

# Seatswood Architects Ltd.

*from concept to completion*

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## ***Design & Access Statement:***

Proposed Change of Use to Residential Accommodation  
Clapham Holme Farm,  
Hull Road,  
Great Hatfield,  
East Riding of Yorkshire  
HU11 4UX

**Brief:**

Clapham Holme Farm is a detached private dwelling house with adjacent outbuildings that were formerly used for agricultural purposes but are now used for storage. A detached building to the East of the site has been developed to provide 4 high quality Holiday Cottages in the style of a converted barn, with a central glazed atrium space which has been approved as a venue for civil weddings. Permission was also obtained for the conversion of a large storage barn into a venue to hold Wedding Receptions and similar functions and for the conversion of existing brick barns to provide 2 further Holiday Cottages. The work to these buildings is now complete. The owners, Mr & Mrs Clapham, have built this up into a successful business, supported by some attractive walks around their existing fields with a 'petting zoo' comprising a small collection of farmyard animals, a meadow area and a fish pond.

The owners now wish to convert one of the remaining outbuildings towards the centre of the site previously used for storage (Class B8) into residential accommodation for use by their daughter and her family (Class C3). This will enable her to take on a more active role in running and maintaining the site and looking after the guests and visitors, allowing the owners to prepare for retirement.

**Site Location:**

The site is located to the South of Great Hatfield adjacent to the main Hull road, in an area dominated by open fields with some Hawthorn hedgerows and open ditches.

**Existing Site and Use:**

The application site comprises a single storey brick built outbuilding with disused pig pens to the rear (north) and an attached steel framed block walled wrap around storage shed which are currently disused.

**Access & Usage.**

The site is accessed from Hull Road via a private drive leading to off road parking areas adjacent to the existing buildings. The outbuildings have ramped access from a gravel yard area to the south and a new door is to be installed to the north to link with an existing path which runs alongside the north of the buildings and connects to other facilities on the site.

Internally new Bathroom and Kitchen facilities, Lounge, Dining and Sleeping areas are to be provided over two floors.

**Appearance & Scale.**

The proposed change of use will require some minor alterations to the external appearance and scale of the existing buildings to adapt them for residential use, whilst retaining the rural aesthetic of the existing buildings.

The wrap around storage building is to be demolished. This is roofed in asbestos cement sheeting which is supported by a steel frame. The existing asbestos cement sheeting to the roof will be removed and disposed of by licensed contractors allowing the rest of the building to be demolished. The existing brick built building is to be re-roofed with reclaimed red terracotta clay pan tiles, with matching tiles used on the small new lean-to extension to the east. New timber framed roof lights will be installed to provide daylight and ventilation to the new first floor rooms.

New double glazed windows are to be installed into existing openings, and new windows, entrance and French doors are to be installed into the front and rear elevations, with flat brick arch detailing to reflect the existing.

**Planning Policy Analysis.**

- The development will support and enhance the existing facilities.
- The development will not detract from the character, appearance or amenity of the surrounding area.

**Flood Risk.**

The site is not situated within a flood zone and is situated at the highest point on the site. Groundwater drains to the fish pond through the existing land drainage system from the adjacent fields. There is an existing ditch (piped) which runs parallel to the boundary with Hull Road and feeds into an open ditch around the fields to the South. This takes the outfall from adjacent fields and is unaffected by the proposed works.

**Car Parking and Access:**

The existing car parking and site access are to be retained and are considered to be more than adequate for the existing and proposed users with more than 20 car parking spaces available. All vehicles can turn around using the existing driveways without the need for alterations.

**Landscape, visual impact and Ecology:**

The areas around the application site include a field occasionally used as rough grazing, bounded by an existing nature walk with mixed tree planting, a fish pond, a mixed hedge and post & wire fencing to the perimeter which provides habitat opportunities for small birds, mammals, fish and insects. The existing facilities will be unaffected by the proposed change of use.

There are no protected species evident within the application site although bats have been seen around the trees and outbuildings towards the East and a barn owl is frequently seen around the adjacent fields and hedgerows. A survey completed in September 2021 by Curtis Ecology concluded that the existing buildings were not being used by any protected species and that these offered low habitat and foraging potential.

**Local / National Planning Policies:**

This Design and Access statement has been written with reference to the following planning policies:

East Riding Local Plan;

- S1** Sustainable development
- S4** Supporting development in villages and the countryside
- H1** Meeting needs
- H4** Effective use of land
- ENV1** Integrating high quality design

National Planning Policy Framework;

- 3:28** Supporting a Prosperous Rural Community

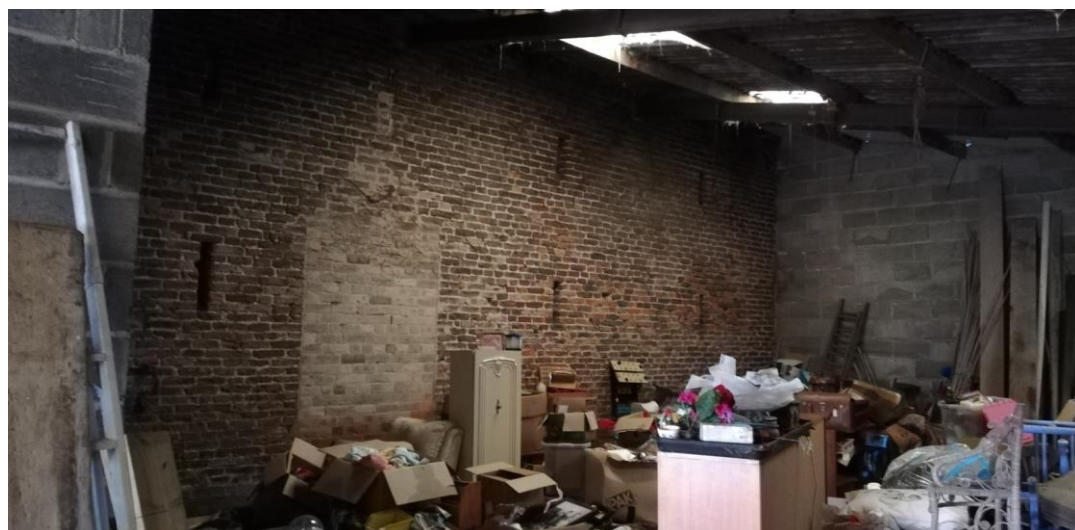
Site Photos:



Exterior View from South



West Elevation viewed from within adjacent Barn



East Elevation viewed from within adjacent Storage Barn