

PLANNING STATEMENT



**North End Farm
Main Street
Kelk
East Riding of Yorkshire
YO25 8HL**

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1. INTRODUCTION

Buildings North End Farm, Kelk

- 1.1 Kelk is a village located in the East Riding of Yorkshire; approximately 7 miles to the south west of Bridlington and 5 miles to the east of Drifffield. The village is largely made up of residential and agricultural properties and form a long ribbon development. There are large gaps between properties and as such, the village has no defined centre.
- 1.2 The existing site forms part of a working farm consisting of a farm house with associated farm buildings and shed of various ages.
- 1.3 This application seeks planning permission for the redevelopment of the current agricultural building at North End Farm, to create two, one bedroom, residential units. The proposal is to regenerate the buildings and enhance the area surrounding them. It is the intention to make the new dwellings available to rent for those within the local area.
- 1.4 Please refer to drawing no. 10196-01 Location Plan, which shows the relationship between this site and other adjacent properties.

Planning History

- 1.5 A planning application under reference 15/00846/PLF, gained approval in 2015. This was for a new garage building adjacent to this application site. Otherwise no planning applications have been made since 1st January 2000.

2. AMOUNT

- 2.1 The existing buildings have a gross internal floor area of 124m². This application does not propose the extension of the existing building – the new residential units will be located within the shell of the existing building.
- 2.2 The site has an approximate area of 565m² (or 0.05 ha).
- 2.3 House 1 has a propose floor area (GIA) of 59m². House 2 has a propose floor area (GIA) of 64m².

- 2.4 The extent of the proposed works can be seen on drawing no: *10196-05 Proposed Site Plan and 10196-04 Proposed Plans.*

3. LAYOUT

- 3.1 The site is accessed via a new entrance off Main Street, Kelk – this new entry will be shared between the two residential units but will remain entirely separate from the far and farmhouse. A new 1.2m high timber fence and hedgerow, along with an existing 1.4m high wall, will separate the farm and farmhouse from the newly proposed dwellings.
- 3.2 A new access lane will be constructed from the site entrance to both of the units. The parking for the first house is located just through the main entrance close to the entry. The parking for the other house is located to the further into the site. Adequate car turning space will be provided within the site.
- 3.3 A shared amenity area is provided to the east of the houses. This will be laid to grass but will also have a vegetation and fenced screen – see Landscaping section below.
- 3.4 The houses themselves are laid out in a simple, open plan arrangement to maximise the use of the existing window/door openings and the space available.
- 3.5 The extent of the proposed works can be seen on drawing no: *10196-05 Proposed Site Plan and 10196-04 Proposed Plans.*

4. SCALE

- 4.1 The scale of the existing buildings will remain unchanged. Window and door openings will remain as per the existing building where possible.

5. LANDSCAPING/ECOLOGY

- 5.1 The site sits in a sparsely developed part of the village and whilst there are other buildings and trees in the vicinity, the building is predominantly open; the western façade fronts onto Main Street, the main road running through Kelk. The building can be viewed very clearly when travelling through the village. Therefore the site has been arranged to reduce the visual impact of car parking and residential development as a whole.

- 5.2 The shared amenity space to the east of the site is to be planted with a hedgerow to divide the garden areas. Also, a hedgerow is proposed along the curved boundary to the north of the site, adjacent to the access; this will act as a screen between the farm yard and the residential units, and will reduce the visual impact of the development as a whole.
- 5.3 This hedge will also act as a replacement to that lost along the street side boundary when the access is formed.
- 5.4 The proposed hedgerow will contain native species; a mix of; Blackthorn and Hawthorn.



Blackthorn and Hawthorne hedges

5.5 Ecology:

The scheme proposal has not been discussed with the East Riding Countryside Officer; however the building roof has recently been replaced, along with other maintenance works, and the building is in constant use, as such no protected species have been seen.

- 5.6 The extent of the proposed landscaping works can be seen on drawing no: *10196-05 Proposed Site Plan*.

6. APPEARANCE

- 6.1 The appearance of the proposed scheme has been designed to be in-keeping with both the character of the surrounding area and farm as a whole. It is very much the intention to create and maintain the feel of a traditional agricultural building.
- 6.2 The existing arched openings are to be retained and glazed with minimal framing so as to maintain the original look of the building. Timber doors and several roof lights are proposed. Otherwise the external fabric is to remain largely as existing.
- 6.3 The proposed elevations can be seen on drawing no: *10196-04 Proposed Plans*

7. USE

- 7.1 The existing building is used for agricultural storage.
- 7.2 This application proposes a change of use to 2no. use class C3(a) Dwellinghouses.

8. ACCESS

- 8.1 The proposed residential units will have level access throughout. The external driveway and garden areas will remain largely flat with the exception of a shallow drop down at the proposed site entrance. The access paths to the front doors will raise up to the internal floor level to allow a level threshold.
- 8.2 Drawing no. 10196-05 indicates the visibility splays at the proposed site entrance at a length of 60 metres in both directions, and set back 2.4 metres from the street edge. The 60m length is intended as a guide only – the actual splays are considerably longer and can be assessed in further detail if necessary.

9. RELEVANT PLANNING POLICY

- 9.1 Whilst this proposal could be dealt with as Class Q Permitted Development, the intention of this application is to seek approval for all planning matters arising from this agricultural building conversion.
- 9.2 It should be noted that this building can be converted without substantial demolition and rebuilding. The building walls are all fully load bearing and the proposal does not significantly add to weight to the well maintained solid masonry walls.
- 9.3 The Proposed Submission Strategy Document (January 2014) forms part of the East Riding Local Plan. It contains a number of policies applicable to this proposal.
- 9.4 Policy S4(A) states:

"Outside of the settlements listed in Policy S3, development will be supported to help maintain the vibrancy of Villages (listed in Appendix B) and the Countryside where it:

- 1. Is of an appropriate scale to its location;*
- 2. Prioritises the re-use of suitable previously developed land"*

9.5 Policy S4(C) states:

C. Outside of a development limit land will be regarded as the Countryside and the following forms of development supported, where proposals respect the intrinsic character of their surroundings:

1. Conversion of buildings for economic development (including work-live units), tourism or community uses. Conversions for new housing will be supported where the preservation of the building would enhance the immediate setting.

9.6 Paragraph 4.34 notes:

In all instances proposals are expected to be of an appropriate scale for their rural location. Therefore, consideration will be given to how the proposal relates to the built and landscape character of the surrounding area and the impact that the development would have on the local road network. Proposals involving the re use of previously developed land will also be expected to be in an appropriate location.

9.7 Policy H4(A) states:

A. Proposals for new residential development will be supported where they make the most effective use of land or buildings.

'Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which:

- Reinforce local distinctiveness*
- Protect amenity and promote well-being'*

10. FLOOD RISK

10.1 The Environment Agency Flood Map indicates that the site is not located within a Flood Zone.

11. EXISTING STRUCTURE

11.1 As part of this application the existing building structure has been assessed. The purpose of the assessment was to assess the current structural condition of the building and to make recommendations on any essential structural repairs considered necessary as part of conversion and general refurbishment works.

11.2 For orientation purposes, the right and left hand sides of the building are those viewed when standing to the east of the property and looking directly at the front wall. The wall with the main arches to be the front wall of the building. The wall to the street is deemed as the rear.

11.3 The building is brick built and understood to be early twentieth century. It has recently undergone a series of maintenance and improvement works, namely; new timber roof trusses, replacement brick work, floor slab and new roof tiles.

11.4 Internal: The roof trusses have recently been replaced with new timber trusses. These have been installed in line with the current Building regulations.

There are no internal walls as existing.

A concrete floor slab is present and appears to be in a good condition. However, it is noted that this is likely to be altered to accommodate the internal drainage arrangements, and insulated over accordingly.

11.5 External: The existing external walls are of solid masonry construction and around min. 300mm thick. Areas of brick work have been replaced; primarily around the arches. Otherwise all other brick work has been repointed and the bricks themselves whilst old, appear to be in a good condition.

The internal face of the rear wall has recently re-built in dense blockwork to provide support to the roof trusses.

I have not inspected the building foundations; the external walls do not show signs of any significant cracks that may indicate insufficient footings. However, it is likely that the foundations will be inspected more closely by building control prior to construction.

11.6 Conclusion: The building is in a good condition and does not require any structural repairs. It is therefore readily able for conversion.

David Robson RIBA

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APPENDIX A – SITE PHOTOGRAPHS

Photograph 1

Main entrance to farmhouse and application site from Main Street.



Photograph 2

View of proposed site access from Main Street.



Photograph 3

View to east facade of existing building.



Photograph 4

View to existing farm yard in front buildings – and proposed site access area.



Photograph 5
View inside existing building.



Photograph 6
View towards farmhouse, garage building and proposed boundary wall.

