

# DESIGN AND ACCESS STATEMENT

**PROJECT:** Conversion of Hay Loft into Office and Design Studio  
Mortar Pit Farm  
Sneatonthorpe  
Whitby  
North Yorkshire  
YO22 5JG

**APPLICANTS:** Mr and Mrs Stainthorpe

**DATE:** 14<sup>th</sup> October 2015

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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 Mortar Pit Farm comprises of a 5 bedroom detached dwelling house with a separate workshop/garage adjacent the driveway, a court yard arrangement consisting of a 4 bedroomed holiday cottage and a 2 bedroomed annex with adjoining agricultural building. Mortar Pit Farm has approximately 2.5 acres as indicated on the site location plan submitted.

2.2 The application comprises of the following:-

- I. Conversion of existing agricultural hay loft into an architectural studio and office for Mr and Mrs Stainthorpe's Business with the installation of rooflights.

2.3 This application comes following previous development at the farm detailed below;

- **Application Number** NYM/2013/0225/FL
- **Proposal** conversion of cart shed to form extension to existing holiday cottage, conversion of stables to form residential annexe and extension to house biomass boiler and pellet store together with erection of agricultural building.
- **Decision** Approved with Conditions 23-07-2013

2.4 The proposal relates to conversion of the agricultural building element of this previous application. The main external alteration proposed is the introduction of roof lights to provide much needed natural light into the office/design studio.

2.5 Mr and Mrs Stainthorpe's Business, Bell Snoxell Building Consultants currently runs from a rented office in the town centre of Whitby. As a Chartered Building Surveyor Mr Stainthorpe has been working extensively in the North York Moors National Park for over 5 years.

3.0 **AMOUNT**

3.1 During consultation with planning officers under the application NYM/2013/0225/FL plans for the agricultural building were altered from a timber framed structure with loading bay for hay to a stone built structure.

3.2 The lambing shed was used for lambing in December 2014 however this proved to be unsuitable as guests staying in the adjacent holiday cottage were disturbed by the noise of sheep throughout the night so Mr and Mrs Stainthorpe have now secured an alternative shed for lambing during December and January and for storage of hay, straw and feed.

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- 3.3 In addition Mr and Mrs Stainthorpe's Pedigree flock of Hampshire down sheep have outgrown the facilities. They have a flock of 28 sheep with 18 ewes due to lamb in December 2015. This will increase the flock to over 50 sheep by early 2016.
- 3.4 The most suitable use of the space created is to become an office for Mr and Mrs Stainthorpe's Business. Mr Stainthorpe is a Chartered Building Surveyor and currently has a rented office in the centre of town. The convenience of being situated in town is now outweighed by the sheer number of tourists. Mr Stainthorpe's Business operates primarily within the National Park within a 10-15 mile radius of Whitby.
- 3.5 The current rented office requires a great deal of expenditure on heating as it is a large old building. It would be more economical and environmentally friendly to move the business to Mortar Pit Farm and make the most of the Biomass boiler installation. The current office has no shop frontage and is only used by Mr and Mrs Stainthorpe throughout the working day with occasional visitors 5-6 times per week.
- 3.6 If Mr Stainthorpe could run his business from the farm this would be of great benefit and convenience during lambing time when he needs to be on-call to assist with births and aftercare which is not always outside of office hours.

#### 4.0 USE

- 4.1 The office/design studio would be used to run Mr and Mrs Stainthorpe Building Surveying Business including elements of architectural design work. Working alongside Mr and Mrs Stainthorpe are two other part time employees (secretaries). The lambing shed would be used for staff and visitor car parking. The office has an independent access door via the external granary step arrangement. The office would have independent basic amenities.
- 4.2 The office would be used 9-5.30pm Monday to Friday. Visitors to the office are minimal with clients expected at most 5-6 times per week.
- 4.3 Office activities include producing reports, design team meetings and architectural design.
- 4.4 No neighbours will be affected by the proposal and no extra noise or disturbance is anticipated.
- 4.5 A considerable amount of the space in the conversion will be needed for file and drawing storage.

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5.0 SCALE

- 5.1 The proposals put forward do not have an adverse impact on the setting of the farm house or the running of the holiday cottage onsite.

6.0 LANDSCAPING

- 6.1 The scheme is within the court yard that currently has tarmac and concrete hard standings in position.

- 6.2 The lambing shed will provide parking for staff and visitors.

7.0 APPEARANCE

- 7.1 The only amendment to the current building would be the addition of rooflights and a large glazed window extending up the roof slope in order to provide sufficient natural light into the design studio and office space. The additional roof lights will be conservation grade to match the existing in the holiday cottage conversion. The glazed window will be framed to match the rooflights.

- 7.2 Due to the configuration of the site, the hayloft is heavily screened from the surrounding landscape. The large farm house, holiday cottage, wooded beck side together with the significant size of the agricultural buildings (in separate ownership to the East) minimise the impact of the addition of these roof lights on the wider landscape. Only from a few specific points in the landscape could the new roof lights and glazed window be seen.

8.0 ACCESS

- 8.1 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.

- 8.2 Access and car parking onsite are sufficient for the intended change of use. Vehicle movements will reduce from the property as Mr and Mrs Stainthorpe will no longer need to use their cars to commute into town to the office.

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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.
- 10.2 The office will be heated by the biomass boiler arrangement. The boiler arrangement is covered under the Governments Renewable Heat Incentive Programme. This type of district heating system is very efficient and sustainable.
- 10.3 The conversion of the hay loft to offices does not fall under the permitted development rights despite is being well under the 150m2 limit. In line with the 2013 application (NYM/2013/0225/FL) the structure was built to modern standards in the place of a previous barn that had been on the site many years before. The building is therefore not a traditional rural outbuilding but has been built to look like one.
- 10.4 Moving the office to Sneatonthorpe would bring Jobs into the National Park and help the continued viability of the business. Employment opportunities would also be created as the business is growing year on year. Broader and improved employment opportunities are encouraged in the Local Plan.
- 10.5 The building is more than capable of conversion and of sufficient size to accommodate the proposed use. The structure does not need to be modified or improved in any way.

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