

Design & Access Statement
and
Heritage Statement
Resubmission

Workshop/Store & Model Engineering Room

“Eskdale”, Grosmont, YO22 5PT

24 July 2012



Agent: Mr William Parrish.

Client: Mr Chris Parrish

‘Eskdale’

Grosmont

Whitby

N. Yorkshire YO22 5PT

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Introduction

This Report Accompanies the planning application for the construction of an out-building to serve as a workshop/stores and model-engineering room within the grounds of 'Eskdale', in Grosmont.

Background

The house is grade II listed and the home of the client. It was listed under the name of 'Eskdale Villa' and was built in approximately 1820. Originally a farm house it has also been used as a dairy over the years with later additions of a side lean-to cow-shed (converted late 20c into a granny annex) and a timber conservatory. It features herringbone-tooled stone, hygroscopic lime mortar pointing, coped gables and shaped kneelers with a pantile roof. The windows are 16 pane sashes and to the rear of the property there are two existing Velux windows. It has a mixture of cast-iron and wooden guttering which have been recently restored. The house has recently received a lot of overdue maintenance such as roof repairs, re-pointing and under-pinning to the front.

The house overlooks the valley to Grosmont and has views up to Egton, 'Lease Rigg' and as far as Glaisdale. The house can be seen from those locations but the garden is not so visible as it is sheltered by the tall hedge to the front and the woodland areas at either end of the garden,

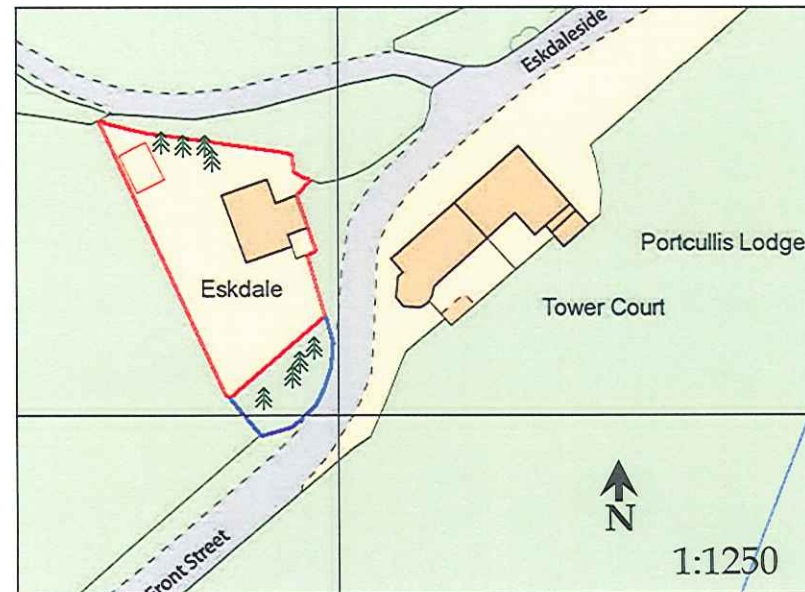


View looking north-west showing some of the established trees.

The garden is quite steeply sloped and has many flowing plants and bushes. On the north and to the south there are woody areas with mostly coniferous trees such as hollies. In the garden itself there are more distinguished trees such as yews and a weeping ash as well as quite a few fruit trees.



The 'front' elevation of 'Eskdale'



Location Plan. GROSMONT

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Requirements for the Out-Building

'Eskdale' does not currently have any out-buildings apart from a small green house. The primary purpose for the workshop and stores will be enable the client to work on projects relating to model engineering hobby business at home. It will also serve the house with storage for tools relating to the garden and to help with the upkeep of the house. The proposed location of the outbuilding is on the western boundary on the north western corner of the garden, which is the furthest corner from the main road.

Environmental Impact

The garden at Eskdale is very well populated with different trees and bushes. The proposed out-building will have little impact- as only some overgrown flowering shrubs and a few common holly trees will need to be removed.

Landscaping

Due to the steep gradient of the site a retaining wall of up to 2m in height will be required to support the ground on the north-east side of the out-building. The facade of the retaining wall will be stone with traditional brushed back pointing. To obscure the workshop as much as possible the boundary hedge will be allowed to grow up taller.

Design

The proposed out-building will be constructed with reclaimed stone for a weathered effect with reclaimed old English pan tiles for the roof covering. The roof and walls will be insulated. These materials were chosen to be in keeping with the house and are commonly found in the area. The proportions of the workshop at 4.8m wide by 7.1m long by 5.9m tall is comparable to that of many small barn farm outbuildings you would find in the Eskvalley area namely Lealholm. And even in Grosmont it self there are at least two garage out buildings of similar proportions.

Access

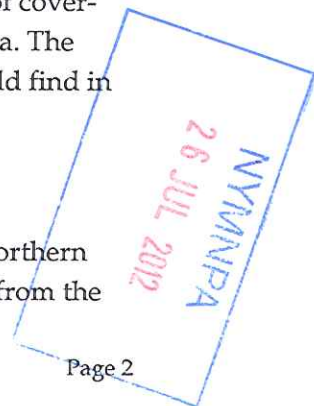
There is no direct road access to the proposed building which is not necessary at this time. The existing 1.5m wide gravel path along the northern boundary is sufficient to move workshop tools and machinery in and out of the building as required. Also there will be pedestrian access from the south garden side via the existing path with the addition of steps needed to cope with the change in levels.



Proposed Site

View looking from the South to 'Eskdale' at winter time

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Resubmission decisions discussed

Following the submission of the first application there were quite positive opinions from the Grosmont parish council about the workshop proposal. However there was a slight majority in the planning decision meeting not to accept the first proposal because of some problems with the size and materials of the workshop.

The length and width of the workshop is the same size as a single car garage and the building will be around for a very long time- it would be beneficial for future owners to be able to convert this workshop to a garage if permission is gained for road access from the adjacent private road.

The primary use of the workshop of the client is for model engineering purposes. The tools and machinery are quite large such as a metal working lathe and tower drill so a good size workshop is fundamental. The client also owns a dormant model engineering kit business which he wishes to resurrect and run from home in his retirement and the upstairs storage for kit components is necessary. To lower the height of the building by any significant amount would make the headroom up stairs too low to be functioning, removing the purpose of the upper floor and reduce overall useable space by 50%. The client is adamant that he wishes to have an attic room as due to the large amount of excavation work and no other potential sites for other out-buildings he wants to make the most of this opportunity: a the small increase in height compared to single storey gives double the floor area.

To negate the overall dominance of the building the hedge can be grown taller to obscure the side elevation. Enquiries locally indicate that old reclaimed stone is available to enable the proposed workshop to be built. Recently a new porch has been built on a neighbour's house with reclaimed stone and it looks very in-keeping.

The previous proposed inclusion of solar panels on the roof was seen to be beneficial to the environment and for the savings in electricity costs. It is true that they are not very visual appealing and could detract from the character of the main house. They have not been included in the re-submission as they are not integral to the scheme.

The previous submission was with four Velux windows to the front and as with the solar panels-it is agreed they are also a little too much and take away from the whole historical character of the house and grounds. Instead two conservation Velux windows will be fitted to the opposite side (same as the house has) this will be enough to let enough light and ventilation into the attic room whilst not being visible from any place except directly near them in the garden itself.

The main house has recently been re-tiled and a large amount of tiles were saved (enough for the workshop) It is proposed they are used to cover the workshop roof and along with the old weathered stone, makes the workshop more in character with the house and grounds.

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A rendering superimposed onto a photo showing the proposed workshop from the nearest road in the winter



The same location as the winter photo but in the summer shows that the house and grounds can hardly be seen



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3d model showing the sloping site and positioning of the workshop (not showing existing trees, bushes etc)



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