



Our ref. WG1333 DAS.ppp  
17 January 2024

## **Design and Access Statement.**

### **Barn conversion to a dwelling at Manor Farm, Wetherby Road, Rufforth.**

#### **Introduction**

The barns associated with Manor Farm House are sited in the centre of the village of Rufforth off Wetherby road to the east of All Saints Church.

To the north is the dwellinghouse Manor Farm, to the north-east the 20<sup>th</sup> C dwellinghouses of The Croft and Meadow House and to the south-east older residential dwellinghouses through to more recent residential development.

The barns are of typical agricultural character presenting a storey-and-half threshing barn with linear stabling in an L shaped plan-form. Domestic garaging of later period is appended to the north-west gable. The walls are of stone with brickwork above suggesting surviving remnants of earlier agricultural buildings which have likely been adapted and changed throughout their existence. Roofs are clay pantile covering.

Most recently the buildings were used for stabling of racehorses until becoming ancillary to more domestic activities of Manor Farm.

The accompanying application requests Full Planning Permission to convert the building to a single dwellinghouse.





## **Planning Policy and History**

Rufforth as a settlement is over-washed by Green Belt (Policy SP2) and the site is within the Defined Settlement Limit (Policy GB2). The latter permits development by way of change of use provided:

- The proposed development is located within the built-up limit of the settlement; and
- The location, scale and design are appropriate to the form and character of the settlement; and
- The development would constitute limited infill.

The site does benefit from historic planning permissions.

Anecdotal evidence suggests the planning permission associated with the 20<sup>th</sup> C houses to the north-east included conversion of the barn.

Application ref. 6.137.94 (Harrogate Borough Council at the time) approved planning permission for conversion of the farm buildings to two dwellings and garages.

Whilst more detailed examination of these past applications might conclude with an extant permission for conversion, we are of the opinion that a new application which accords with current policy is a cleaner approach to the project.



## Design Principles

The barns are typical of rural agricultural buildings being arranged around a loose yard.

The storey-and-half barn is oldest suggesting threshing use at some time. The single storey stable range represent their function through the distinct rhythm of loose boxes with stable door and window. The garaging to the north-west are domestic in appearance and the most recent alteration to the range of buildings.

The design approach follows the principle of working with the existing character and features of the barn to inform the layout and character of the conversion. Existing features are carefully recorded, such as blocked openings and vent slots, and these are used to inform the design.

The threshing openings are re-opened and fully glazed with an extension to the south-west in Oak frame. The design intent here is to enhance that opening by extending the living space into the yard through a rural material quality that has ecclesiastical vertical proportion enjoying the aspect towards All Saints Church.

An upper floor is introduced within the storey-and-half barn with central double-height void and bedrooms either side. A number of new windows are required at first floor but these are located to compliment vent slot positions and are designed to appear as pitch holes in proportion thus retaining the agricultural aesthetic.

The stable range converts simply by utilising the existing rhythm of plan-form and openings.

The garages shall remain as such with the existing forecourt parking. The yard benefits from a mature wildflower meadow which shall be retained and enclosed by a 1.1m high wall to introduce a clear boundary condition along the length of the private drive.

Materials - with the exception of the extension which shall be Oak and green roof - shall be as existing so clay and stone masonry with clay pantile roof covering. Windows and doors shall be painted timber.





## **Conclusion**

The barns are an important physical record of the Estate history of Rufforth and contribute to that understanding at the centre of the village.

The proposed conversion accords with Green Belt Policy and represents sustainable re-use of an otherwise redundant building thus safeguarding its continued use into the future.

The design approach is sympathetic to the character of the building proposing very limited change to achieve the conversion to a dwelling.

The rural character is reinforced to achieve well-balanced accommodation within an attractive home.

