

Conversion of outbuilding to form  
overflow accommodation  
ancillary to main house, solar  
panels added to shed roof to the  
South of Birka Carr Farmhouse  
and replacement STP at

**Birka Carr Farm, Risplith, Ripon  
HG4 3EY**

## DESIGN AND ACCESS AND HERITAGE STATEMENT

14<sup>th</sup> April 2022



## CONTENTS

SECTION	Page No
1: Introduction	3
2: The Site Surroundings: Risplith	3
3: The Site: Birka Carr Farm	4
4: The Proposals	7
5: Amount	8
6. Layout	8
7: Scale	8
8: Landscape	8
9: Appearance	8
10: Sustainable Design	10
11: Access	10
12: Ecology	10
13: Structural Survey	11
14: Conclusion	11

## 1. Introduction

1.1. This statement is submitted in support of a planning application for the conversion of outbuilding to form overflow accommodation ancillary to the main house, solar panels added to shed roof to the South of Birka Carr Farmhouse and STP to replace the existing septic tank.

## 2. The Site Surroundings: Risplith

2.1. The site is situated just outside the village of Risplith. Risplith is a village in the civil parish of Sawley, in the Harrogate district of North Yorkshire. It is about 4 miles west of Ripon on the B6265 road to Pateley Bridge.

2.2. As the map to the right shows Risplith is a linear settlement, running East to West alongside the B6265 road.

2.3. Risplith (and Birka Carr Farm) are situated within the Nidderdale Area of Outstanding Natural Beauty. The landscape of Nidderdale AONB is rich and varied, from the tranquil expanses of water, open heather moorlands and rolling pastures, to stone walls, farm buildings and villages. In 2004 Harrogate Borough Council undertook a detailed assessment of this landscape. It identified 40 distinct landscape character areas in Nidderdale AONB. Risplith and Birka Carr Farm

are in **Area 31 – Upper Skell Valley**. This is the upper valley of the River Skell extending from its source at Skell Gill on the moorland edge in the west to Low Kirby Wood near Grantley Hall in the east. The area covers just under 10km<sup>2</sup>. Land management is simple with a random pattern of early enclosure.

Land use is:

Fields, boundaries, tree and wildlife.

Improved and semi-improved grassland managed for livestock production in small to medium sized fields.

Field pattern is random, largely typical of early enclosure with small patches of more regular parliamentary enclosure towards the edges. Deciduous clumps and woodland grow along the watercourses and lakes/ponds.

Woodland and individual trees are scarce at

higher elevations except for conifer plantations.

Muted grassland fields managed for live stock and bound by a mix of walls, hedges and fencing in

varying states of repair. Many field barns are left to crumble through neglect in this remote and stunning setting.

The main settlements are High Grantley, Low Grantley, Eavestone, High Skelding and Risplith.

Building materials include gritstone and stone slate, grey slate and red tile roofs plus modern farm buildings of breezeblock and Yorkshire boarding. Geology, soils and drainage Millstone grit solid geology.

A slowly permeable, seasonally-waterlogged, brown and surface water gley soils.



Fig. 1. Map of Risplith

### 3. The Site: Birka Carr Farm

3.1. Birka Carr Farm is located to the West of Risplith as shown in the map to the right.

3.2. Birka Carr Farm is situated within the Nidderdale Area of Outstanding Natural Beauty as described in the previous section.

3.3. The attached barn approximately 15 metres to the East of the house at Birka Carr Farmhouse is Grade II Listed, List Entry Number:1262626. The location of this barn is marked by the triangle below.

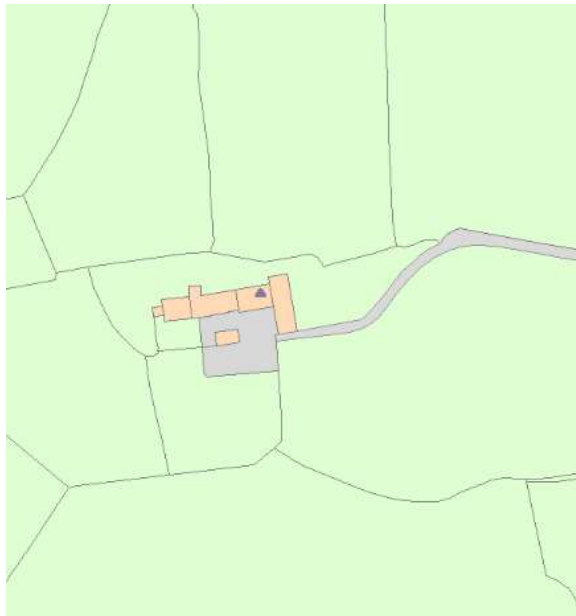


Fig. 2. Grade II Listed barn



Fig. 3. Map to show Birka Carr Farm in context with Risplith

3.4. The Listing details are as follows:  
SE 26 NW SAWLEY RISPLITH 4/174 Barn approximately 15 metres to east of house at Birka Carr.  
GV II Barn. Mid c17 altered mid c19. Coursed, squared gritstone; stone slate roof. Single storey, 5 bays with partial aisle. South side: large quoins; 4-bay aisle projection on right has a chamfered, quoined doorway at each end. Bay 1, set back, has a matching doorway to left and a small rectangular opening beneath the eaves. Shaped kneelers and chamfered gable copings. Rear: to right of centre is an inserted, mid-cl9, segmentally-

arched waggon entrance; the walling has rows of projecting throughstones; 3 slit vents on left. Interior: bay 1 has cow stalls beneath a loft floor of later date; wooden threshing floor to bay 2, stone paving to bays 3-5. Aisle arcade has 3 posts and arcade plate supporting original principal - rafter trusses with raking struts. A well-preserved example of its type.

Listing NGR: SE2360768553

3.5. Below is a photograph of the Grade II Listed barn in context with the main house and outbuilding. There is no work proposed to the Grade II Listed Barn.

3.6. The property is a domestic dwelling and is not used in connection with farming activities.



Fig. 4. Grade II Listed barn in context



### 3.7. Site photographs



*Fig. 5. Barn - North elevation*



*Fig. 6. Aerial view from the East*



*Fig. 7. Barn - North elevation*



*Fig. 8. Aerial view from Southwest*



*Fig. 9. Farmhouse - North elevation*



*Fig. 10. Aerial view from the East*

#### 4. The Proposals

4.1. This application is for the conversion of outbuilding to form overflow accommodation ancillary to main house, solar panels added to shed roof to the South of Birka Carr Farmhouse and replacement STP. There is no work proposed to the Grade II Listed Barn.



Fig. 11. The proposals

4.1. (continued) The proposals are shown in detail within the application drawings and the Structural Report.

4.2. A new sewage treatment plant is proposed as part of the application to take the waste from the farmhouse and the conversion. This is shown within the application drawings and replaces an existing septic tank.

4.3. The work proposed is confined to existing structures, there are no extensions proposed.

## 5. Amount

5.1. There is one conversion proposed, there is work proposed to one Shed roof and there is one new sewage treatment plant.

## 6. Layout

### 6.1. External:

6.1.1. The external layout remains unchanged apart from some slight regrading of the courtyard area to the West of the Outbuilding. Currently, all ground levels fall towards the Outbuilding so some raising of the ground levels is proposed to the West side to avoid flash flooding from excessive surface water. A flagged path is to be added to the East side of the Outbuilding, paddock levels will remain unchanged so the path will be unobtrusive.

6.1.2. Parking areas for the Outbuilding conversion are proposed in the main house parking areas. These areas are as shown in Fig 11. Currently there is parking for at least nine vehicles.

### 6.2. Internal:

6.2.1. The internal layout of the Outbuilding has changed. As currently exists the Outbuilding is split into two rooms for storage. The proposals are to form an open plan Kitchen/Living Area and two bedrooms and bathrooms.

## 7. Scale

7.1. The scale of the development is modest and has been dictated by the existing building. There is a 250mm increase in roof height proposed to the Outbuilding to accommodate new roof insulation.

## 8. Landscape

8.1. To the East of the Outbuilding are open views and a paddock. The main approach is from here. We have preserved the simple aesthetic of this approach. Therefore, we have not introduced garden walls or other domestic structures. The existing gravel courtyard to the East has been retained, and the only introduction is the change in levels as described in 6.1.1.

## 9. Appearance

9.1. The aim is to retain the appearance of the Outbuilding as much as possible.

9.2. The existing window and door openings remain unchanged, except for the modern window on the Western facade (Elevation 5 on the drawings). This window is shown overleaf and below. The window opening has a concrete head and there is an original stone sill under the window that shows that this window has been widened relatively recently. This window has therefore been reinstated at its original narrower width. See the drawings for further details.



Fig. 12. Window on Western facade





Fig. 13. Modern window opening to West

9.3. Roof windows: There are five small conservation roof windows proposed within the scheme.

9.4. The existing simple verge and eaves details will be retained. New cast iron rainwater goods will be installed on rise and

fall brackets. As existing the rainwater goods are plastic.

9.5. Window and door designs - general: In general, the approach used for the window and door design is as shown in the reference image above right. As shown in the reference image the windows or doors installed within openings will be painted a heritage colour.



Fig. 14. Reference image to show window and door design approach

9.6. Door/screen to Elevations 2 and 3: The glass sliding doors to Elevation 3 are to be XP Glide R aluminium lift and slide doors with slim outer frame, a sightline of 98mm from Express Bi-folds. These doors are high quality, and the slim sightline is a feature. To be finished in a heritage colour to match the timber windows and doors. The screen to Elevation 2 will be the same, but fixed.

9.7. There is one new opening proposed – it is on the Northern façade of the Outbuilding. This façade faces stunning views, and it is hoped that the improvements proposed in general, and the lack of proposed new openings elsewhere could make this acceptable.

9.8. SHED: The appearance of the Shed is to remain largely unchanged, the work proposed is to the roof only, the existing asbestos sheeting is to be removed, and new blue slate installed to the North and new PV panels to the South.

## 10. Sustainable Design

10.1. Outbuilding: An air source heat pump will be used to provide heating and hot water for the new accommodation. The Outbuilding will be fully insulated with triple glazed windows.

10.2. Shed: The new PV panels on the shed are to generate electricity which will be stored in a Tesla Powerwall inside the shed.

## 11. Access

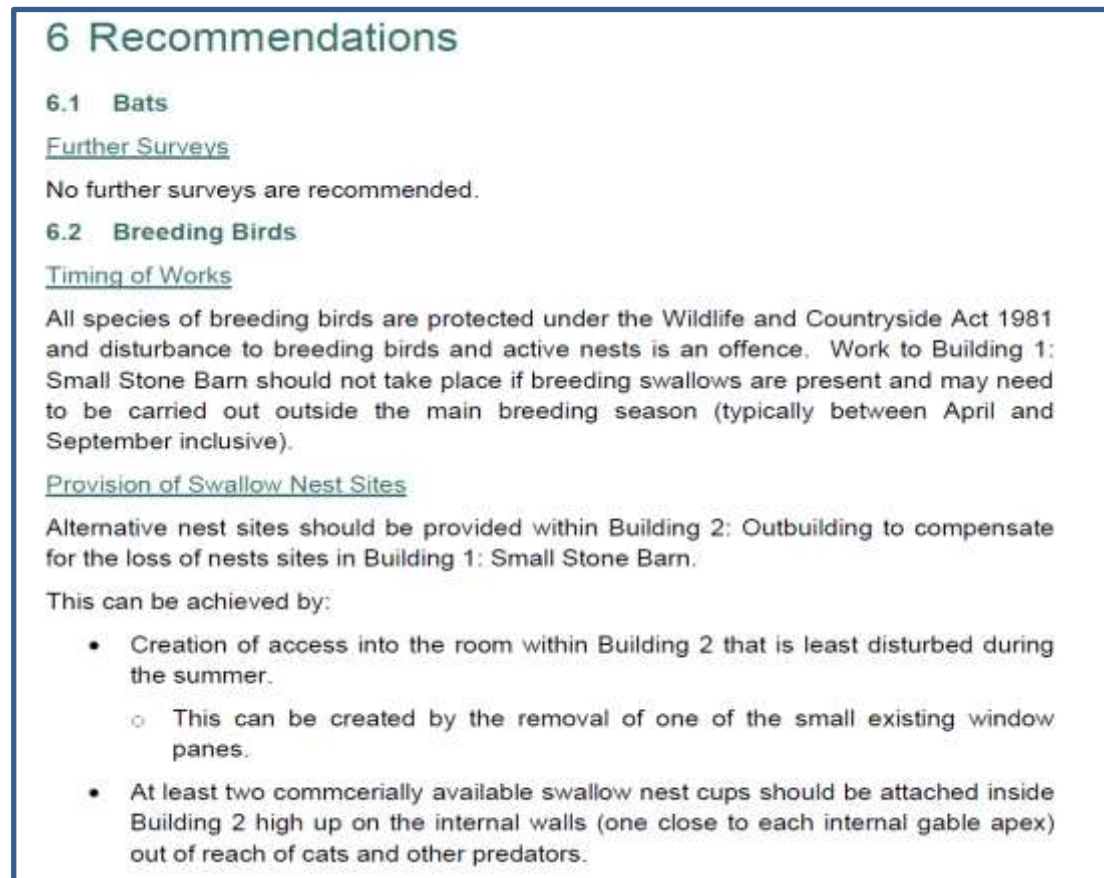
11.1. Vehicular access remains as existing. There is no new or altered vehicular access to or from the public highway.

## 12. Ecology

12.1. A Bat Scoping Survey has been carried out and submitted as part of this application.

12.2. Bats:  
Both buildings were assessed as having a Negligible Potential to Support Bats and it is considered unlikely bats will be impacted as a result of the development.

12.3. Nesting Birds:  
Works to the Outbuilding is likely to result in the destruction of 2 x swallows nests if conducted between March / April until September/October. See **below** extract from the Ecology Report.



**6 Recommendations**

**6.1 Bats**  
Further Surveys  
No further surveys are recommended.

**6.2 Breeding Birds**  
Timing of Works  
All species of breeding birds are protected under the Wildlife and Countryside Act 1981 and disturbance to breeding birds and active nests is an offence. Work to Building 1: Small Stone Barn should not take place if breeding swallows are present and may need to be carried out outside the main breeding season (typically between April and September inclusive).

Provision of Swallow Nest Sites  
Alternative nest sites should be provided within Building 2: Outbuilding to compensate for the loss of nests sites in Building 1: Small Stone Barn.  
This can be achieved by:

- Creation of access into the room within Building 2 that is least disturbed during the summer.
  - This can be created by the removal of one of the small existing window panes.
- At least two commercially available swallow nest cups should be attached inside Building 2 high up on the internal walls (one close to each internal gable apex) out of reach of cats and other predators.

Fig. 15. Extract from Ecology Report

### **13. Structural Survey**

13.1. A Structural Survey has been carried out and is included in the application.

### **14. Conclusion**

14.1. The scheme is confined to existing buildings and there are no extensions proposed. Improvements will be made, and there are a minimum of changes. Therefore, we hope the application will be supported.