

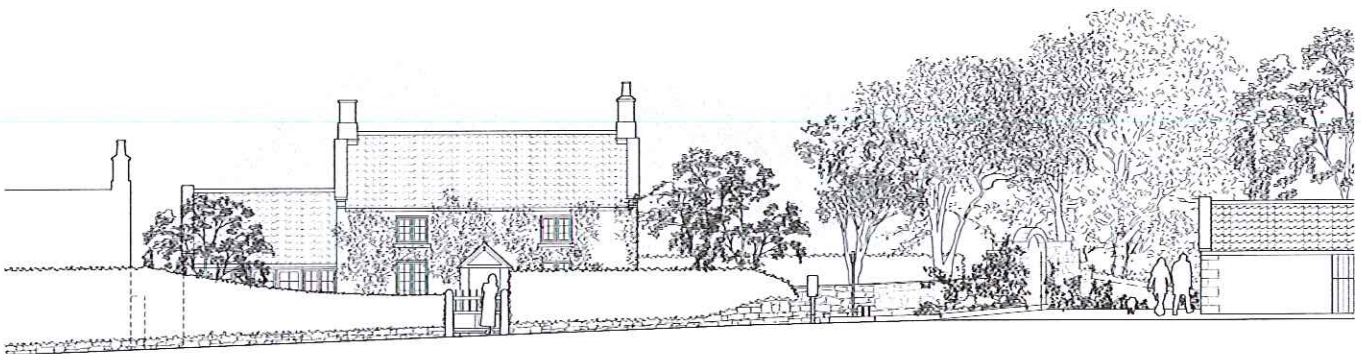
NYMNP

12 FEB 2014

NYM / 2014 / 0088 / FL

Manor House, Ugglebarnby,
New Driveway and Vehicle Access

Design and Access Statement
February 2014



Ian Hazard : architect

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Introduction & Overview

This design statement supports the planning application by Mr & Mrs Orme for the provision of a new driveway and vehicle access to their property, Manor House in Ugglebarnby. Ian Hazard was appointed as architect to produce design proposals for the new vehicle access to the property. The land and the existing buildings are all in the ownership of the applicant.

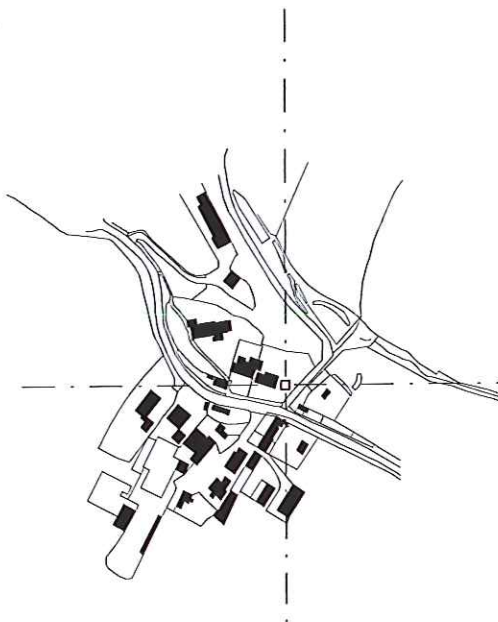
Ugglebarnby is located along the secondary B road that links the A169, running through Sleights, with the B1416 as it crosses Fylingdales Moor. Ugglebarnby and Sleights are both within the Civil Parish of Eskdaleside cum Ugglebarnby, in the Scarborough District of North Yorkshire. Ugglebarnby also sits within the Central Valley of the North York Moors National Park.

Within the context of the village, Manor House occupies a prominent roadside position towards the South-Eastern end of Ugglebarnby, where The Cliff turns into Pasture Field Lane. The sandstone farm house is a good example of the vernacular within the National Park, and sits within a mature landscaped garden setting.

The garden to Manor House also provides the setting for a prominent piece of the village history, the *Ugglebarnby Mute Stone*. The stone is believed to date back to the Viking invasion of England between 800 and 1050 and is understood to have belonged to the Viking known as Uglubarth, or Owl Beard. The stone was used as the place where arguments were settled, within Owl Beard's Farm. Ugglebarnby, originally known as Uglubarth's Bi, was named after Owl Beard, since 'Bi' was a viking word for Farm.

The stone outbuilding to the rear of the property -as indicated on the existing and proposed site plans- adjoins the outbuildings to the rear of the neighbouring property, Rose Cottage and is protected as part of the same Grade II listing.

To the East the property is bounded by a Public Bridleway.



Ugglebarnby Mute Stone

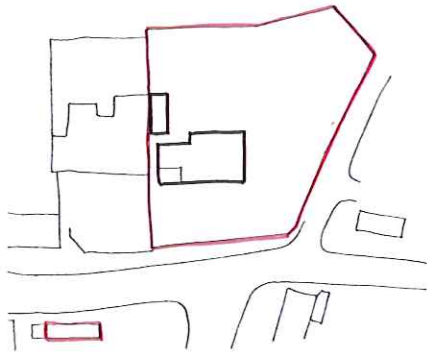


Manor House, Ugglebarnby

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Current Parking Provision 12 FEB 2014



The existing provision for off-street parking at Manor House is provided within the existing garage owned as part of the property by the applicants, located separate to the property, across the street.

However, the existing garage is too small to accommodate larger modern vehicles and because the land required to access the garage does not belong to the property, access to the garage cannot be guaranteed.

Design Constraints & Opportunities

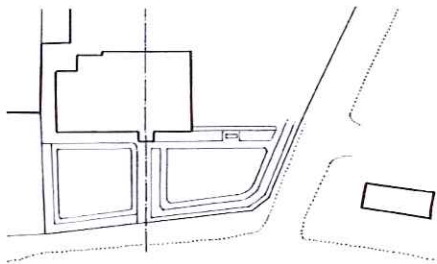


Diagram 1: Existing formal gardens providing symmetrical landscaped setting to Southern elevation and primary pedestrian entrance.

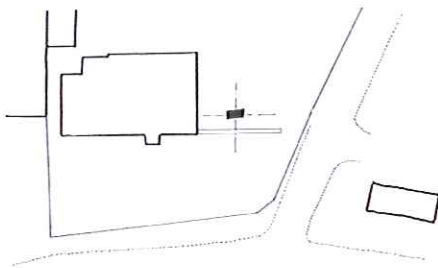


Diagram 2: Existing historical point of interest - Uglebamby Mute Stone.

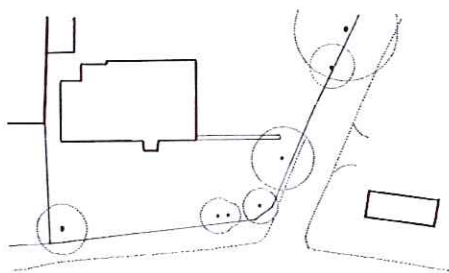


Diagram 3: Existing tree planting.

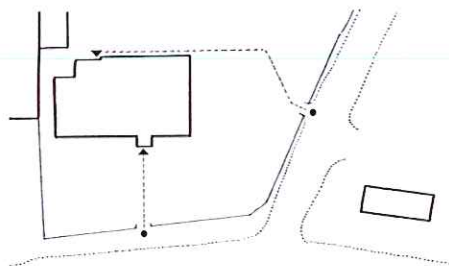
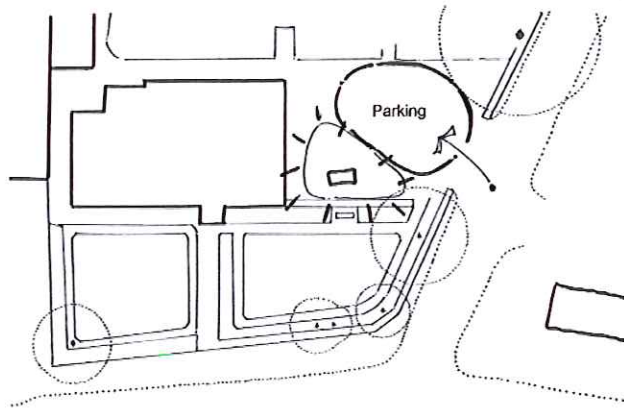


Diagram 4: Existing points of entry

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Design Proposal

The proposed design seeks to respond to *Design Policy 19 of the North York Moors National Park Authority Local Development Framework* by taking a sensitive approach to the position, scale and design of the new elements, in particular by:

- Leaving the formal landscape setting intact
- Providing a good setting for the Mute Stone
- Minimising impact on existing tree planting
- Utilising and widening the existing point of entry

The new landscaped parking area will keep its impact upon the existing garden landscape to a minimum. The new semi-permeable gravelled parking surface will allow surface water to drain away from the parking area while providing a suitable surface to park upon and walk along frequently.

Consultation

The design proposals were submitted to North York Moors National Park Authority in December 2013 for pre-planning advice.

Following the comments received from the Authority with regards to minimising landscape impact, the applicants propose to keep the installation of a new semi-permeable driveway within their property to a minimum. As described above, the proposed surface will be selected to provide a suitable surface for parking cars and walking along, and to prevent areas in use from becoming muddy in wet weather following frequent passage.

The proposed sliding gates are intended to prevent obstruction to the Public Bridleway, in order that it remain open and free from obstruction at all times.

The driveway leading to the caravan next to Manor House provides access to a plot of land that once belonged to Manor house but is now under separate ownership. The driveway to the caravan is not in frequent use and the proposal to provide another driveway within close proximity to it is not expected to have implications to the use of the existing driveway.

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