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Mount Farm,
Westow

Design & Access Statement &
Heritage Asset Impact Assessment
Rev B - 13.10.14

Introduction

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1.1 This design and access statement is written to supplement the application for Conservation Area Consent for the demolition of existing farm buildings and Planning Approval for the construction of 4 no. new dwellings Mount Farm, Westow.

1.2 The site is the yard of the former Mount Farm, covering an area of approximately 1500 SqM. The yard is accessed from Chapel Lane to the North and contains a number of relatively modern barns in varying states of repair.

1.3 To the south is an area of approximately 630 SqM that forms the remainder of the farm yard with stone under pantile farm house and barns which has access from Main Street to the South. This section of the site is not included in this application.

1.4 The application for Conservation Area Consent is for the demolition of the range of barns to the northern section of the site. Further detail of these barns is given later in this document.

1.5 Planning approval is then being sought for the construction of 4 no. new dwellings to the northern section of the site.



Site Location

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The applicant site is located at Mount Farm, Main Street Westow, and takes in approximately 1500 SqM of land which was previously used as a working farm yard and which is situated to the north of the main farm house. Due to the retirement of the previous owner, Mount Farm no longer operates as a working farm. As a consequence, the buildings and barns, especially those in the rear (North) portion of the site, are of no particular use and are starting to fall into disrepair. It is proposed that these newer barns to the rear be demolished in order to provide space for new development. The existing farmhouse, which fronts on to Main Street, is currently occupied via private rental and no changes are proposed to this building or the adjacent older stone under pantile barns as part of this application.

The site features two existing access points for vehicles - to the North is an existing 3.5m wide access point that links to Chapel Lane. To the South, an access point links the existing farm house and stone barns to Main Street which then runs around the buildings to the south of the applicant site. It is currently possible to drive across the site between these two entrance points.

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Existing barn structure - north yard



View to north yard from Chapel Lane



Existing barn structure - north yard



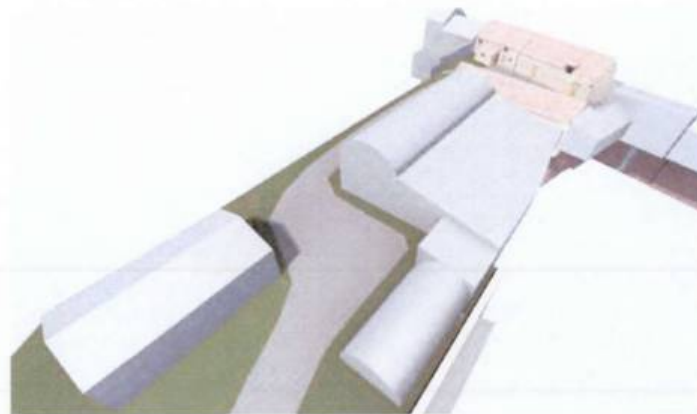
View from north yard to Chapel Lane

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3D Computer Model - Aerial view from South (Main Street)



3D Computer Model - Aerial view from North

Site Proposed

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3.1 Demolitions

The North section of the farmyard is characterised by a number of relatively modern farm buildings. There are a variety of buildings in this area, including steel portal frame with infill block work, steel frame clad in corrugated cement boarding and timber frame clad in timber boarding. These buildings are now surplus to requirements, have fallen into varying states of disrepair and do not positively contribute to the surrounding area. It is therefore proposed that this area of land be cleared of buildings in order to provide land for the proposed housing. A plan showing the buildings scheduled for demolition can be found on drawing 1066_EX30_01_A.

3.2 Site Proposed

The proposals are split into two elements, a row of three terraced cottages to the southern side of the site and a detached single storey property to the North adjacent to the entrance.

The terraced properties are positioned in a line running north-south through the site, consisting of 1 no. three bed dwelling and 2 no. two bed dwellings. Two parking spaces for each property, these are sited at the end of the terrace and in front of the mid terraced house. To the rear is lawned gardens with stone boundary walls. These properties are proposed to be built of coursed rubble stone under pantile with brick chimneys, white painted timber windows and black cast-iron effect UPVC rain water goods. The windows will be detailed with cast stone lintels and cills with an arched brick head detail to the front elevation. Conservation-grade rooflights are proposed (one per dwelling) to the front elevations to provide adequate light/ventilation to the accommodation at first floor whilst limiting the number of windows to the elevation.

The detached dwelling contains three bedrooms, is single storey and is positioned to the North edge of the site adjacent to the vehicle entrance point. Given this buildings position at the edge of the site, the scale and detailing are intended to be more in the style of a low barn, limiting impact of the development on the surrounding landscape. The building is L-shape in form, with the central private garden well screened to the adjacent land by existing trees and hedge planting. A number of tall openings look onto this area, with the windows and sliding folding doors in dark grey PPC Aluminium. To the 'outside' elevation, the openings will be of more traditional size and position, with windows in white painted timber and areas of reclaimed brick infill. As with the terrace properties, the main materials will be coursed rubble stone under pantile. Parking is provided on a hardstanding driveway with double car port.

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4.1 The applicant site sits within the development limits of Westow village. Policy H7 of the Ryedale Local Plan outlines policy for residential developments within settlements. It states that these schemes will be permitted provided that

4.2 The development will not result in the loss of or materially affect the character or appearance of any visually undeveloped area or spaces important to the character of the settlement. Given the existing use of the applicant site and the buildings currently on the site, the proposed development is felt to represent a clear improvement upon this. Visually the development is felt to be overall beneficial to the village and the conservation area.

4.3 The proposed development will provide a quality residential environment, reflect local distinctiveness in terms of location, scale and materials and would maintain or enhance the character of the settlement. In addition, the development will avoid the inefficient use of land whilst respecting local character. The proposed dwellings have been designed to reflect the local traditional properties and materials. As stated above, it is felt that this represents a considerable improvement upon the current use of the land. The number of properties proposed for the site is considered to reflect a good balance of use of the land without the danger of over-development. The submitted drawings note the relationship of the new scheme to the surrounding buildings. Care has been taken to keep the scale of the new buildings down, with a relatively low eaves level and narrow front to back plans, to reduce gable widths. Windows are sited to prevent overlooking of surrounding dwellings.

4.4 The proposed development will not have a detrimental impact upon the safety of pedestrians and road users or flow of traffic upon the highway network, appropriate levels of off-street parking will also be provided. Access to the site will be via the existing vehicle access point to Chapel Lane. Whilst the number of new properties will result in an increase in the number of cars accessing the site, it should be remembered that this was previously a working farm-yard and as such required regular access by larger agricultural machinery. A parking provision of 2 no. spaces per dwelling has been allowed for in the proposals. The road within the site is informal and low key in nature. Immediately to the north of the physical site development a new adoptable turning head is proposed, which provides for refuse vehicle turning and in addition, a valuable turning facility for residents of Chapel Lane-a facility which does not exist at present.

4.5 The proposed development will not have a material adverse impact upon neighbouring properties. Given the current use of the land, it is felt that there will be not adverse impact upon neighbouring properties. The buildings have been positioned and designed to be of a scale in order to minimise over-looking, both between themselves and the neighbouring buildings.

4.6 The proposed development will provide a satisfactory standard of residential amenity. The applicant scheme allows for a range of size of dwellings, all of which provide well designed and generously sized accommodation. All properties have private gardens and private off-street parking.

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4.7 *The proposed development takes appropriate account of local housing need in terms of the types of dwellings provided. The scheme provides a balance of 2 and 3 bed properties of varying sizes.*

4.8 *The site is not an important area for its nature conservation interest or historic or archaeological importance. Given its former usage, the site is not thought to have natural or historical importance. A wildlife survey for the buildings has been submitted as part of this application.*

4.9 Whilst the site is not in an Area of High Landscape Value, it does sit adjacent to one. Policy ENV 3 covers such designations, with points (i) and (iv) being seen as pertinent in this situation.

4.10 ENV 3 (i) states that within such areas *development which would materially detract from the special scenic quality of the landscape will be resisted* whilst (iv) states that *non-agricultural buildings and development will be required to reflect the traditional character of buildings...and use of materials traditional to the area.* The proposed dwellings have been designed specifically to take reference from the character of the existing settlement and to reflect the traditional materials of the area.

4.11 National Planning Policy Framework (NPPF) - As stated in the NPPF, at the heart of the document *"is a presumption in favour of sustainable development."* It is felt that this application represents just such a development, providing a supply of a range of new houses.

4.12 Policy Conclusions - It is felt that it has been clearly demonstrated that these proposals are sympathetic to the materiality and character of the village of Westow and represent the opportunity for development of a range of properties on currently disused land.

Heritage Asset Assessment

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5.1 Identification of Heritage Assets

The development site sits within the Westow Conservation Area as well as adjacent to an Area of High Landscape Value, and as such a Heritage Asset Assessment must be undertaken to assess the impact of the proposals upon these assets.

5.2 Conservation Area

In its analysis of the village of Westow, the Ryedale Local Plan details the Westow Conservation Area as containing a large number of listed limestone and pantile cottages that characterise the village. Future development within the village is expected to "reflect the historic character and appearance of the settlement in terms of its relationship to the street and surrounding buildings, in its design and detailing and in the choice of materials used for construction".

The existing farm buildings to the rear of the site are in varying states of repair are not felt to contribute positively to the conservation area. It is therefore felt that the demolition of these buildings will not adversely impact upon the conservation area.

Westow has varying patterns of development, with a large amount of back land development facing onto Chapel Lane, to the North West of the village. It is felt that the addition of the four properties on the rear yard, act as a natural extension to this pattern. The positioning of these dwellings is such that they have limited visual impact on the surrounding area and the adjacent area of high landscape value, however materially they have been designed to reflect the traditional palette of the village.

Access / Flood Risk Assessment

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6.0 Access & Accessibility

These properties have been designed to meet the requirements of Part M of the Building Regulations (*Access to and Use of Buildings*) as a minimum standard.

7.0 Flood Risk Assessment

From information available on the Environment Agency website, it has been determined that the site falls outside the area prone to significant flooding risk as demonstrated below on the Environment Agency flood risk map.



Flood risk map for site from environment agency website

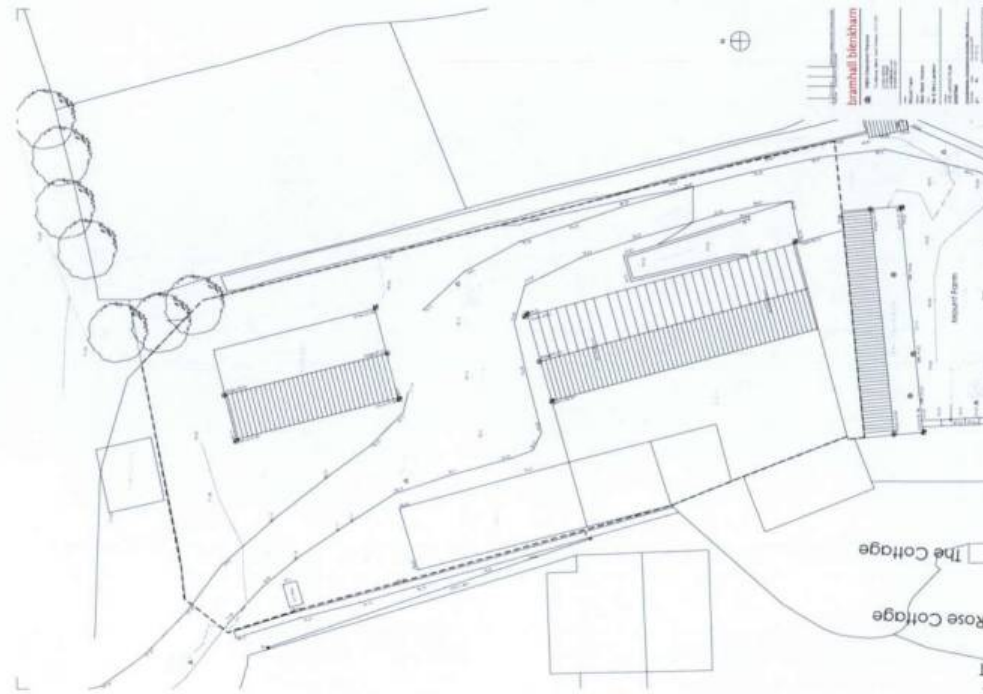
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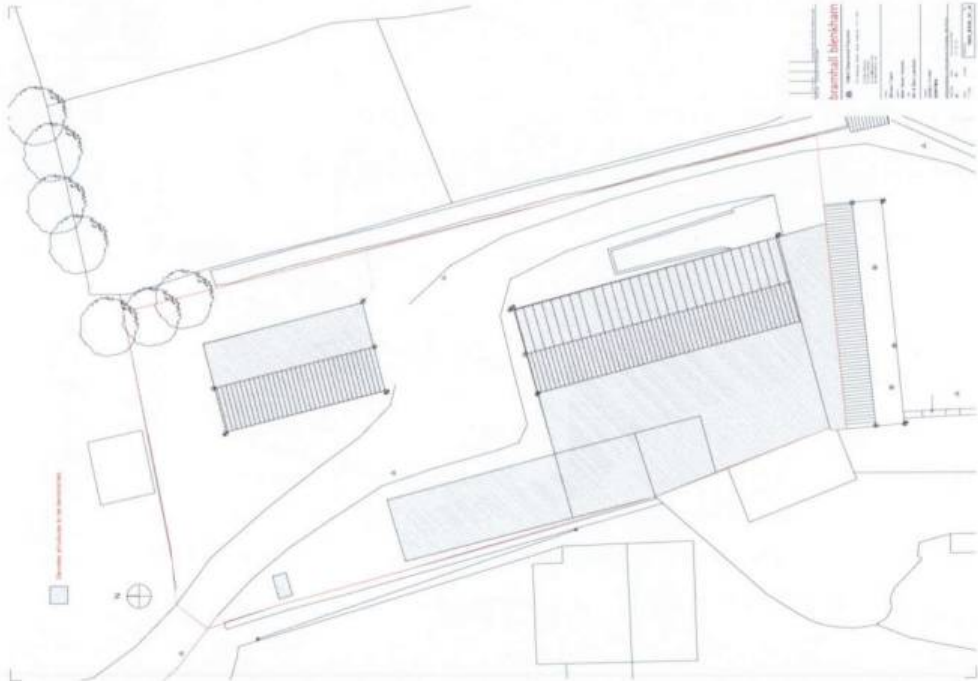
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Existing Site - Plans

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Existing Buildings - Proposed Demolitions

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Plans & Elevations - Proposed