



NYM / 2012 / 0106 / NM 1

February '12

Ref: 1243

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



Design and Access Statement

Proposed non-material minor amendments to existing outbuildings at Ladysmith Farm, Stoupe Brow, to form two holiday cottages

1 Design Statement

- 1.1 Ladysmith Farm at Stoupe Brow comprises a group of stone outbuildings, plus a series of barns and lean-to structures in a mixture of stone, blockwork, timber and corrugated iron built on a steeply sloping site overlooking the old Ravenscar to Whitby Railway line.
- 1.2 Planning Background: There have been two recent Planning Applications for work at Ladysmith farm as follows:
- (a) The farmhouse, which is a listed building, was altered and improved a few years ago and applications ref NYM/2005/0769/FL and 0770/LB for works to retaining walls and the surroundings of the house were approved in December '05.
- (b) An application ref NYM/2009/0592/FL was approved on 11th May '10 for "Alterations and extensions to outbuildings to form guest accommodation, 2 no holiday letting cottages and stable block to include 5 loose boxes, feed store and tack room together with double garage building." We understand that the outbuildings are not specifically listed but the outbuildings are within the curtilage and the alterations have been designed to respect this.
- 1.3 The outbuildings have been much neglected for many years and are very much in need of overall repair work. The alterations to their use will provide the economic framework to enable the general repairs to the fabric to take place and enable my client to bring the property up to current standards. Some parts of the existing, the timber and corrugated iron lean-tos and barn 2 are comparatively recent additions which are not appropriate for conversion to any use and, we believe, will vastly improve the appearance of the farm grouping if removed or replaced.
- 1.4 The current application is for the following:
Non-material minor amendments to Outbuildings 2 and 3. – which were approved to be repaired and converted into 2 holiday cottages.
- 1.5 The details of these changes are as follows:
- (a) Cottage 2. In the initial approval it was proposed to "even up" the window line on the north elevation by partially blocking up an existing old full height door opening. When this was fully

exposed by the demolition of some old sheds it became apparent that it was preferable to retain the full height opening – see attached drawings nos. 1243/57(A) and 62.

(b) Cottage 3. As work proceeded on the repairs to cottage 3. and particularly when looking at the much propped and altered roof structure, it became apparent that an opportunity had been missed to make better use of the structure and that it was in fact possible to gain some additional accommodation within the roof structure. The building has been adapted internally to achieve this with the only external changes being the introduction of three rooflights, one on the south elevation and two on the north to bring some light into the roofspace.

1.6 The installation of the new rooflights has followed the guidelines previously established by using conservation style rooflights randomly spaced. The rooflight positions closely follow the positioning of old roof lights – see attached photos (one of these also shown the original ramshackle roof construction which had to be replaced. See also attached drawings nos. 1243/57(A). 58(A), 60, 61, 62 and 63

1.6 There have been no changes to the materials approved for the works

1.7 All the mature planting, trees and hedging around and within the site will be totally unaffected by the proposed new works

1.8 All requirements regarding ecological matters were dealt with in the original application.

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

H8 - to ensure that extensions to dwellings do not detract from their character and appearance;

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.

2 Access Statement

2.1 There are no intended alterations to the vehicle or pedestrian accesses to the property. The surrounding farm yard area will be resurfaced to form safe circulation and parking areas.

2.2 Access to and circulation within the actual buildings will be covered by Part M of the Building Regulations.

3. Conclusion

We believe that the proposed minor alterations to the original approval for the outbuildings are all improvements to the overall use of the outbuildings and trust that you will recommend approval.

Alan Campbell

