

Design and Access Statement

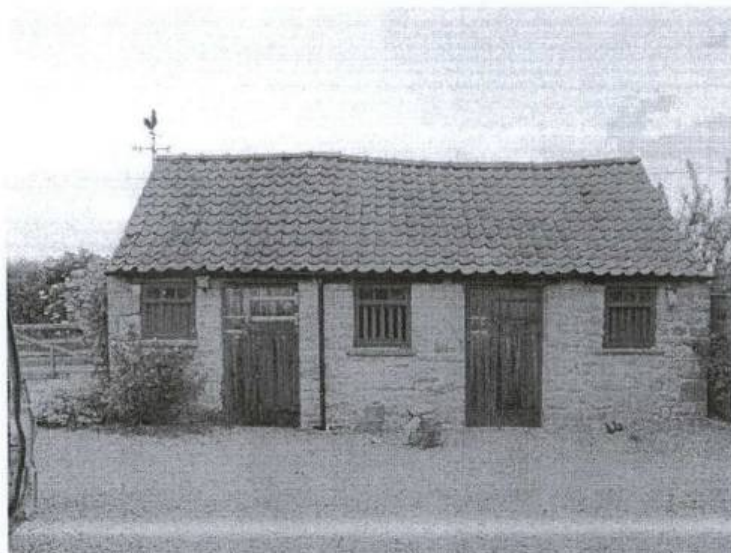
Plumwood – Harome, North Yorkshire

This application is submitted after working with the conservation officer to amend earlier proposals. The applicant has shown a willingness to work cooperatively to overcome design issues raised and this scheme is a result of that work. The original scheme was the subject of local consultation and these current proposals do respond to those comments where appropriate.

A: Design

Use

The proposed scheme involves the change of use and extension of a single storey out building, originally a stable block, to a one bedroom studio. The existing use of the building is as a workshop and store. The proposed scheme will allow the developed building to operate as a holiday let.



RYEDALE DM

28 OCT 2013

DEVELOPMENT
MANAGEMENT

B/01235/FUL

Amount

The existing building sits on a foot print 41.25 square metres (SQM). The proposed development includes an extension to the south eastern corner of the building increasing the overall footprint to 65.2 SQM. At present, the un-insulated solid wall construction runs to a gross internal floor area (GIA) of 30 SQM. The proposed development, after the application of internal wall insulation, will provide a GIA of 47.2 SQM. Glazing has been positioned in appropriate elevations making best use of solar gain as far as is possible whilst maintaining and replicating the buildings original features. Windows and doors will be selected from manufacturers with accredited energy efficient products and the floor and roof will also be highly insulated, exceeding Approved Document Part L requirements. In addition, the building itself will be preserved making best use of the embodied energy already invested in the structure.

Historical Environment

Despite being within the conservation area, it is not a prominent building. Harome falls outside the North York Moors National Park to the north and neither Plumwood nor any of the immediate surrounding properties have listed status. The applicant believes the planned design will have a positive impact on the Conservation Area and will preserve and enhance its character, retaining a valuable asset at the same time as providing the additional facilities required. The proposed scheme makes a positive contribution to the local character and distinctiveness of the immediate site and the wider street scene.

It is worthy of note that the existing building is in a state of disrepair and this proposal will enable an active reuse of the building, thus securing the future of the heritage asset in line with guidance confirmed via the NPPF policies in relation to conserving the historic environment.

Layout

Layout of the proposed development has been driven by the minimum requirements for a modern one bedroom studio design. The single storey design includes an open plan kitchen living area and main bedroom with en suite bathroom facilities. Orientation of the extension takes advantage of the solar gain available from the west and existing openings have been utilised in the current structure. New openings are located in the west elevation and roof ensuring neighbours are not overlooked. The building is a significant distance from all neighbouring properties and will have no detrimental effect on the provision of light or general amenity.

Scale

The scale of the building is appropriate for its context and uses no more space than is necessary to incorporate the facilities need by the applicant. Ridge and eaves heights have been kept to a minimum and overall design has been informed by surrounding agricultural style buildings, ensuring no adverse impact on the Conservation Area.

Landscaping

The building sits within a gravelled parking area to the north of the site. Boundaries are unaffected by the proposed development and no trees or shrubs will need to be removed. The immediate area around the proposed footprint will be redeveloped to include hard and soft landscaping. Parking and access to the highway will be unaffected by the planned scheme.

Appearance

The design takes account of the local vernacular and uses existing materials, detailing and fenestration readily found within the conservation area as is illustrated on the drawings and in the application form. Every attempt has been made to retain the appearance of an agricultural building, particularly the view from outside the Conservation Area looking in. The north elevation which abuts Back Lane has no windows at present and none are planned in the proposed development maintaining the appearance of a barn or stable.

B: Access

The applicant is willing to improve the access point from Back Lane to the proposed site to prevent the spread of loose materials onto the highway, should this be deemed a necessary condition. Parking for a minimum of three cars will remain after completion of the proposed scheme which exceeds that required by the applicant/current occupant and that of guests using the studio accommodation. The design incorporates ground floor WC with wide access doors allowing wheelchair access should this be required. Flush door thresholds have enabled the design to maintain the existing eaves heights at the same time as providing ease of access and egress to the property for visitors with mobility challenges, the visually impaired, parents with children and the elderly. Transport links, rights of way and all other pedestrian access routes are unaffected by the planned design.

C: Planning Policy

The applicant believes that the proposed scheme is supported by the Ryedale Plan. Section **SP8 - Tourism** seeks to promote sustainable tourism which is in line with providing holiday letting accommodation and in turn aids the development of the rural economy as specified in section **SP9 – The Land Based & Rural Economy**. The applicant also believes the heritage of the building and Conservation Area is enhanced by the proposed design in line with sections **SP12 – Heritage** and **SP16 – Design**, as has been illustrated above and in the drawings. In addition, the reuse of an existing building is supported by section **SP19 Presumption in Favour of Sustainable Development** and the applicant has proved a willingness to work jointly with RDC to find a solution acceptable to all parties.

In addition the National Policy Planning Framework (NPPF) sets a presumption in favour of sustainable development and supports the conservation of heritage assets such as the stable and Conservation Area, where appropriate, as is the case with the proposed scheme. The NPPF goes on to encourage development which enhances the heritage asset by putting disused rural buildings to good use as is the case in this instance.

The NPPF emphasises the importance of good design. This is reflected in the scheme submission.

The scheme ensures the long term future of the stable and by enhancing the heritage asset in the proposed way and the development is consistent with local and national planning policy presumptions.