

12/00926 | Full
RYEDALE DM

- 8 OCT 2012
DEVELOPMENT
MANAGEMENT

Gilling Cottage
Gilling East
YO62 4JG

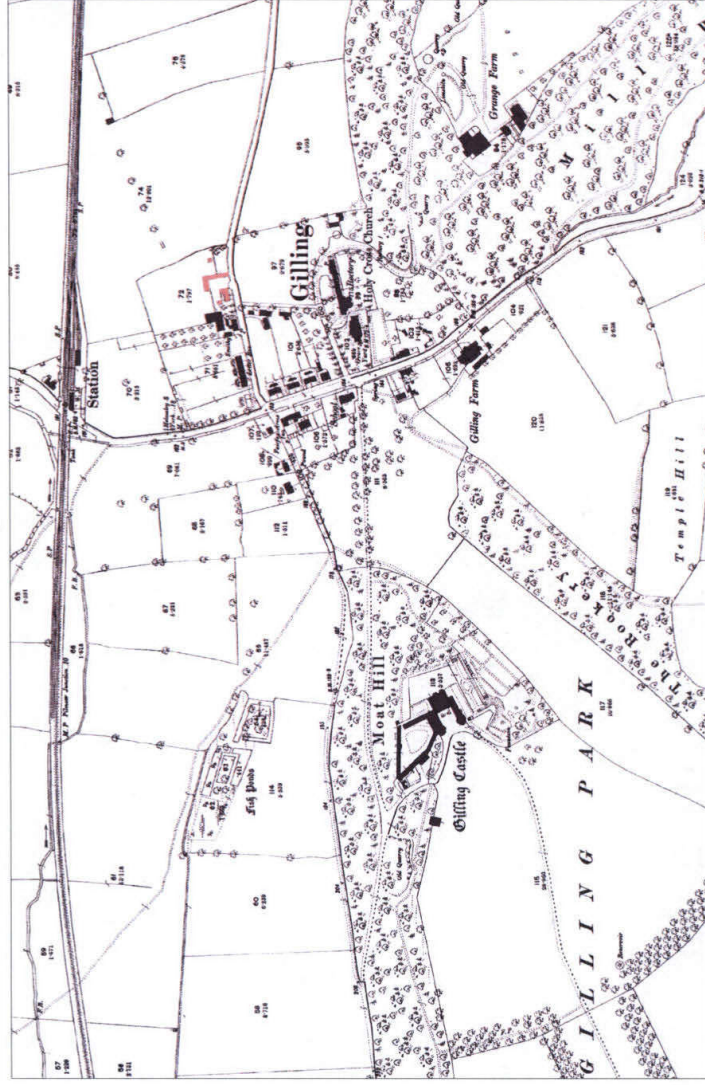
Design & Access Statement

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Site Existing

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Gilling East is a small settlement approximately 5 miles south of Helmsley and within the Howardian Hills area of outstanding natural beauty, just south of the boundary for the North York Moors National Park. The settlement has a number of local features which contribute to its success as a tourist destination. Within a 5 minute walk of the development site is the Gilling East Model Railway, operated by Ryedale Society of Model Engineers. And Gilling Castle is fine example of a medieval fortified tower house occupying a commanding site overlooking the village and now in the ownership of Ampleforth College.



Historic Map of Gilling East from 1893

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Application Site A

The outbuildings are constructed of local limestone coursed rubble with brick arched bays and a pantile roof. The materials are consistent with other properties in the village.

Windows on the outbuildings are single glazed white painted timber, in a variety of styles including Yorkshire vertical sliding sash and horizontal sash. Barn-type doors and painted timber boarding have been used in the arched openings.

The existing outbuildings feature fireplaces and chimneys illustrating the degree to which the property has been domesticated prior to the application for conversion into holiday cottages.



A - The Cottage



B - Outbuildings west elevation



C - Outbuildings south and west elevation



D - Outbuildings south elevation

Site Proposed

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This proposal is for the conversion of the outbuildings directly adjacent to the main house into holiday cottages and for demolition of two disused barns and the erection of new agricultural barn and access track. The proposal for conversion will improve the existing outbuildings which are at risk of falling into disrepair with little change to the integrity or character of the existing buildings or the surrounding context. The demolition of two agricultural barns that offer little architectural importance and that are structurally unsound with a new agricultural barn will preserve the agricultural use and help to improve maintenance of the site.

The proposals have been developed around three guiding principles:

- To respond to the character of the local area using fenestration, materials and proportion that reflect the existing outbuildings and surrounding buildings.
- To contribute to the rural economy through the creative re-use of under utilised buildings
- To improve access to the holiday cottages and preserve privacy to Gilling Cottage through rationalising access

Design

The conversion of outbuildings into holiday cottages necessitates a degree of remodelling in terms of the arrangement of openings and access, but where possible existing openings have been utilised.

Although the outbuildings enclose the courtyard there are already a number of access points from both the courtyard and gardens to the east. It is proposed to rationalise the holiday cottage access by utilising existing openings on the east side and where required forming new or enlarged openings in order that the main access is from the gardens to the east and closer to the proposed gravel parking space on application site B. This allows Gilling Cottage courtyard to remain a private family space, particularly important given that the applicants children use the space for play.

The size of some existing openings have been altered due to the requirement for privacy and division of the internal space, however, but where possible the proportion of the existing openings has been maintained.

Where new openings have been introduced the proportions and form of the openings are in-keeping with the existing, including the new arched barn-door openings South-West elevation, which mirror the openings to the west courtyard elevation. It is intended that these openings and the existing large openings on the ground floor read as larger barn-style openings. Therefore it is proposed that these are larger glass panels set back from the face of the stone and set in a dark grey aluminium frame - thus treating the opening as a recessive element.

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Landscaping

The existing outbuildings in application site A lie within a landscaped site featuring formal gardens, patio and courtyard areas and tennis courts. The holiday cottages will make use of generous gardens to the east of the outbuilding and private from the main house gardens to the west and north of The Cottage. The existing tarmac courtyard will be retained and will form the vehicular access for the main family accommodation. The holiday cottages will utilise a new hard standing parking at the proposed barn site and access the properties via a private off-road footpath. This division allows a degree of privacy between the main family dwelling and the holiday cottages. It is intended that the gardens to the east of the holiday cottages will be the site for a ground source heat pump, however this will not adversely affect the landscape condition.

A new access track is proposed for development site B linking the proposed barn and hard standing to Cawton Road, constructed using gravel with a soft edge. This will provide parking space for the holiday cottages and vehicular access to the barn for agricultural machinery and deliveries. A fence will run along the east side of the new access road allowing the field to be used for livestock. The remains of the existing sheds on the site will be removed and the land returned to a grassed condition.

Planning Policy

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(iv) Will not result in a detrimental impact on road safety or the free flow of traffic on the highway network;

The addition of three holiday cottages and required vehicular access to the road network is unlikely to cause a detrimental impact on the local road network or road safety.

(vi) Can provide sufficient vehicle parking within the curtilage of the property in an acceptable manner.

The proposed visitor parking will be contained within the existing court of the property accessible directly off Cawton Road

It is our understanding that the proposals for development site B are supported by the policy AG2 - New agricultural buildings.

Proposals for new agricultural buildings (other than intensive livestock units) which require planning permission, will be permitted provided that the following criteria are met:

(i) The buildings are located within or adjacent to an existing group of buildings, unless it can be demonstrated that a more isolated location is essential or appropriate. Where an isolated location is necessary, the site chosen should minimise the impact of the buildings on the character and appearance of the countryside;

We have located the new building adjacent to the existing livestock shelter on the site.

(ii) Where the proposal is for the erection of buildings which would be prominent within the landscape, a satisfactory landscaping scheme which accords with the provisions of Policy ENN7 is provided;

The location of the new structure is well screened by existing trees and hedges. Together with this we propose a green painted metal roof that will further blend the building into the landscape.

(iii) The buildings are of a design which is sympathetic to their surroundings in terms of their scale, materials, colour and architectural detail;

The barn footprint is of a similar scale to the existing demolished barns and will result in a reduction in floor area due to the rationalisation of keeping all agricultural equipment in one building.

(iv) The proposal will not have a material adverse impact on the character or setting of local settlements or the amenity of existing residents;

The barn is of a similar scale and form to the existing structures on the site, using typical agricultural construction materials

Access / Flood Risk Assessment

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6.0 Access & Accessibility

The property have been designed to meet the requirements of Part M of the Building Regulations (*Access to and Use of Buildings*) as a minimum standard. Level access from car parking to properties and external areas

7.0 Flood Risk Assessment

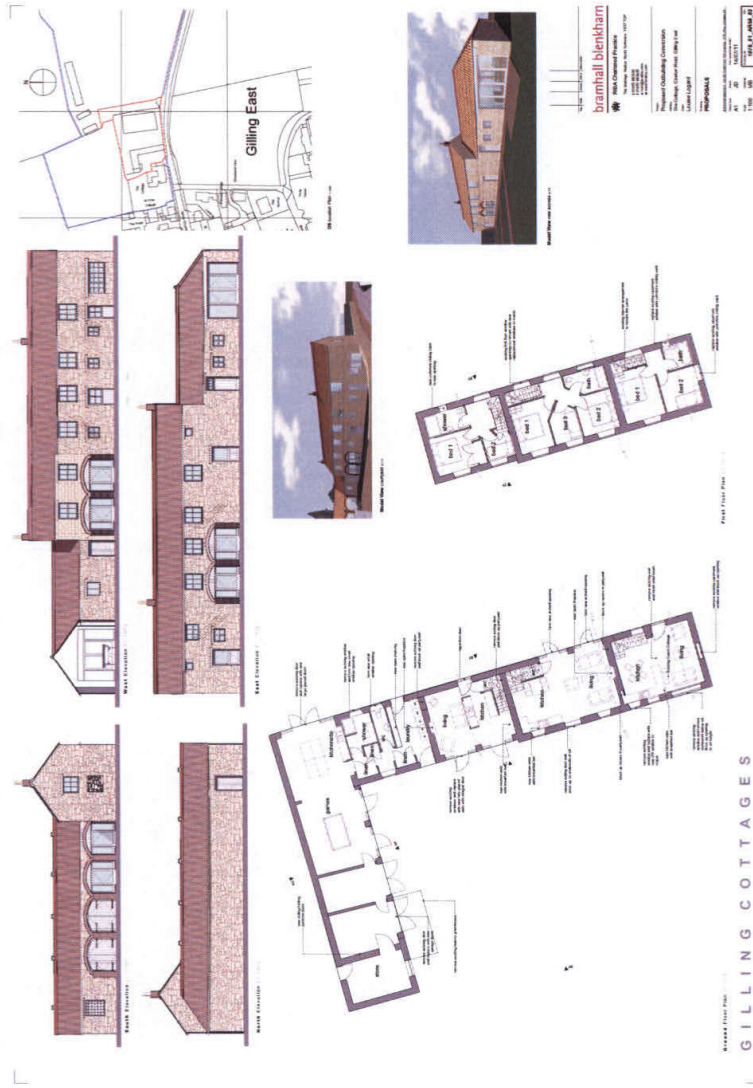
From information available on the Environment Agency website, it has been determined that development site A falls outside the area prone to significant flooding risk and site B also falls outside but adjacent to an area designated as flood zone 2 as demonstrated below on the Environment Agency flood risk map.



Flood risk map for site from Environment Agency website

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GILLING COTTAGES

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