internally is critical. This has been further demonstrated by the weather experienced in the last 3-4 years during the winter period. The close proximity to the house is of great benefit to allow for 24 hour supervision. Modern viruses such as Schmallenberg have had significant adverse effects on this year's lambing further reinforcing the need for sheep to be attended to and supervised throughout lambing.



- 10.5 Overall the application has a positive impact providing good quality holiday accommodation, an annexe to meet the changing needs of the household, purpose built unit for a Biomass boiler and pellet store together with a lambing shed with hay loft over to support the existing farming activities undertaken at Mortar Pit Farm. Over the current winter months over 175-200 hay bales together with 100 small straw bales have been used to keep the sheep inside from the middle of November to the end of March. The hay loft will enable this vital feed and bedding material to be housed in a dry environment in close proximity to the area where it is required.

