

Eznat Architecture and Development – Design, Access, and Heritage Statement Project:

Conversion of two outbuildings to create holiday let accommodations

Project Address: The Grange, Gardham Lane, Bewholme, YO25 8ED



Design, Access, and Heritage Statement

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Introduction

The proposal involves the conversion and refurbishment of two existing outbuildings to create holiday let accommodations at Bewholme Grange. The single storey outbuilding (Building A) is attached to Bewholme Grange, and the two-storey outbuilding (Building B) is detached.

This application seeks consent to ensure the two outbuildings are brought into use and retained as opposed to being left to run into disrepair and dilapidation.

The application's site is located to the West of Gardham Lane, as shown below in the aerial satellite extract:



Planning

A pre-planning enquiry was submitted to ERYC on 13th November 2018, the formal response was received on 12th December 2018 from Miss Danielle Kearney.

The response was positive and in conclusion the officer stated that they could support the application subject to the conversion being carried out sympathetically and in respect of the character of the sites surroundings.

A further response was also received from the conservation officer Mr. Stephen Devey on 13th December 2018. Mr Devey stated that he is in support of the repair and re-use of the subject buildings and passed on minor design comments in respect of Outbuilding A which have been implemented into the design drawings submitted.

The most recent planning application, 19/01497/PLF, conducted by Alan Menzies, received approval on the date 4/10/2019. Like this application, 19/01497/PLF sought to convert two outbuildings into 2 holiday accommodation units. The reason for this application, is 19/01497/PLF's 3-year period unfortunately ran out prior to construction commencing, and therefore is no longer valid.

Use

The outbuildings are currently used for storage of general domestic items, the proposed use for holiday accommodation would allow the two buildings to be repaired, enhanced, and maintained. Given the size of the outbuildings, the proposed use is more viable and creates diversification in the rural economy which is in respect of recent planning policies namely EC1 and EC2 of the East Riding Local Plan Strategy Document.

Amount

The external footprint of Building A equates to 94.6m² and the external footprint of Building B equates to 106.9m². Neither of the existing footprints are to be effected by the conversion proposal. Only part of the ground floor of Building B is subject to the change of use, the remaining section of floor area is to be retained as storage in connection with The Grange. Insulation will be added to the internal walls to improve the existing U-Values.

Layout

Please refer to the existing and proposed site layout plans submitted for reference. In terms of access, the existing vehicular access point is to remain as existing and will serve both the occupiers of The Grange as well as the holiday let accommodation units. There are part existing gravel tracks to the outbuildings however they do need to be re-formed to the North of the site either side of the existing trees. Designated parking spaces have also been noted on the proposed site plan.

As stated in the pre-planning enquiry response, the parking for the occupiers of The Grange will not be effected by the proposed use.

Scale

The scale of Building A will be increased through the raising of the external walls and roof to ensure there is enough height internally as part of the proposed use. This alteration has received support from the Conservation officer (from previous applications) as it would secure the future of the building rather than letting it fall further into disrepair.

The scale of Building B is to remain the same in principle, with a minor roof pitch alteration to the replacement single storey section of building.

Landscaping

All of the existing surfacing is to remain as existing with the exception of re-forming the vehicular access track to the Northern end of the site to serve Building A.

Please refer to the existing and proposed site layout plans submitted for reference.

Appearance

The appearance of the overall application site will be improved following the conversion of the outbuildings as it will allow the structures to be enhanced which will in effect improve the conservation area.

Site Images





Site access



The current state of Building A

Relevant Planning Policy

National Planning Policy Framework

Paragraph 14 presumption in favour of sustainable development

Paragraph 17 sustainable economic growth

East Riding Local Plan Strategy Document

S1 (Presumption in favour of sustainable development)

S4 (Supporting development in villages and the countryside)

EC1 (Supporting the growth and diversification of the East Riding economy)

EC2 (Developing and diversifying the visitor economy)

ENV1 (Integrating high quality design)

ENV3 (Valuing our heritage)