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DESIGN & ACCESS STATEMENT

Change of Use, Extension and
Alteration of Agricultural Barns

ELLERS FARM
BUTTERCRAMBE ROAD
STAMFORD BRIDGE
YO41 1AR

GMV-445-08-DAS Rev B

Date September 2020



View of the Proposed Site Looking South



View of the Proposed Distillery Looking North

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Figure 1. Google Earth aerial view of site

INTRODUCTION.

This DAS provides an overall assessment of the proposed development; it identifies any design parameters and principles and sets out an analysis of the relevant planning policy principles. This statement should be read in conjunction with any accompanying specialist reports.

National Planning Policy Guidance (NPPG) published in March 2014 states the purposes of a DAS in Paragraph 029 (Reference ID: 14-029-20140306): They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.

The NPPG further clarifies what should be included in a DAS accompanying an application for planning permission within Paragraph 031 (Reference ID: 14-031-20140306): A Design and Access Statement must: (a) explain the design principles and concepts that have been applied to the proposed development; and (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

A development context refers to the characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly. Design and Access Statements must also explain the applicant approach to access and how relevant Local Plan policies have been considered.

They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed_

It is the purpose of this statement to identify the parameters that have dictated the development's scale, design and location and make best case for assessment of the application.

Ellers Farm is positioned to the south of Buttercrambe Road, 1.6 km to the south west of Buttercrambe village and 1.8 km to the north east of Stamford Bridge and the River Derwent, with the regional centre of York some 15 km to the south west. The northern boundary of the plot is approximately 30 m wide adjacent to the highway but with a generous grass verge and good sight-lines for vehicular access. The site extends to the south in an approximately rectangular shape around 100 m long, but with additional blocks, which would become a visitor parking and turning area and a proposed pond. The surrounding countryside as part of the Vale of York is farmland with mainly agricultural fields and woodlands, along with a residential dwelling to the west, Ellers Cottage and a holiday let to the east, (Ellers Farm).

This statement supports a planning application for the change of use, extensions and alterations to the group of agricultural buildings to form a Distillery, Visitors Centre and associated Plant and Storage Buildings.

It has been carefully designed to make the best use of the buildings and to have the least impact on the surrounding community and environment.

This application has been formed and considered in conjunction with a full and thorough consultation process. Our client has not only consulted fully with the Landlord, but with both the occupiers of the residential property to the west and the owners of the businesses that currently share the site. It is our belief that all parties are accepting of the proposal, and that they see the proposed Distillery as a complementary addition to the site, and that the overall impact is positive.

USE.

The barns on the site are currently used for storage on a commercial basis and no longer in use for agriculture. The proposed scheme would retain most of the existing buildings and along with change of use, some modest extensions and upgrades, and following the removal of the two most dilapidated barns, convert them into the Distillery and Visitors Centre.

Other adjacent agricultural buildings, the cart shed, granary and piggery, which are still part of Ellers Farm, but not included within this application, already have planning permission for flexible commercial use under B1 Class R. (Ref. 16/01563/NOTA)

The largest barn on the site would be extended with a lean to single storey to the east facing elevation, making the building symmetrical and which will house the Visitors Centre, Offices and Staff Facilities. Part of the roof will be raised by 3 m but still retaining the distinctive traditional Dutch Barn arched roof, to suit the distillation and storage equipment and the

existing main floor area becomes the production area. The walls, floors and roofs will all be upgraded to meet current building regulations and food hygiene requirements.

To the rear of the site are two barns, one of which is dilapidated and ideally in need of replacement the second is a timber framed mono-pitch building with an open front. The intention is to infill the front elevation and extend the building along the site perimeter, wrapping around and linking to the main barn. This area would then become Store 2 and the Plant Room.

Store 2 would be for general purpose storage related to the running of the distillery including housing raw materials, consumables and finished products. The Plant Room would house the supporting equipment for the distillery such as the water filtration system, LPG boiler and the associated heating equipment for the distillery.

Running parallel with the Main Barn is a dilapidated Pole Barn which will be removed and form the road access to the rear of the site.

On the boundary nearest Buttercrambe Road there is an additional mono-pitched open fronted barn. This will also have the front elevation infilled and become the Store 1 for the distillery.

The conversion and reuse of the existing buildings complies with the low carbon footprint, back to nature and green policies of the applicant and is well suited to the specialist production methods. The intention is for the business to develop and form strong and supportive links to the local ecology, community, and economy.

One of the main ingredients for the process is water. It is proposed to source pure local water via a new borehole close to the distillery in the adjacent field. Once used in the distillery, the clean process water would be repurposed and along with the surface water run from the buildings, attenuated via the formation of a balancing pond to attract, and support a variety of wildlife. All designed and built in accordance with EA, IDB requirements.

AMOUNT AND LAYOUT.

The site area is approximately 4,979 m² with the existing barns having the following floor areas, totalling 1,129 m²

The proposed scheme will extend the Main Barn to 714 m² and the Rear Monopitch Barn to 287 m². The Dilapidated Barn is replaced by the Plant Room with a floor area of 110 m² and the Front Monopitch Barn is retained with the same floor area 159 m².

The total floor area of the proposed scheme will then become 1,270 m², an increase of only 13% of the proposed scheme compared to the existing buildings.



Figure 2. Main Barn 541 m² - to be extended and become the Distillery and Visitor Centre



Figure 3. Front Monopitch Barn 159 m², to be retained and become Store 1



Figure 4. Central Pole Barn 147 m² - to be removed for access to the rear of the site



Figure 5. Rear Monopitch Barn 187 m², to be retained and extended to become part of Store 2



Figure 6. Rear Dilapidated Barn 95 m² to be removed and replaced and become the Plant Room and part of Store 2

The existing layout is well suited to the proposed scheme. The existing access has good sight lines and a generous verge allowing easy access for cars and delivery vehicles to and from Buttercrambe Road. Whilst the width of the access is relatively narrow at 5 m at this point, this is only for a short distance (10m) before opening out into a generous yard and with the predicted low numbers of vehicle movements, it is not anticipated that this will cause any difficulties. The yard provides sufficient area for wagons to turn, offload and for some overspill parking for the Visitors' Centre.

The Main Barn provides generous open plan spaces with good access routes which will allow the distillery to evolve, altering the layout of the distilling and associated equipment with maximum flexibility so that production methods can be adapted to suit the trends in the market. A similar approach has been taken with the office and staff facilities with few fixed walls to again allow maximum flexibility as the spaces evolve to suit increasing staff numbers and production levels.

Store 1 and Store 2 at the front and rear of the site will house raw materials and finished products, each with good access routes for forklift trucks and delivery vehicles alike.

The parking area to the rear of the site will be landscaped and provide fifteen parking bays which should be sufficient for the anticipated visitors of between 10 and 30 vehicles per day. Tours of the production area would be staggered though the day to enable visitors to be accommodated and to smooth the peaks of vehicle movements. The yard area at the front of the site includes an extra 5 vehicle spaces in an overspill situation and an above ground storage tank for the LPG.

APPEARANCE AND SCALE.

The proposed extension and alteration works are intended to maintain the rural and agricultural nature of the existing barns. Whilst at the moment they have a well-used patina, with some repairs and recladding they are capable of being converted into modern attractive commercial buildings suitable for use as a distillery following the relevant upgrades to the walls, roofs and floors to meet current building regulations.

Removing the central pole barn pole rationalises the appearance and provides good access to the rear of the site. Raising the roof of the main barn to suit the distillation process is in keeping with the style of traditional drying barns and along with the lean to side extension retains the proportions and scale of the building, sitting comfortably and sympathetically in the farmyard and immediate surroundings.

LANDSCAPE.

The site will be landscaped as detailed on the accompanying landscaping scheme and additional trees planted behind the well established hedges on the approach roads. Whilst the site is already well concealed from the highway, the new planting will enhance the rural appearance and minimise any impact the proposals may have on the surrounding countryside. This proposal is supported by a landscape and visual impact assessment which concludes the change is low and negligible to the site and that the effect of the proposal will be overall beneficial to wildlife and visual amenity in the long term.

ACCESS.

Due to the rural setting, public transport in the form of buses only reaches as far as Stamford Bridge, and the remaining 1.8 km would be travelled by taxi, car or cycle or on foot. The A166, passing through Stamford Bridge is one of the main radial routes between York and Bridlington and has regular bus services. The A64 is also a main radial route to the coast and is 5 km to the north of the site. The wider national rail and motorway networks can be readily accessed at York which is some 15 km to the south west.

The site is flat and level and the existing gravel and hardcore hard-standings will be resurfaced with permeable materials to allow easy access for cars and delivery vehicles, forklift trucks and wheel chairs, and the buildings would be fully compliant with Building Regulations Approved Document M for Access and Use of Buildings.

The site can be reached without travelling through Stamford Bridge so the scheme will have minimal impact on traffic flow through the village or the queues which form at the historic narrow single-track bridge.

The highway approach to Ellers Farm along Buttercrambe Road (as shown in Figure 7) from the south west is good. The road is relatively wide with good visibility and wide verges. Traffic flow is low and width restrictions at Buttercrambe bridge make it unlikely that delivery vehicles will attempt to pass through the village. The minimal increase in traffic flow created by the proposals are not expected to have any significant impact on the local community or road safety.



Figure 7. Buttercrambe Road approaching the site entrance from the south west.

RYEDALE PLANNING POLICIES.

The proposals agree with the aims of The Ryedale Local Plan Strategy with an opportunity to retain and create jobs, skills and prosperity and to develop a diverse and resilient economy that supports an ability to live and work in Ryedale.

The conversion of the agricultural buildings to form a Distillery and Visitors Centre supports Policy SP8 Tourism by encouraging visitors with the formation of a new attraction which will enhance the appeal of the regional food centres of York and Malton. The proposed improvements to the appearance of the site will negate any visual intrusion the modest extensions and alterations will have on the character of the locality. Given the current condition of the buildings, the Landscape and Visual Consultant concludes that the improvements to the site will be of beneficial landscape value.

Similarly, with Policy SP9 Rural Economy, this will be enhanced by this venture. It makes good use of existing buildings and becomes a tourist attraction, adding to the variety of locally produced goods and complying with the general encouragement of diversification in the current uncertain economic climate.

Policy SP10 Physical Infrastructure. The distillery will be largely self-contained and will require only very minimal infrastructure improvements to operate. The output from the distillery will be clean water which is to be repurposed with the formation of a pond and fresh

water will be drawn from the proposed borehole. Energy requirements for the distillery will be satisfied with an LPG boiler. Mains services are already present on site and will be upgraded if required or necessary. Access to the site is good and the limited additional traffic will have little impact on the surrounding roads and villages.

The distillery with the reuse of historic agricultural buildings in their rural setting supports Policies SP 12 Heritage and SP 13 Landscape. The development will respect local characteristics and continue the rural theme with proportions, details and scale of the buildings all being retained and to have minimal impact on the surroundings.

The proposals support Policy SP 14 Biodiversity with the formation of a new pond to encourage a variety of wildlife and the proposed future planting of trees in land surrounding the site to further enhance the local ecology. The resident Barn Owl features prominently on the branding of the distillery products and will be encouraged to continue living in nearby woodland and farmland with an owl box being positioned in trees to the west of the Barns.

Policy SP 16 Design. The scheme has been carefully considered so that it provides a planning gain, creating a group of high-quality buildings, retaining their distinctiveness, and respecting the context of the surroundings.

SP 17 Air Quality, Land and Water Resources. The distillation process will have little impact on the air quality in this rural setting. The site has already been developed, so no further agricultural land will be required, and the proposed surface water drainage scheme via pond and soakaways is sustainable and have minimal effect on local water courses. The Environment Agency Flood Map indicates that the site is in Flood Zone 1 with a low probability of flooding.

SP 18 Renewable and Low Carbon Energy. The applicant, which aims to be a Climate Positive business from commencement, will exceed the objectives of Policy SP 18 and be a national leader for sustainability. The applicant will be positively offsetting residual carbon emissions through to Scope 3 (to the end consumer of its products). The Barns will all meet current building regulations, be thermally efficient and use low energy lighting. Additional plant and equipment will also be selected with low energy use as a prime factor. The boiler providing heat for the distillation process will burn Bio LPG which is a by-product from the production of biodiesel (HVO), created exclusively from residues of sustainable raw materials. The supplier provides certificates, approved by an independent third-party, evidencing how much carbon has been saved, fully traceable back to its source.

NOISE AND TRAFFIC IMPACT.

Separate Noise and Traffic Assessments are being submitted as part of the application. The plant room will be constructed to comply with the findings of the assessment to minimise noise nuisance to the neighbouring domestic property.

The bottling process will be completed manually, and the distillation process is very quiet. It is not anticipated that the staff and visitors to the distillery production room will need to raise their voices to be heard. Conveyors are not required as they cause damage to the bottles, labels, and packaging.

Other sources of noise on the site would be mainly traffic movements and with these being only slightly raised above the levels created by the existing commercial stores and current uses, this is not expected to be an issue.

The Landowner has been involved and consulted with throughout the design process and discussions with the tenants and residents have made them aware of the current proposals.

STRUCTURE.

A Structural Report is being submitted as part of the application which confirms that the existing Barns which are proposed to be retained are all capable of conversion and repair if required.

CONTAMINATION.

A Desk Top Contamination Study is being submitted as part of the application and identifies no significant risks in terms of ground and ground water contamination, and ground gas.

HERITAGE.

Ellers Farm sits within the Aldby Park Country Estate and Aldby Park is just visible from the Farm, some 1.7 km to the north east. Ellers Farm ceased being a working farm some time ago and the farmyard barn buildings began use as commercial stores. The proposed use as a Distillery will enable them to be retained and upgraded and to make a positive contribution to the local community and economy, without damage to their rural and agricultural origins.

EMPLOYMENT.

The Distillery will initially require approximately 10 staff, who will be sourced locally. A further 10 staff for marketing and sales positions will be needed, although not necessarily based on the Ellers Farm site.

OPENING HOURS.

Given the nature of the distillation process, parts being continuous, the site will need to have the ability to have staff present throughout the various stages of the process. However, given the quiet nature of the operations, this is not expected to create any impact on the nearby residential property.

The main activities requiring staff to be present and vehicle movements, office work, deliveries, and dispatching products, are expected to be between 8:00 and 18:00 on weekdays and between 8:00 and 13:00 on Saturdays.

The visitors' centre is expected to be in operation when the site is open and in addition on both Saturdays and Sundays for the tourist industry. The hours of operation are not yet set and will be the subject of a business case analysis and market research. They are expected to match similar tourist venues in the region.

FLOOD RISK.

The Environment Agency Flood Map indicates that the site is in Flood zone 1 with a low probability of flooding.



Flood map for planning

Your reference	Location (easting/northing)	Created
Elfers Farm	472074/457245	1 Oct 2020 8:48

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

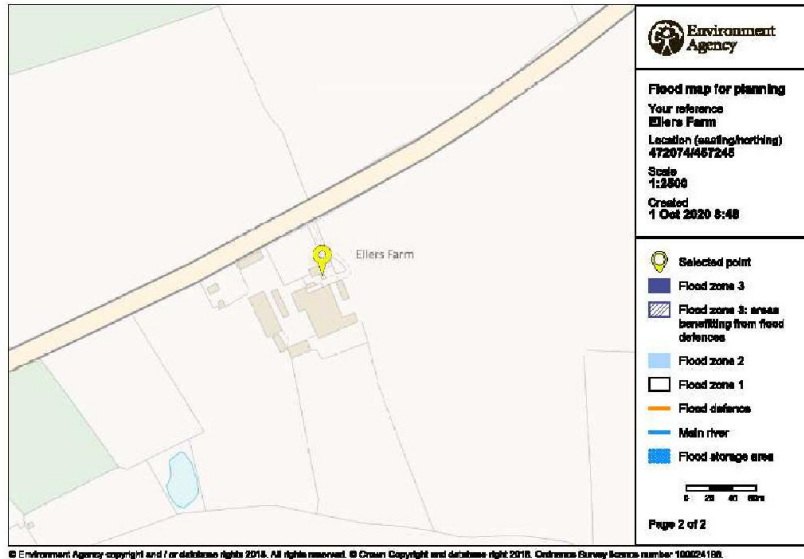
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



CONCLUSION.

The proposed change of use for the agricultural buildings currently used for commercial storage to a Distillery, will give this group of barns a new and more economically viable future. Their basic forms, proportions, scale and detailing will be retained, and the proposed new cladding materials will be appropriate and sympathetic to the historic rural and agricultural setting.

The location and layout of the site is well suited to the scheme, offering good access, sufficient floor area and height for all the distilling processes, a suitable level of parking, generous loading and turning areas, and is well screened from public view.

The Distillery will have minimal visual impact on the surroundings. This will be further reduced with the planting of additional trees behind the well established hedges on the approach roads and the scheme is regarded as major beneficial improvement in the landscape and visual impact assessment in the long term for key approaches and views of the proposal.

The distilling process is very quiet. The bottles, labels and packaging are very delicate, so conveyors will not be required, and it is anticipated that visitors and staff will not need to raise their voices to be heard in the production area. It is not anticipated that there will be significant noise nuisance to the neighbouring dwelling.

Traffic movements are anticipated to be slightly raised from their current levels, but not sufficiently to create noise nuisance, and safety on the highway will not be compromised with the access route being suitably wide and straight with generous verges and good sight lines.

The Distillery is intended to become a tourist attraction and venue, enhancing the variety of locally produced goods, and attracting visitors already encouraged by the regional food centres of York and in particular Malton.

The proposals will create approximately 20 new jobs, many of which will benefit the local community and the additional visitors and shoppers will contribute to the local economy.

The production process will take place with the emphasis on the applicant's low energy, low carbon credentials and 'green' policies.

The formation of a new balancing pond will encourage a variety of wildlife and enhance the local ecology. The proposals include a sustainable drainage system which is supported by planning policy.

The proposals comply with both the thrust of the NPPF and the policies described in Ryedale's Local Plan Strategy and it is hoped that the wider benefits and attractive proposals of the scheme can be recognised and supported by Ryedale District Council.