

13/1222

RYEDALE DM

29 OCT 2013

DEVELOPMENT
MANAGEMENT

DESIGN, ACCESS, BAT STATEMENT AND FLOOD RISK
ASSESSMENT

Change of use to convert existing garage and associated space into one number, two
bedroom, holiday let.

For

Mr & Mrs Pawson

Of

60 Main Street
Eberston
Scarborough
YO13 9NS

By

Richard Webster

Of

PROSPECT DESIGN
Architectural Services

64 Newbiggin
Malton
N Yorks
YO17 7JF

Project number Project title

PD130	Change of use to convert existing garage and associated space into one number, two bedroom, holiday let.
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Assessment carried out by

Date

Richard Webster	21 th October 2013
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DESIGN AND ACCESS STATEMENT

1 SITE ANALYSIS

- 1.1 60 Main Street, Ebberston is a two storey stone built property located within the development boundary of the village. Directly to the North of property (refer to site block plans and site location plan) is a single storey stone built barn which is the subject of this application
- 1.2 60 Main Street is best accessed by turning off the A170 main road on to Main Street in Ebberston. The property and barn are located on the left hand side of the road roughly 800m into the village. Ebberston has road and bus links to Pickering and Scarborough which has good links to the Local and National Public Transport System.
- 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 500m².

2.0 PROPOSAL AND RATIONAL

- 2.1 The proposal is to re-use a traditional rural building in line with Policy SP8. At present the property has been partially converted, by a previous owner, into a double garage with storage at ground and first floor level. The applicants don't use the double garage for anything other than storage so feel it is wasted space. Given that the barn is partially converted with a usable first floor including roof lights it seems sensible to finish the conversion to a habitable standard and change the use to holiday let.
- 2.2 Policy SP8 calls for a net increase in tourist accommodation within the district. The proposal will provide tourist accommodation, meeting this need whilst benefiting the local economy as well as providing a subsidiary income to the applicants.

3.0 DESIGN PRINCIPLES

- 3.1 The proposal is to convert the barn / garage into one number, two bedroom holiday let. The existing spaces will be reused at ground floor level with minimum partitioning. The double garage space will form the new living and dining area. The rear (north) space will be sub divided to provide a bathroom and kitchen area as shown on the proposed drawings. The staircase will be repositioned to allow central access to the first floor providing two bedrooms.
- 3.2 Externally minimal alterations are planned. The proposal re uses the existing external openings. The existing windows and doors are skimpily replaced with new double glazed, timber windows and doors respectively. The three number rooflights are retained. The existing garage doors are removed but the openings retained. New full height timber framed, double glazed doors with side lights are proposed to maximise the natural light in the proposed holiday let.
- 3.3 The only other alterations are the installation of a stainless steel flue to the south elevation servicing a log burner and a soil vent pipe to the west elevation.
- 3.4 The existing water goods will be retained and both foul and surface water drainage will be connected into the existing system.
- 3.5 It is the applicants and agents belief that the proposed changes to the external fabric of the property improve the appearance of the building by replacing old windows with new etc. and will be in keeping with other similar conversions within the village.
- 3.6 The proposed development will not have an adverse affect on the amenity space to any of the neighbouring properties as the developments own amenity space / vehicular movements are screened by the barn and house themselves
- 3.7 An external, designated amenity (patio) space is to be created within the courtyard, refer to drawing PD130-03. This space will be available to guests and may include external seating / dinning and a barbeque area for the quests to relax in accessed by the French Doors from the proposed living room.
- 3.8 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 within the restricted speed limit of the village and on a straight section of road with good visibility.
- 3.9 Ample parking spaces and turning areas are to be provided for both the proposed holiday let and the existing dwelling within the curtilage of the development (refer to site block plan drawing PD130-03).

4.0 SUSTAINABILITY

- 4.1 As part of the proposed works the property will be upgraded to meet modern insulation requirements. All external walls will be drylined and insulated, the windows will be upgraded and the loftspace fully insulated. The fitting of an energy efficient boiler with a high SEDBUK rating will provide an energy efficiency building.

5.0 DESIGN PRINCIPLES DESIGN SOLUTIONS

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

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|---|----------|---|
| 1 | PD130-01 | Existing Ground & First Plans & Elevations |
| 2 | PD130-02 | Proposed Ground & First Plans & Elevations |
| 3 | PD130-03 | Existing & Proposed Site Block Plan & OS location Plan. |

6.0 SITE ACCESS / CAR PARKING

6.1 Vehicular and pedestrian access to the site remains via the existing access from Main Street. Parking is provided within the curtilage of the proposed development (Refer to Site Location Plan & Site Block Plan).

7.0 BUILDING ENTRANCES

7.1 The proposed development will be done in strict accordance with Building Regulations.

8.0 FLOOD RISK ASSESMENT

- 8.1 The application site falls in flood zone 3 on the Environment Agency web site maps and therefore has a 'high probability' of flood risk or a 1 in 100 or greater annual probability of river flooding
- 8.2 As detailed on the environment agency flood risk map the floor risk comes mainly from the beck that flows on the west side of Main Street.
- 8.3 As the proposal is an existing structure with existing surface water drainage no additional surface water run-off will be created because of the change in use. Existing permeable gravel parking and turning areas are retained. A small patio area is proposed however surface water will simply run off onto the surrounding gravel and soft landscaping. The proposed development, therefore, will be neutral in terms of creating flood risk. The applicant has expressed an interest in installing water butts which could reduce the developments impact.
- 8.4 The ground slopes steeply away from Main Street from west to east. The proposed finished floor level of the development is a minimum 450mm and a maximum of 660mm above the external pavement level of Main Street which is at a higher level than the existing 60 Main Street Property.
- 8.5 Other measures designed to reduce the impact of any potential flooding at ground floor include; tiled concrete floors, the use of resilient plaster and the raising of electric installations to Min 450mm from FFL.

9.0 BAT STATEMENT

- 9.1 As previously stated the barn has been partially converted approximately fifteen years ago by a previous owner and been regularly maintained in the meantime. This included totally stripping off and replacing the existing roof with new timbers, steelwork, roofing membrane and tiles. The existing ridges were removed and replaced and any loose brickwork or mortar re-pointed. Internally any loose mortar or cracked walls were repointed or lined with new blockwork. A new concrete floor was laid with DPM as well as a new timber first floor lined with plasterboard. The applicants have seen or found no evidence to support the existence of bat roosts during the time they have lived at, worked and owned the property. The applicant and agent therefore feel a bat survey is unnecessary in this instance. (See photos)

10.0 PLANNING POLICY

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

The Ryedale Plan

- SP8** – Tourism
- SP9** - The Land-Based and Rural Economy
- SP16** – Design
- SP18** - Renewable and Low Carbon Energy
- SP20** - Generic Development Management Issues

National Planning Policy Framework (NPPF)

Section 7 - Requiring good design

11.0 PHOTOS

11.1 View of West elevation



11.2 View of East elevation



11.3 View of first floor conversion.

