

# PDA

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### DESIGN, ACCESS & HERITAGE STATEMENT

#### PROPOSED BARN AND ANCILLARY/OUTBUILDING CONVERSION WITH STABLE REFURBISHMENT

Bossall Hall, Bossall, York YO60 7NT



VIEW OF EXISTING BUILDING

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## 1. INTRODUCTION

- 1.1 This Design and Access Statement (DAS) has been prepared on behalf of Mr & Mrs Cooke in support of a planning application at Bossall Hall (Barns and outbuildings), Bossall, York YO60 7NT for the conversion of the existing buildings to create a single residential unit with ancillary/annexe accommodation, separate garaging and stores and stables.
- 1.2 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.
- 1.3 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."
- 1.4 The NPPG further clarifies 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."
- 1.5 A development's context refers to the particular 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's approach to access and how relevant Local Plan policies have been taken into account.
- 1.6 They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development.
- 1.7 Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed"
- 1.8 It is the purpose of this statement to identify the parameters that have dictated the development's scale, design and location.
- 1.9 This Design & Access Statement is prepared in support of a Full Planning Application at Bossall Hall (Barns and outbuildings), Bossall, York YO60 7NT, for the conversion of the existing buildings to create a single residential unit with ancillary/annexe accommodation, separate garaging and stores and stables.



Aerial View From The South West

1.10 The site is located in the heart of the Village of Bossall approx. eight miles north of Stamford Bridge and ten miles northeast of the regional centre of York. Bossall is a hamlet in the Ryedale district of North Yorkshire, England with fewer than 100 residents. The Church of St Botolph was built in the 12th century with later alterations and is a Grade I listed building. The term Bossall was drawn from the name of 7th century bishop Bosa of York who was said to have built a church.

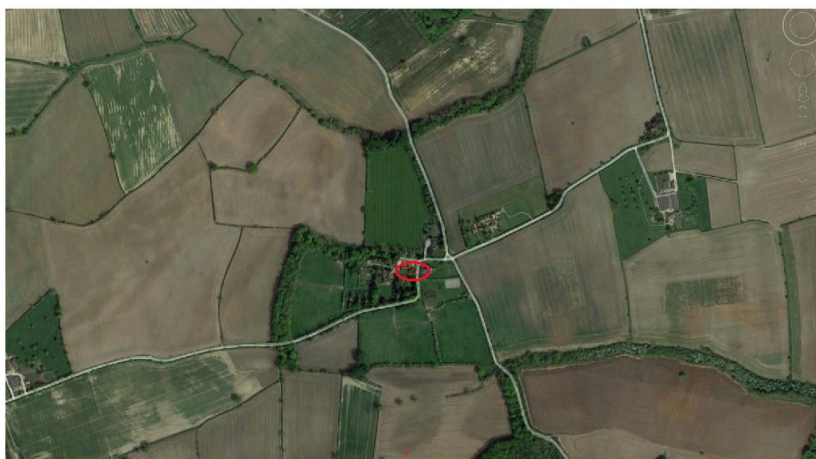
1.11 The application site lies within the curtilage of a listed building (Bossall Hall) and adjacent the St. Botolph's Parish Church, and lies next to a scheduled monument

1.12 Bossall Hall: A major redevelopment of the Hall was undertaken by Sir Robert Belt between the 1620s and 1644; this incorporated the earlier building and may have taken place in two stages. A substantial part of the Hall's envelope dates to this period. Although Sir Robert Belt was dispossessed following the English Civil War, the family continued to hold the manor until the late 1880s. A report from 1923 states that the manor house "may be in part Jacobean, and built possibly before 1644 by Sir Robert Belt, but was practically rebuilt in the 18th century, to which period the staircase and most of the internal panelling belong". As of 2020, the (now-dry) medieval moat with a brick bridge still remains, as does a 12 foot high walled kitchen garden and another small garden. The Hall is Grade II listed and the earth-covered banks beside the moat are designated as a Scheduled Ancient Monument. The historic listing filed in January 1953 includes this summary of the building.

1.13 As the development lies within the curtilage of the listed Hall and adjacent the Church, a full heritage statement has been completed by messers Irving Patrick Consulting Ltd, a copy of which accompanies this application and should be read in conjunction with the other application documents/drawings. The report found the proposed

development would have no harm to the listed asset(s) and would provide a material improvement to the appearance/fabric of the barns/outbuildings which are the subject of the application.

- 1.14 The site is accessed directly from the main service road that runs through the village. This is an existing access and is separate to that of the main Hall and is set furthest most away from the church. Adequate visibility can be achieved from this junction.
- 1.15 The application site is irregular in plan with a maximum length (east to west) of 143m and depth (North to South) of 54.0m. This includes a paddock to the north which will be conveyed over to the proposed dwelling should the application meet with officer's approval. The main development area (buildings and access road) is approx. 48m long (east to west) and 37.5m deep (North to south)
- 1.16 The existing buildings have a mix of uses, from a single apartment conversion (first floor of the principle building) through to barns and stabling/garages.
- 1.17 The buildings are predominantly masonry construction, and date from the original construction of the Hall (1620's) through to more modern interventions in the mid-20<sup>th</sup> century. The more modern works being the loft conversion of the principle building and the later additions to the outbuildings (evidenced with material changes such as blockwork and profiled cladding).
- 1.18 The site has been subject to development/changes throughout its history, adapting to the needs of the owners/occupants throughout time. This application seeks to continue this principle preserving/enhancing the building stock, which is largely now redundant, bringing the building back into use, ensuring it is a positive contributor to the local area for generations to come.
- 1.19 A full structural assessment has been completed by messers Dudley consulting engineers and concluded that the condition of the existing structure was capable of conversion. See report accompanying this application.

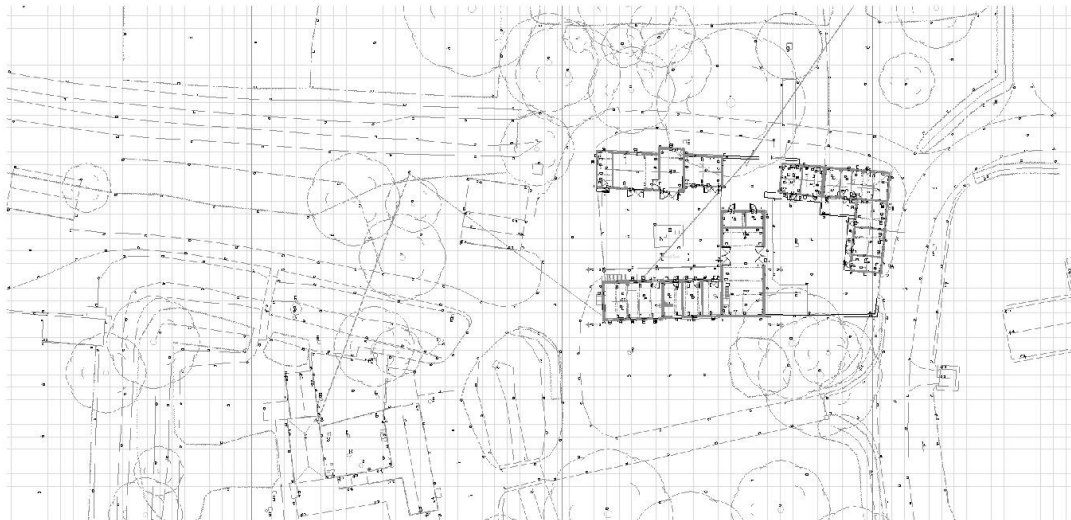


Site Location Aerial View

## 2.0 SITE LAYOUT AND SCHEME PROPOSALS

- 2.1 The proposed scheme/application proposes the conversion of existing redundant building into a single residential unit, with annex accommodation and garage/stabling
- 2.2 The current/existing layout/location/arrangement of the various buildings are indicated on the following drawings

COO-674-001	Block and Location Plans
COO-674-001	Topographical Survey
COO-674-001 02	Existing Site Plan
COO-674-001 03	Existing Ground Floor Plan
COO-674-001 04	Existing First Floor Plan
BHB-ES-125	Existing Elevations



Existing Site plan

- 2.3 The building lies within a site area of 4183.19m<sup>2</sup>, and the building(s) on the site occupy a footprint area of 507.89m<sup>2</sup>.
- 2.4 The site is located within the curtilage of the existing/host property Bossall Hall, and it is proposed to create a visual screen between the 2 with native hedge planting. As mentioned, the site is accessed directly by both car and pedestrians from the main street.
- 2.5 PROPOSALS

The proposed scheme is indicated on the accompanying application drawings:

COO-674-001 31	Proposed Site Plan
COO-674-001 32	Proposed Ground Floor Plan

- COO-674-001 33 Proposed First floor Plan
- COO-674-001 100 Proposed Elevations Sheet 1 of 3
- COO-674-001 101 Proposed Elevations Sheet 2 of 3
- COO-674-001 102 Proposed Elevations Sheet 3 of 3

2.6 The existing buildings are fairly typical of the local area, with brick facades and clay pantile roof, save for the more recent additions which are constructed in concrete blockwork and profiled/agricultural cladding, completely at odds with the neighbouring building and Hall beyond. The roofscape is fairly linear with hipped roofs to the gable to principle building and barn with gable roofs to the more subservient stable blocks. There is a rather cumbersome roof arrangement over the modern (concrete block) stable block which appears incongruous within its surroundings.



View of modern blockwork intervention

2.7 The access to the recent first floor apartment conversion also has detrimental impact to the character of the local area and detracts from the appearance of the existing buildings.



View of main building indicating cumbersome external timber stair

2.8 There are a number of features within the existing building/façade that are considered to be of merit, such as the original brickwork, including the corbelling detail at the eaves, the slot openings to the main Barn which also features the large openings to the east and west elevations.



View of main barn indicating slot openings and large door openings to west (and east) elevations

2.8 This barn also has large timber trusses creating a vaulted roof internally, as does the early 18<sup>th</sup> Century First Floor extension adjacent. It is intended to retain all internal and external features so far as possible within the proposed scheme including the former Brewhouse fireplace which will provide a feature within the entrance hall to the proposed dwelling



View of trusses to main barn





View of trusses at First Floor

### 3.0 LAYOUT DESIGN, SCALE AND APPEARANCE

3.1 The proposed works are designed to sit unobtrusively in the proposed location, indeed it felt that the scheme would be a material improvement over the current condition.



Proposed Site Plan

3.2 The existing external features will be retained so far as is possible, the vent openings to the main barn for example will be retained and glazed in behind forming a frameless

slot window. The wall will be repaired/made good as appropriate with unnecessary/redundant fittings etc being removed where possible (eg the existing modern timber staircase). The façade will be repointed (as agreed) to preserve its condition for generations to come.

- 3.3 The visually obtrusive juxtaposition of the concrete blockwork and cladding will be covered in a traditional 'yorkshire' boarding arrangement which will give a cohesive appearance to these subservient buildings. Where possible the existing brickwork will be retained – in particular to the east elevation (along the roadside). The large barn doors to the main central barn will be replaced (to match existing) and act as shutters to a secondary set of doors/screens set back in the existing opening. This will allow the main doors to be 'open' but still provide a habitable enclosure for the future occupants.
- 3.4 Despite the need to upgrade the existing façade (to meet current building regulations standards and be feasible for the property to be heated in an environmentally sustainable manner), as previous mentioned there are also a number of features internally that are proposed to be retained. The feature trusses in the main barn will remain and the brickwork where possible will also be exposed.
- 3.5 Internal interventions are kept to a minimum in forming the proposed accommodation. The existing partitions that form the current accommodation are largely lightweight/removable and will have little/no impact on the existing structure (once removed). It is proposed to construct blockwork walls at Ground Floor to provide buttressing to the existing structure where possible to further improve/enhance stability. The existing posts/beams will be checked (by an engineer) and retained where possible and all new openings will receive support to match existing.

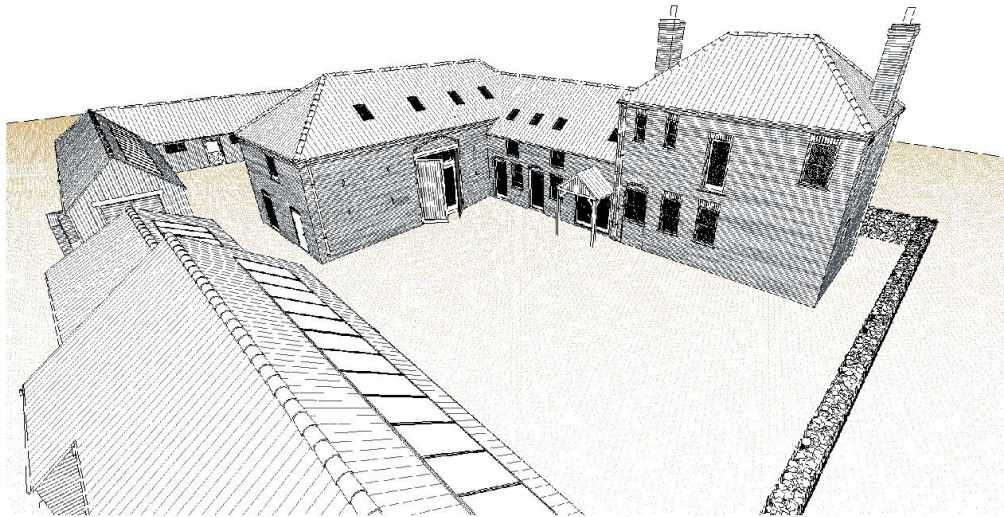


Proposed Front (north) Elevation

3.6 There are limited external alterations proposed:

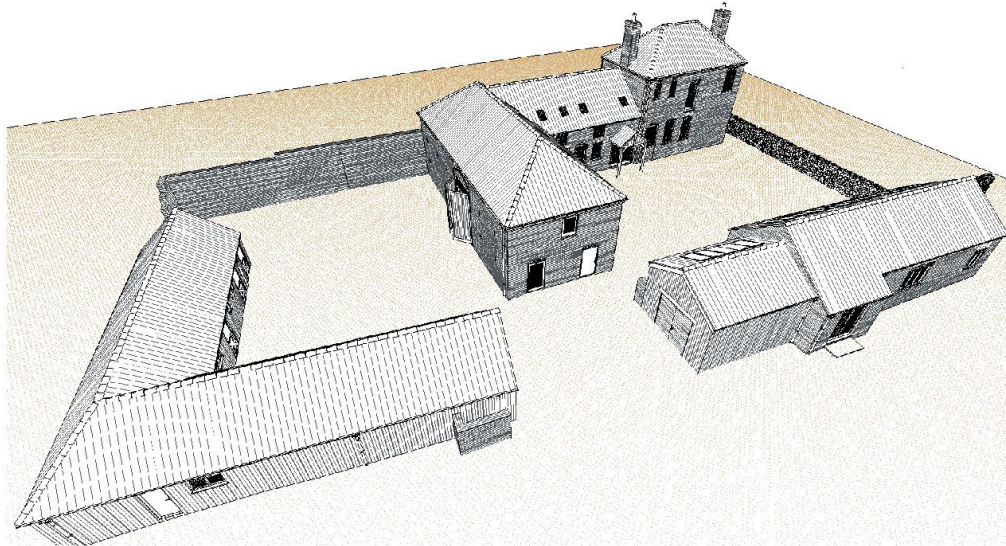
- It is proposed to break through between an existing door and window to the North Elevation and provide an entrance befitting a proposed dwelling of this nature, with an open entrance porch externally.

- It is proposed to partially block up the existing entrance door and create a window opening – raising the existing head but maintaining existing the arched details
- It is proposed to open up and glaze the recessed 'niche' openings that have previously been bricked up



Aerial View of Proposed Development from North West

- Some conservation rooflights are proposed to allow additional natural light to the internal spaces – these are all proposed on elevations facing the courtyard so not visible from either listed asset.
- An additional opening is proposed to provide a new entrance into the existing garage area again its impact is minimal given the proposal to board the areas concrete blocks.
- It is proposed to extend the roof over the garage area to remove the hip/gable junction and have one consistent ridge line.
- It is proposed to break out the masonry below the window to the northern extension of the annexe to provide double doors to allow access to a small terrace from the proposed living area within the annexe.
- A full landscape scheme has been proposed to improve/enhance the setting not just of the proposed development but also the local area.
- Photovoltaic panels are proposed to the south facing slopes on the proposed annexe and garage – these are proposed to assist in the provision of a sustainable service installation to serve the dwelling. No PV's are proposed to elevations of the principle buildings (that form the main residential accommodation), only to the more subservient 'outbuildings, minimising impact on the proposed listed asset(s).



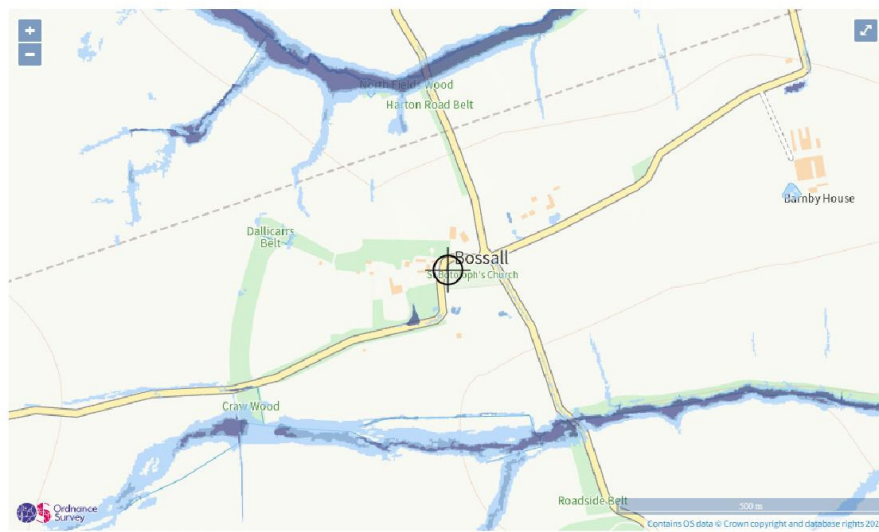
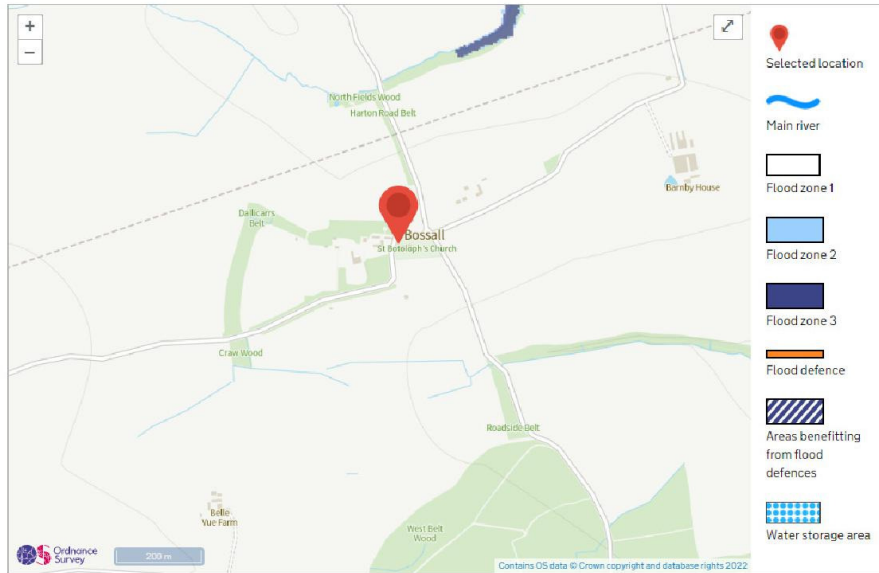
Aerial View of Development from North East

The above are all relatively minor interventions designed to improve the appearance of the existing buildings and also enhance the proposed accommodation internally. No extensions are proposed and there is no demolition so the footprint/scale and mass of the existing buildings will remain unchanged and therefore the impact on the listed asset(s) will be limited if at all.

## 4.0 HERITAGE STATEMENT

4.1 Please see accompanying heritage report by messers Irving Patrick Consulting Ltd

## 5.0 FLOOD RISK ASSESSMENT



5.1 The site lies outside the flood risk area – see extract taken from EA website above.

## 6.0 PLANNING POLICY

6.1 The Ryedale Local Plan Strategy – Can be read to largely support this proposal. Section 3 - in the wider open countryside supports economic diversification that complements the character of the landscape and surrounding activity. It supports development that is necessary for a sustainable healthy rural economy. It supports the provision for the conservation of important buildings, and which will secure important improvements to the environment or conservation of significant heritage assets. Section 5 - Policy SP9 supports the conversion of traditional buildings for residential uses. Section 7 Environment – SP12 Heritage encourages the sensitive re-use and adaption of historic buildings and will support flexible solutions. SP16 Design - states that development must create high quality durable spaces and reinforce local distinctiveness, protect amenity and promote wellbeing and reflect the grain of settlements. That alterations will be appropriate and sympathetic to the character and appearance of the host building with appropriate materials and traditional construction methods and techniques are used. SP18 promotes renewable or low carbon sources of energy, the ground source heat system intend would comply with this incentive. The scheme would locally seem to comply with SP19 and a presumption in favour of sustainable development.

6.2 The proposal is also supported by the National Planning Policy Framework.

Paragraph 2 of the NPPF - Achieving Sustainable Development Point 7 states that - The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs<sup>4</sup>. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection<sup>5</sup>.

Core Policy 16 of the National Planning Policy Framework -Paragraph 190. B) & C) states that plans should set out the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring and that the desirability of a new development making a positive contribution to local character and distinctiveness. The application area is underused the modest proposals can only improve the area and bring the wider benefits of a residential unit under the above policy guidance in a sustainable way.

In determining applications under Paragraph 195 of the NPPF local planning authorities should identify and assess the significance of any heritage asset that may be affected by a proposal.

Under Paragraph 197 - In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

## **7.0 ECOLOGY**

7.1 Please see accompanying heritage report by messers MAB environmental & Ecology Ltd. A further survey was carried out 5.9.22, the associated report will be issued upon completion. All licences will be obtained, and recommendations made within the report(s) will be followed and included within the proposed programme of works.

## **8.0 SUSTAINABILITY**

- 8.1 With sensitive intervention the design is intended to enhance the local area and contribute to the character of Bossall for generations to come.
- 8.2 Materials used during the construction will be sourced locally where possible and be selected with regard to 'whole life' cost.
- 8.3 The refuse generated on site will be separated into the differing waste class bins as requested in preparation for collection by the local authority.
- 8.4 The proposal will not create significant levels of additional pollution and most of the tree and shrub wildlife habitat will be retained and continue to contribute to the natural features of the Village.
- 8.5 There are no extensions proposed and the access drive/courtyard will be surfaced with permeable materials that the site has no greater impact on flooding or rainwater run-off than it does at present.
- 8.6 Appropriate electrical provision will be made available within the detached garage for electric vehicles/bikes/scooters.
- 8.7 It is proposed to ensure the dwelling is energy efficient with thermal performance in accordance with the building regulation requirements, whole house heat recovery/ventilation system, PV installations and the installation of a ground source heat pump system are all proposed to ensure the property will have minimum requirement for fossil fuels.
- 8.8 The development is considered to be sustainable using the Bruntland 1987 definition of "development that meets the needs of the present without compromising the ability of future generations to meet their own needs".

8.9 The dwelling will comply with current building regulations and will be efficient in terms of thermal insulation and energy consumption which assists in minimising their carbon footprint. The house will benefit from a thermally efficient heating system and low energy lighting.

## 7.0 SUMMARY

7.1 The proposed scheme will provide high quality accommodation to suit a variety of households. It will ensure the viability of the existing buildings for generations to come. The scheme has limited/no impact on the listed asset(s) and will be a positive contributor to the local area. The fabric upgrades and service installations will help provide with a sustainable development reducing the demand on fossil fuels for future users.

7.2 The Applicant's commitment and willingness to provide a high-quality finish and upgrade is to be lauded and deserves the support of all local, regional and national agencies to maintain and enhance to viability of the existing buildings. It is hoped that this application and the supporting documentation will gain the full support of the Local Authority to permit the development/works.

