



Conversion & Extension Of An Existing Storage Garage & Stables To Accommodation at The Old Barn, The Green, Askham Richard, York. YO23 3PT Design & Access Statement

Introduction

This Design and access statement has been prepared for the support of a **full planning application** for the conversion & extension of an existing storage garage & stables to accommodation at The Old Barn, The Green, Askham Richard, York. YO23 3PT

Site

'The Old Barn' is a house located in Askham Richard, positioned to the west of School Lane & The Green. The site is accessed via a short lane with shared access to adjacent property, Jasmine Cottage to the North.

Existing Plot

The building in question sits within the curtilage of The Old Barn. The house itself is used as a domestic residence, and this will continue. The building is currently used as a storage garage & Stables to service the house. The house & garden plot is 2015 sqm (excluding adjacent paddock) & the building incorporates a double sized open garage, a gym room, a separate storage room along with some external sheds, w/c & tank storage serving the main property (The Old Barn). To the west of the house and garden is a large paddock separated by a wooden fence. This is also owned by the applicant as part of the same overall plot.

Flooding

The site sits within Flood Zone 1, however it is defined as having a low probability of flooding from rivers and sea. The proposals will not increase any surface water run-off.

Proposals overview

The proposal is to convert & extend the garage building & stables into accommodation. The storage needs will be accommodated elsewhere within the plot in outbuildings on the adjacent paddock.

The building has a 'main' one and a half storey central section with front facing gable & perpendicular eastern side annex. The proposal is to remove the existing wooden sheds to the western side and replace them with a modest single storey side extension to be used as a sunroom with views across the paddock.



It is proposed to add a dormer to the west side of the main building to extend the usable first floor & create a bedroom & ensuite bathroom with windows looking over the paddock.

The conversion would allow for the creation of an internal living area with two bedrooms, bathroom, kitchen & living space. The proposed building aims to give the applicant sufficient ground floor accommodation whilst minimising the addition to the existing footprint.

The general appearance of new extension aims to complement the existing building. The extension will be of brick construction matching the original building. The roof will be a flat GRP roof. Large windows & sliding doors to the West façade take advantage of the views to the West. The extension will be built with a brick cavity wall construction, the bricks being a heritage type to match the design of the existing and with matching pointing style. The existing building is already double skin with cavity.

New windows to the rear & front of the existing building will match the existing units, whereas the windows in the new extension will be fitted with modern units to contrast with the existing building. To the southern 'front' façade the entrance is through an existing doorway.

Size, Scale and Design

The proposed extension is of a modest size in addition to the internal requirement and is positioned to the western side of the house plot. Being single storey & positioned to the northern boundary of the plot, the newly extended building remains modest in it's size, only being 6% of the plot size and at the furthest point from the highway & neighbouring houses so will not have a detrimental impact on any surrounding properties amenity value.

National Policy

The national planning policy framework explains that the Government places great importance to the design of the built environment, and a key aspect is sustainable development; being indivisible from good planning; and should contribute positively to making places better for people.

Soft landscaping and Ecology

This will not be affected as there is no loss of green area.

Parking

Parking on site will be next to the north of the building on the existing gravel driveway for multiple vehicles.