

# DESIGN AND ACCESS STATEMENT

Planning Portal Ref: PP-12727379

## 1.0 Overview:

This statement is in support of the above site for:

Full Planning Consent: Full demolition of existing two storey extension & part existing single story living accommodation to form new Oak framed two storey & single storey alterations with new sash windows to replace existing UPVC to the farmhouse providing improved living accommodation at Grange Farm.

The property is located close to East Cottingwith The property is at the end of a tree lined private drive some 2700m from the highway and 3500m from the nearest habitation.

Further detailed proposals in support and accompanying this application:

2023\_20\_001 Existing GF Plan  
2023\_20\_002 Existing FF Plan  
2023\_20\_003 Existing External Elevations -1 of 2  
2023\_20\_004 Existing External Elevations -2 of 2  
2023\_20\_005 Proposed GF Plan  
2023\_20\_006 Proposed FF Plan  
2023\_20\_007 Proposed Roof Plan  
2023\_20\_008 Proposed External Elevations -1 of 2  
2023\_20\_009 Proposed External Elevations -2 of 2  
2023\_20\_010 Site Location Plan

## 2.0 Introduction:

The existing property consists of a large brick and pantile former threshing barn (converted to domestic accommodation) and a nineteenth century former farmhouse which has been much altered and extended. An earlier farmhouse, which was aligned with the Threshing Barn and possibly dated from the seventeenth or early eighteenth century, was demolished in the second half of the C20th.

The barn and former farmhouse are linked at ground floor level. The three link structures consist of an array of Twentieth century extensions or truncated earlier buildings. These structures can be summarised as follows:

### 2.1 Lean-to to gable of Threshing Barn:

Photographic evidence tells us that this building originally had a pitched roof, with eaves and ridge levels similar to the adjoining Threshing Barn. The pitch roof has been replaced by a very shallow pitch lean-to roof, thus, removing the original timber roof structure and large sections of the brick flank walls, and destroying the original sight lines. Much of the remaining brickwork has also been disturbed by structural alterations. This structure will be partially retained as part of these proposals.

The design of the proposed alterations has been carefully considered and is intended to act in accordance with East Yorkshire borough Council policy objectives.

## 2.2 Two storey structure to gable of Farmhouse:

This is an incongruous Twentieth Century structure that does not sit well with the host dwelling. The form and massing of this structure does not take any precedent from the traditional farm buildings (refer to Historic England guidance on this subject). It is proposed to replace this structure.

## 2.3 Single storey 'conservatory type' structure:

The plan form, as well as the overall form and massing, does not take any precedent from traditional farm architecture. It is therefore proposed to demolish this structure.

The Threshing Barn and former farmhouse form one property with a range of single storey brick and pantile outbuildings set around an enclosed courtyard. A brick screen wall has been constructed by former owners to close off the fourth side of the former farmyard.

## 3.0 Proposals:

As part of the proposals, structures 2 and 3 (listed above) will be demolished and replaced with an oak framed structure that is sympathetic to the retained host buildings and to the massing, scale and form of historic farm architecture.

The proposals will retain much of the lean-to structure that abuts the Threshing Barn; however, the north elevation will be replaced with an oak framed façade with infill glazing.

As can be deduced from the existing and proposed floor plans, the Nineteenth Century replacement farmhouse was built on a different alignment to the threshing barn. This has probably resulted in the current link structures taking the form that they currently do. To remedy this, it is proposed that a new lean-to structure is constructed against the gable of the former farmhouse. This will be of similar roof pitch, scale and massing as the existing Threshing Barn lean-to. The eaves of the existing and new lean-to structures will be linked by a flat roofed oak framed infill structure that will accommodate the misalignment of the footprints of the barn and former farmhouse.

The form and massing will resemble the oak framework at the Alice Hawthorn Public House near York, and detailing will be similar to the existing cart door entrance on the north side of the Threshing Barn.



Image - The Alice Hawthorn Public house



Image – Door to Threshing Barn

The size of the alterations has been kept within the footprint of existing and former structures and extensions. A clear 'brake' has been incorporated in the design between the gable ends of the former Farmhouse and Threshing Barn, to ensure that the replacement extension appears 'subservient' to the host buildings either side.

#### **4.0 Other Proposals:**

As part of these proposals, it is also proposed to repair the damage caused by the introduction of horizontal format UPVC windows in the later half of the Twentieth century. The current windows will be replaced by historically accurate, painted timber, vertically sliding sash windows as illustrated on the application drawings.

#### **5.0 Materials:**

Materials and detailing will match that of the existing property. The pitched roofs will be clad in clay pantiles, (see Alice Hawthorn illustration), and the small area of flat roof will be finished in a single ply membrane (coloured grey to replicate a lead roof).

#### **6.0 Impact on Neighbouring Properties:**

There will be no issues of overlooking created by these proposals.

#### **7.0 Justification:**

The new alterations will provide a much improved internal 'link' between both the Farmhouse and Threshing Barn.

#### **8.0 Access and Parking:**

There are no proposed alterations to vehicular or pedestrian access to the property and there is ample off-street parking at the application address.

#### **9.0 Further Information:**

The site is situated close East Cottingwith and not within the Conservation area. The property does not carry a listed status and is not situated within a flood risk zone.

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