

NYMNP  
21 APR 2015

**DESIGN AND ACCESS STATEMENT  
(REVISION A)**

**CONVERSION OF VACANT AGRICULTURAL BUILDINGS TO  
RESIDENTIAL LETTING FOR LOCAL OCCUPANCY AND ANCILLARY  
STORAGE (BUILDING A) AND RESIDENTIAL LETTING FOR LOCAL  
OCCUPANCY / HOLIDAY LET (BUILDINGS B AND C)**

**AT**

**NORTH BRIDGE FARM, STAINTONDALE**

**FOR**

**MR. D. ATKINSON**



imaginative architecture + engineering design

**bhd**  
partnership

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**1.0 GENERAL**

**1.1 Statement**

This statement is produced to accompany the planning application to North York Moors National Park for:

*“Conversion of vacant agricultural buildings to:*

- *Residential letting for local occupancy and ancillary storage (Use Class C3) (Building A);*
- *Residential letting for local occupancy / holiday let (Use Class C3) (Building B);*
- *Residential letting for local occupancy / holiday let (Building C)”.*

Details of the proposals are shown on drawings:

- D10700-01 Existing Location and Block
- D10700-02.1 Proposed Block Plan
- D10700-10 Existing Plans and Elevations Building A
- D10700-11 Proposed Plans and Elevations Building A
- D10700-15 Existing Plans and Elevations Building B
- D10700-16 Proposed Plans and Elevations Building B
- D10700-20 Existing Plans and Elevations Building C
- D10700-21 Proposed Plans and Elevations Building C

**1.2 The Buildings and Location**

The Subject building form a traditional ‘Farmstead’ arrangement with the larger main building with ‘Horse Engine Shed’ to the north (A) and two smaller buildings (B and C) to the East and West flanks. The references relate to the layout drawing D10700-02.1.

Appendix A consists of extracts from:

- Royal Commission on the Historic Monuments of England (1987)  
‘Houses of the North York Moors’
- Thirsk, Joan (ed) ‘The English Rural Landscape’ (2000)

These references firmly sit the range of buildings within the cultural heritage landscape of the North Yorkshire Moors and help to describe their contribution to the character of the area and the management and shaping of this part of the Park. Further information on the historic and landscape context of the site is provided in the accompanying Planning Statement.

The photographs in Appendix B illustrate the current situation.

North Bridge Farm buildings are at the south East end of the village of Staintondale, a linear, ribbon development, 4km North West of Cloughton.

All three buildings are of traditional construction with clay tiled pitched roofs and coursed natural stone walls.

Buildings A and C have been the subject of some historic repair work most of which used the original traditional materials. However building C has been fitted with Upvc windows. These will be removed as part of the proposed works and replaced with a more sensitive solution.

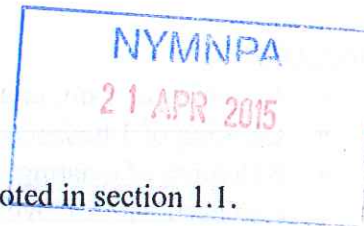
The general state of the buildings has been recorded in a Structural Survey Report which forms part of the current application.





## 2.0 PROPOSALS

### 2.1 Description and Design Proposals



The general provisions of the application are as noted in section 1.1.

Actual works will include:

#### *THE SITE*

- Improvement and repair of the existing stone walling to the South East boundary
- Limited planting to the South boundary of small trees / shrubs. It is expected that final details of the proposed landscaping will be secured by a planning condition
- Retention of the existing tracks leading from Downdale Road
- Creation of vehicular access to the West side of the site
- Creation of vehicular access to the central area of the site
- Creation of 6 no. parking spaces
- Formation of paths
- Retention of open courtyard area to avoid a domestic / urban appearance

#### *EXTERNAL MATERIALS*

- Natural reclaimed stone for dry stone wall (where repair is required)
- Vehicular access on compacted stone tracks
- Parking Bay – Paving Setts, rumbled edges
- Paths – natural stone

#### *BUILDING A*

- Retention as 1 no. unit
- Creation of 3 bedroomed unit (residential letting for local occupancy)
- Open atrium hall area to retain feeling of original space
- Open kitchen/dining room to fully retain proportions of Horse Engine Shed
- All existing openings retained
- One gable window added (West)
- 5 conservation style rooflights
- Area retained for 2 no. stores to minimise the need for additional buildings / domestic clutter

#### *BUILDING B*

- Retention as 1 no. unit
- Creation of 2 bedroomed (residential letting for local occupancy / holiday let)
- Open vaulted ceiling to over 50% of the building
- Retention of main existing cross wall
- Retention of all existing openings
- Creation of one additional door opening to improve user amenity of southerly views

### *BUILDING C*

- Retention as 1 no. unit
- Creation of 1 bedroom (residential letting for local occupancy / holiday let)
- Retention of existing openings
- Replacement of Upvc windows and door with timber
- Improvement of fenestration layout to rear to better reflect the original agricultural (rather than domestic) use

### *BUILDING MATERIALS*

Windows	Timber with simple casements and minimal glazing bars
Doors	Timber
Walls	Reclaimed natural stone if repair required
Roof	Non interlocking clay pantiles to match existing

## 2.2 Liaison

This statement supports a formal application by 'Amanda Brocklehurst Planning'. This follows a formal Pre-application enquiry that has included site and office meetings along with Officer comment on the drawn scheme. Further details are provided in the accompanying Planning Statement.





### 3.0 CONTEXT AND POLICIES

The following policies and reference material form the structure that this application has used to ensure full consideration of relevant local and national planning policies upon development. They are also the policies that the Planning Authority will use to determine compliance with the statutory Development Plan and other material policy considerations. A full assessment of the proposals against relevant planning policy is provided in the accompanying Planning Statement.

#### 3.1 Reference Material

- North York Moors Core Strategy and Development Policies
- North York Moors Design Guide Supplementary Planning Document
- The National Farmstead Assessment Framework (English Heritage)

#### 3.2 Core Policy A – Delivery National Park Purposes & Sustainable Development

This sets out generic guidance fore allowable development within the National Park. Any development must compliment and enhance the area ‘Special Qualities’. It recognises that development of the right type will allow or create a sustainable environment for the Park to flourish.

#### 3.3 Core Policy G – Landscape Design and Historic Assets

Suggests and encourages the retention of buildings of historic importance to an area or setting. Whilst the subject buildings are not Listed they do have an important influence on the history and appearance of this area.

#### 3.4 Development Policy 3 - Design

Sets out broad guidelines on the design treatment of all development to ensure respect of historic evolution of both buildings and surroundings.

#### 3.5 Development Policy 8 – Conversion of Un-Listed Rural Buildings

Gives strong support to the re-use of buildings, specifically targeting Farmsteads such as the subject building.

#### 3.6 Development Policies 13 and 14 – Rural Diversification, Tourism and Recreation

Both policies provide guidance on the re-use of buildings and limits scale to a manageable level to protect existing surrounding amenity levels.

### 3.7 Core Policy J

Gives a description of required housing in the Parks and specific regulation for occupancy by Local Needs criteria.

### 3.8 Policy Compliance

The proposals utilize fully an existing range of redundant buildings without the need for extension, new build or subdivision of units into separate buildings. The uses proposed can be wholly supported on the existing site with car parking and on site storage areas..

The development ensures the conservation of an historic asset to Staintondale. The range of building provides a visual reminder of previous heritage and its importance has been noted within the publications described in 1.2.

Tourism will be provided for on a site that by virtue of its traditional appearance gives understanding to resident of the Parks special qualities.

The buildings as they exist have limited re-use potential beyond that which is proposed making them 'at risk' of future dilapidation and their loss to the area.

The design has maintained the overall scale and massing of the buildings, internal layouts in buildings A and B allow the full internal scale to be recognized by the retention of areas open to the ridge. This is especially true of the Horse Engine Shed.

As the site does not have close immediate neighbours amenity of nearby dwellings will not be affected.

Only limited planting to the South breaks up the view from the road but allows appreciation of open views from within the site.

Generally all new work to the external envelope of the buildings will be of traditional detailing and is more likely to be repair and not rebuilding.

As can be seen from the Structural Survey the buildings are capable of development without the need for major rebuilding and alterations to the exterior are minimal i.e. two new windows over 3 buildings.

The existing curtilage is adequate and satisfies any demand of the proposals.

The occupancy of Buildings A, and Buildings B and C if let for local occupancy, will be by persons who fully comply with Core Policy J. The accompanying Local Occupancy Proforma confirms that the applicant satisfies the local occupancy criteria.



If Units B and C are let as 'holiday lets', they will provide a base for tourists to enjoy a wide range of existing activities and sites, and help to support the local economy by supporting tourism and bringing additional spend to the National Park.

The proposed uses are compatible with the surrounding agricultural use and existing residential uses in the area, and the access arrangements are satisfactory without the need for change.

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## 4.0 ACCESS

### 4.1 Internal

All of the layouts within the building will comply with Building Regulations Approved Document M to ensure an inclusive atmosphere for occupants.

### 4.2 External

Good public roads serve the area and it is only 4km to the A171 at Cloughton.

Once on the site there are two existing access drives with good visibility. Also the site itself is reasonably level once vehicles are parked, and whilst being sensitively located, parking is provided close to each building, again ensuring a good level of inclusive mobility for all users



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**APPENDIX A**  
**PUBLISHED EXTRACTS**



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*Horse-engine houses*

The invention by Andrew Meikle of a threshing machine (patented in 1788) revolutionized agricultural practice, and the horse-driven threshing machine was to achieve great popularity in the North York Moors. Its first appearance in North Yorkshire was at Nunnington in 1790, and many were in use in the region during the first half of the 19th century, as at Sinnington Lodge [460], where the sale particulars included a barn and threshing machine (YG: 15 Sept. 1821). 'They are constructed in several different plans, which are continually improved upon, and rendered more and more simple every year, and more efficacious with equal powers: none have yet been built here to go by water. The common wrights are beginning to make them, and there is no doubt but that in a short time they will construct them as generally and completely as they now do the winnowing machines' (Tuke 1800: 82). The machine, which separated the grain from the straw, was placed above a winnowing machine which removed the chaff. Both machines could be housed in existing barns, but the horse wheel, which transferred the power of horses, moving clockwise along a circular path, to the threshing machine inside the barn, needed more space. It was generally housed in an additional building attached to one side of the barn and was either square, polygonal or round-ended. As winnowing was now mechanized, the small opposing barn doors became obsolete, and the door nearest the horse-engine shed was often covered by the new construction.

The revolving central shaft in the horse-engine house was fixed at its head to a sturdy cross-beam which also served as the tie-beam of the roof truss. The cross-beam was strengthened by two beams jointed into it either side of the shaft, and supported at their other ends by the barn wall. These secondary beams often survive, but the drive-shaft and the remaining machinery have usually vanished. Where the cross-beam rests on the wall, the thickness is often increased by buttresses to take the weight; if there are openings to each side, support is provided by a substantial freestanding pier. The cross-beam usually supports a king-post truss, although queen-post and principal-rafter trusses are also found.

The most popular type of horse-engine house in the region was square on plan, with the wall furthest from the barn usually gabled. The main variations in the square plan concern the number of openings, and virtually every possible combination actually occurs.

Several horse-engine houses have a single opening adjacent to the barn wall which must have served as an entrance, and there are also unglazed windows to provide light and ventilation, as at the outfarm near Bridge Farm, Stainton Dale [487] (Fig. 304a). At Scawton Park [455] (Fig. 304b) and Fryup Lodge, Glaisdale [151], the horse-engine houses each have one wide opening and a narrow door, the latter perhaps only used by people tending the horses; that at Ouldray Farm, Rievaulx [446] (Fig. 304c), had two narrow doors in the gable, both now blocked. Where there is more than one large opening, they must have been as much for ventilation as to provide entrances. Two openings were arranged either in opposite walls, usually next to the barn wall, as at Higher Farm, Beadlam [22], or both in the

Fig. 304 Horse-engine houses: comparative plans and views (not to scale)

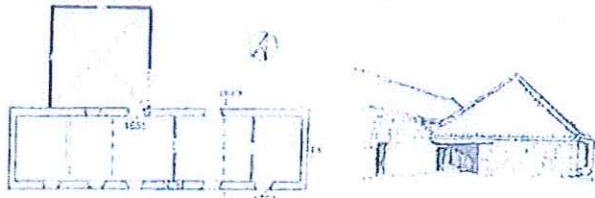


Fig. 304a [487] Outfarm, Stainton Dale



Fig. 304b [455] Scawton Park, Scawton



Fig. 304c [446] Ouldray Farm, Rievaulx



Fig. 304d [23] Lower Farm, Beadlam



Fig. 304e [515] Leath House, Westerdale



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STAINTONDALE, NORTH YORKSHIRE: A MOORLAND ESTATE



**View looking northwards from the south side of Hayburn Beck, above Bridge Farm (in the trees to the left)**

*The barn in the middle ground is a former long house, bearing the date 1655. Note the relatively luxuriant hedgerows in this part of the township, and the woodlands to the north and east, around the valley of Staintondale Beck.*

Unfortunately very little seems to survive on the ground. A survey by the Royal Commission covered six farmhouses in the parish of which only one appears to predate the nineteenth century. The exception is a stone cowhouse to the east of Bridge Farm which was once a dwelling. It is a single-storey and cruck-built structure of four bays, two at the 'house' end, probably for forehouse and parlour, and two at the 'low end' with ventilation-slots suggesting use as a byre. The doorway leading into the cross-passage dividing the two ends of the house has the date 1655 inscribed on its lintel. The building is a typical North York Moors 'longhouse' which, in spite of its humble character, is an early example of the 'Great Rebuilding' in this area. We know from documentary sources that earlier cruck buildings in the district had outer walls of mud or, at the best, dry stone walling, rather than the good mortared stonework that we find in this structure.

### The Industrial Landscape

One might have expected farming to have dominated the life of Staintondale throughout its history, but, in fact, the rugged cliffs in the parish shared in the development of one of the new large-scale industries of Elizabethan and Jacobean England which were designed to ensure national self-sufficiency in materials formerly imported from Catholic Europe. Alum, used as a mordant in the dyeing of cloth, was vital for the greatest of all national industries, and it was found at the Peak in Staintondale. Works were first constructed here by Sir Brian Cooke, around 1615. They remained in the Cooke family until final closure in 1862, although usually operated by lessees from outside the area who occasionally took up residence for a time at the nearby Peak House.

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**APPENDIX B**

**PHOTOGRAPHS**



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**PHOTOGRAPH 1**  
**Building C and Part A from South**



**PHOTOGRAPH 2**  
**Gable of Building B and Building A to Rear**





**PHOTOGRAPH 3**  
**Building A South Elevation**

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**PHOTOGRAPH 4**  
**Building C Front/West**





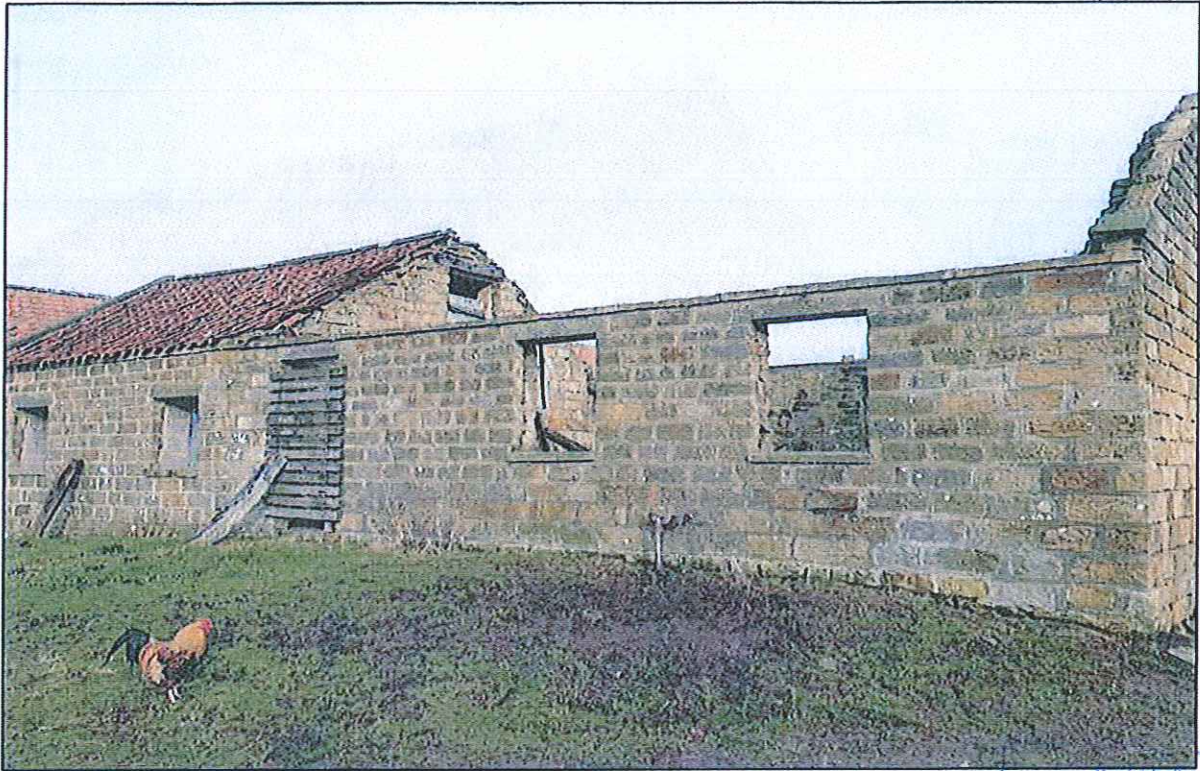
**PHOTOGRAPH 5**  
**Building C Side/North**

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**PHOTOGRAPH 6**  
**Building B Front/East**





**PHOTOGRAPH 7**  
**Building B Rear/West**

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**PHOTOGRAPH 8**  
**Building A West Gable**





**PHOTOGRAPH 9**  
**Horse Engine Shed Building a West**

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**PHOTOGRAPH 10**  
**Horse Engine Shed Building a East**





**PHOTOGRAPH 11**  
**Building A Rear/North**

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