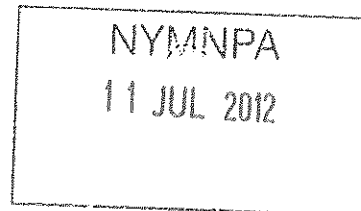




10th July '12

Ref: 1344

North York Moors National Park
 Planning Department
 The Old Vicarage
 Bondgate
 Helmsley
 YORK
 YO62 5BP



Design, Access and Heritage Statement

Proposed new vehicular access to farmhouse at Manor House Farm, Troutdale

1 Design Statement

- 1.1 Manor House Farm in Troutdale comprises a group of stone outbuildings, a barn and a farm house built around a farmyard. The Hackness to Snainton road passes through the farmyard. Alterations and extensions to the farmhouse to form one dwelling and one holiday cottage were approved ref NYM/2010/0425/FL in July 2010 – these alterations have now been completed
- 1.2 This application is for the provision of a new vehicular access for the farmhouse only from Troutdale Road. The suggested access is via an existing gap between a boundary wall and the hedge line of the adjoining field and would lead to a parking area which would take up the area previously occupied by a disused (now demolished) asbestos clad shed.
- 1.3 Since the farmhouse will be a full time residence and the adjoining cottage will be for holiday use it seems appropriate to give the farmhouse it's own private parking area to separate it from the holiday traffic. This will apply more so in the future when the scheme to utilise more of the outbuildings surrounding the farmyard for holiday use has been implemented.
- 1.4 The proposal is for a simple traditional timber farm gate linked to the existing boundaries with post and wire fencing. The entrance would be set back 6m with the outer link with the roadway to County Highways specification. The inner parking area would be in rolled stone with a gravel topping and has sufficient space for vehicles to turn within the site. The parking area would link across to the existing path around the farmhouse
- 1.5 Although some low level scrub will have to be removed to form the access, all the mature planting, trees and hedging around and within the site will be totally unaffected by the proposed new works. New hedge planting and incidental planting in native species will be incorporated along the fence line to add additional screening to the parking area.

- 1.6 National Park Planning Policies which have been considered in the design of the proposals are:-

BE1 - preserving and enhancing the character and appearance of the area;

BE6 and GD3 - to seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

Policy ENV10 of the Regional Spatial Strategy – to safeguard and enhance landscapes that contribute to the distinctive character of the area.

North York Moors Local Development Framework

Core Policy G – Landscape Design and Historic Assets – which seeks to ensure that the landscape, historic assets and cultural heritage are conserved and enhanced.

Development Policy 5.- Listed Buildings – which seeks to only permit works in or around listed buildings where they will not have an unacceptable impact on the special historic or architectural interest of the building.

2 Access Statement

- 2.1 The works as described above also constitute an access statement – all works to meet NYCC Highways requirements
- 2.2 Access to and circulation within the actual buildings will be covered by Part M of the Building Regulations.

3. Heritage Statement

- 3.1 This application, as stated above, is for a new access to the now separate farmhouse at Manor House Farm to differentiate it from the holiday use.
- 3.2 The proposed access, which requires the approval of the Highways Dept., would be finished in materials to their specification incorporating traditional edgings. The existing stone boundary wall will be made good and new hedging in native species incorporated along the post and wire fence. The parking area will be rolled stone as is the existing farmyard.
- 3.3 No alteration work in any form is proposed for the existing dwelling as part of this application, the heritage of the building will not be affected and the work relates to an area well away from the listed building.

4. Conclusion

We believe that the proposed vehicular access to the farmhouse at Manor House Farm cover all the criteria for dealing with such a project both from the National Park Planning viewpoint , will satisfy Highways criteria, has no detrimental effect on the heritage of the location and we trust it can be recommended for approval.

Alan Campbell