

bramhall blenkarn architects



Design and Access Statement

Knoll Hill Farm, Ampleforth
July 2020

RIBA 
Chartered Practice

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Fig. 01: View across north-west corner of site, looking west

1.0 Introduction

1.1 Summary

This Design and Access Statement accompanies a planning application for a new house at Knoll Hill Farm, Ampleforth, YO62 4DL for Mr & Mrs R Duree. It is to be read in conjunction with the application drawings and other accompanying documents.

The report is split into ten sections covering background and context; the site; planning statement; access; design development; pre-application enquiry; design review; final design proposal and conclusion.

Application Site:
Knoll Hill Farm
Ampleforth
York
YO62 4DL

Architect and Agent:
Bramhall Blenkharn
The Maltings
Malton
YO17 7DP

Applicant:
Mr & Mrs R Duree

Design Review Panel:
Yorkshire Design Review Service run by Integreat Plus

Local Planning Authority:
Ryedale District Council



Fig. 1.1: Extract from Proposed Site Plan showing northern part of site

1.0 Introduction

1.2 Bramhall Blenkarn Architects

Bramhall Blenkarn is an established architectural practice, bringing passion, creativity and professionalism to each and every project. We are proud to have received a number of awards for our work - a credit to the belief of clients, the skills of our team members and the input of all those involved in the construction process.

Founded in 1994, the practice has a wealth of experience in designing and delivering buildings - both within the local context of North Yorkshire as well as further afield. Through listening, understanding of brief, finance and context, we aim to create buildings of individuality that meet a client's needs, and which everyone can enjoy.

Based in Malton, we have considerable experience of working on projects across North Yorkshire and an impressive track record in dealing with a range of Local Authority Planning Departments including Ryedale District Council, North York Moors National Park Authority, City of York Council, Lake District National Park, East Riding of Yorkshire Council, Hambleton District Council, Leeds City Council, City of Bradford MBC, Scarborough Borough Council and Selby District Council.

The practice has developed a reputation for the design of unique, award winning, individual dwellings across the region, a number of which are illustrated here.

The practice is currently working on two Paragraph 79 applications and has received consent for the only Paragraph 79 (formerly Paragraph 55) consented house in Scarborough District.



Fig. 1.2: Selection of Bramhall Blenkarn completed projects. Clockwise from top-left: Sandsend Surgery; Private House, Harrogate; Private House, Scarborough; Private House, York.

The National Planning Policy Framework [NPPF] sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.

Within the NPPF, Paragraph 79 gives opportunity to build dwellings in the open countryside providing one or more of the following circumstances apply:

- a. there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b. the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c. the development would re-use redundant or disused buildings and enhance its immediate setting;
- d. the development would involve the subdivision of an existing residential dwelling; or
- e. the design is of exceptional quality, in that it:
 - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

The proposed new building has been designed to comply with criteria 'e' above, but also complies with criteria 'c' in enhancing and improving an existing building on site. The new house will link together with the existing barn to form a cohesive farmstead.



Fig. 1.3. Examples of consented Paragraph 79 (formerly Paragraph 55) projects. Clockwise from top-left: Brooks Barn, Hawkes Architecture; Viewpoint, Hawkes Architecture; Penelope House, Studio Bark, Hitchambury, Seymour-Smith Architects.

2.1 Client

Originally from Knayton, Richard, and his wife Kate have lived in Ryedale for 18 years. They have rented in the area since 2006 after they sold their first home, a two bedroom cottage in Terrington which they and their young family outgrew. Their three children Hattie, Wilfred and Lysander have attended local schools and Kate works locally at Ampleforth College. As well as being a school matron, Kate breeds pedigree Ryeland sheep.

Four years ago Knoll Hill Farm was bought to provide grazing for the ever increasing flock. As well as providing meat and breeding stock, the Ryeland wool is favoured for woven cloth which Kate uses for textile crafts and upholstery.

Richard is self employed as a helicopter pilot in the Shetland Islands where he is stationed for two weeks at a time. During his time at home he helps with the farm and is involved with projects managing areas of the land to improve its biodiversity.

Richard and Kate have rented in Ryedale for 16 years but would like to build their own home for their family at Knoll Hill Farm. Being located at the farm would mean that they are on site to attend the animals, rather than travel a 20-mile round trip from where they currently live in Salton. Furthermore it would reduce Kate's travel to work at Ampleforth college to only a couple of miles (cycling distance), thereby reducing her carbon footprint.

The space within the current buildings at Knoll Hill Farm could accommodate a workshop, which will allow Kate to develop her projects into a small cottage industry, reducing the need to outsource much of the process. The family have a vision to embrace the principles of small-scale farming which would have been traditionally practiced on this site. Richard and Kate are committed to positively contributing to the environment through ecologically robust principles in the build proposal, as well as a tree and hedgerow planting programme that will encourage biodiversity through responsible land stewardship.

2.2 Client brief

Their brief for the project was to provide a modest 4 bedroomed family home and a weaving workshop for Kate. It is intended that the existing portal-frame barn structure be adapted to create a workshop and space for animal husbandry and storage of farm machinery.

The brief for the land was to cater for 50 pedigree Ryeland sheep, rotated through the three top fields on the East side of the site. Silage and haylage will be provided by the two large fields, one opposite the three top fields mentioned and the other at the centre of the property. At equivalent of 100 small bales per acre this will yield about 1400 bales. Each sheep requires maybe six or seven bales over winter plus their nut feed. So with just 50 sheep there will be more than enough silage and haylage provided on site. Silage and haylage will be bagged and therefore does not require in door storage.

Cricket bat willow will be planted on the two bottom fields, totalling about 400 trees. The trees will take 13 to 18 years to mature. Cricket bat willow provides early blossom for bees. The area between the trees will be kept largely weed free, but otherwise potentially wilded to some degree. Advice will be taken on suitable grass mixes.

Existing hedges and trees on the site will be supplemented where necessary using a grant from the Woodland Trust. The existing natural pond in the middle of the second rotation field will be reinstated.

A small orchard and good-sized vegetable garden were to be provided close to the house, somewhere between the house and the existing barn to the north.

3.1 Site Location

The application site is located to the west of Ampleforth village in North Yorkshire. The site is accessed from Jerry Carr Bank to the north, which is the road from Ampleforth to Wass. The site extends to Holbeck to the south and is comprised of 7 contiguous fields or paddocks; 3 to the north-east of the site, 1 to the north-west, one in the centre of the site, and a further 2 to the southern part of the site.

An existing steel portal-framed agricultural barn is situated near the centre of the site's northern boundary, close to the main field gate access. A second existing field gate provides access off the road into the north-east paddock.



Fig. 3.1: Location of Ampleforth village



Fig. 3.2: Location of application site relative to Ampleforth village



Fig. 3.3: Application site

3.2 Historic Maps

The historic Ordnance Survey maps from 1857, 1895, 1913 and 1952 show very little change to the application site over this time. The present-day configuration of the site is very much as it has been since the first Ordnance Survey map in 1857. The field pattern appears to be almost unchanged.

The 1913 and 1952 OS maps indicate a building towards the centre of the northern boundary of the site. This does not correspond with the footprint of the present-day barn, which is assumed to have been erected in the 1970s or 80s, but indicates an earlier building since demolished positioned slightly east of the existing barn. There is some evidence on site of an earlier building in this location.

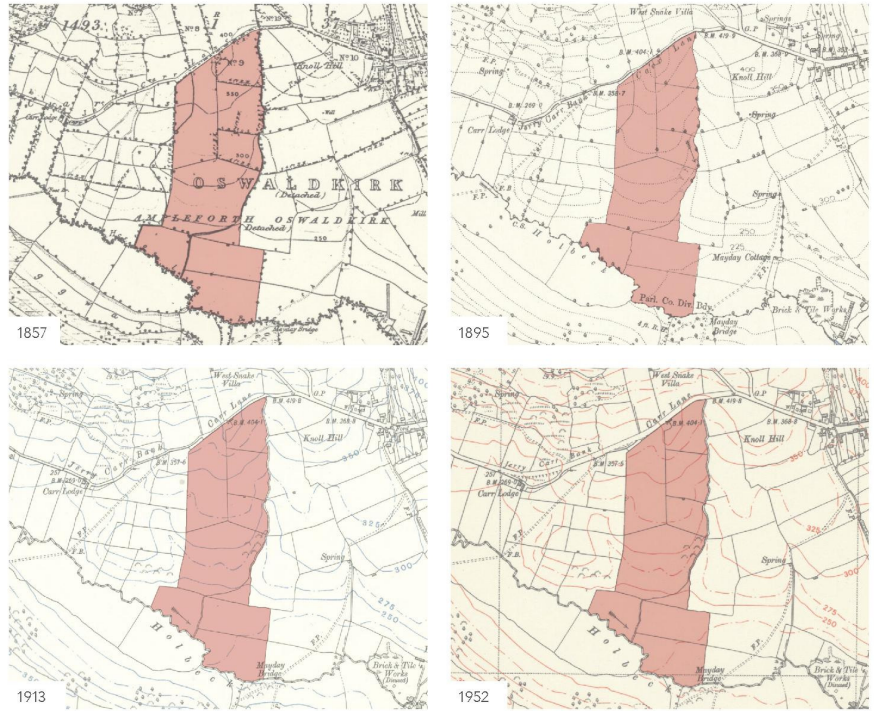


Fig. 3.4: Extracts from the 1857, 1895, 1913 & 1952 Ordnance Survey maps showing the application site highlighted red

3.3 Topographic Survey

The whole site under the ownership of the applicant (Fig. 3.6 blue line boundary) has an area of 160,360m² (16ha). The proposed domestic curtilage around the proposed dwelling (Fig. 3.6 red line boundary) has an area of 4,290m² (0.4ha).

The site has an overall dimension from its north to south boundary of 700m at its approximate centre line and an overall dimension from west to east of 238m around the middle of the site.

The site is a continuous south-facing slope, falling some 54m from north to south. This gives an average gradient from north to south of 1:10, although some areas of the site are significantly steeper than this. The gradient shallows out slightly towards the southern end of the site near the beck.

As demonstrated by the shape of the contours on the topographic survey plan (Fig. 3.5), the site has a prominent 'hillock' at its northern end, falling away to the east and west. This profile continues southwards, with the central part of the site being higher than the east and west, to the central field where it becomes more of a continuous slope across the whole width of the site, but falling away to form a steep bank on the east side of the side.



Fig. 3.5: Topographic survey of application site

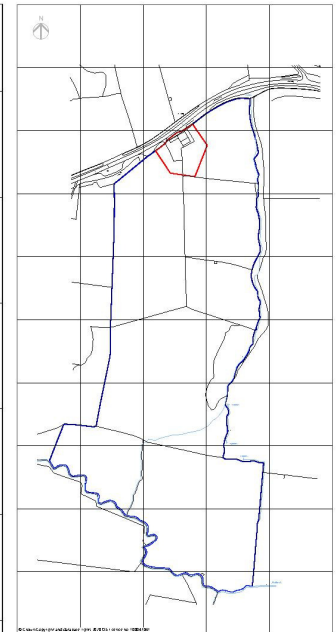


Fig. 3.6: OS Location Plan. Red line boundary indicates proposed domestic curtilage of proposed dwelling. Blue line indicates whole site under applicant ownership



Fig. 3.7: View from north-west of site, looking south-east / south (central fence / hedgeline to centre of image)



Fig. 3.8: View from north-west of site, looking south / south-west (central fence / hedgeline to left of image, northern boundary fence / hedgeline to right of image)



Fig. 3.9: View from north-centre of site, looking south (central fence / hedgeline to left of image)



Fig. 3.10 View of existing barn from west



Fig. 3.11 View from north-east of site, looking north-east



Fig. 3.12 View from north-east of site, looking east



Fig. 3.13 View from north-east of site, looking south-east



Fig. 3.14 View from north-west of site, looking east



Fig. 3.15: View from north-centre of site, looking south-west (central fence / hedgeline to left of image, western boundary fence / hedgeline to centre-right of image)



Fig. 3.16: View from northeast of site, looking south-east



Fig. 3.17: Existing primary field access gate and sign from Jerry Carr Bank

The Environment Agency flood map for planning indicates that the area of the site where the new house will be located (the area within the red line boundary) is in Flood Zone 1, with a low probability of flooding. The majority of the wider site is also in Flood Zone 1.

The very southern edge of the southern-most two fields fall into Flood Zones 2 and 3, where they are in close proximity to Holbeck (Fig. 3.18).

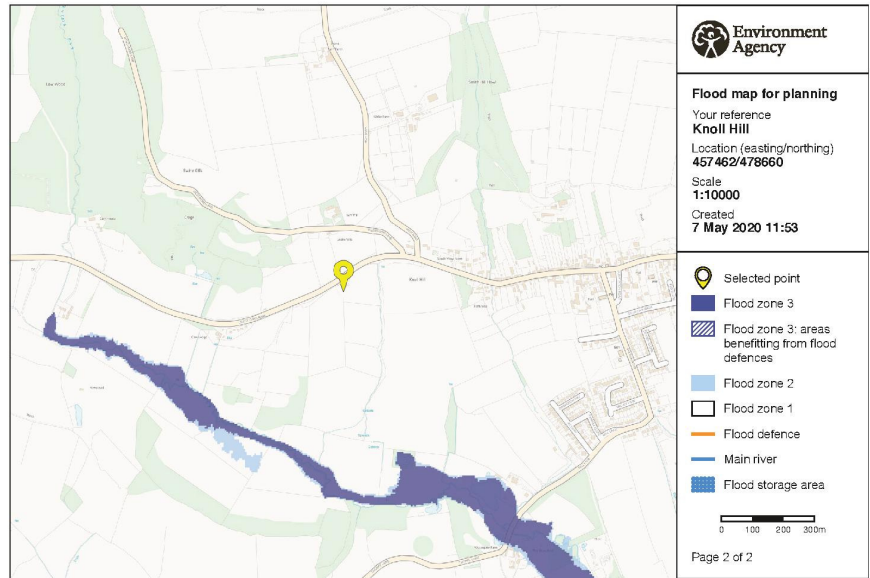


Fig. 3.18: Environment Agency Flood Map for Planning. Yellow marker indicates approximate position of proposed house.

4.0 Planning Statement

4.1 Planning Policy

In formulating our proposals, we have considered both National Planning Policy by means of the National Planning Policy Framework (NPPF), and the local and regional policies of Ryedale District Council (RDC).

4.2 National Planning Policy Context (NPPF)

There are two major policies applicable to the application - Paragraph 79 (cited in Section 1) and Paragraph 172, which states:

"172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major developments other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of: a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated."

4.3 Local Planning Policy Context (RDC Local Plan)

The relevant planning policies include the following:

Local Plan Strategy (LPS) adopted 5 September 2013:

Policy SP1 - General Location of Development of Settlement Hierarchy

Policy SP2 - Distribution and Delivery of New Housing

Policy SP4 - Housing Type

Policy SP9 - Land-based and rural economy

Policy SP12 - Heritage

Policy SP13 - Landscapes

In addition, Policy SP13 of the Local Plan Strategy states: *"The quality, character and value of Ryedale's diverse landscapes will be protected and enhanced by:*

- *Encouraging new development and land management practices which reinforce the distinctive elements of landscape character within the District's broad landscape character areas of:*
- *North York Moors and Cleveland Hills * Vale of Pickering * Yorkshire Wolds * Howardian Hills * Vale of York*
- *Protecting the special qualities, scenic and natural beauty of the Howardian Hills Area of Outstanding Natural Beauty, the setting of the Area of Outstanding Natural Beauty and the setting of the North York Moors National Park."*

Landscape Character

Development proposals should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historical and cultural influences, natural features and aesthetic qualities including:

- The distribution and form of settlements and buildings in their landscape setting
- The character of individual settlements, including building styles and materials
- The pattern and presence of distinctive landscape features and natural elements (including field boundaries, woodland, habitat types, landforms, topography and watercourses)
- Visually sensitive skylines, hill and valley sides
- The ambience of the area, including nocturnal character, level and type of activity and tranquility, sense of enclosure/exposure

The Council will work with landowners and statutory agencies to encourage land management practises that will protect

and reinforce landscape character across the District and proposals which seek to restore areas of degraded landscape or individual landscape elements will be supported.

National Landscape Designations and Locally Valued Landscapes

The natural beauty and special qualities of the Howardian Hills Area of Outstanding Natural Beauty (AONB) will be conserved and enhanced and the impact of proposals on the AONB, its setting or the setting of the North York Moors National Park will be carefully considered.

Proposals will be supported where they:

- Do not detract from the natural beauty and special qualities of these nationally protected landscapes or their settings * seek to facilitate the delivery of the Howardian Hills AONB Management Plan Objectives
- Are considered appropriate for the economic, social and environmental wellbeing of the areas or are desirable to support the understanding and enjoyment of the area

The District Council and Howardian Hills AONB Joint Advisory Committee will resist development proposals or land management practises that would have an adverse impact on the natural beauty and special qualities of the AONB unless it can be demonstrated that the benefits of the proposal clearly outweigh any adverse impact and the proposal cannot be located elsewhere in a less damaging location.

Policy SP14 - Biodiversity

Policy SP15 - Green Infrastructure Networks

Policy SP16 - Design

Policy SP17 - Managing Air Quality, Land and Water Resources

Policy SP19 - Presumption in favour of sustainable development

Policy SP20 - Generic Development Management Issues

Policy SP21 - Occupancy Restrictions

Policy SP22 - Planning Obligations, Developer Contributions and the Community Infrastructure Levy

4.4 AONB Howardian Hills Management Plan 2009-2014

In response to the AONB Management Plan the following points are made:

Knoll Hill Farm is situated in the Southern Moors Fringe (Zone 2D), to the south side of Carr Lane, 1/4 mile to the west of Ampleforth village in the Coxwold/Gilling gap. It is on the very boundary of the Howardian Hills AONB.

The site comprises 16 hectares of pasture of varying quality and includes a modern steel portal-framed barn adjacent to Carr Lane. The barn location has historically been used for farm buildings as evidenced by 19th century maps, and within living memory of a neighbouring farmer.

The broad intention is to put a Paragraph 79 dwelling on the site near to the existing barn, while following a Biodiversity Action Plan (BAP) to increase biodiversity through sympathetic land management allowing for the spread of species and habitats through the landscape (2.3.2. Natural environment). The BAP might include adding to the forest habitat network (Objective NE4.4) and development of wetland habitat (Objective NE6) while taking into account the future local management priorities for the zone (2.7. Future local management priorities). In time it is hoped the site might become a Local Natural Environment Priority or Site of Importance for Nature Conservation (2.7. Future local management priorities), a designation currently absent from Zone 2D (Objective NE4), thereby enhancing the local environment. Maintenance of the improved environment might be achieved through engagement with the Higher Level Stewardship Scheme (Objective NE9) contributing to a permeable landscape of inter-linking semi-natural habitats through which species can move.

The dwelling will enable its present local owner to maintain a proportion of the pasture under active grazing management (Objective NES) for the continuation of sheep farming traditionally associated with the area and an associated blanket making business (Objective D6). Thus the proposed development meets the primary purpose of AONB designation

by looking to the needs of agriculture, other rural industries and the economic and social needs of the Ryedale community with particular regard to sustainability while conserving and enhancing the environment (1.1. The purpose of designation). Moreover, the plan will contribute to the long-term future of farming, based around diverse, modern and adaptable businesses capable of producing high quality value added products (Objective D1).

Elements of the AONB Management Plan that support the proposal include:

1. Shaping the area in a way that conserves and enhances its Special Qualities and adds to its 'sense of place' (2.1. A vision for a living landscape).
2. Enabling the owners to live and work in the area reducing the need for travel (2.1. A vision for a living landscape).
3. Farming will be sustainable economically and environmentally (2.1. A vision for a living landscape), meeting the needs of the present without compromising the ability of future generations to meet their own needs (2.2. A sustainable future).
4. Objective Sustainable Future 2 - Promote sustainability and support projects that benefit the AONB.
5. Maintain and enhance the Special Qualities of the AONB (2.3.1) through its richly varied landscape, particularly small scale pasture and fen supporting an important wildlife resource.
6. Objective Natural Environment 3 - Encourage local participation in the monitoring, adoption and management of nature conservation sites.
7. Objective Natural environment 4 - Assist with the implementation of local BAP targets for woodland habitats in the AONB... wet woodland; wood pasture... 4.4 Encourage planting of new native woodland, wood pasture, species rich hedges and individual trees in appropriate locations. 4.5 Encourage the creation of

mosaics of wet woodland and marshy grassland along riparian corridors.

8. Objective Natural Environment 5 - Assist with the implementation of BAP targets for grassland habitats in the AONB... neutral grassland...
9. Objective Natural Environment 6 - Assist with the implementation of local BAP targets for wetland habitats in the AONB... wet grassland... 6.4. Encourage creation of new habitat where conditions are suitable, particularly wet grassland on arable land.
10. Objective Natural Environment 9 - Encourage less intensive management of farmland to create a wider network of complementary semi-natural habitats. 9.1. Encourage farmers and land managers to enter key sites into the Higher Level Stewardship Scheme.
11. Objective Natural Environment 12 - Provide assistance to farmers and land managers to help them manage the land sympathetically. 12.2 Provide a flexible package of assistance... to enable owners to manage or enhance biodiversity on their land.
12. Objective Development 6 - Support businesses and diversification opportunities linked to the special qualities of the AONB.
13. Objective Agriculture 1 - Encourage the development and uptake of government support mechanisms that achieve sustainable farm and rural business development.
14. Objective Agriculture 3 - Encourage sustainable alternative farm enterprises that conserve and enhance the special qualities of the AONB.
15. Objective Forestry and woodland 5 - Encourage new areas of woodland where these would conserve or enhance the special qualities of the AONB.
16. Objective Development 1 - Ensure that any new development is compatible with the aims of the AONB

designation and has regard to social, economic and environmental sustainability.

17. Objective Development 2 - Ensure high standards in both the design of new development within the AONB and the management of existing buildings/features.
18. Objective Development 6 - Support business and diversification opportunities linked to the special qualities of the AONB.
19. Objective D7 - Encourage the sustainable re-use of redundant farm buildings (conversion of existing barn?)
20. Objective Development 9 - Encourage the increased provision of local needs housing in the AONB.

5.0 Access

5.1 Access

There are two existing points of access to the site from the public highway along the northern site boundary. The principal access is central to the site, entering an area to the immediate west of the existing portal-framed barn. There is a further field gate to the eastern side of the site on the northern boundary. The central access will be utilised as the main access to the proposed house and barn, whilst the other access will be used for occasional field and livestock access.

5.2 Field access

New gated accesses from the proposed courtyard to the north of the new house provide vehicular and livestock access between the courtyard and the north-west and north-east fields. This in turn provides access to the southern fields by means of existing gateways in the existing field boundaries.

5.3 Vehicle access and movement within the site

The scheme has been designed to largely contain vehicle access in the space between the retained barn and the new house. This will be within a courtyard setting. A proposed 'turning loop' allows vehicles to enter into the site and loop around in front of the house, before returning back to the yard to the north. The intention is to contain vehicles within a small area, so as not to impact on the wider landscape setting, whilst providing practical access to the new house.

5.4 Vehicle parking

The scheme allows for vehicles to have a 'drop off point' outside the western secondary access door and the main entrance door. Access to the western door is achieved via an opening through the stone garden wall on this side of the house. Space for covered parking is created within the western end of the retained portal-framed barn.

5.5 Agricultural access

The main central access can be used for the collection and delivery of livestock, using the retained barn as a secure holding area, pending discharge into the adjoining fields by gated access. The separate field gate to the north east of the site will have occasional use, providing a secondary means of access to the north-east field.

5.6 Access to and use of retained barn

The retained barn will have a range of functions. The main space will be used for parking, the storage of equipment, vehicles and materials used for the farm, and also be capable of being subdivided for animal husbandry at appropriate times through the year. This will be achieved through movable steel pen / barrier systems. The lean-to element of the barn on its south side is converted into a weaving workshop and studio. The south-facing roof above this section being used for solar PV panels.

The main open part of the barn has level access to both the west and east, allowing through-access if required. Access between the new house and barn/workshop is achieved via the hard surfacing that forms part of the 'turning loop'.

5.7 Access route surfacing

The new yard and 'turning loop' will be surfaced in concrete. This provides a robust, low-maintenance surface suitable for vehicle movement and manoeuvring, which may occasionally include the need to turn livestock trailers and agricultural vehicles.

The small apron in front of the main entrance door to the house will be surfaced in cobbles, along with an area of the proposed vegetable garden around the smaller pond. The aprons to the west and east access doors of the new house will be paved.

A new agricultural access track is proposed from the courtyard to the existing secondary roadside access gate, running to the south of the retained barn, and will be surfaced in crushed stone.



Fig. 5.1: Existing primary field access gate from Jerry Carr Bank (looking east)



Fig. 5.2: Existing secondary field access gate from Jerry Carr Bank (looking west)

6.1 Response to client brief

The compelling challenge of the brief was to design an outstanding building for a modest house and budget. The belief is that good design is not an expensive luxury item, but a case of understanding brief and context, to arrive at a solution that is unique to its place and has a true sense of belonging.

The site is fortunate in having an existing portal-framed agricultural building, to cater for much of the working needs of a small farmstead. This building will be re-clad and converted to provide a weaving studio and space for storage of equipment associated with the farmstead.

6.2 Response to site context

The site is linear in nature with an approximate north-south orientation, sloping quite steeply from the road to the north, Jerry Carr Bank, down into the valley bottom to the south. On the northern upper parts of the site particularly, there are commanding panoramic views from west to east and southwards across the Howardian Hills.

The land has been most disturbed in the area around the entrance and adjoining the existing agricultural building. With the intent of keeping this existing building, it makes sense to locate the new house within ready access of the barn, in a way a typical farmstead would develop. This reduces the impact on the wider landscape and contains vehicular movement within a minimal area. Looking at the topography of the site, there is a small round 'hillock' in the middle of the site, offering a commanding view from east to west. This location was considered as the optimum location for the new house.

North of the application site, the land rises further with a small dead-end road, Westwood Lane, snaking diagonally to the north-west serving a single dwelling, a commercial woodyard MJ Wall and Sons, and eventually leading to an isolated farmstead, High Woods Farm. There are views from this road across the proposed development site to the valley and hills beyond.

6.3 Initial Concept

The initial concept sketch showed a simple crescent-shaped single storey building linked to a retaining wall that enclosed a courtyard. In turn this wall linked through to the retained barn.

The house was located on the south side of this curving wall, allowing all principal rooms to both enjoy the panoramic view, but also to benefit from passive solar gain. The aerial view of the new building was clearly important, as it can be seen from Westwood Lane to the north, albeit less dominant than the retained barn.

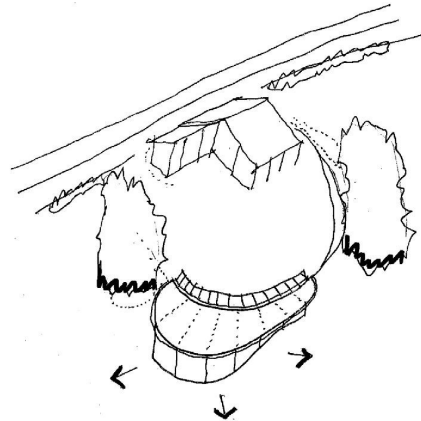


Fig. 6.1: Initial concept sketch

7.2 Consultation Response

<p>Dear Sir/Madam</p> <p>APPLICATION NO:18/01086/PREAPP</p> <p>DESCRIPTION: Erection of a landowners dwelling under paragraph 79 of NPPF</p> <p>LOCATION: Knoll Hill Farm Carr Lane Ampleforth North Yorkshire YO68 4DL</p> <p>Thank you for your request for pre-application advice in regard to the possibility of obtaining planning permission for a new dwelling in accordance with paragraph 79 of NPPF. I apologise for the delay in my reply.</p> <p>Knoll Hill Farm comprises a small collection of mainly redundant farm buildings understood to have previously been used for housing livestock. The surrounding land is mainly pasture land. The site is located on an exposed hillside within the Howardian Hills Area of Outstanding Natural Beauty and to the west of Ampleforth Carr Lane runs directly to the north of the site.</p> <p>The relevant planning policies include the following:</p> <p>National Planning Policy Framework (NPPF) 2012</p> <p>National Planning Policy Guidance (NPPG) 2014</p> <p>Local Plan Strategy (LPS) adopted 5 September 2013:</p> <p>Policy SP1 - General Location of Development of Settlement Hierarchy</p> <p>Policy SP2 - Distribution and Delivery of New Housing</p> <p>Policy SP4 - Housing Type</p> <p>Policy SP9 - Land-based and rural economy</p> <p>Policy SP12 - Heritage</p> <p>Policy SP13 - Landscapes</p> <p>Policy SP14 - Biodiversity</p> <p>Policy SP15 - Green Infrastructure Networks</p> <p>Policy SP16 - Design</p> <p>Policy SP17 - Managing Air Quality, Land and Water Resources</p>	<p>Policy SP19 - Presumption in favour of sustainable development</p> <p>Policy SP20 - Generic Development Management Issues</p> <p>Policy SP21 - Occupancy Restrictions</p> <p>Policy SP22 - Planning Obligations, Developer Contributions and the Community Infrastructure Levy</p> <p>The adopted Development Plan (Policy SP2) is silent on the Country House exception mentioned in National Policy. Notwithstanding this, National Planning Policy Framework (NPPF) is a significant material planning consideration. Paragraph 79 states:</p> <p>'79. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:</p> <p>a) There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;</p> <p>b) The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;</p> <p>c) The development would re-use redundant or disused buildings and enhance its immediate setting;</p> <p>d) The development would involve the subdivision of an existing residential dwelling; or</p> <p>e) The design is of exceptional quality, in that it:</p> <ul style="list-style-type: none"> • is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and • would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area. <p>Of the above exceptions it is considered the criterion (e) is the relevant exception to consider this proposal against. This has 3 key requirements and both of these need to be met for the proposal to be considered acceptable.</p> <p>The first criteria is a very high bar, and the truly outstanding or innovative standard in my opinion requires some form of</p>	<p>independent validation. Our preference is for a Design Review panel from outside the Yorkshire Region that is familiar with assessing paragraph 79 applications within nationally protected landscapes, or alternatively if there is such a design review service available from RIBA or CAEE.</p> <p>Based on the indicative ideas submitted it is considered that there could be scope for a dwelling to meet the above criteria, subject to further advancement of the ideas and objective assessment.</p> <p>Regarding the second criterion. This is considered to be a considerably high requirement given the national designated landscape that this proposal sits within. The area is already an attractive area on this exposed hillside within the nationally important landscape. The policy requirement is for 'a significant enhancement' which is considered to be a substantial improvement. Both NPPF and LPS provides strong protection for the AONB.</p> <p>Paragraph 172 of NPPF states:</p> <p>'172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major developments other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of: a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.'</p>
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In addition, Policy SP13 of the Local Plan Strategy states:

SP13 Landscapes

The quality, character and value of Ryedale's diverse landscapes will be protected and enhanced by:

Encouraging new development and land management practices which reinforce the distinctive elements of landscape character within the District's broad landscape character areas of:

- North York Moors and Cleveland Hills * Vale of Pickering * Yorkshire Wolds * Howardian Hills * Vale of York
- Protecting the special qualities, scenic and natural beauty of the Howardian Hills Area of Outstanding Natural Beauty, the setting of the Area of Outstanding Natural Beauty and the setting of the North York Moors National Park.

Landscape Character

Development proposals should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historical and cultural influences, natural features and aesthetic qualities including:

- The distribution and form of settlements and buildings in their landscape setting
- The character of individual settlements, including building styles and materials
- The pattern and presence of distinctive landscape features and natural elements (including field boundaries, woodland, habitat types, landforms, topography and watercourses)
- Visually sensitive skylines, hill and valley sides
- The ambience of the area, including nocturnal character, level and type of activity and tranquility, sense of enclosure/exposure

The Council will work with landowners and statutory agencies to encourage land management practices that will protect and reinforce landscape character across the District and proposals which seek to restore areas of degraded landscape or individual landscape elements will be supported.

National Landscape Designations and Locally Valued Landscapes

The natural beauty and special qualities of the Howardian Hills Area of Outstanding Natural Beauty (AONB) will be conserved and enhanced and the impact of proposals on the AONB, its setting or the setting of the North York Moors National Park will be carefully considered.

Proposals will be supported where they:

- Do not detract from the natural beauty and special qualities of these nationally protected landscapes or their settings
- seek to facilitate the delivery of the Howardian Hills AONB Management Plan Objectives
- Are considered appropriate for the economic, social and environmental wellbeing of the areas or are desirable to support the understanding and enjoyment of the area

The District Council and Howardian Hills AONB Joint Advisory Committee will resist development proposals or land management practices that would have an adverse impact on the natural beauty and special qualities of the AONB unless it can be demonstrated that the benefits of the proposal clearly outweigh any adverse impact and the proposal cannot be located elsewhere in a less damaging location.

Major development proposals within the AONB that would result in a significant adverse impact on the natural beauty and special qualities of the AONB will be considered within the context provided by national policy and only allowed in exceptional circumstances.

Furthermore Section 86 of the Countryside and Rights of Way Act 2000, states that,

"In exercising or performing any functions in relation to, or so as to affect, land in an Area of Outstanding Natural Beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty".

The Council has consulted the AONB Officer who has raised significant objection to this proposal. His comments are attached to this letter. You will appreciate that these views

are those of the AONB Officer and not those of District Council Officers. One particular objection relates to the level of glazing, it may be worth considering whether non reflective (duller) glazing could be used to offset some of the concern raised, and whether the design of the scheme could be broken up to reduce the amount of glazing together with hard landscape features.

At this stage it is considered too early to assess the proposal in landscape or design terms until the proposal has been further refined, developed and reviewed. Clearly there is a significant set of policy tests to meet and additional work is required. The national policy as expressed in Paragraph 79 (e) relates to truly exceptional development and the requirements of the policy should not be underestimated.

The Council is coincidentally, considering a similar proposal for a paragraph 79 application on the adjoining site to the east, 18/O1186/MFUL.

In addition to the AONB Officer comments, please also find attached the views of the National Park Officer and the Highway Authority.

The Council is also charging CIL to new developments and there will be a charge of £86m3 for this type of development, subject to any relevant exemptions.

It is considered that the following information should be submitted with your application:

- Design and Access Statement setting out the justification for paragraph 79 in detail;
- Independent design and innovation review;
- Landscape and Visual Assessment from public vantage points within the immediate and wider area;
- Drainage Strategy, and
- Ecological Assessment

I trust that these comments are helpful but I must stress that they represent an informal Officer opinion only and does not commit the Council in anyway or prejudice any decision the Local Planning Authority may make, if you submit a planning application.

AONB Officer Comments

1. In my opinion the proposed building would be extremely prominent in the landscape when viewed from the south side of the valley (Colley Broach Road and Yearsley Bank). The road to the north of the application site is the boundary between the AONB and the North York Moors National Park. It is however a seamless landscape and the proposed building with its 'wall of glass', together with the paraphernalia of courtyard, car parking and domestic curtilage, would create an incongruous feature that would have a significantly detrimental visual impact on the AONB landscape. Given its location, I would suggest that it would also have a detrimental visual impact on the setting of the National Park, and the National Park Authority should be asked for a view.

2. The land doesn't have any existing high biodiversity value, being agricultural pasture.

3. The site doesn't contain any Scheduled Monuments or landscape-scale historical features such as rigg-and-furrow or remnant strip fields.

4. No Public Rights of Way pass through or close to the site.

5. The Supporting Statement provides no justification to support a Para 79 dwelling. All the statements refer to the AONB Management Plan and I would dismiss them as non-material, because none of the land management or local business 'benefits' cited are dependent upon a dwelling being constructed on the land, and indeed all of them could be delivered on/by the site under current circumstances. There also appears to be an inference that this would be some kind of 'agricultural workers dwelling', which would clearly be governed by a different set of criteria.

6. The only criteria under Para 79 that appears to be applicable to this proposal is Clause e) and I don't believe that the building fulfils any of the 5 'tests' contained therein. The design as such is not of exceptional quality (a precedent is cited, so this building wouldn't be unique or special); no evidence of innovation is presented; it wouldn't raise the standard of design in the general rural area of the AONB or National Park; it certainly wouldn't significantly enhance its immediate

setting and it isn't sensitive to the defining characteristics of the local area.

7. In conclusion, if this proposal were to be put forward as a Planning Application I would have a strong Objection to it, and I'm afraid that I can't see any alterations that could be made that would make it acceptable. If a proposal for an agricultural workers dwelling were to be put forward, that would be judged against a set of strict business viability and animal husbandry requirements, and would need to be of a traditional design.

8. The supporting documentation doesn't make any reference to Policy SP21 of the Ryedale Local Plan, which concerns Local Occupancy Condition. Previous proposals within the AONB to develop new dwellings in either fully open countryside or non-Service Villages have been turned down due to the policy restrictions rightly placed on new dwellings within the AONB. It will be for the LPA to determine whether such an Occupancy Condition would apply to this proposal and whether the applicant would be able to satisfy the qualifying criteria.

Paul Jackson

Howardian Hills AONB Manager

The pre application response noted that "based on the indicative ideas submitted it is considered that there could be scope for a dwelling to meet the above criteria, subject to further advancement of the ideas and objective assessment." Hence the decision to progress the application further and to take account of the principal comments listed below, together with the need to put forward a comprehensive landscape proposal for the site:

- The amount of glazing
- The AONB officer comments regarding prominence
- The AONB officer comments regarding the management plan
- The AONB officer comments regarding the design

In terms of the glazing, the scheme development has shown a wide overhanging roof to the south side of the building giving shelter and reducing the reflection of glazing. Most importantly, a woven timber screen has been designed to wrap around the façade, to give further shading as required.

In response to prominence, the new house and immediate enclosing wall has been designed to make the farmstead cohesive and contained. At present the entrance area and current buildings are harmful to the wider context, and the new proposals refurbish the current large barn, remove the unsightly lean-to, create a contained landscaped entrance courtyard and form a cohesive farmstead. A detailed response to the AONB Management Plan has been produced.

In terms of the design, it was incumbent to take the scheme to Design Review as the arbiter of assessment. Design Review noted that:

"the siting and form of the proposed dwelling is a tremendous response to the topography of the site which capitalises on the panoramic views to the south by nestling against the knoll. Generally agricultural buildings are quite rigid but the organic and expressive shape of the dwelling is commended by the Panel. The orientation and form of the buildings will give the proposal order and the opportunity to capture different views and gain sunlight at different times of the day. The Panel feel this is a great idea that will result in excellent views to the west in the evening and is worth pursuing."

8.0 Design Review

8.1 Overview of Process

A formal design review was held on 13 November 2019. Initially the review panel met with client, architect and landscape architect on site at Knoll Hill Farm, prior to a formal presentation at the offices of Bramhall Blenkharn. Sketch drawings and a 3D computer model were used to describe the scheme, supplemented by live sketching to illustrate the concepts behind the scheme.

8.2 Presentation

Freehand sketches mounted on foamboard, 3D computer model.

8.3 Attendees

Client: Richard Duree
Architects: Ric Blenkharn (Bramhall Blenkharn)
Tris Terry (Bramhall Blenkharn)
Local Authority: Jill Thompson (Ryedale District Council)
Panel Members: Tom Lonsdale, Chair (Landscape Architect)
Paul Testa (Architect)
Peter Cartwright (Architect)
Simon Watkins (Landscape Architect)
YDRS Staff: Jamie Wilde (Design Review Manager)

8.4 Panel Report

YDRS239 KNOLL HILL FARM, AMPLEFORTH

STATUS OF REPORT: CONFIDENTIAL
DATE OF REVIEW: 13th November 2019
LOCATION OF REVIEW: The Maltings, Malton
SCHEME DESCRIPTION: Single dwelling subject to Para 79 of the NPPF
STAGE: Conceptual design

PROPOSALS PRESENTED:
Drawings showing design evolution, 3D computer visuals, Design & Access Statement, Topographical survey

SCHEME REPRESENTATIVES:
Ric Blenkharn, Bramhall Blenkharn
Tris Terry, Bramhall Blenkharn
Ed Payne, The Landscape Agency

CLIENT:
Richard Duree
LOCAL AUTHORITY:
Jill Thompson, Ryedale District Council

PANEL MEMBERS:
Tom Lonsdale, Chair, Landscape Architect
Paul Testa, Architect
Peter Cartwright, Architect
Simon Watkins, Landscape Architect

YDRS STAFF:
Jamie Wilde, Design Review Manager

SUMMARY OF PANEL COMMENTS:
The Panel thanks the project team for bringing this scheme to review at a stage in the design process that is generally considered to be most appropriate and beneficial.

The scheme represents a modest family house that relates to the land and its historic agricultural function. The Panel commend the initial design response to the site which is thoughtful, well-considered and maximises opportunities to capture south-facing panoramas through its siting nestled against the knoll.

The Panel encourage a critical analysis of the integrity of the complex as a whole, and to devise a spatial solution that addresses the practical and functional workings of the proposal.

Additional work is required to refine the landscape strategy, although it is recognised various strategies are being explored - these should be developed comprehensively to demonstrate true enhancement to the landscape.

The following comments are for the project team's attention.

In summary these are to focus on:

**COMPLEX AS A WHOLE
LANDSCAPE STRATEGY
ARCHITECTURE**

**PANEL COMMENTS:
COMPLEX AS A WHOLE**

As the proposal progresses the Panel encourage the next phase of the design exercise to cover a larger footprint and assess the complex and site as a whole. The aim of this should be to develop a strong relationship between the components of the farmstead and the associated fields in a way that is self-evident. A deeper exploration of how the complex will function and operate will help to inform the most appropriate design response. This should include gaining a critical understanding of the integral functions of the barn and the agricultural management of the fields, such as; how the movement of sheep and vehicles will be controlled, access, gating and the siting and management of domestic paraphernalia.

The Panel support the principle of the 'yard/courtyard' enclosure and how it reinforces the agricultural character of the proposal. The wall that partially defines this enclosure, and separates the living quarters from it, lacks resolution at

present. With further refinement this element can work very well. Options could be assessed that make the wall softer, more organic or reduced in scale, plus clarity in how the rest of the enclosure is achieved and integrated. This could include tapering the wall towards the edges, or perhaps creating a living wall. The impact the wall has on light into the courtyard should be assessed, especially if the courtyard is to be used as a kitchen garden or will include vegetation.

The aspiration to reuse the barn is commended but additional thought is needed about how it will work in a practical sense and complement the house in architectural quality. The existing lean-to is poor quality and should be removed. Rather than modernising the whole barn an option could be to retain the frame, reroof the barn, and provide new accommodation/workspaces in pods.

Options to reference the historic road within the courtyard could be explored as a recognition of site's history.

A strategy for managing water should be developed that includes how it can be captured and reused for agricultural functions.

LANDSCAPE STRATEGY

The size and existing quality of the site presents many opportunities for enhancement. A variety of potential landscape interventions were mentioned during the discussion but more work is needed to develop a comprehensive strategy that will demonstrate enhancement of the site. Discussions with the Countryside Stewardship relating to the restoration and creation of hedgerows is promising and should be explored further. Where possible old hawthorne trees should be retained as part of the proposal.

Notwithstanding the ecological and aesthetic enhancements that may be achieved in the fields, there was general agreement that the principal enhancing action will be to restore order, a clear sense of purpose and architectural elegance to the entire crest of the knoll. This then needs to be tied in with how the fields function and relate to the new farmstead.

ARCHITECTURE

The siting and form of the proposed dwelling is a tremendous response to the topography of the site which capitalises on the panoramic views to the south by nestling against the knoll. Generally agricultural buildings are quite rigid but the organic and expressive shape of the dwelling is commended by the Panel. The orientation and form of the buildings will give the proposal order and the opportunity to capture different views and gain sunlight at different times of the day. The Panel feel this is a great idea that will result in excellent views to the west in the evening and is worth pursuing.

There is some uncertainty over the line of the hedgerow being a key feature when viewed from the narrow lens of the viewing deck. It is an interesting idea, akin to overlooking a green runway, but the Panel are unsure if it will improve or impact the viewing experience. The height of the hedgerow and its management will be fundamental to the success of this.

The angle of the proposed dwelling's roof works well with the form of the barn roof. The materiality of the two and how these components can reinforce their relationship to the agricultural function should be considered. Additionally, thought should be given to how the two elements read when viewed from above.

It might be worth assessing how the internal layout could exhibit some of the fluidity of the dwelling's form. This exercise might include testing options for internal rooms that better respond to the shape of the landscape. Revisiting ceiling heights and the shape and size of rooms might help to create spaces with different ambiances and help to inform the final roof form.

The Panel endorse the use of local stone and timber which can help to root the building in its context. The woven timber screens are a really thoughtful response to concerns about light pollution and glazing but will rely on very clever and dependable management of their operation. How the proposed materials are layered and the transition from dense to light materials is well executed and helps to achieve the illusion of a floating roof. How the dwelling meets the ground should be considered as this can help to reinforce the lightness of the building.

Circulation and the practicalities of the gallery and viewing deck could be considered further to ensure light and views are not blocked by the screen, hedgerow or the deck itself. The current sketch places great emphasis on the central space and a 'slice' of the panoramic view but internal access to it feels weak and may suffer a sense of anti-climax.

The Panel support and endorse the key design decisions made so far and are confident that the evolution of the design will allow for exploration and consideration of these points.

PLEASE NOTE:

- If the subject of this review is a scheme that has been submitted for planning consent, the review findings will be published on the Yorkshire Design Review Service/Integreat Plus website and made available to the relevant Planning Committee. Otherwise, this report will be treated as confidential to the parties present at the Review.
- The Yorkshire Design Review Service is advisory and independent and has no statutory status although aims to add value to the planning process. The Design Review Service advises objectively on schemes regardless of whether they are funded or supported by Integreat Plus or other partner organisations. The views recorded are not formally endorsed by Integreat Plus and do not amount to the provision of a service by the YDRS to the scheme representatives or create an advisor-client relationship.

Report drafted by Jamie Wilde, Yorkshire Design Review Manager

Checked and approved by Tom Lonsdale, panel Chair and Landscape Architect

8.0 Design Review

8.5 Design Review Conclusion

We were hugely encouraged by the review to further develop the scheme towards making a formal application.

Key issues resulting from the design review were:

- the design of the house roof
- the internal plan arrangement of the house
- the need to create a cohesive relationship with the retained barn.

8.6 Development following Design Review

We changed the design of the roof to a simpler form, which now oversails the curved stone wall of the north elevation. In doing so, we created a clerestory window wrapping around the north side of the galleried hallway, giving the visual impression that the roof is 'floating' above the curved stone wall.

To give hierarchy to the scale of the rooms, we have introduced 3 steps along the eastern bedroom wing, which means that the smaller bedrooms have lower ceilings. At the western end we have lowered the floor within the snug to create a more intimate sitting area.

We have developed the idea of a linking wall to form a courtyard in a dramatic way. The two wings of the north wall of the house curve around to create watering facilities for livestock and the vegetable garden, effectively linking the buildings and courtyard as one cohesive element.



Fig. 8.1: Computer generated image of proposal presented at Design Review (lattice screens shown in closed position)



Fig. 8.2: Computer generated image of proposal presented at Design Review (lattice screens shown in open position)

The poetry of the new building and farmstead arises from a close understanding of brief, context and orientation. Our clients being a pilot and a weaver, gives narrative to the project brief in terms of design and materiality. The context gives rise to the appropriate form of a structure.

The orientation of the site is such that it commands panoramic southerly views across the valley. In response to these parameters, a single storey crescent shaped building has been designed with a wing-shaped floating roof, hovering lightly over the structure of the building.

The curved southern face of the building is wrapped gently by a woven timber screen, which allows filtered light to form delicate tracery patterns within the new house.

The stone wall on the north side wraps around to form an entrance courtyard which links through to the refurbished existing barn, now used as a weaving workshop and storage for the farmstead. Together they make a cohesive, contained space.

The overall wider site is benefitted from reinforced boundary and intermediate hedgerow planting plus a willow plantation on the lowest southern fields.

The development utilises the current primary access to the site from Jerry Carr Bank. You enter a walled courtyard, formed by the curving extended north wall of the house. The courtyard defines the working area of the farmstead allowing the natural landscape to wrap around the edge of the built form. The existing steel-framed barn is re-clad and remodelled to form a weaving workshop, storage for machinery and vehicle parking.



Fig. 9.1: North-facing elevation of proposed site



Fig. 9.2: South-facing elevation of proposed site

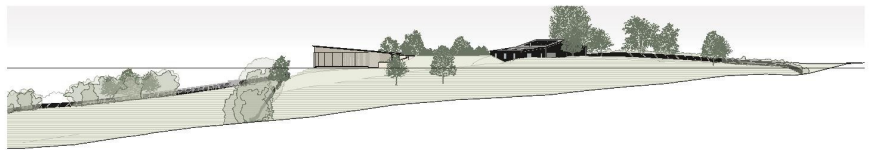


Fig. 9.3: East-facing elevation of proposed site

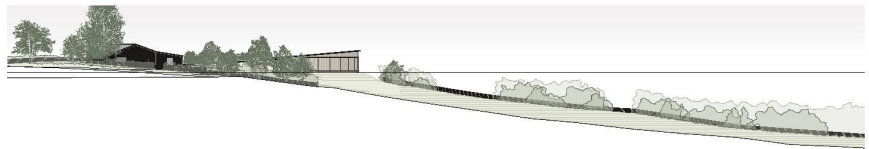


Fig. 9.4: West-facing elevation of proposed site

In responding to the brief, the house has been designed as a compact crescent single-aspect house to maximise the southerly aspect. Circulation is contained along the north side of the house. Bedrooms are sited at the eastern end of the house to enjoy morning sun, with living spaces sited to the west for evening light. The space between the bedrooms and the living space forms a central gallery, which creates a dramatic vista on entering the house. The bedrooms are stepped up slightly to give a variety of ceiling height relative to their plan form.

At the western end of the house a snug is formed at a slightly lower level to give a cosy evening space to enjoy the setting sun. By repurposing the existing barn for equipment storage, agricultural use and a weaving workshop, many of the utilitarian functions can be stripped out of the house, keeping the house clean and simple for family enjoyment.

The form of the house is crescent shaped, wrapping around the knoll, echoing the existing topography towards the top of the site. The house is single-aspect, with all rooms enjoying the expansive views across the valley to the south.

The north side of the house is defined by an enclosing curved stone wall with the main house entrance at its centre. The wall then curves northwards at both ends to form a drinking pool for livestock to the west and a smaller pool for watering of the vegetable garden to the centre of the courtyard.

Rainwater is collected from the roof of the house and then runs along a recessed rill formed in the top of the wall to then discharge into the pools. The courtyard defines the working area of the farmstead allowing the natural landscape to wrap around the edge of the built form.

The crescent-shaped roof is in a single plane oversailing the curving stone north wall and creating a linear clerestory window. Inset within the roof plane is a curving rooflight to further illuminate the internal galleried hallway. To the south side, the roof has a significant oversail to give a sheltered deck space outside the living rooms. This oversail also acts as a sun shade and reduces reflectance on the glazing. At the edge of the deck a series of woven timber sliding screens are created as active solar shades.

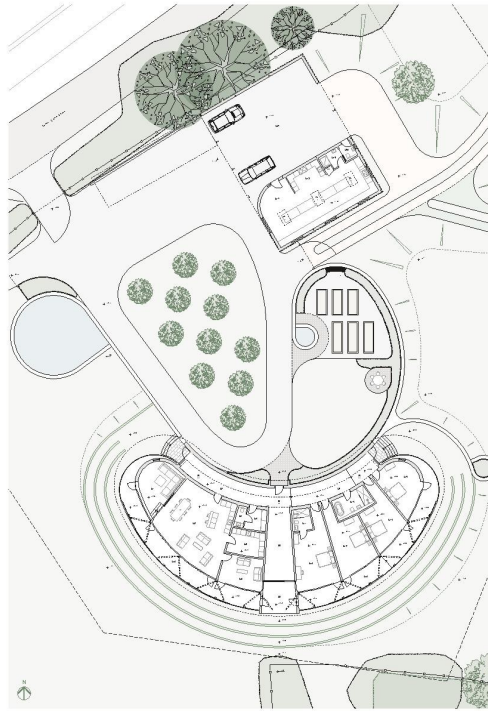


Fig. 9.5: Plan as proposed

9.4 Materiality

The predominant walling materials of the area are locally quarried oolitic limestone and this is proposed for the new house. As the north wall of the house continues to wrap around the entrance courtyard, it is proposed that the walling will have the appearance of a dry-stone wall. This brings significant texture to the walling.

The shallow pitched roof will be clad in natural grey zinc with tapering seamed detailing. The main entrance portico, central gallery and lattice timber screens are to be in locally-sourced oak. Oak will also be used as exposed structural struts to hold up the gentle arcing roof, which cantilevers out over the southerly elevation.

The existing barn will be re-clad in timber board on board detailing with an insulated profiled sheet roof covering.

9.5 Functionality

The new development is essentially a new smallholding, with house, barn and land being used for livestock, grazing and willow production. A central courtyard has been created using the existing site access. The existing barn has been repurposed for equipment storage and a weaving workshop.

The central courtyard contains a new orchard and vegetable garden, surrounded by a curved stone wall. The house nestles beyond the courtyard wall, creating a contained development at the northern end of the plot. The day-to-day domestic activity is therefore contained within the northern courtyard, leaving the remaining site free for agricultural use.



Fig. 9.6. Examples of lattice screens / façades



Fig. 9.7. Examples of stonework



Fig. 9.8. Examples of zinc roofs



Fig. 9.9. Examples of barn materials

10.0 Conclusion

10.1 Conclusion

The application presented is submitted under Paragraph 79 of the National Planning Policy Framework (NPPF). The clause gives opportunity to build in the open countryside if proposals meet one or more designated criteria.

In this instance the proposal relates to two of these criteria. Firstly, the scheme re-uses a redundant agricultural building, converting it to create a weaving workshop and a facility for the small-scale farm, and in doing so enhances its immediate setting.

Secondly, it proposes a new dwelling, which we feel is outstanding and innovative, and reflects the highest standards in architecture, thereby helping raise standards of design more generally in rural areas. It also acts to significantly enhance its immediate setting, and the defining characteristics of the local area.

The scheme has been developed with our clients over a significant period of time, in close liaison with the local authority and Yorkshire Design Review Service. Having arrived at an initial concept we submitted a pre-application enquiry to the council and received a positive response noting that:

"based on the indicative ideas submitted, it is considered there could be scope for a dwelling to meet the criteria of Paragraph 79"

We then developed the scheme further to enable a design review to be held with the Yorkshire Design Review Service. The panel commended the initial design response to the site, which is *"thoughtful and well-considered"* and feel that *"the siting and form of the dwelling is a tremendous response to the topography of the site"*.

Having received this encouraging response, the scheme has now been brought forward as a full application to the authority. The scheme is very modest, yet one we believe is a poetic and sensitive response to the brief and the site, resulting in an outstanding new house raising the standard of architecture in the district.

As such, we believe it passes scrutiny under Paragraph 79 of the NPPF.

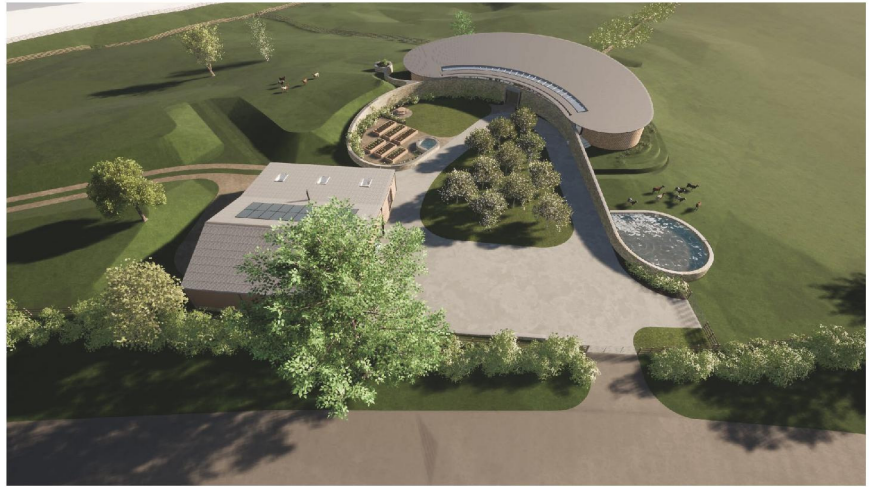


Fig. 10.1: Computer generated image of proposals, elevated view from north west

10.0 Conclusion

10.2 Proposals Images

Fig. 10.2. Approach view from north



Fig. 10.3. Elevated view from south west



Fig. 10.4. View from east



Fig. 10.5. View from south



Fig. 10.6. View from south west



Fig. 10.7. View from eastern access track

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