

PLANNING DESIGN AND ACCESS STATEMENT

**PROPOSED EXTENSIONS AND ALTERATIONS TO
HALL FARM, STAINSACRE, WHITBY**

FOR

MR. J. & MRS. L. MCLAREN



imaginative architecture + engineering design

bhd
partnership

Address: Airy Hill Manor,
Whitby,
North Yorkshire,
YO21 1QB

www.bhdpartnership.com

CONTEXT

Hall Farm is a former farmhouse in the village of Stainsacre adjacent to The Windmill Inn. It is understood that the land was sold and some properties developed in the grounds in or around the 1970's. The Farmhouse was then extended on each gable and also at the rear.

Unfortunately these extensions were poorly built using poor materials. The stonework to each extension on the gable being a mix of faced concrete blocks and tooled stone and very badly pointed.

The rear extension forms a glazed garden room with stone walling which consists of a more random type of natural stone which does not match the house and again the pointing is very poor. The large timber windows are also rotten.

The applicants wish to make the property a large family home. As a young couple with a young family they have a requirements for modern "open living" where the children are within sight of their parents and in a secure environment.

The applicants have owned the property for a number of years but have let this because the younger children were not comfortable with the spatial and room arrangements. As they are now a little older the applicants consider the time is right to move back into the village community which will benefit from the addition of a young family.

The quality of the extensions which consist of a double garage to the east and utility room and WC to the west are so poor that the applicants have decided that these should be removed and to look at the building with "fresh eyes" and hence the application attached.

The dwelling is situated in a large site with a large level back garden which is predominantly down to a lawn with parking at the front.

The garden is well screened by existing trees and hedges including a tall leylandii hedge to the west.

A mix of trees and shrubs are on the rear boundary to the south and behind this is the cinder track which was the former Whitby to Scarborough railway line and is now a public footpath and cycleway.

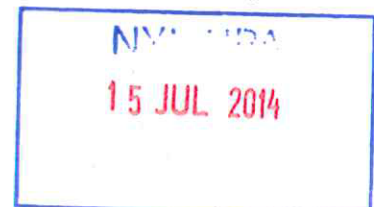
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PROPOSALS

Following significant discussions with Planning Officers the final design has evolved through a process in which the Applicants, Agents and Officers worked together to achieve a positive result.

This consists of the following:

- A garage to the west of the site linked to the house via a single storey extension to the side incorporating a glazed link plus a two storey extension with utility room and porch at ground floor plus en-suite bathrooms at first floor level off the bedrooms in the main house.
- A games and swimming pool is attached to the rear of the house and would be accessible via the existing large opening into the main house where internal alterations provide a relocated kitchen and dining area linked to the lounge. Bi-folding doors are to be incorporated between the dining area and the games room and also between the lounge and the rear garden.
- A two storey extension is proposed to the eastern gable to replace the double garage. This will incorporate a cinema room at ground floor with bedroom and en-suite room above plus laundry room, both of which are accessed from the enlarged landing area to the rear of the main house.
- At second floor level the two existing attic bedrooms are to be altered and connected to form the main bedroom, a dressing area and en-suite bathroom. It is proposed to raise the roof in order to achieve suitable headroom and to incorporate one dormer window on the rear elevation facing south plus two rooflights to the front (north) and three to the rear (south).
- The proposed materials offer a mix of natural stone to the garage to match the house and a red clay pantiled roof. The two gable extensions are to have natural stone plinths, stone coloured render to the walls natural stone heads and cills to windows and doors combined with slate roofs to match the house.
- The swimming pool walls are to be vertically timber boarded with a red clay pantiled roof and rooflights, plus bi-fold doors onto the rear garden.
- The games room area forms a link between the swimming room and the house with a rendered wall to the glazing facing onto the garden and vertical timber boarding to the rear wall facing west. The flat roof incorporates a glazed lantern type of roof light.
- The larger modern glazing panels and doors will be in grey powder coated aluminium or upvc frames and the windows will be in quality white upvc with vertical sliding sashes.



RENEWABLES

The applicants have given significant thought to these matters and therefore propose the following:

- Solar PV panels on the rear of the extension facing south.
- Air source heat pump or possibly ground source heat pump which will lower the energy consumption required to heat the pool to around 25% of comparative electricity consumption and costs.
- Provision of high quality insulation in walls, floors, ceilings and roofs.
- The use of triple glazing to all the bi-fold doors and large glazed panels.
- LED lighting and energy efficient electronic management systems for appliances and heating.
- Use of local builders and materials suppliers to minimise fuel usage and the carbon footprint.

LANDSCAPING/SCREEN PLANTING

The applicants proposed to cut back and lower the existing Leylandii hedge to the west to a more manageable height of 2 metres maximum.

Whilst initially they thought of removing this completely they have realised that it does form an effective method of visually screening the site as long as it is managed.

It is proposed to add one or two additional deciduous trees to the southern boundary alongside the public footpath to add to the existing trees and shrubs. These being horse chestnut, oak hornbeam or similar within the applicants garden.

The 2 metre high close boarded timber fence to the south and east boundaries will be retained, repaired and made good.

Some planting of shrubs maybe added to the eastern boundary within the garden.

As a result of these proposals and distance to neighbouring properties the extensions are not considered to have any detrimental impact on neighbours amenities.

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ACCESS

The existing drive provides level access to the house but existing steps to the front porch and house cannot be altered but level access can be provided from the new porch alongside the garage.

In addition easy level access is available from the drive around the eastern end of the house to the rear and into the house via the large bi-folding doors.

CONSULTATIONS AND COMPLIANCE WITH POLICIES

In agreement with the applicants, copies of the initial proposals were sent to Officers for comment on 8th May 2014.

A response was sent from Officers on 28th May highlighting various matters to be addressed and as a result a meeting was held on 5th June 2014 at Hall Farm where Officers were able to view the property, the location and the site and also hold a positive discussion with the Applicant and Agent. A number of alterations to the proposals were discussed and agreed at the meeting.

The drawings were revised and changed accordingly and forwarded to Officers on 20th June 2014 following the Applicants agreement.

On the 4th July 2014 the Officers wrote to confirm that the revised proposals and design were considered to be acceptable.

In terms of compliance with Policy the proposals are considered to satisfy the following planning policies:

Core Policy A	Delivering National Park Purposes and Sustainable Development
Core Policy G	Landscape, Design and Historic Assets
Development Policy 3	Design
Design Guide Part 2	Extension and Alterations to Dwelling
Core Policy J	Housing
Development Policy 19	Householder Development
Design Guide Part 2	Extensions and Alterations to Dwelling

Therefore it is respectfully requested that consideration be given to approval of this application.

