



DESIGN AND ACCESS STATEMENT

**PROPOSED BARN CONVERSIONS
AT
CHERRYGARTH FARM
FRYTON
NORTH YORKSHIRE**



CONTENTS

- 1.00 INTRODUCTION
 - 1.01 Statement Context
 - 1.02 Planning Policy Context
 - 1.03 The Process

- 2.00 ASSESSMENT
 - 2.01 Fryton – The Location
 - 2.02 Site Description
 - 2.03 Immediate Site Boundaries
 - 2.04 Fryton – Residential Development and Character Analysis
 - 2.05 Linkages and Facilities
 - 2.06 Flood Risk Assessment

- 3.00 INVOLVEMENT
 - 3.01

- 4.00 EVALUATION
 - 4.01 Site Opportunities
 - 4.02 Design Evolution

- 5.00 DESIGN
 - 5.01 Use
 - 5.02 Amount
 - 5.03 Layout & Appearance
 - 5.04 Scale
 - 5.05 Landscaping
 - 5.06 Active Frontages and Designing Out Crime

- 6.00 ACCESS
 - 6.01 Access to the Development
 - 6.02 Disabled Access
 - 6.03 Access to Public Transport
 - 6.04 Emergency Services Access

- 7.00 SUSTAINABILITY
 - 7.01 Sustainability and Sustainable Design

- 8.00 SUMMARY AND CONCLUSION
 - 8.01 Summary and Conclusion

1.01 Statement Context

PRA Architects have been instructed to compile this Design and Access Statement in support of a full planning application for the conversion of 5 agricultural buildings into dwellings and holiday lets.

1.02 Planning Policy Context

The Planning Statement prepared by Paul Butler, Planning Consultant, which accompanies this planning application, sets out in detail the Development Plan policies and material policy considerations relevant to the determination of the proposals.

1.03 The Process

This Design and Access Statement will seek to demonstrate how the proposals have been informed by the following steps: -

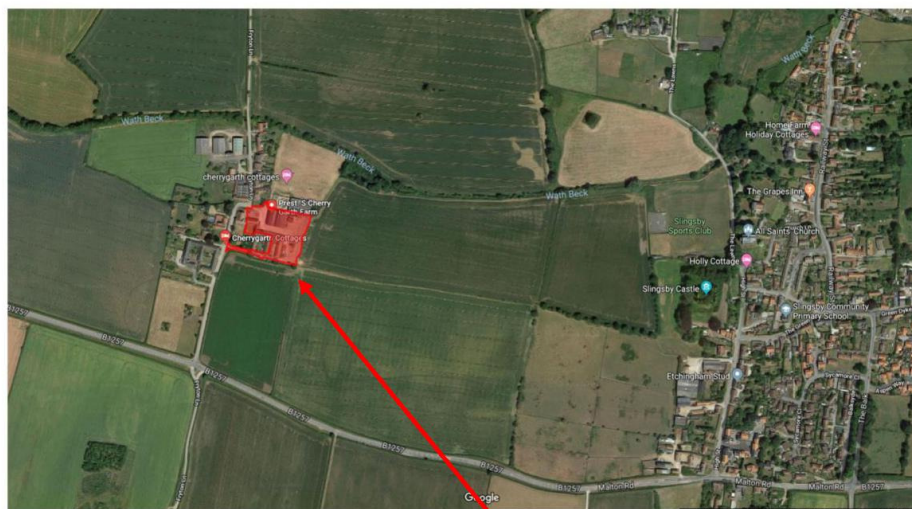
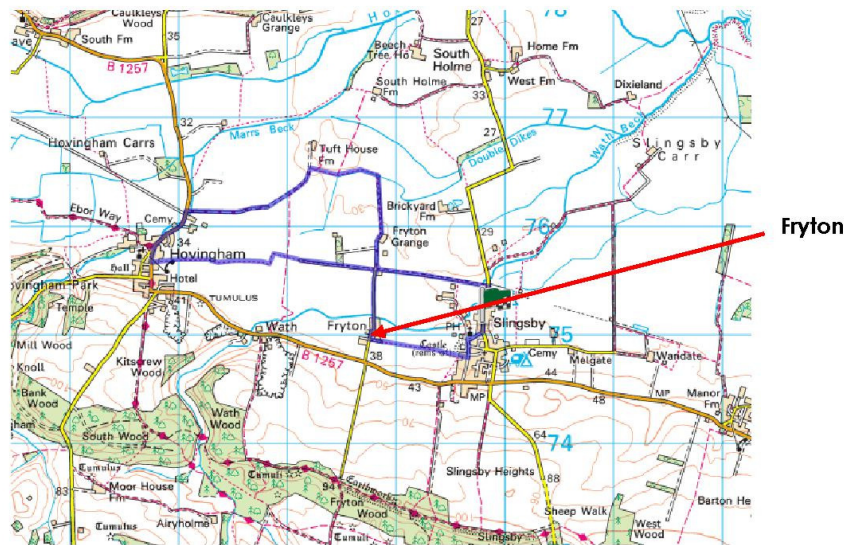
- **Assessment:** The context of the site and its surroundings is taken into account.
A separate detailed planning statement will be submitted as part of the planning application.
- **Involvement:** The communication with, and feedback from groups and people, and the direction taken following this communication.
- **Evaluation:** How they have informed the development of the design proposals
- **Design**
 - Use:** What buildings and spaces will be used for?
 - Amount:** How much will be built on the site
 - Layout:** How the buildings, public and private spaces will be arranged on site.
 - Scale:** How big the buildings and spaces would be.
 - Landscaping:** How open spaces will be treated.
 - Appearance:** What the buildings will look like.
- **Access:**
 - Vehicular and Transport Links:** Why the access and routes have been chosen.
 - Inclusive Access:** How everyone can get to and move through the site.

2.00 ASSESSMENT

2.01 Cherrygarth Farm – The Location

Cherrygarth Farm is located within the hamlet of Fryton, ½ mile to the west of Slingsby and 6½ miles to the west of Malton.

The farm operates as a working farm and is also a base for a very successful 5 Star rated holiday cottage letting business.



Fryton with the site in red.

2.00 ASSESSMENT

2.02 Site Description

The site is located on the eastern side of Fryton Lane and to the west of Slingsby.

Cherrygarth Farm house and the adjacent 2 holiday let conversions are in good order and contribute to the rural setting.

Amongst these buildings are a number of stone-built barns and cart sheds which are capable of being converted into dwellings and holiday lets: Buildings 2, 5, 6, 7 and 8 are the proposed conversions.



Block Typology Plan, with the buildings for proposed redevelopment in orange

Existing Farm House (1)

A Grade II listed farmhouse described in the listing as mid-18th century with a mid-19th century cross wing rear extension. Constructed of Hammer-dressed limestone, with a pantile roof, gabled coping and shaped kneelers. The building has black cast iron rainwater goods and two large ground floor bay windows are located to the front elevation and the remaining windows are timber sash.

2.00 ASSESSMENT



**Farm House – Front Elevation
(from garden)**



**Farm House – Rear Elevation
(from Fryton lane)**

Existing Holiday Let Conversions 3 and 4

Comprising of varying sized coursed Limestone walling with existing brick pier detailing, a grey Slate roof over the gymnasium and games room and pantile roof to the remainder. All with black cast iron rainwater goods.

A mix of Velux rooflights and contemporary timber fenestration and multipaned windows to match existing windows, as to be seen in Barns 7 and 8.



Holiday let Cottage 3



Holiday let cottages and games room

Existing Barn 2 (to be converted)

Two storey building constructed of varying sized coursed Limestone wall with pantile roof, gabled coping and shaped kneeler. Former door openings have been 'walled up' in stone. Black cast iron rainwater goods. Arrow slot openings in the wall provide ventilation and occasional first floor window.

2.00 ASSESSMENT



Barn 2 – South Elevation



Barn 2 – Rear Elevation

Existing Barn 5 (to be converted)

Single storey building of varying sized coursed Limestone walling with pantile roof. Lintelled brick large openings to one side. Black plastic rainwater goods.



Barn 5 to the right with Barn 6 to the rear and Holiday 4 to the left



The eastern elevation of Barn 5 and end elevation of Barn 6

Existing Barn 6/7/8 (to be converted)

Predominantly two storey barns, constructed of varying sized coursed Limestone walling with trefoil vents. Natural Slate roofing to southern side of the roof and pantiles to the northern side. Large brick arched openings to northern elevation with occasional window opening above. Plastic rainwater goods.



The northern elevation of the existing barn to be converted to 6, 7 and 8

2.03 Immediate Site Boundaries

Northern Boundary:

The existing farm access is located to the north east corner of the site with the northern boundary running east from Fryton Lane. It passes north of the farm house and Barn 2 and comprises of a Laurel hedge and timber post and rail fence before crossing the farmyard to the northern side of a prefabricated Dutch Barn with lean-to, which is to be relocated within the farm.



View from within the site, back towards



View from the northern boundary

Fryton Lane with the northern boundary to the right

with Barn 2 on the left and the farm house beyond



To the right, the Dutch Barns are to be relocated to open up the northern boundary

Eastern Boundary:

The eastern boundary forms the eastern curtilage of the farm complex with open fields beyond and distant views of Slingsby, approximately ½ mile to the east.



View over the eastern boundary towards Slingsby in the distance

Southern Boundary:

The southern boundary follows the southern curtilage of the farm complex. A tarmac track leading from Fryton Lane enables access to the existing holiday let properties, and beyond the track remains 'unmade'. A predominantly Hawthorn hedge with occasional semi mature tree separates the edge of the track from the open fields to the south.

2.00 ASSESSMENT



View from Fryton Lane east along the Southern boundary



View of the southern boundary adjacent to Barn 5

Western Boundary:

This boundary runs to the east of the existing farm house, The northern end crosses the parking area for the house, and the southern part of this boundary comprises of a Beech hedge which separates the farm house garden and orchard from the adjacent buildings.



Western boundary defined in main by a Beech hedge separating the farm house from the farm buildings

2.04 Fryton - Residential Development and Character Analysis

Leading from the B1257, Malton-Stokesley road, Fryton Lane is a narrow thoroughfare bounded by a mix of narrow footpaths and green verges to either side. This thoroughfare leads to Fryton, a hamlet which comprises of two farmsteads, village houses and older farm buildings which are now converted homes and holiday lets.

2.00 ASSESSMENT

Cherrygarth Farm is located approximately 250m from the main road is bounded by a narrow footpath and a mix of stone boundary walling and metal railings. The local built vernacular is Limestone walling with a mix of slate or pantile roofing apart from a pair of semi-detached houses and a bungalow at the northern end of the hamlet, which are constructed of brick and appear incongruous to the balance of the village.



Examples of residential development in Fryton

2.05 Linkages and Facilities

As a small rural hamlet, the nearest facilities are to be found in the neighbouring village of Slingsby, which is ½ mile away and can be reached by a public footpath which passes along the southern boundary of Cherrygarth Farm. Alternatively, using the main road route, Slingsby is 1 mile away.

Slingsby supports the following facilities and services:

- Primary School

2.00 ASSESSMENT

- All Saints Church of England
- Slingsby Methodist Church and Hall: Available to clubs and for functions
- Village Hall: Available to clubs and for functions
- The Grapes Public House
- Local shop/Bakery
- Sports Field and changing rooms: Football, Cricket and Tennis
- Mobile Post Office: Mon, Wed, Thurs, Friday – 1 hourly visit per morning
- Mobile Library: Every other Friday.

Slightly further afield, the village of Hovingham 1.3 miles to the west of Fryton, also has a primary school, a doctor's surgery, local shop, village hall and public houses.

Malton, 6 miles east of Fryton offers all the facilities of a market town, and is readily accessible along the B1257:

- Senior School
- Sixth Form College
- Doctors Surgery
- Dentist
- Supermarkets
- Cinema
- Leisure centre
- Swimming pool
- Train Station

The nearest city, York is approximately 14 miles to the southeast and offers the services and facilities commensurate with a settlement of such a scale: Hospital, Universities, Main line rail station, Theatres, large retail centre etc.

2.07 Flood Risk Assessment



According to the Environment Agency 'Flood Map for Planning', Cherrygarth Farm is located within Flood Zone 1, an area of low probability to flooding.

3.00 INVOLVEMENT

3.01 Ryedale District Council

Paul Butler of PB Planning submitted a pre-application enquiry to Ryedale planning Department (Application ref. 17/009296/PREAP) and the Council formerly responded 2nd February 2018. The response offered useful advice in support of the principle of the proposals.

For further details about the pre-application enquiry, please to refer to the Planning Statement which accompanies this planning submission.

4.00 EVALUATION

During the appraisal and evaluation of the site, a number of principles have been taken into consideration which have influenced the design proposals put forward. These are: -

4.01 Site Opportunities

The site is both a working farm and a holiday letting business. Redundant barns offer the opportunity for extending the holiday lets and for also creating new dwellings.

4.02 Design Evolution

As such, the working farm covers the northern part of the farm complex and this leaves a series of barns capable of being converted at a residential domestic scale.



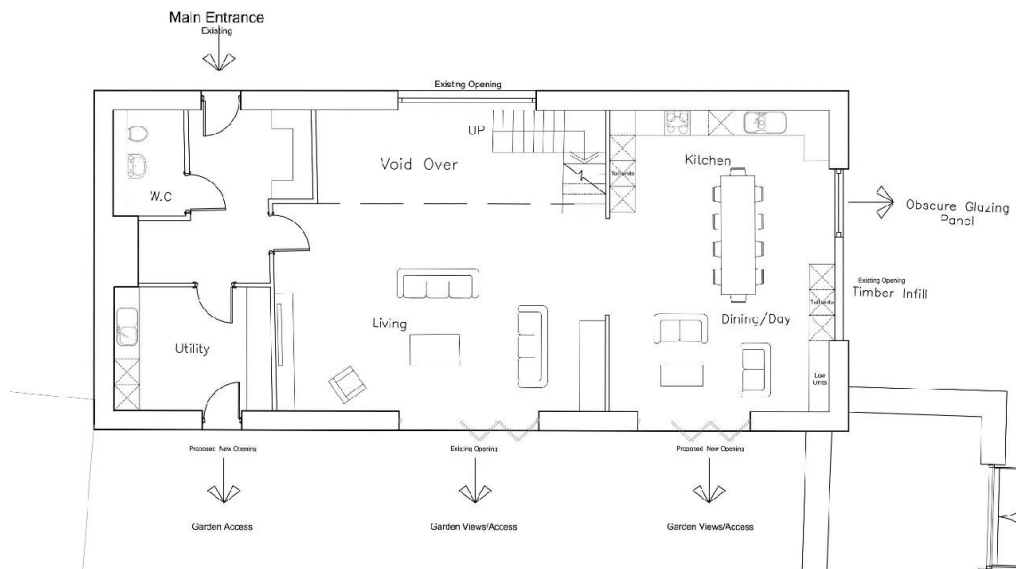
Block Typology Plan, with the buildings for proposed redevelopment in orange

Conversion: Barn 2

This is to be a 4-bedroom dwelling laid out over 2 floor levels: -

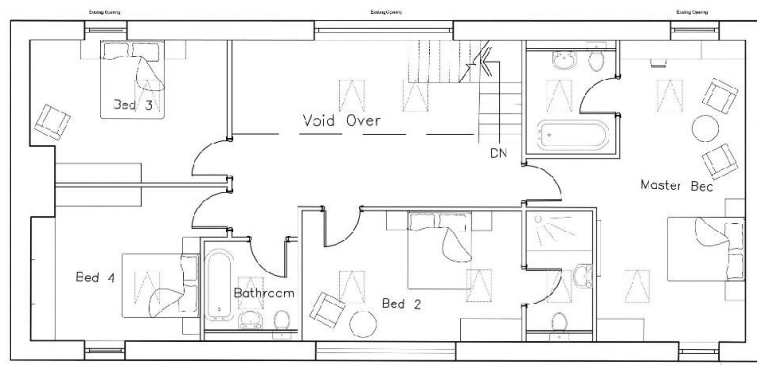
The ground floor is set out as an open plan living area with a utility and cloakroom area.

4.00 EVALUATION



Barn 2 Proposed ground Floor Plan

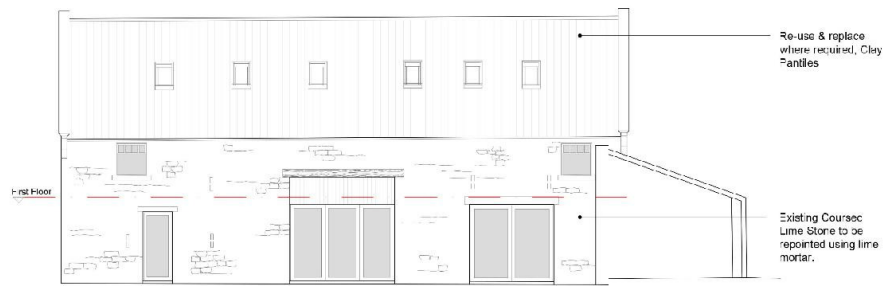
The existing large openings are to be infilled with glazing and part timber screening. There is a 2-storey void over the stairwell and the first-floor bedrooms and bathrooms are cellular and take advantage of the internal roof space.



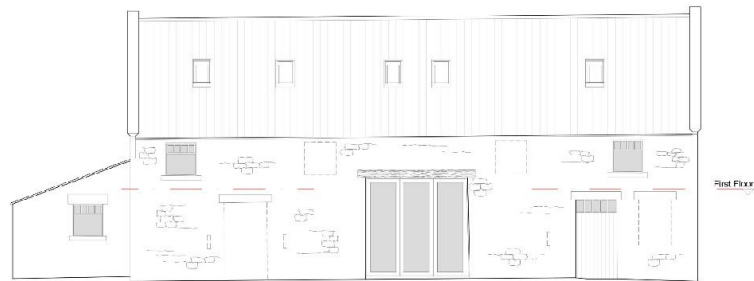
Barn 2 Proposed first Floor Plan

Existing windows are reinstated, and daylight is augmented by in-line rooflights. The arrow slot vents are to be infilled albeit they will still be expressed as a recess when viewed from outside.

4.00 EVALUATION



Barn 2 – Proposed south facing elevation



Barn 2 – Proposed north facing elevation

This building will comprise of a nett internal floor area of 225m²/2422 sq. ft.

Conversion: Barn 5

As a single storey barn with King Post roof trusses this barn presents an opportunity for a mix of open plan living and a small open plan mezzanine.

The large openings will take reference from the neighbouring existing holiday let conversions.



Barn 5 – Existing west elevation



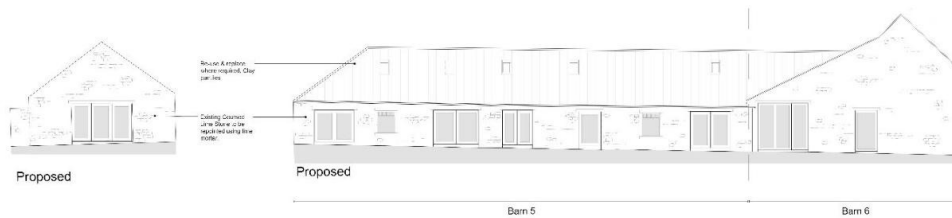
Barn 5 proposals are to reflect the details of the existing holiday lets

4.00 EVALUATION

At roof level, in-line rooflights will introduce additional daylight into the roof spaces and open plan areas below.



Barn 5 – Proposed west facing elevation



Barn 5 – Proposed South and East facing elevations

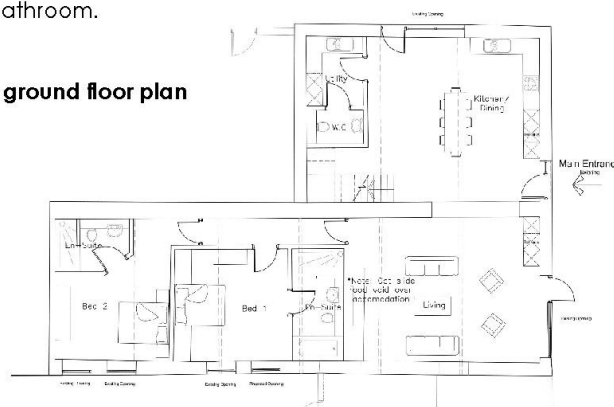
This building will comprise of 226m²/2433 sq. ft.

Conversion Barn 6

This barn is to be converted taking advantage of the overhead void created by the 'Catslide' roof over the living areas and bedrooms 1 and 2.

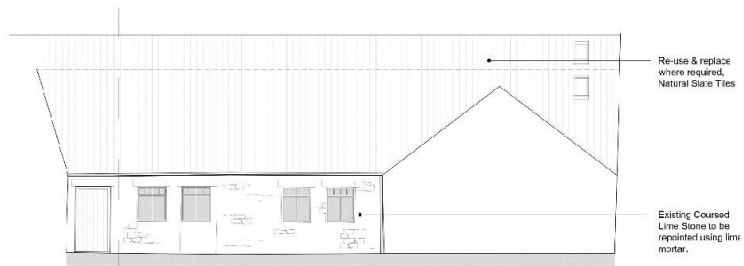
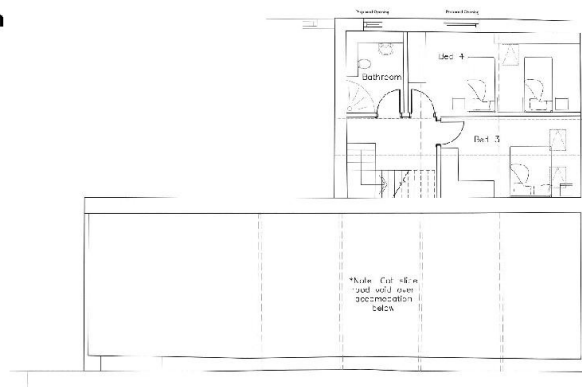
There is an additional floor level over the kitchen/dining area, and this enables a further two bedrooms and a bathroom.

Barn 6 – Propose ground floor plan



4.00 EVALUATION

Barn 6 – Proposed first floor plan



Barn 6 – Proposed north facing elevation

Again, the existing large openings and windows are to be reused with an element of in-line rooflights.

Conversion: Cart shed/Barn 7 and 8

Barns 6, 7 and 8 will be contained within the greater barn building.

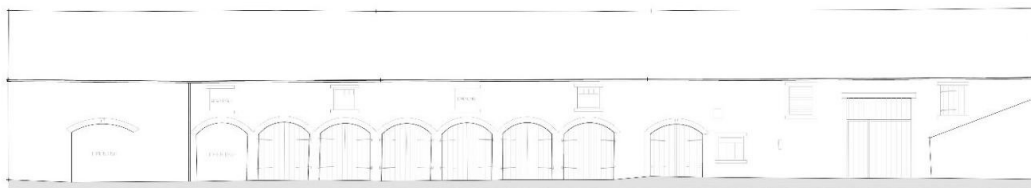


Existing Barn – To be converted into Barns 6, 7 and 8

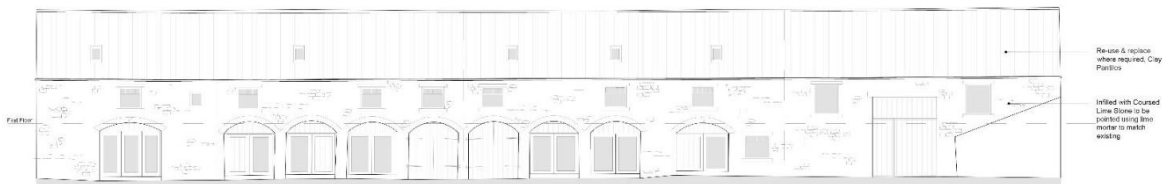
4.00 EVALUATION

The existing building is an 8-bay cart shed with first floor accommodation above. The double door openings are framed by brick semi elliptical arches and piers with Limestone first floor overbuild.

These large openings are to be infilled with a mix of glazing, fixed doors and timber screens.



Barns 6, 7 and 8 – Existing north facing elevation



Barns 6, 7 and 8 – Proposed north facing elevation

The layout of both properties, 7 and 8, are broadly similar in design:

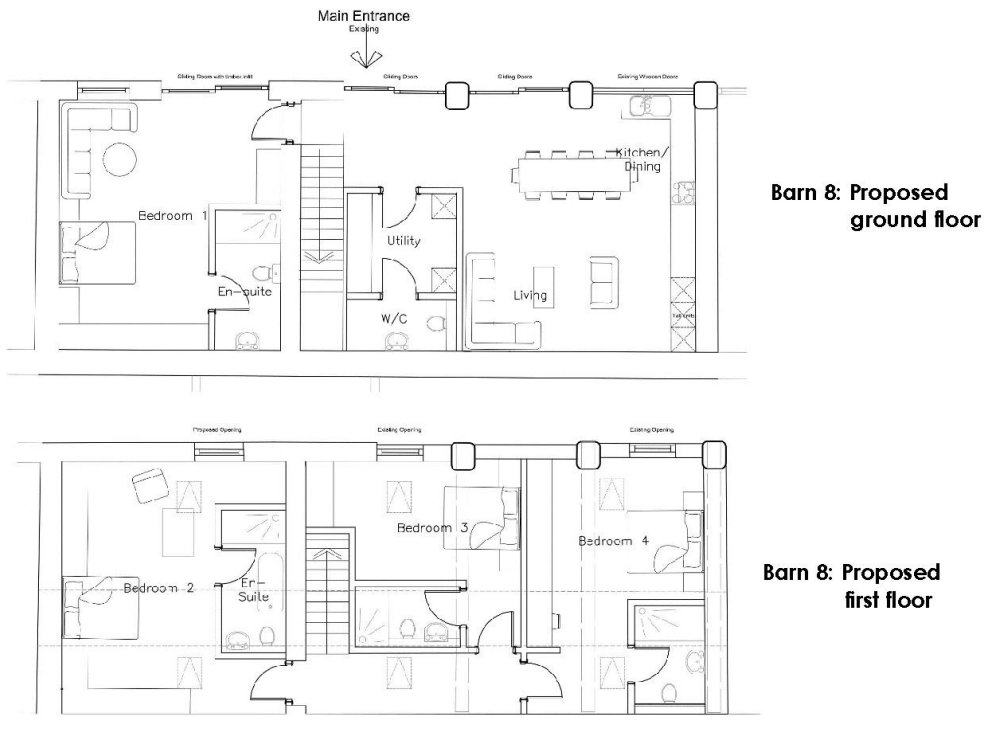
Barn 7: Has an open plan ground floor living area with a master bedroom suite. The upper floor comprises of two further en-suite bedrooms.



Barn 7: Proposed ground and first floor plans

4.00 EVALUATION

Barn 8 is essentially a 4-bedroom version of the layout Barn 7. There is an existing masonry staircase that is to be retained to enable access to the first floor.



Retention and Re-use

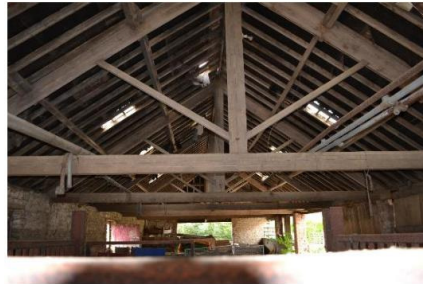
The barns and cart sheds to be converted to both individual dwellings and holiday lets are of robust construction, comprising of:

- Limestone walls
- Brick piers and arches
- Varied range of existing openings
- Large open plan King Post roof trusses
- Robust timber beams
- Mix of natural slate and red pantile roofs

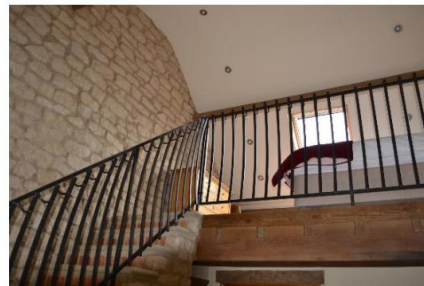
The proposals have been tailored to retain the existing buildings and to bring them back to a sustainable use to ensure the long-term survival of the buildings.

4.00 EVALUATION

The external areas which surround the properties are to be cleared and new hard and soft landscaping will provide an appropriate and durable setting for the proposals.



Existing barn features to be retained and enhanced by the proposals



The existing holiday lets demonstrate the retainment and enhancement of the original barn features: Roof trusses, large external openings, Limestone wall

5.00 DESIGN

To be read in conjunction with Item 4.00 Evaluation

5.01 Use

The proposals are to convert redundant, but valuable farm buildings into dwellings and holiday lets.

5.02 Amount

The amount of development amounts to 5 No. conversions.

5.03 Layout and Appearance

The layout is based upon the existing siting and setting of the buildings and curtilage for conversion.



Proposed Ground Floor Footprints

The appearance is as existing with repair and refurbishment of the building envelopes.

5.04 Scale

The immediate surrounding residential context of Fryton is predominantly 2 storey houses and cottages, and 1 and 2 storey barn conversions.

5.05 Landscaping

The key landscape features comprise of:

- The removal of redundant farm equipment and spoil heaps
- The retention of the existing boundary treatments: Stone walls, Hedges
- The conversion of the barns takes into consideration both the requirement for private external amenity space and communal recreational space.

5.06 Active Frontages and Designing Out Crime

The arrangement of the converted barns and the mix of fully occupied dwellings and holiday lets ensure good passive surveillance of the site.

The conversion frontages enable social interaction between neighbours and holiday visitors in the interests of a 'sense of place and community'.

6.00 ACCESS

6.01 Access to the Development

The access from Fryton Lane to the existing holiday lets, Ref 3 and 4 is to be extended to enable direct access for Barn 5. This is a short length of shared accessway to encourage traffic calming, by design, and will enable safe movement for all, including pedestrians, cycles and motor vehicles.

The existing farm access from Fryton Lane is to re-configured to provide a separate entrance to the farm house, to Barns 2, 6, 7 and 8 and to the farmyard. This will enable safe access and movement for all pedestrians, cyclists and vehicle users

6.02 Disabled Access

The site is a level site and access will be engineered to enable the entire development to be accessed easily by both pedestrians and others with limited mobility without the need for excessive changes in level. Access to each dwelling and movement around and within will be in accordance with Approved Document Part M of the Building Regulations.

6.03 Access to Public Transport

The No. 194 Hovingham to Malton bus route serves travels along the B1257, and bus stops are located either side of the main road at the junction of Fryton Lane and 250m from Cherrygarth Farm. This service also operates as a school service and buses operate every 2 hours, Monday-Saturday, day time only. This bus service connects into the greater regional bus network at Malton.

Malton also has a rail station which offers a 7 day per week service between Scarborough and York. York station is a main line station which enables direct train access to all parts of the country.

6.04 Emergency Services Access

The site's access and internal driveways are designed to meet NYCC Highways standards.

7.01 Sustainability and Sustainable Design

The approach to sustainability is to be agreed with the Local Planning Authority at the Building Regulations planning application stage, some examples of which are summarised as follows: -

Energy CO2: Air tightness of building envelopes

High levels of insulation

Low energy electrics and appliances

Water: Reduce consumption of portable water: Water butts

Certified timber sources

Surface water run off: flood risk measures/management

Waste: Management of household waste

Recycling of household waste

Private external amenity

Management: Secured by design

Construction management

Ecology: Protection of existing ecology

Ecology enhancement.

8.00 SUMMARY AND CONCLUSION

8.01 Summary and Conclusion

In summary the proposal to maintain the working farm and to convert and re-use the substantive stone barns as dwellings and holiday lets ensures the sustainability of the enterprise.

To maintain the working farm and an award-winning holiday letting business is vital to the local rural economy, and to expand the holiday letting business with the associated work opportunities offers the opportunity to further invest in the local economy.

The proposal offers a suitable prospect for appropriate re-use of redundant farm buildings and brownfield land.

The application seeks a Full Planning permission to create 5 No. conversion properties, for which:

- There is a clear impression of the site layout and clear movement options for all users: As such, a legible development.
- The design of the conversions is sympathetic to the grain, scale and character of the farm and surrounding hamlet, in the interests of visual amenity, by creating an appropriate 'sense of place, and the continuation of a business within the local rural economy.

THIS DESIGN AND ACCESS STATEMENT HAS BEEN PREPARED BY:

PRA ARCHITECTS
53 THE TANNERY
LAWRENCE STREET
YORK
YO10 3WH