

# DESIGN & ACCESS STATEMENT

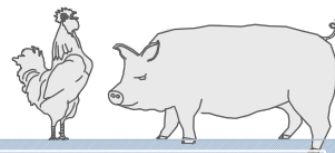
## CHANGE OF USE OF EXISTING OFFICE BUILDING TO BE USED AS HOLIDAY ACCOMODATION

Pockthorpe Hall, Pockthorpe, Driffield, YO25 4SX

D P MORGAN

Ian Pick Associates Ltd  
Station Farm Offices  
Wansford Road  
Nafferton  
East Yorkshire

Email: [mail@ianpick.co.uk](mailto:mail@ianpick.co.uk)  
Office: 01377 253363  
Ian Pick: 07702 814950  
Sam Harrison: 07837 558724  
[www.ianpickassociates.co.uk](http://www.ianpickassociates.co.uk)



**IAN PICK ASSOCIATES LTD**  
Specialist Agricultural & Rural Planning Consultants

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## **1. INTRODUCTION**

This report has been commissioned by D P Morgan of Pockthope Hall, Pockthorpe, Drifffield, YO25 4SX.

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with the majority of planning applications. The purpose of this report is to satisfy the requirements of Section 42 of the aforementioned Act.

This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

This report has been prepared by Ian Pick. Ian Pick is a specialist Agricultural and Rural Planning Consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.

Ian Pick has 22 years experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

## **2. THE PROPOSED DEVELOPMENT**

This proposal seeks full planning consent for the change of use of an existing farm building to offer a 3 bedroomed holiday cottage.

### **3. AMOUNT / SCALE**

The existing building has an overall footprint of 110.4m<sup>2</sup>. The building is not proposing to be altered in terms of scale. The building will be converted to offer a 3 bedroom holiday cottage.

### **4. USE**

The building will be used for holiday accommodation. The building was last used as a commercial office (application reference 00/02707/PLF).

### **5. LAYOUT**

The proposal extends to changing the use of an existing building to offer holiday accommodation. The layout of the internal arrangements can be seen on the attached elevation drawings.

### **6. LANDSCAPING**

Given the nature of the proposal and the limited alterations to the external appearance of the building, the perceived landscape impact is considered to be negligible.

### **7. APPEARANCE**

The proposal will include minimal external alterations to the existing brick structure. The building is currently made up of clay brick walls, with a clay pan tiled roof. An additional French door is being proposed to the northern elevation, with additional windows being proposed within the southern and western elevations.

## 8. ACCESS

The proposal will be accessed via the existing farm access. The anticipated traffic flow would amount to a maximum of 1 vehicle per week.

## 9. PLANNING POLICY

National Planning Policy is contained within the National Planning Policy Framework (July 2018). The NPPF provides support for economic growth and development of agricultural businesses in paragraph 83.

### *Supporting a prosperous rural economy*

*83. Planning policies and decisions should enable:*

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

The National Planning Policy Framework provides clear support for the proposals within paragraph 83.



The proposed development represents the sustainable growth, diversification and expansion of an existing rural business. The proposed development is compliant with the aims of national policy with the National Planning Policy Framework.

## 10. HERITAGE ASSETS

The proposed development is located adjacent to the setting of the Medieval settlement of Pockthorpe. The listing for the Scheduled Monument can be seen below:

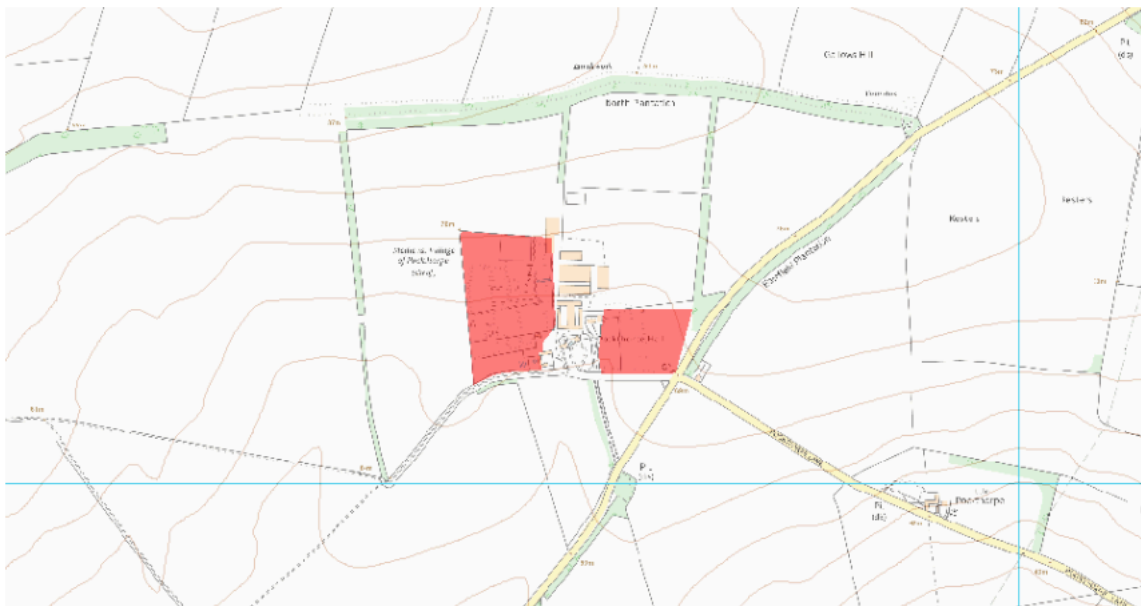
*Heritage Category: Scheduled Monument*

*List Entry Number: 1018405*

*Date first listed: 09-Oct-1954*

*Date of most recent amendment: 23-Oct-1998*

### Map



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*The monument includes the buried and earthwork remains of the hamlet of Pockthorpe. The remains survive in two areas of protection, located in two areas of protection, adjacent to the 19th century Pockthorpe Hall and modern farm. The area to the west of the modern farm includes the core of the hamlet. The area to the east of the farm includes a dewpond and additional earthworks left by the farming activities of the medieval settlement. Pockthorpe was recorded as Pochetorp in the Domesday Book under the jurisdiction of Nafferton manor, held by William of Percy. It was mentioned in a grant dated 1310 and a chapel dedicated to St Edmund the King was recorded in 1328. The settlement was assessed at 11 shillings for the 1334 lay subsidy, but along with many other Wolds villages, it became impoverished following the Black Death. It was granted 45 per cent relief from this taxation in 1354. Of the 240 people over the age of 14 listed in Nafferton parish for the 1377 poll tax, 18 lived in Pockthorpe. The chapel noted in 1328 is thought to have become disused as it was not investigated for the 1548 Dissolution of the chantries. In 1559 the manor of Pockthorpe was recorded as being in the possession of the Leeds family and the hamlet was still in existence in 1650 when it was noted in a survey. In the 18th century, Pockthorpe changed hands several times until it was enclosed in 1772. The hamlet is believed to have then been finally cleared of its last tenants, leaving only the hall in existence. In 1849 part of the hall was demolished to make way for the Victorian house that now remains. A 1946 aerial photograph shows the earthworks of the hamlet very clearly. The earthworks to the west were mapped in detail by the Ordnance Survey in 1975, and although all, except the two paddocks to the south, have since been rounded by ploughing, they can still be traced on the ground with levelled areas marking building plots and enclosure boundaries by breaks of slope and changes in level. The central feature is a trackway which survives as a linear hollow running east-west. The higher ground to the north of this trackway is divided into two main enclosures, each about 80m east-west, and each originally with further internal subdivisions. Towards the centre of the eastern enclosure there is a level platform which the 1946 photograph showed to have been occupied by a set of wall lines describing a building complex 25m square around a central courtyard. This has been interpreted as the medieval manor*

house. Just to the east of this complex, along the edge of the enclosure, there are two further level areas marking the location of two large, probable farm buildings, one possibly a barn. The western enclosure was further subdivided and included two building plots. The first fronted onto the street with the second set about 30m to the north. Both buildings were sited to the east of the centreline of the main enclosure, orientated east-west and were about 20m long and 5m-6m wide. The western half of this second main enclosure appears to have been a croft, a small paddock without buildings. To the south of the trackway there were three smaller enclosures extending southwards for about 80m ending at an east-west break of slope. The westernmost included a building 20m by 10m fronting onto the street with at least three smaller outbuildings behind. The eastern enclosure included a pair of small buildings also fronting onto the street, both about 10m by 4m, which are interpreted as long houses as they appear to have been divided internally into two. The smaller western part of the building would have been the domestic accommodation, with the larger part forming a byre, given over to livestock. There is some evidence that the central enclosure also contained a similar building. To the south of the east-west break of slope, which forms the boundary between the two unploughed paddocks, there are a number of building platforms which are considered to be the sites of further small houses and farm buildings. The hamlet may have originally extended both further west into fields now totally levelled by ploughing and further east beneath the modern farm buildings and the Victorian hall. Aerial photographs of crop marks in the field to the west shows that the trackway splits into two just west of the monument with one track heading north west to Creyke Farm and the other continuing westwards. The area to the east of the modern farm contains a number of features related to the farming life of the medieval settlement. The first is a partly infilled 20m diameter dewpond. This artificially constructed pond would have collected both water from rain and morning dew for watering livestock. To the north of this pond there is a low banked enclosure approximately 30m square. To the south there are two further artificial ponds. On the level ground above and to the east of the ponds, there is a set of ridge and furrow orientated north- south, being the remains of medieval ploughing practice.



*Excluded from the scheduling are all modern fencing and gateposts that cross the monument and the small brick building in the field to the east of the farm, although the ground beneath these features is included.*

Considering the proposal relates solely to the change of use of an existing building, any perceived impact on Scheduled Monument is considered to be negligible.

The building itself is a Grade II listed building. Details of which can be seen below:

*Heritage Category: Listed Building*

*Grade: II*

*List Entry Number: 1309780*

*Date first listed: 25-Jan-1985*

*Statutory Address: STABLE APPROXIMATELY 30 METRES SOUTH WEST OF POCKTHORPE HALL*

#### *Details*

*Stable. Early C18. Red brick in irregular bond, stone dressings, pantiled roof. Gable entry. 2 storeys, 2 bays. Main gable elevation has boarded door under segmental head to ground floor, similar taking-in door to first floor. Stepped eaves cornice. Raised crow-step gables with block and ball finials. Adjacent outbuildings not of special interest.*

*Listing NGR: TA0405463286*

Given the nature of the proposal, the works are deemed to pose a negligible impact on the building itself. The works are limited to changing to specific use of the existing building from an office to a holiday cottage. The proposal involves the creation of 3 additional timber framed windows, and a 'French door' to allow direct access to the adjacent garden.

The proposed development is not considered to be detrimental to the overall character, appearance of the listed building. The proposed development represents the appropriate diversification of the existing farm building.