

Cherry Tree Lodge, Welburn

Design & Access Statement – November 2019

1.0 Introduction:

This Design & Access Statement has been written to accompany a planning application for the demolition of existing workshop / store buildings and replacement with a small 2-bed residential unit intended as let-able holiday accommodation.

2.0 Existing Site:

The proposed site is located to the rear of Four & Twenty Blackbirds cafe and Cherry Tree House in the centre of Welburn and currently consists of two buildings, a small raised terrace area and tarmac vehicle access. The buildings were originally within the ownership of the café (along with two small dwellings attached to the rear of the café) but came into the ownership of the applicants following their purchase of the buildings. Whilst Cherry Tree House is listed, the café building is not and as such it is understood that by association the buildings scheduled for demolition are not considered to be curtilage listed structures.

The age of the existing buildings is unknown. A search of historic maps shows a cluster of small structures in the approximate location of these buildings on the 1889 map. The 1909 map shows clearer a structure of similar shape and size in the position of the existing buildings next to another cluster of small structures.

The two existing buildings currently are attached to each other – the larger of the two to the 'front' (north) of the site is a garage workshop building constructed of 'stone effect' walling blocks and brick under a pitched corrugated sheet roof (Image 01 & 02 – Appendix 1). The rear building is not as wide and is constructed of brick and timber boarding under a mono-pitch corrugated sheet roof (Image 03 & 04). Both buildings are built into the adjoining boundary wall – this wall is predominantly stone, except where it forms the wall to the buildings, where it is in brick (Image 07). Where the rear store building adjoins the wall this changes to brick at low level and infill OSB sheeting above (Image 05 & 06).

Properties on this side of Main Street are accessed via a raised level private track which runs perpendicular to the road and the applicant site is accessed from this track via a passageway between Cherry Tree House and the café with first floor accommodation from the café

spanning above. A tarmac private drive runs to the buildings and is also used for vehicle access to the rear of Cherry Tree Cottage.

3.0 Proposed Development:

The aim of the proposed scheme is to replace the existing workshop & store with a new building that is appropriate for residential use to be used by the applicants as holiday let accommodation. Whilst re-use options were initially explored, the construction of the existing buildings and materials used are such that conversion would not be practical. Instead it is proposed that the two buildings be demolished and replaced with new buildings that broadly reflect the size and form of the existing.

The footprint of the proposed building matches that of the existing with the exception of the rear section which has been widened to match the width of the existing front workshop, providing a consistent frontage. A pitched roof is proposed to the entire building with a break in ridge height referencing the positions of the two existing buildings and providing variation to the roof line. The eaves / ridge height and pitch of the roof to the rear section is intended to closely match that of the existing pitched roof. The roof to the front section also keeps the same pitch, but the eaves and ridge are raised by approximately 400mm over the existing. The roof is proposed to be in pantile to match surrounding buildings. Within the roof on the eastern elevation a number of small rooflights are proposed to bring more light into the living spaces and bedrooms. A simple stainless steel flue is also proposed to serve a small wood burning stove in the main living area.

The walls are proposed as a mixture of horizontal timber boarding and brick. The two 'front' (north and east) elevations are in timber to help the building maintain a feeling of subservience to the surrounding larger stone houses. The side elevation which sits within the boundary wall is proposed in brick to match existing and to limit any longer term maintenance issues that may be faced with this elevation backing onto border planting in the neighbouring garden. The rear gable elevation is also proposed in brick due to the higher garden level in this area.

Internally accommodation is modest with a combined living / kitchen / dining space, two double bedrooms and a small bathroom / WC. The design seeks to limit fenestration to a

number of small windows, with the exception of a larger glazed opening to the north gable which allows access from the living area onto the adjacent terrace.

The existing external terrace is retained, with the gable glazing providing access into the property, and an oak pergola structure against the building. A small stone store and WC building is proposed at the opposite end of the terrace, abutting the end of the adjacent stone flat.

The site is accessible by vehicles through the passageway between Cherry Tree House and the café and a parking space for the building has been allowed for within the site layout. Whilst space is limited around the building, it is understood there is space to allow a vehicle to be turned, preventing the need for cars to be reversed either in or out of the site.

Given the position of the applicant site relative to the main road, views of the proposed buildings are very limited. Notwithstanding this, it is felt the proposed scheme represents an opportunity to replace the existing buildings in a sympathetic way that will provide an overall visual improvement. Similarly it is felt that given the position of the building and its design, there would be no detrimental effect on any listed buildings – most notably Cherry Tree House which is closest to the proposal site.

4.0 Trees:

There is currently an existing Birch tree on the neighbour's land which is growing with 1 foot of the existing buildings and which would need to be removed in order to safely demolish the existing structures and build the proposed scheme (Image 07). Whilst this tree is not causing any immediate structural problems for the existing buildings, there is concern that this may also happen in the future if the current situation is maintained. The applicants have discussed this matter with their neighbour and it has been agreed that (pending relevant approvals), this tree can be removed and a replacement provided in a more suitable location within their garden. A separate tree report has been prepared to accompany this application in support of this proposed course of action.

5.0 Planning Policy:

The applicant site sits within both the Welburn village conservation area and development limits boundaries as well as the Howardian Hills AONB. The application will be considered

against both the National Planning Policy Framework and the Ryedale District Council 'Development Plan' (The Ryedale Plan). Relevant local policies include:

Ryedale Plan Policy SP1 – Development Limits:

Policy SP1 states that in villages such as Welburn (non-service centres), development will be restricted to that which is necessary to support a sustainable, vibrant and healthy rural economy and community.

Ryedale Plan Policy SP8 – Tourism:

Policy SP8 states that tourism in Ryedale will contribute to a sustainable and diverse economy and that the council will seek to encourage sustainable tourism by supporting the provision of a range and choice of quality tourist accommodation.

Ryedale Plan Policy SP12 – Heritage:

Policy SP12 states that the council will seek to ensure the sensitive expansion, growth and land use change in and around the market towns and village.

The aims of all three of these policy requirements are interrelated and it is felt that the proposed scheme satisfies the aims of all three. Currently the existing buildings are of limited quality and in poor state of repair. The proposed replacement buildings would be broadly of the same size and scale as these buildings and a visual improvement over the existing. The accommodation that is proposed will contribute to the immediate village and wider Ryedale tourist economy. Because of their location, development of these buildings can be achieved in such a way that there would be no detrimental impact either on the village conservation area or the AONB.

Appendix 1 – Existing Site Photographs



Image 01 – Workshop building front elevation from the North



Image 02 – Workshop building side elevation from the east



Image 03 - Workshop and store building from southeast
(existing birch visible beyond ridge of workshop)



Image 04 - Side elevation of store building from the east



Images 05 / 06 - Internal view of store building looking towards boundary wall showing brick and OSB construction.



Image 07 - View of workshop brick wall from neighbour's side showing proximity of the birch tree to the building.