

DESIGN AND ACCESS STATEMENTS

Proposed conversion of an existing barn into a five bedroom holiday let including the demolition of an existing lean-to and steel framed barn together with the erection of a new stable block and dressage arena (ménage).

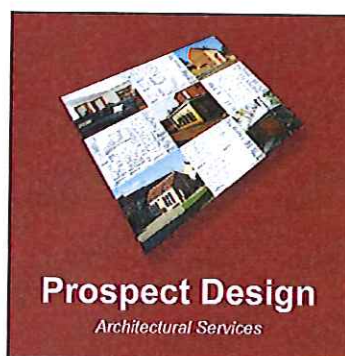
For

Mr & Mrs Fry
Roadside Farm
Harwood Dale
Scarborough
YO13 0DP



By Richard Webster of

- 8 FEB 2016



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Project number	Project title
PD183	Proposed conversion of an existing barn into a five bedroom holiday let including the demolition of an existing lean-to and steel framed barn together with the erection of a new stable block and dressage arena (ménage).

Assessment carried out by	Date
Richard Webster	03 th February 2016

DESIGN AND ACCESS STATEMENT

1 SITE ANALYSIS

- 1.1 Roadside Farm currently consists of a two storey, semi-detached, four bedroom farmhouse together with a range of outbuildings extending to the North-East. An existing stone built barn sits to the North of the existing farm house and is the subject of this application. The existing barn has a lean-to extension running down the West elevation and a steel framed, agricultural, barn to the North.
- 1.2 Roadhouse Farm is accessed directly from Moor End Road, Harwood Dale. (Refer to site block plan and site location plan).
- 1.3 The proposed developments lies within the site boundary as identified on both the site block plan and site location plan.
- 1.4 The site is relatively level.
- 1.5 The existing footprint of the site is 11340m².

2.0 PROPOSAL AND RATIONAL

- 2.1 The applicants recently purchased Roadside Farm and are keen to develop the site to maximise its potential. The applicants have an international reputation for breeding and training dressage horses having previously owned and run Aike Grange Stud a dressage training centre near Drifffield. The applicants are still keen to be involved in keeping and training horses albeit on a much smaller scale than at Aike Grange Stud.
- 2.2 Key to maximising the potential of the site is the conversion of the existing dilapidated and underused stone barn. The barn is redundant and hasn't been used for agricultural purposes for some years as it is too small for modern farm machinery and not suited to stock handling. The applicant and agent believe the proposal conforms to Policy 8 of the National Parks Core Strategy and Development Policy (CSDP) as it is not economically viable to use the building(s) for their original use and the building(s) are no longer suited for the uses originally designed.
- 2.3 The existing barn is in various states of repair (refer to structural engineers report) and in much need of maintenance. The proposed scheme hopes to act as a catalyst to sympathetically convert, repair and maintain the building in line with NPPF "supporting a prosperous rural economy" the development seeks to "support the sustainable growth and expansion of all types of business and

- 8 FEB 2016

- enterprise in rural areas, through conversion of existing buildings
- 2.4 As stated, the proposal is to convert the barns into a large, luxury, holiday let where an extended family, two families' or groups can holiday together. In line with NPPF "supporting a prosperous rural economy", It is the applicants and agents view that the proposed scheme will bring much needed tourist revenue into the local economy, supporting local shops, public houses etc. The site is ideally placed to offer access to the surrounding North Yorkshire Moors, Yorkshire Coast, local seaside resorts and many other local tourist attractions and towns.
- 2.5 The applicant believes the proposed holiday let will create up to three part time jobs ranging from cleaning, laundry and changing over the property between groups and general building and grounds maintenance.

3.0 SIGNIFICANCE OF UNLISTED RURAL BUILDING

- 3.1 Whilst the existing barn isn't listed or set within a conservation area it's the applicants and agents view that the building is of *architectural and historic importance and makes a positive contribution to the landscape and character of the National Park* as described in Policy 8 of the National Parks CSDP. Furthermore it is the Agents view that the proposed conversion meets the remaining criteria set out in Policy 8 and as described in this document.

4.0 PLANNING POLICY

- 4.1 The proposed development meets the criteria set out in National Parks Core Policy A; *Delivering National Park Purposes and Sustainable Development* specifically; *Providing a scale of development and level of activity that will not have an unacceptable impact on the wider landscape or the quiet enjoyment, peace and tranquillity of the Park, nor detract from the quality of life of local residents or the experience of visitors. And Strengthening and diversifying the rural economy and providing tourism based opportunities for the understanding and enjoyment of the Park's special qualities.*
- 4.2 In Line with the National Parks CSDP Policy 8; *the building is in a structurally sound condition, capable of conversion without substantial rebuilding as demonstrated by a structural engineer's report.*
- 4.3 The proposed design proves the *building is capable of conversion and of sufficient size to accommodate the proposed use without the need for significant alterations, extensions or other new buildings.* An extension is planned as part of the scheme however this is on a reduced footprint from an existing, unsightly, lean-to structure that is to be demolished.
- 4.4 The barn sits within a group of existing buildings forming Roadside Farm and the neighbouring Thirley Cottages. The proposed holiday let would use the existing vehicular access with a new parking area provided behind the existing barn. The proposed scheme in its entirety will improve the character and appearance of the wider landscape by returning the barn to its former glory and removing existing, unsightly, add-on's.
- 4.5 It is the applicants and agents view that; *The proposal is of a high quality design which retains existing external features which contribute significantly to the character of the building including original openings and roofing materials; reflects the simple functional form and traditional character of the building and provides for essential services and other functional requirements without harm to the fabric*

- of the building or its setting.*
- 4.6 The proposed development also conforms to the National Parks CSDP Core policy H (supporting the rural economy) specifically Policy 14; *Tourism and Recreation*. The development will encourage tourism in the area, particularly extended families or large groups wishing to stay and explore the area together. There is a lack of this type of accommodation in the area. The addition of the stable block also opens up the possibility of guests bringing their horses to take advantage of some of the best riding in the country. This is a keen consideration in the applicant's business plan.

5.0 DESIGN PRINCIPLES

Barn Conversion

- 5.1 The proposal is to convert the existing barn into a large, luxury, holiday let. The conversion will include a new side extension to the West following the demolition of an existing lean-to structure. The proposal also involves the demolition of a steel framed agricultural shed to the rear (North) of the barn. A new replacement, stand alone, steel framed stable block is proposed to replace the demolished structures and provide stable accommodation and storage for the applicant's horses. A new ménage completes the proposed development.
- 5.2 As stated above, the barns are in need of major maintenance work (refer to structural engineers report) and have a rather dilapidated look. The proposed scheme will provide the catalyst to refurbish and maintain the building securing and improving a prominent rural building. The works will be carried out sympathetically using traditional building that reflect the character of the existing buildings or where necessary modern materials will be used that complement the existing building / materials and clearly distinguish between the old and new.
- 5.3 In order to convert the range of barns into a feasible, commercially viable, luxury, holiday let, some alterations are needed. It is the applicant's intention to minimize any structural alterations where possible and protect, restore or replace original features.
- 5.4 The design seeks to maintain the barns existing features, spaces and openings both externally and internally. Externally the majority of the external openings are retained. The openings to the South and East elevations are all retained and infilled with new double glazed, timber windows and doors. The only major change to the external appearance is to the rear (North) elevation. A new large opening is proposed to maximise the natural light in the proposed living room and the views to the North. The large opening is typical of such agricultural buildings and would have provided access for farm machinery and stock. The proposed large opening also matches the large opening on the North elevation of the steel framed agricultural building that's to be demolished. Of the three existing openings to the rear elevation two are removed / infilled to allow the new larger opening with the third forming the proposed main entrance.
- 5.5 As described there is an existing lean-to structure to the West elevation of the property. The structural report recommends the following; *Demolition of the dairy; this is a poorly-built, modern structure that spoils the overall appearance of the barn*. The agent agrees with this assessment and the design reflects this. The lean-to structure is demolished and replaced with a more modest extension that is in keeping with the original rustic barn.
- 5.6 The new extension uses traditional, rustic, materials that complement and respect

- 8 FEB 2016

- the existing building whilst providing a contemporary design that distinguishes the old from the new. The proposed extension is constructed from an oak frame, infilled with high performance double glazing, on a stone plinth. A low pitched roof will be finished with a seamed metal finish to reflect the agricultural heritage of the site. A solid stone faced wall will screen the Southern end of the extension from the main road and provide privacy.
- 5.7 The structural report also states; *Removal of roof tiles and close inspection of the underlying timber with repair or replacement as necessary. Insulation will be installed in the roof and the rafters covered with a breathable membrane prior to being re-tiled.* As part of this the design proposes the installation of nine rooflights (four to the Eastern roof slope and five to the West). The rooflights will maximise the amount of natural light entering the property reducing the need for artificial lighting in line with Policy 3 (5).
- 5.8 As stated above the building will be re-roofed if possible by reusing the existing clay pantiles. If the tiles aren't suitable for reuse new clay pantiles will be used in a style and colour to match the existing. The existing ridge tiles will also be removed and replaced if usable. The timber barge boards to the Southern gable will be removed with the new roof tiles pointed in with new lime mortar to match the existing. New rainwater goods will be fitted again to match the existing.
- 5.9 In line with the structural report; *repair and repointing of the walls, stitching cracks and tying in cross walls.* The existing lime mortar will be raked out and re-pointed using new lime mortar to match the existing.
- 5.8 Amenity space for the proposed holiday let is to be formed on the footprint of the demolished, steel framed, agricultural building. It's proposed a 1m high stone wall be constructed around the space with a 1m high close boarded fence on top to provide a separate, landscaped, private amenity space.
- 5.10 Parking and storage for waste will be provided to the North of the proposed amenity space as identified on the proposed site block plan. Vehicular and pedestrian access will be provided via the existing access and gravel drives / turning areas. Separate parking / turning areas are retained for the existing Roadside Farm farmhouse.
- 5.11 Internally the solution meets Policy 8 (5) *The proposal is of a high quality design which retains existing external features which contribute significantly to the character of the building including original openings and roofing materials; reflects the simple functional form and traditional character of the building and provides for essential services and other functional requirements without harm to the fabric of the building or its setting.*
- 5.12 As the designer sees it the main internal features that contribute to the architectural and historic importance of the barn are 1) The two full height spine walls that separate the central, double height, space from the two wings. 2) The first floor mezzanine level that forms both the upstairs room and the ground floor space with ceiling above. 3) The timber roof structure forming the full height central space and the two wings that are open to the roof. The design seeks to protect and enhance these existing features.
- 5.13 The existing full height central space is retained as the properties living room. A new mezzanine gallery will be added to provide an additional feature as well as giving access to the first floor. Four number rooflights will flood the space with natural light and help emphasise the timber roof structure.
- 5.14 The two central spine walls are retained as are the two wings which are partitioned to form bedrooms 3 and 5 to the East and bedroom 2, en-suite, W.C. and entrance hall to the West. The two wings are to be open to the roof slope

- 8 FEB 2016

- showing the timber roof structure. Again rooflights are proposed to provide natural light.
- 5.15 A new first floor is to be installed as per the structural engineers report; *Installation of a new first floor construction*. The new floor will allow for bedroom 1 and a main 'family' bathroom at first floor whilst forming bedroom 4 and en-suites at ground floor.
- 5.16 The proposed side (West) extension will provide an open plan kitchen and dining area with doors opening onto the amenity space. An opening will be made in the external wall to provide access from the extension to the entrance hall.

Stable Block

- 5.17 The proposed scheme also includes for the erection of a standalone stable block. The stable block in effect replaces the demolished steel framed agricultural building and will provide eight stables with separate hay and feed stores as detailed on drawing PD183-04.
- 5.18 The floor area of the demolished barn (210m²) and the proposed stable block (209m²) are virtually identical.
- 5.19 It's proposed to position the stable block to the North of the proposed holiday let and amenity space. This is done to separate any disruption from the stable block away from the holiday let. The space in between the stable block and the holiday let accommodation allows for the proposed parking and turning area.
- 5.20 Externally the stable block will have an agricultural appearance been constructed from a steel portal frame with low level concrete infill panels between the steelwork. Yorkshire boarding will be installed above the panels to the eaves / gable. A low pitched roof will be finished with a corrugated fibre cement roofing system with opaque rooflights to provide natural light.
- 5.21 The proposed barn is similar in size and appearance to the agricultural barn in the neighbouring field (Thirley Cottages).
- 5.22 Two 3x3.6m timber sliding doors will be installed in the gable elevations (North and South) to provide access and egress for horses/people/vehicles etc.

Ménage

- 5.23 The proposal is to construct a ménage to provide a safe environment for the exercise and schooling of the applicants and guests dressage horses. The land (paddock) on which the development is proposed is already used for the management, grazing and exercising of horses.
- 5.24 The proposal is to fence of a portion of the paddock as indicated on the proposed drawing PD183-06 to form the ménage. The enclosure will be fenced off using timber post and rail fencing to match existing, adjacent, fencing.
- 5.25 The proposal involves striping the site as identified on drawing PD183-06 and building up the Manage construction as follows; Drainage channels cut into stripped sub soil and lined with geotextile membrane. 100mmØ perforated uPVC drainage pipes laid in drainage channels and covered with pea gravel. 75mm of permeable compacted hardcore laid over membrane with permeable separating membrane above. 75mm silica sand above and finished with recycled rubber surface, exact surface finish to be confirmed.
- 5.26 The proposed drainage will be connected into the existing land drainage. The proposed development will not increase the amount of surface water drainage from the site / farm.

- 8 FEB 2016

- 5.27 The applicant and agent believe this proposal to be of a scale and nature appropriate to the character of the site, that been a smallholding that already accommodated horses for private use. There are no local Rights of Way on or around the proposed development.
- 5.28 There will be no material adverse impact on the character and appearance of the landscape. The finished floor level of the ménage will match the existing paddock and the proposed timber fencing will match the existing adjacent
- 5.29 Due to the isolated location of the site there will be minimal disturbance, during the construction phase, to the neighbouring properties.

SUSTAINABILITY

- 6.1 In line with Core Policy A (5) As part of the proposed works the property will be upgraded to meet modern insulation requirements. All external walls to barns that are due to be converted will be lined with timber studwork and insulated. All existing ground floors will be dug up and replaced with new, insulated, damp proofed concrete floors. The roof slopes will also be insulated all to meet or exceed current building regulations. Rooflights are also used to maximise the natural light entering the building reducing the need for artificial lighting. All window and door openings will be fitted with new timber framed windows and doors complete with high performance double glazed units to either or exceed current building regulations. The applicants are also looking at renewable technologies such as biomass boilers and heat pumps to provide heating and hot water. All these proposals are designed to minimize the carbon footprint of the development.

7.0 DESIGN PRINCIPLES DESIGN SOLUTIONS

- 7.1 The following drawings show the Design Solution and form the basis of the Planning Application:

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|---|----------|--|
| 1 | PD183-01 | Existing Barn Ground & First Floor Plans & Elevations. |
| 2 | PD183-02 | Proposed Barn Ground & First Floor Plans. |
| 3 | PD182-03 | Proposed Barn Elevations. |
| 4 | PD183-04 | Proposed Stable Block Floor Plan. |
| 5 | PD183-05 | Proposed Stable Block Elevations. |
| 6 | PD183-06 | OS Location Plan and Proposed Site Block Plan |

- 8 FEB 2016

8.0 SITE ACCESS / CAR PARKING

- 8.1 It is the applicants and agents opinion that the proposed development will not result in a detrimental impact on road safety or the free flow of traffic on the highway network. The existing access is to be used for the proposed scheme. The existing access is on a straight section of road with good visibility. Ample parking spaces and turning areas are to be provided within the curtilage of the development (refer to site block plan drawing PD183-06).

9.0 BUILDING ENTRANCES

- 9.1 All doors to the ground floor are to be wheelchair accessible and in accordance

with current Building Regulations.

10.0 PLANNING POLICY

The following planning policies have being considered, above, while developing this scheme

North York Moors National Park Authority Local Development Framework

Core Strategy and Development Policies;

Core Policy A – Delivering National Park Purposes and Sustainable Development

Core Policy D – Climate Change

Core Policy G – Landscape, Design and Historic Assets

Development Policy 3 - Design

Development Policy 8 – Conversion of Traditional Unlisted Rural Buildings

Core Policy H – Rural Economy

Development Policy 14 – Tourism and Recreation

National Planning Policy Framework (NPPF)

Section 3 - Supporting a prosperous rural economy

Section 7 - Requiring good design

Good Practice Guide on Planning for Tourism

- 8 FEB 2016