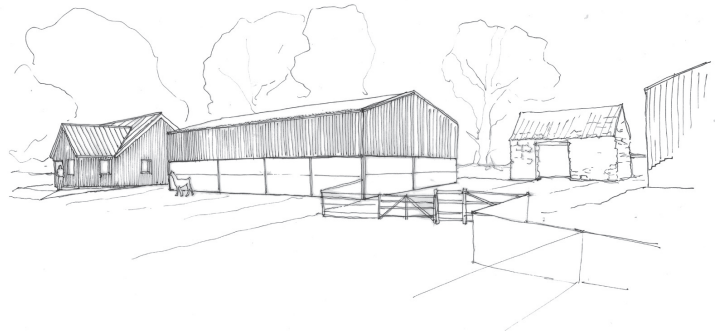
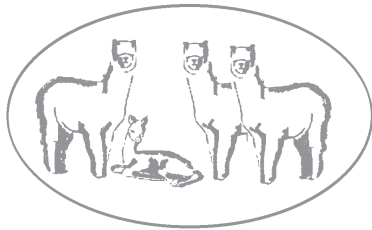


Moorside Alpacas Design & Access Statement



Studio Stead

1.0 INTRODUCTION

This Design and Access Statement has been produced for the business Moorside Alpacas by Architect practice Studio Stead to support the Planning application for a new build dwelling within the land where Moorside Alpacas is located in Kirkbymoorside. The proposal is for the construction of a single storey dwelling to support the running of the Moorside Alpaca business. This statement is to be read in conjunction with the submitted documents. The proposals attached to this Design and Access statement have been formulated as a result of the applicants' design brief, site survey, review of the National Planning Policy Framework and review of relevant Ryedale District Council planning policies.

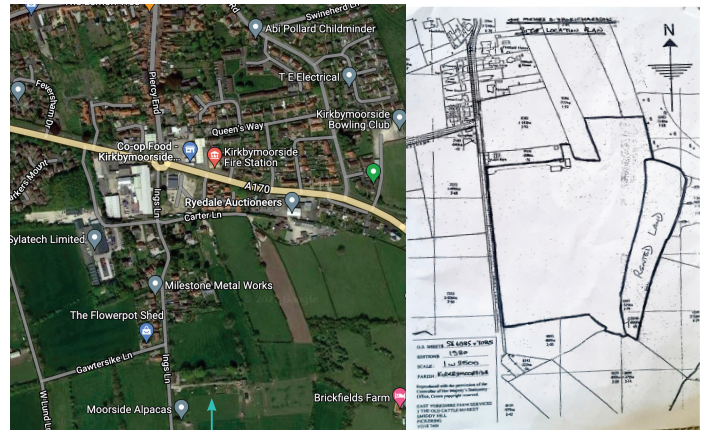
2.0 USE, LAYOUT, SCALE

The existing site comprises of 6.75ha owned by the applicant and 1.5ha rented land, accessed via Ings Lane in on the outskirts of Kirkbymoorside. The business is a smallholding committed to breeding excellence: a pedigree herd of alpacas, llamas, pure breed sheep, pygmy goats and poultry. Within the site three main outbuildings support the operation of the Moorside Alpacas business.

This proposal seeks to provide a C3 Dwelling house for the owners of Moorside Alpacas. It is proposed to locate this building adjacent to one of the two largest outbuildings, outbuilding 1, and it will therefore be the first building on approach into the site. The proposed location will provide passive surveillance for the overall site as well as visual connections to the alpacas and other animals that roam in the adjacent land.

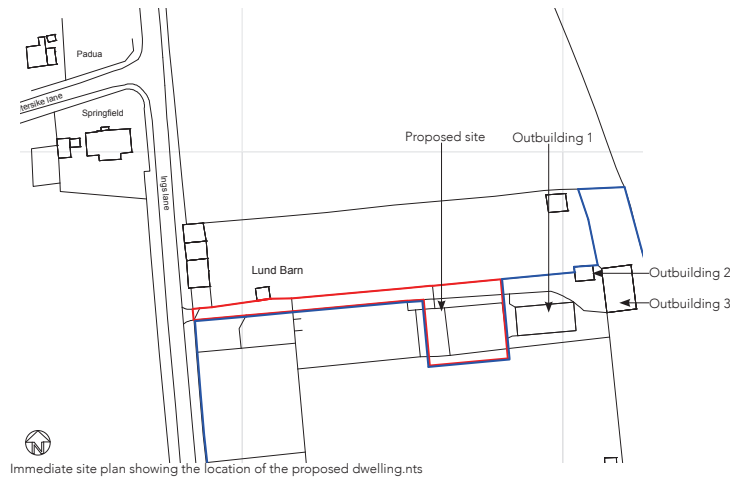
The proposed dwelling is a single storey 1 bedroom house. It has been designed to be appropriate in scale, especially regarding height, to the adjacent Outbuilding no.1. The ridge of the proposed house is only 350mm higher than the adjacent outbuilding. The land falls away from the road side therefore the dwelling is proposed to be sat into the slope rather than road level height, so to minimise the scale of the dwelling when looking towards it from the front field.

The layout of the house is modest in nature, providing one bedroom and associated living space, along with an office and business storage area. The office will be used for the running of the Moorside Alpaca business. The office and main living space look over the main front field. The style of the house is a simple 'L' shape pitched roof, with the main roof line being in the same orientation as the adjacent outbuilding.



Site location shown in relation to Kirkbymoorside

Overall site plan of land owned by the applicant, nts



Immediate site plan showing the location of the proposed dwelling, nts



Fig 1



Fig 2



Fig 3



Fig 4



Fig 5



Fig 6

Fig 1. Business logo

Fig 2. Alpacas on site

Fig 3. Site Approach from the access road

Fig 4. View of the site from the front field

Fig 5. View of the site and the adjacent outbuilding (no1)

Fig 6. View of the proposed site

Fig 7. Outbuilding 2

Fig 8. Outbuilding 3



Fig 7

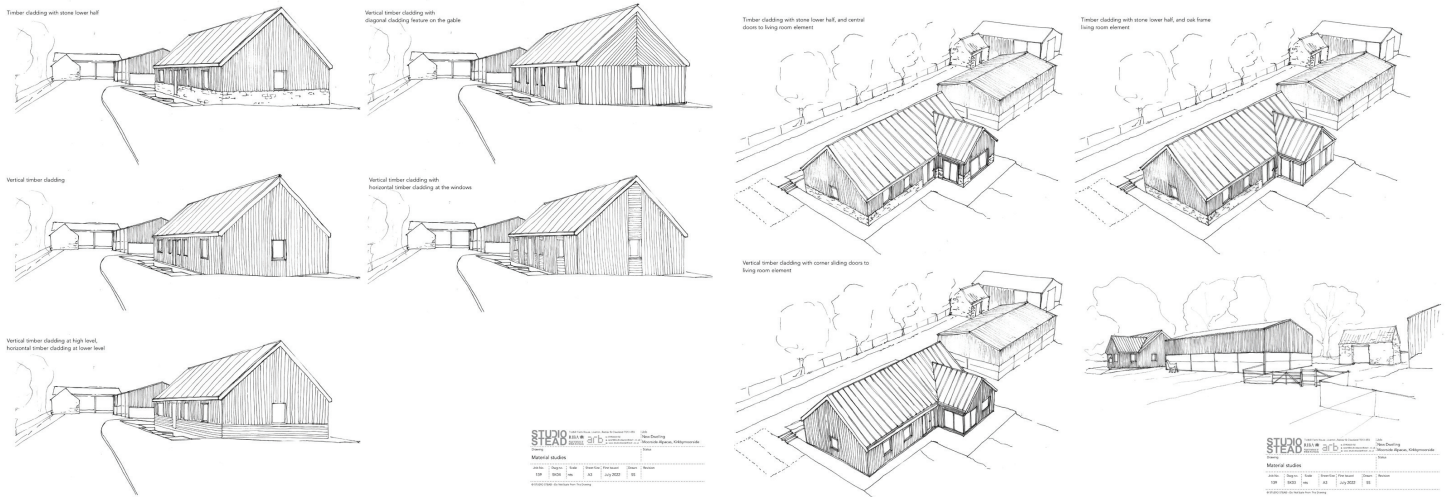


Fig 8

3.0 Design

The design process sought to establish a modest amount of space required to live and run the business for our clients. The main design considerations involved reviewing the internal building layout so that it achieved a compact layout and didn't create a building larger than it needed to be. We also reviewed the orientation of the floor plan and decided upon the layout that sat parallel to the road rather than perpendicular so that it lessened the impact of the dwelling given the fall in the land away from the road.

From the outset the material palette has been timber cladding with metal standing seam roof influenced by the adjacent outbuilding which are clad in well known Yorkshire boarding. Variations of the design and cladding were explored. Some were discounted in order to respect the Dark Skies policy. The final design has no high level apex glazing in order to minimise light pollution. The design options explored can be seen in the drawings below.

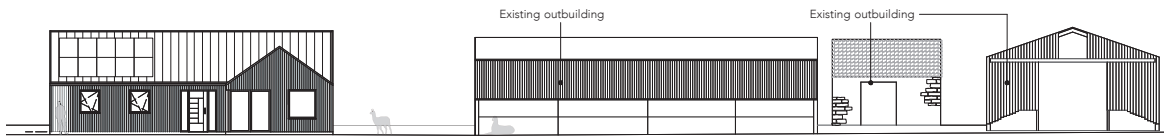
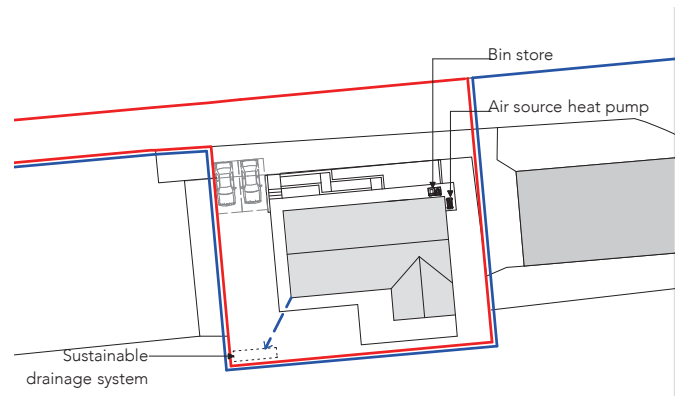


4.0 ACCESS

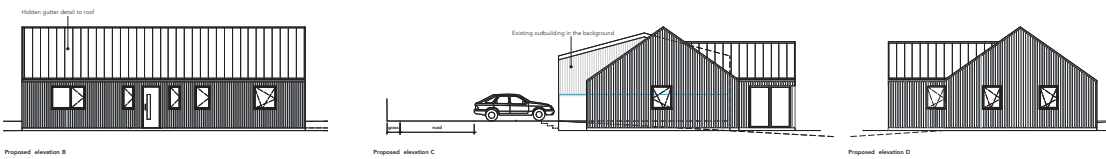
Due to the nature of the single storey layout of the dwelling it is inherently accessible. This is important for any visitors to the office within the building. The building set into the landscape with the parking at road level, therefore a ramp has been designed into the site layout to enable accessible access to the building entrance.

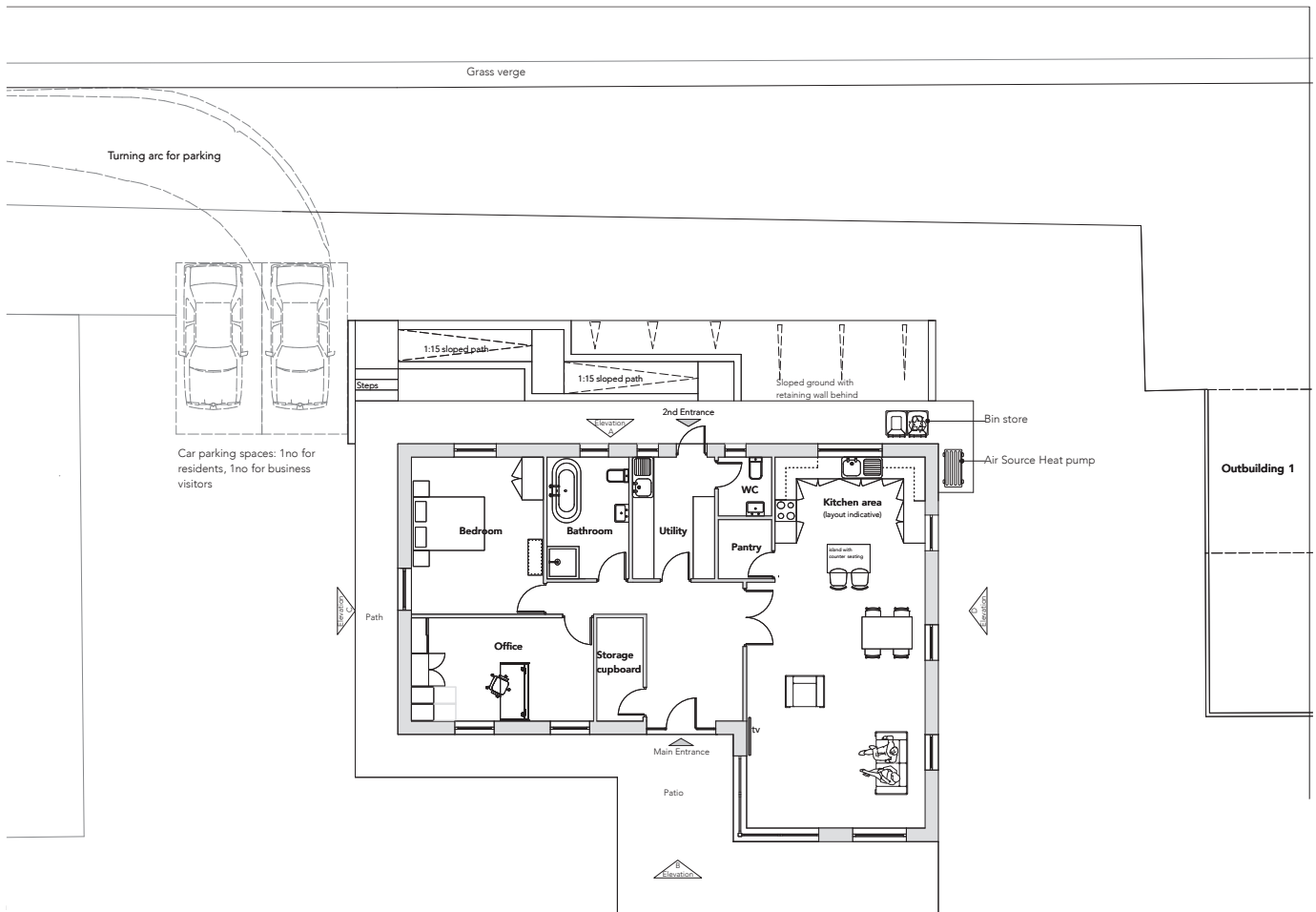
5.0 SUSTAINABILITY

The building is designed with a fabric first approach, as well as on-site renewable technologies. The fabric first approach ensures that the building exceeds building regulation standards for insulation. The intention is to use wool as the main wall and roof insulation: this is typically sheep's wool but it is hoped that the Alpaca wool could be used, subject to discussions with insulation suppliers. The on-site renewables will be photovoltaic panels on the roof and air source heat pump. Not only will these renewables lessen the energy consumption of the dwelling they will also provide an economically sustainable place to live and conduct the business by keeping running costs low.



Site Elevation showing new dwelling in context





Car parking spaces: 1 no for residents, 1 no for business visitors

Outbuilding 1

