

- Design and Access Statement - Low Farm Stables - Camela Lane - Camblesforth -



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Introduction

Barn conversion at
Low Farm Stables, Camela Lane, Camblesforth, YO8 8HA.

This design and access and planning statement has been prepared in support of the full planning submission for the conversion and extension of an existing agricultural barn into a two bedroom dwelling, together with associated car parking.

This statement responds to the requirements of the Town and Country Planning Development Management Procedure Order (England) (Amendment) 2013 for applications of this type to be accompanied by a Design and Access Statement.

The aim of the statement are to ensure design is integral to the creation of new developments.

The contents of the design element of the statement must demonstrate how the physical characteristics of the scheme have been influenced by a thorough process, which includes:

Assessment
Involvement
Evaluation
Design

The statement should also address the following factors:

Use – what the land and buildings will be used for.

Amount – how much development can the site accommodate.

Layout – where the buildings, public and private spaces are positioned and their correlation to the site surroundings.

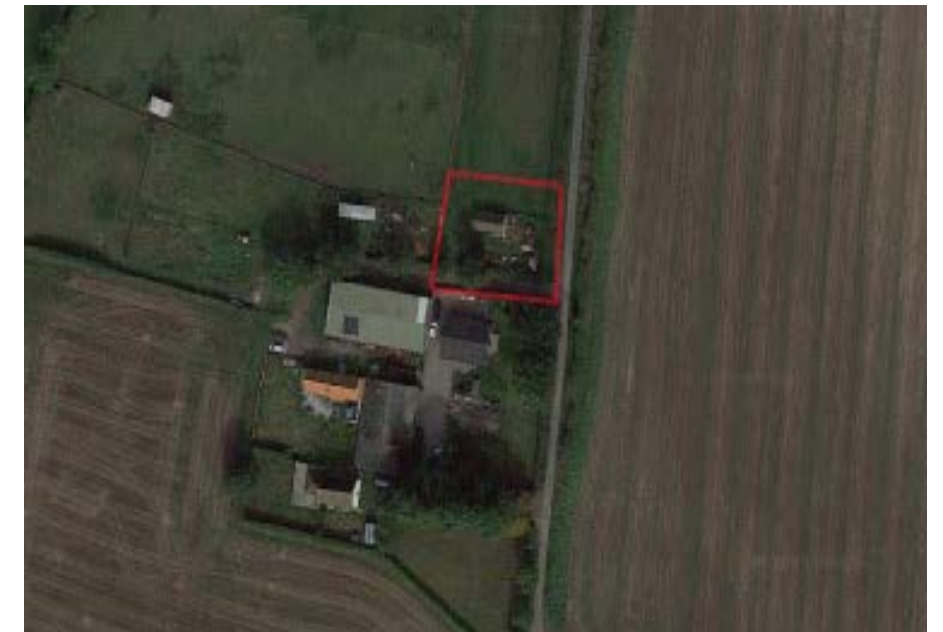
Scale – how big the buildings and spaces will be treated to enhance and protect the character of a place.

Appearance – what the building and space will look like, for example building materials and architectural details.

The access element of the statement must include two aspects of access to the development:

Vehicular and transport links – why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.

Inclusive access – how everyone can get to and move through the place on equal terms regardless of ages, disability, ethnicity or social grouping.



Location and context

Barn conversion at
Low Farm Stables, Camela Lane, Camblesforth, YO8 8HA.



The site is located on the western side of Camela Lane in Camblesforth and forms part of a farmstead of detached converted barns and chalets.

The planning application site is square in shape forming 0.09 hectares. Its located in between two other parecls of land, which is owned by the applicant.

To the south of the site is a 1.5 storey detached chalet, where the applicant currently lives. To the west and south-west of the site is a warehouse, which has planning approval to convert into a dwelling and a converted two storey barn, which is also a residential dwelling. To the north of the site is a paddock, which does not form part of the planning application site.



Location and context

Barn conversion at
Low Farm Stables, Camela Lane, Camblesforth, YO8 8HA.



The existing barn is single storey with a solid Oak timber structure. It has corrugated metal sheeting for its roof and timber cladding to its walls.

The barn was built in 2000 and used for equestrian and storage purposes. The barn no longer has a use for its purpose, which is why the applicant would like to convert it into a residential dwelling, which they would like to use for their retirement.



Location and context

Barn conversion at
Low Farm Stables, Camela Lane, Camblesforth, YO8 8HA.



Access into the site is from Camela Lane, where an existing gated private road leads to Old farm Barn, which comprises a converted brick built 2 storey barn and a 2 storey steel portal frame building, which also has planning to be converted into a dwelling.

The private road also provides a secondary rear access for the Chalet at Low Farm Stables.

Access into the site is currently from a single metal cow gate.



This section of the Statement will address access issues to the site, including the following aspects:

Manual for Streets, 2007.

Manual for Streets supersedes Design Bulletin 32 and its companion guide Places, Streets and Movement.

Manual for Streets provides a clear framework for the use of local systems and procedures; it also identifies the tools available to ensure that growth and change are planned for and managed in an integrated way.

Manual for Streets aims to assist in the creation of streets that:

- Help to build and strengthen the communities they serve.
- Meet the needs of all users, by embodying the principles of inclusive design.
- Form part of a well-connected network.
- Are attractive and have their own distinctive identity.
- Are cost-effective to construct and maintain.
- Are safe.

Site Circumstances.

The site has direct pedestrian access from Camela Lane.

External Access.

The proposed development has direct, at-grade access to the principles of an inclusive environment will be:

- Easily used by as many people as possible without undue effort, special treatment or separation.
- Able to offer people the freedom to choose how they access and allow them to participate equally in all, activities it may host.
- Able to embrace diversity and difference, to be safe, legible and of high quality.

The principles of an inclusive environment will be:

- Easily used by as many people as possible without undue effort, special treatment or separation.
- Able to offer people the freedom to choose how they access and allow them to participate equally in all, activities it may host.
- Able to embrace diversity and difference, to be safe, legible and of high quality.

Internal Access.

Inclusive access within the layout provides for ease of movement by all social groupings and the house design will be compliant with Part M of the Building Regulation. This ensures that certain minimum standards for disabled access for such items as steps, ramps, door widths, accessible toilets etc are adhered to. Access for disabled people to services, employment and the built environment is playing an increasingly important role in the development of new and the refurbishment of existing buildings. New legislation, regulation and planning requirements are currently being introduced and an increased range of design guidance being published.

In response to this evolving ideal, the design has adopted an approach, which incorporates measures to facilitate access and use by all people using the building including disabled people who may be wheelchair users or have mobility, sensory or cognitive impairments. By following good practice guidance on accessibility it has been recognised that there is a benefit to all users of the environment, not only those with the recognised disabilities.

The design considers access and the use of the environment and the dwelling by residents and visitors. The dwelling incorporates features that can be easily adapted to suit the evolving and varying requirements of the residents. Accessibility has been incorporated while being mindful of the overall aesthetic and design aim of the scheme and with due consideration given to the constraints of the site.

Approach to Building.

The approach to the building is the area of land within the curtilage of the property, from the boundary of the site up to the building itself. Consideration should be given to the construction of the pathways and use of various surface materials, dropped

kerbs, tactile paving, parking and drop off points.

Entrances.

Entrances should be located in a logical relationship to the accessible routes that serve it. Consideration should be given to signage, lighting, contrast etc. Where security is required to prevent unwanted access, means of access should be located in a position suitable to all users.

Emergency Access

Emergency vehicles can access the site and adequately manoeuvre within the existing highway network.

References:

Approved Documents M, Access and Facilities for Disabled People BS 8300 Design of Buildings and their Approaches to Meet the Needs of Disabled.

Development Framework

Barn conversion at
Low Farm Stables, Camela Lane, Camblesforth, YO8 8HA.

This section of the Design and Access Statement reviews both National and Local Planning policies in relation to the design aspects of the scheme.

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

In Achieving well-designed places the NPPF states:

Paragraph 127. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.

Paragraph 128. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and Design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.

Paragraph 129. Design guides and codes can be prepared at an areawide, neighbourhood or site specific scale, and to carry weight in decisionmaking should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the

National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.

Paragraph 130. Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 131. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

Paragraph 132. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely

with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the Community should be looked on more favorably than those that cannot.

Paragraph 133. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for a Healthy Life. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, Planning policies for housing should make use of the Government's optional technical Standards for accessible and adaptable housing, where this would address an identified need for such properties. Policies may also make use of the nationally described space standard, where the need for an internal space standard can be justified. Unless, in specific cases, there are clear, justifiable, and compelling reasons why this would be inappropriate. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

Paragraph 134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Paragraph 135. Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

Development Framework

Barn conversion at
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Access

At a national level, National Planning Policy Framework (2021) provides guidance on how transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.

Paragraph 113 requires that:

All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

Paragraph 112 states applications for development should:

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Safe and Inclusive Design

NPPF states at paragraphs 92 and 130 the following in respect of safe and inclusive design:

Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas (p.92).

Planning policies and decisions should ensure that develop-

Planning policies and decisions should ensure that developments: f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience (p.130)

Selby Core Strategy (adopted September 2011)

SP1 Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or Specific policies in that Framework indicate that development should be restricted.

SP2 Spatial Development Strategy

The location of future development within Selby District will be based on the following principles: a) The majority of new development will be directed to the towns and more sustainable villages depending on their future role as employment, retail and service centres, the level of local housing need, and particular environmental, flood risk and infrastructure constraints.

Selby as the Principal Town will be the focus for new housing, employment, retail, commercial, and leisure facilities. Sherburn in Elmet and Tadcaster are designated as Local Service Centres where further housing, employment, retail, commercial and leisure growth will take place appropriate to the size and role of each settlement.

The following Designated Service Villages have some scope for additional residential and small-scale employment growth to support rural sustainability and in the case of Barlby/Osgodby, Brayton and Thorpe Willoughby to complement growth in Selby.

Appleton Roebuck, Hambleton, Barlby/Osgodby, Hemingbrough, Brayton, Kellington Byram/Brotherton, Monk Fryston/Hillam, Carlton, North Duffield, Cawood Riccall, Church Fenton, South Milford, Eggborough/Whitley Thorpe, Willoughby, Escrick, Ulleskelf.

Policy SP5 The Scale and Distribution of Housing

Provision will be made for the delivery of a minimum of 450 dwellings per annum and associated infrastructure in the period up to March 2027.

SP6 Managing Housing Land Supply

The Council will ensure the provision of housing is broadly in line with the annual housing target and distribution under Policy SP5.

SP8 Housing Mix

All proposals for housing must contribute to the creation of mixed communities by ensuring that the types and sizes of dwellings provided reflect the demand and profile of households evidenced from the most recent strategic housing market assessment and robust housing needs surveys whilst having regard to the existing mix of housing in the locality.

SP9 Affordable Housing

The Council will seek to achieve a 40/60% affordable/general market housing ratio within overall housing delivery. In pursuit of this aim, the Council will negotiate for on-site provision of affordable housing up to a maximum of 40% of the total new dwellings on all market housing sites at or above the threshold of 10 dwellings (or sites of 0.3 ha) or more.

SP12 Access to Services, Community Facilities and Infrastructure

Where infrastructure and community facilities are to be implemented in connection with new development, it should be in place or provided in phase with development and scheme viability. Infrastructure and community facilities should be provided on site, but where this is technically unachievable or not appropriate for other justified reasons, off-site provision or a financial contribution towards infrastructure and community facilities will be sought.

SP15 Sustainable Development and Climate Change
Promoting Sustainable Development In preparing its Site Allocations and Development Management Local Plans, to achieve sustainable development, the Council will:

- a) Direct development to sustainable locations in accordance with Policy SP2;
- b) Give preference to the re-use, best-use and adaption of existing buildings and the use of previously developed land where this is sustainably located and provided that it is not of high environmental value;
- c) Achieve the most efficient use of land without compromising the quality of the local environment;
- d) Ensure that development in areas of flood risk is avoided wherever possible through the application of the sequential test and exception test; and ensure that where development must be located within areas of flood risk that it can be made safe without increasing flood risk elsewhere;
- e) Support sustainable flood management measures such as water storage areas and schemes promoted through local surface water management plans to provide protection from flooding; and biodiversity and amenity improvements.
- f) Ensure development proposals respond to land characteristics to minimise risks of erosion, subsidence and instability, and to exploit opportunities for reclamation and reinstatement of contaminated land. Design and Layout of Development In order to ensure development contributes toward reducing carbon emissions and are resilient to the effects of climate change, schemes should where necessary or appropriate:
 - a) Improve energy efficiency and minimise energy consumption through the orientation, layout and design of buildings and incorporation of facilities to support recycling;
 - b) Incorporate sustainable design and construction techniques, including for example, solar water heating storage, green roofs and re-use and recycling of secondary aggregates and other building materials, and use of locally sourced materials;
 - c) Incorporate water-efficient design and sustainable drainage systems which promote groundwater recharge;
 - d) Protect, enhance and create habitats to both improve biodiversity resilience to climate change and utilise biodiversity to contribute to climate change mitigation and adaptation;
 - e) Include tree planting, and new woodlands and hedgerows in landscaping schemes to create habitats, reduce the 'urban heat island effect' and to offset carbon loss;
 - f) Minimise traffic growth by providing a range of sustainable travel options (including walking, cycling and public transport) through Travel Plans and Transport Assessments and facilitate advances in travel technology such as Electric Vehicle charging points;
 - g) Make provision for cycle lanes and cycling facilities, safe pedestrian routes and improved public transport facilities; and h) Incorporate decentralised, renewable and low-carbon forms of energy generation (in line with Policy SP16 and Policy SP17).

SP16 Improving Resource Efficiency

In order to promote increased resource efficiency unless a particular scheme would be demonstrably unviable or not feasible, the Council will require:

New residential developments of 10 dwellings or more or non-residential schemes of 1000 m2 gross floor space or more, to provide a minimum of 10% of total predicted energy requirements from renewable, low carbon or decentralised energy sources (or else in accordance with the most up to date revised national, sub-regional or local targets.

SP18 Protecting and Enhancing the Environment

The high quality and local distinctiveness of the natural and man-made environment will be sustained by:
Safeguarding and, where possible, enhancing the historic and natural environment including the landscape character and setting of areas of acknowledged importance.

Conserving those historic assets which contribute most to the distinct character of the District and realising the potential contribution that they can make towards economic regeneration, tourism, education and quality of life.

Promoting effective stewardship of the District's wildlife by: ensuring developments retain, protect and enhance features of biological and geological interest and provide appropriate management of these features and that unavoidable impacts are appropriately mitigated and compensated for, on or off-site. c) Ensuring development seeks to produce a net gain in biodiversity by designing-in wildlife and retaining the natural interest of a site where appropriate.

SP19 Design Quality

Proposals for all new development will be expected to contribute to enhancing community cohesion by achieving high quality design and have regard to the local character, identity and context of its surroundings including historic townscapes, settlement patterns and the open countryside.

Both residential and non-residential development should meet the following key requirements:

- a) Make the best, most efficient use of land without compromising local distinctiveness, character and form.
- b) Positively contribute to an area's identity and heritage in terms of scale, *density and layout*;

- c) Be accessible to all users and easy to get to and move through;
- d) Create rights of way or improve them to make them more attractive to users, and facilitate sustainable access modes, including public transport, cycling and walking which minimise conflicts;
- e) Incorporate new and existing landscaping as an integral part of the design of schemes, including off-site landscaping for large sites and sites on the edge of settlements where appropriate;
- f) Promote access to open spaces and green infrastructure to support community gatherings and active lifestyles which contribute to the health and social well-being of the local community;
- g) Have public and private spaces that are clearly distinguished, safe and secure, attractive and which complement the built form;
- h) Minimise the risk of crime or fear of crime, particularly through active frontages and natural surveillance;
- i) Create mixed use places with variety and choice that complement one another to encourage integrated living, and
- j) Adopt sustainable construction principles in accordance with Policies SP15 and SP16.
- k) Preventing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water, light or noise pollution or land instability.
- l) Development schemes should seek to reflect the principles of nationally recognised design benchmarks to ensure that the best quality of design is achieved.

The relevant Selby District Local Plan Policies are:

ENV1 – Control of Development
ENV2 – Environmental Pollution and Contaminated Land
ENV28 – Other Archaeological Remains
T1 – Development in Relation to the Highway Network
T2 – Access to Roads
RT2 – Open Space Requirements for New Residential Development
CS6 – Development Contributions to Infrastructure and Community Facilities

SPDs/SPGs

- Affordable Housing Supplementary Planning Document, 2013
- Developer Contributions Supplementary Planning Document, 2007

Evaluation: Previous planning

Barn conversion at
Low Farm Stables, Camela Lane, Camblesforth, YO8 8HA.

2011 - Ref. No: 2011/0409/FUL - Change of use of barn into residential dwelling with single storey rear extension - Approved

2014 - Ref. No: 2014/1112/FUL - Proposed barn conversion of Low Farm Barn to residential with a proposed two storey side extension and a single storey rear extension - Approved

2015 - Ref. No: 2015/0482/CPE - Application for a lawful development certificate for the existing use of a dwelling - Approved

2015 - Ref. No: 2015/1393/HPA - Proposed erection of single storey side and rear house extension, together with a new roof and veranda - Refused - Appeal Allowed

2015 - Ref. No: 2015/1433/COU - Retrospective change of use of an equestrian warehouse to a general storage warehouse - Approved

2016 - Ref. No: 2016/0467/HPA - Proposed extension to the side and rear including internal alterations and alterations to the roof height and materials following demolition of the existing conservatory - Approved

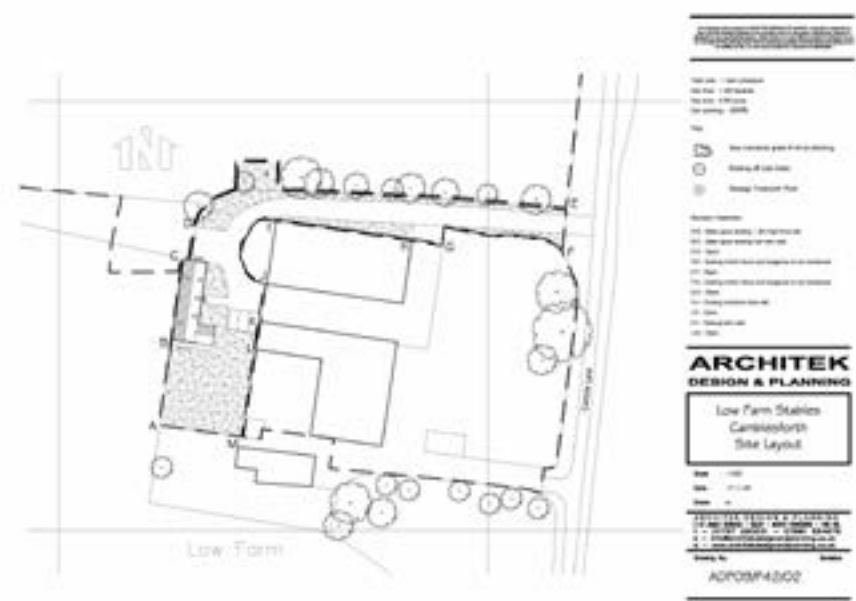
I have been fortunate enough to work on all the above planning applications. The original planning application Ref. No: 2011/0409/FUL was for the conversion of a brick built barn into a residential dwelling, which was approved in 2011, however demolished subsequently, as the site owner decided to convert another of the existing brick built barns on site.

The approved design allowed for a single storey side extension to the existing barn.

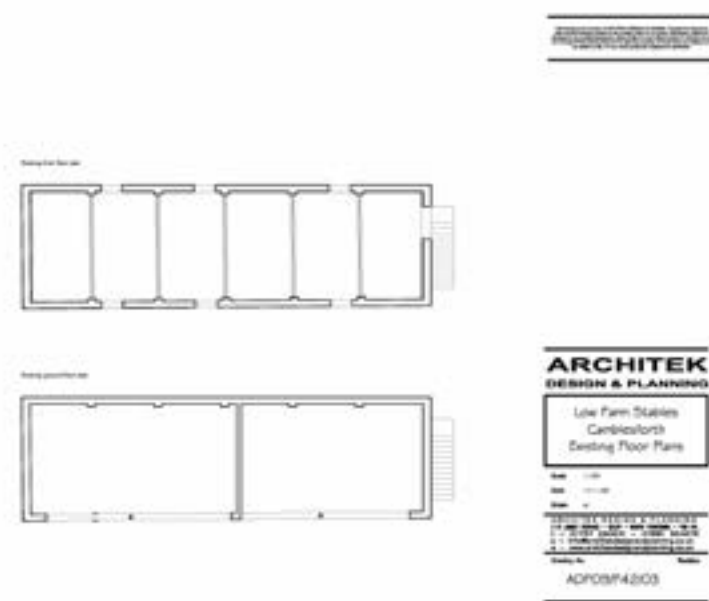
The site owner had been living in a static caravan on site for several years prior to 2011.

In 2014 I designed the barn conversion for the larger of the existing brick built barns, together with a two storey side extension and a single storey rear extension. The application was recommended for approval and taken to committee, where committee members approved the application stating it was an “innovative and create design”.

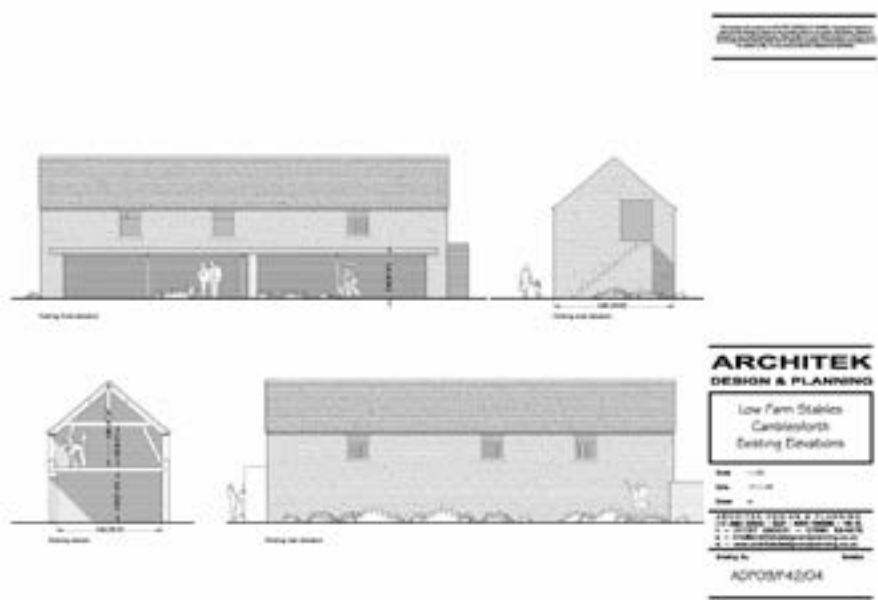
In 2016 I designed the extension of an existing cabin into a larger chalet lodge, which is where the applicant currently lives.



2011 - Ref. No: 2011/0409/FUL



2011 - Ref. No: 2011/0409/FUL



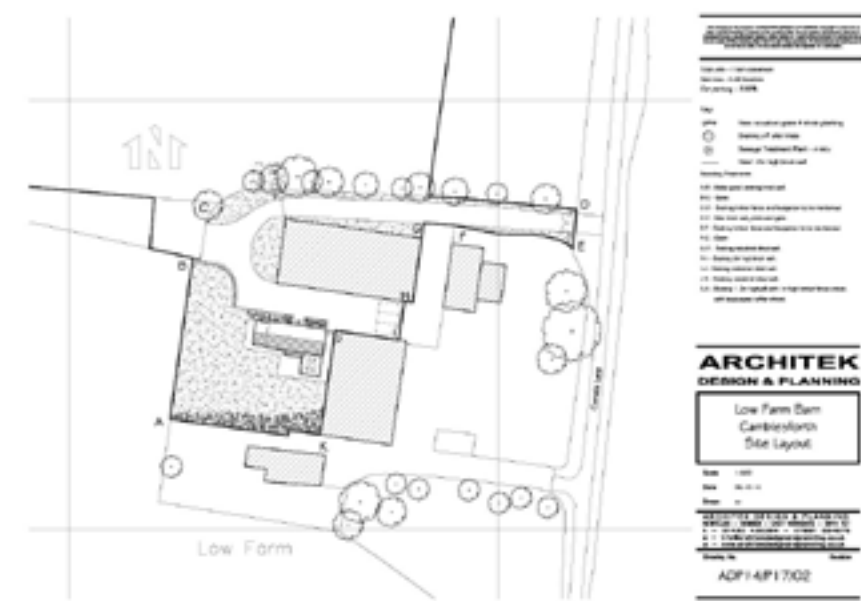
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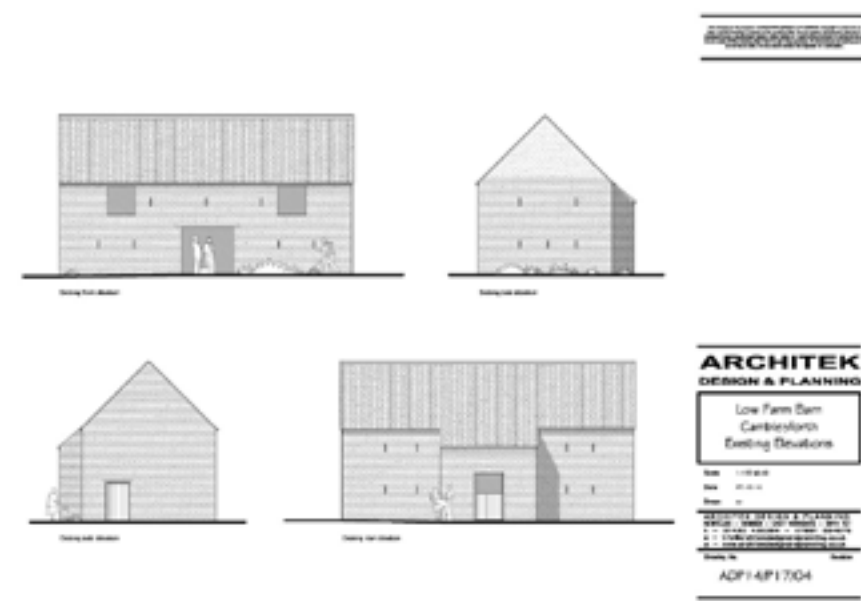
Evaluation: Previous planning

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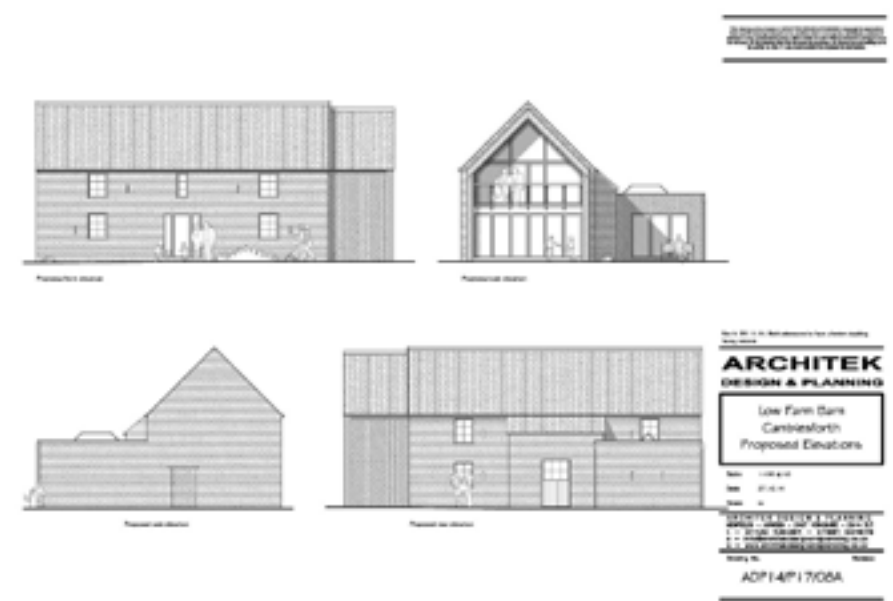


2014 - Ref. No: 2014/1112/FUL

2014 - Ref. No: 2014/1112/FUL - Proposed barn conversion of Low Farm Barn to residential with a proposed two storey side extension and a single storey rear extension - Approved



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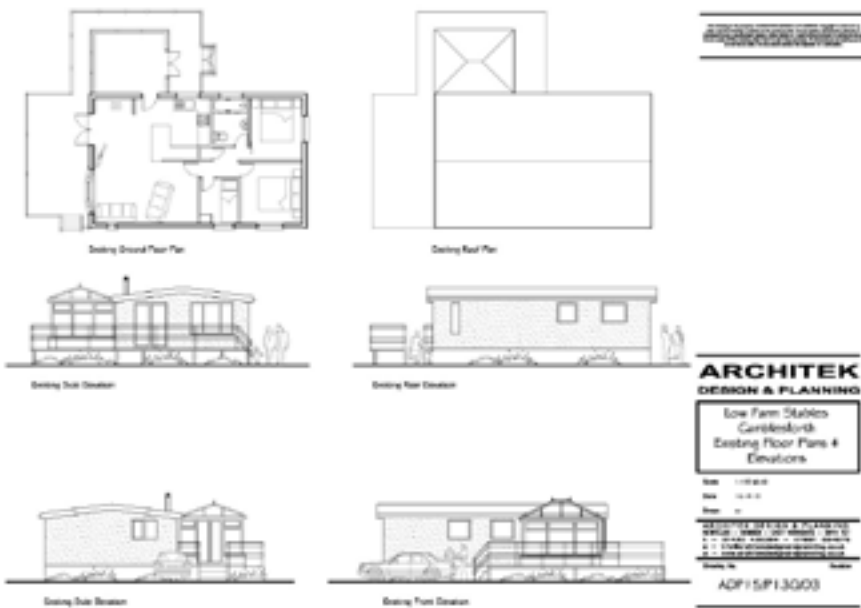
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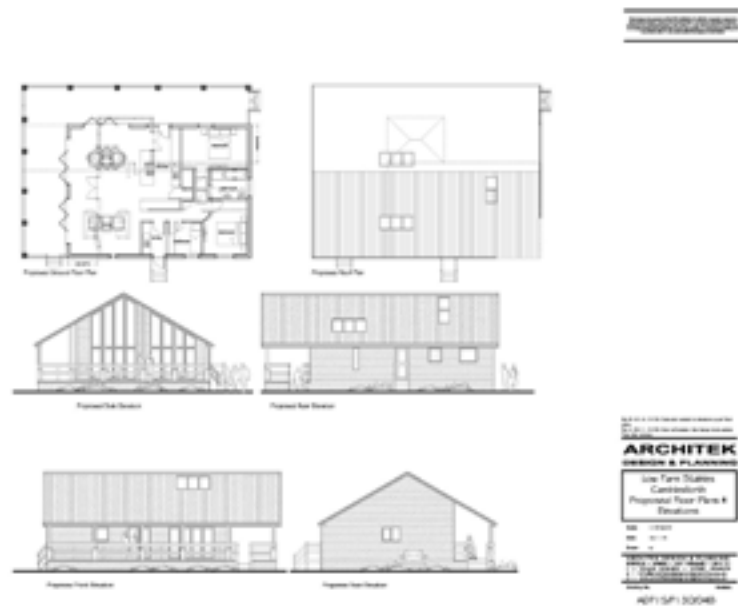


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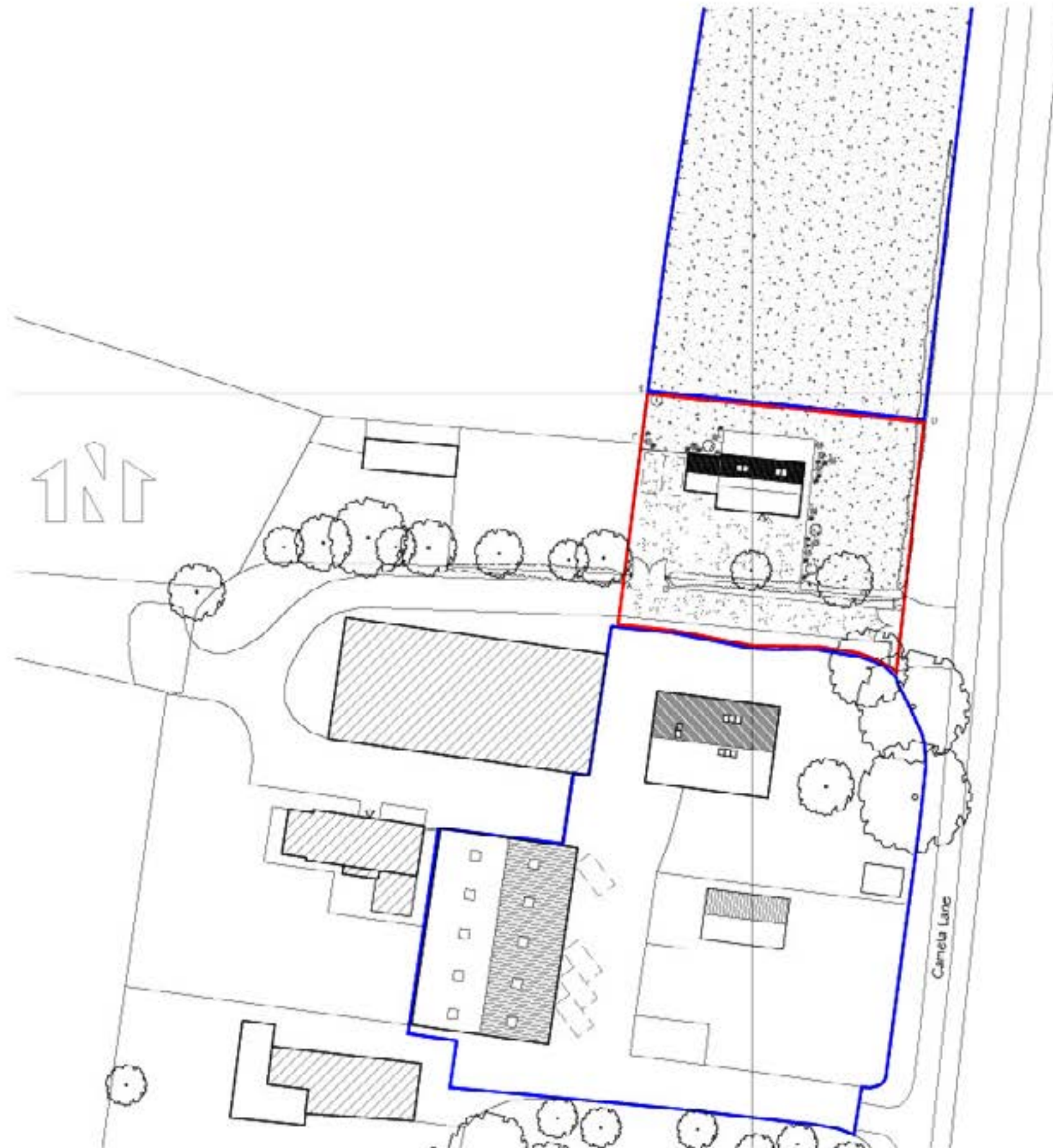


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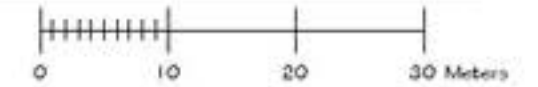


Design solution

Barn conversion at
Low Farm Stables, Camela Lane, Camblesforth, YO8 8HA.



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Area - 0.00 hectares
Proposed barn conversion and outbuilds - 72m²
Proposed use - 3 bed, 4 person unit.
Car parking 2
K - Flangemere BioDisc Treatment Plant

Boundary Treatments
A - B - New 1.1m high timber gates
B - C - Existing 3m high hedgerow
C - D - Existing 3m high hedgerow
D - E - Open field
E - F - Existing 1.1m high timber fence
F - A - Existing 1.1m high timber fence

ARCHITEK
DESIGN & PLANNING

Low Farm Stables
Camblesforth
Proposed Site Layout

Scale 1:500 @ A3

Date 27.05.23

Drawn AS

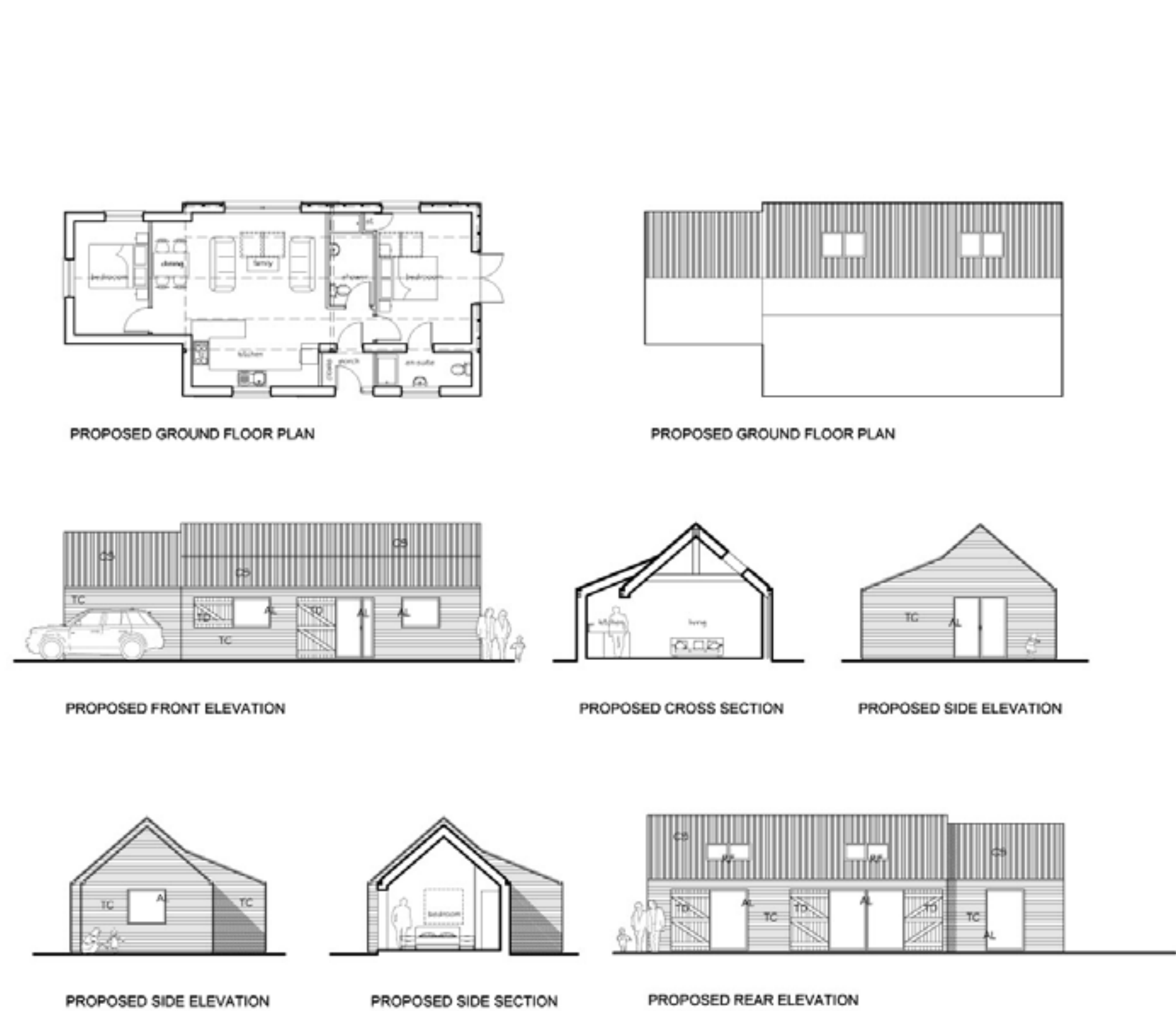
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Drawing No. Revision

ADP23/P119/02

Design solution

Barn conversion at
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Architect: ARCHITEK DESIGN & PLANNING
Proposed barn conversion and extension - 730sq ft
Proposed use: 3 beds, 4 person unit.
Car parking: 2
5 - Rangemaster Built-in Treatment Plant

Materials:
CS - Corrugated Sheetmetal in Anthracite
TC - Grey timber cladding
AL - Grey Aluminium window frames
RF - Grey aluminium roof lights
TD - Grey timber door shutters

ARCHITEK
DESIGN & PLANNING

Low Farm Stables
Camblesforth
Proposed Floor Plans
& Elevations

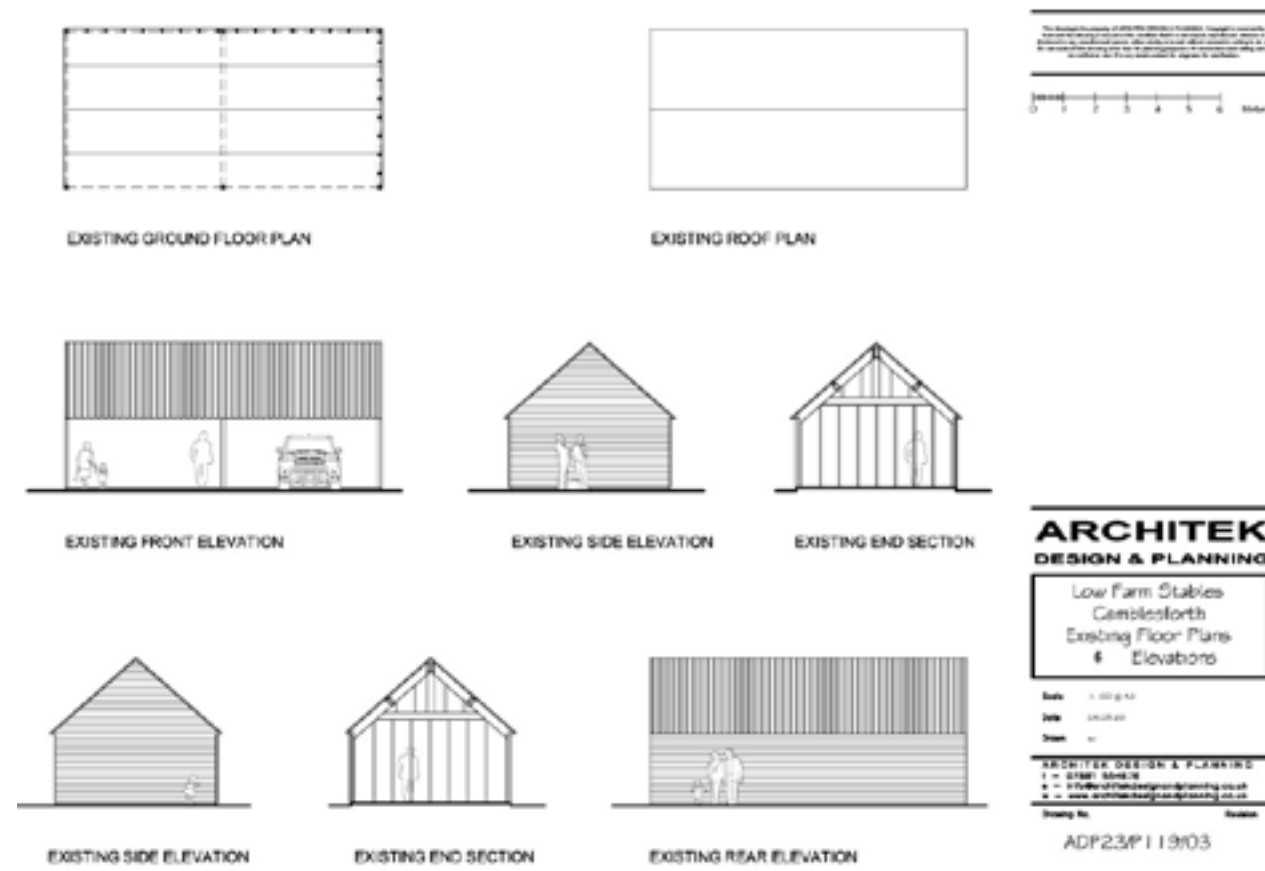
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Date: 14.08.23
Drawn: [redacted]

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Drawing No. ADP23/P19/04
Revision

Design solution

Barn conversion at
Low Farm Stables, Camela Lane, Camblesforth, YO8 8HA.



The existing solid oak structure will be retained and a new masonry construction built internally to the existing external cladding. Simple timber stud partitions will create internal rooms.

The proposed site layout shows the location of a new Klargester BioDisc Treatment Plant. A percolation test was carried out and the results are provided as part of the planning application.

The proposed design is for a two bedroom, single storey detached barn conversion dwelling.

The existing timber frame solid oak barn is relatively small and could only be converted into a 1 bedroom detached residential dwelling.

The proposed design extends to the front in a traditional lean-to style, which enables a new front entrance hall, and gives separation from the hall to the main living space, which will allow heat to be retained in colder months. The extension also allows for an additional master-bedroom with en-suite.

The proposed design uses the existing structure and is re-clad in similar materials to the existing timber barn. Metal corrugated sheets are used for the roof and a silver timber cladding is used for walls, which will allow the barn to recede into its environment.

The large adjacent paddock is left untouched, however the area in between the existing barn and the private road is made good for car parking.

The proposed design uses the existing open vaulted roof structure and adds two rooflights facing north only.

The northern elevation has 3 (non) structural openings, providing a floor to ceiling window for each of the bedrooms and a double width opening for the open-plan kitchen-diner-living space. Each gable at either end also has a new opening and the front extension allows for a window to the kitchen and en-suite and entrance door.

3D visuals

Barn conversion at
Low Farm Stables, Camela Lane, Camblesforth, YO8 8HA.



3D visuals

Barn conversion at
Low Farm Stables, Camela Lane, Camblesforth, YO8 8HA.



3D visuals

Barn conversion at
Low Farm Stables, Camela Lane, Camblesforth, YO8 8HA.

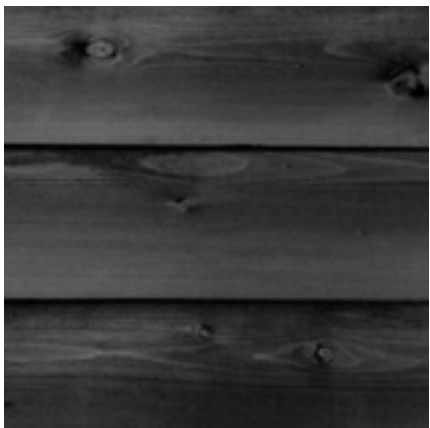


Materials

Barn conversion at
Low Farm Stables, Camela Lane, Camblesforth, YO8 8HA.



Corrugated metal sheets for roof.



Grey aluminium frame
windows and doors



Conservation roof lights

Proposed facing material:
Grey featheredge shiplap timber cladding

Conclusion

Barn conversion at
Low Farm Stables, Camela Lane, Camblesforth, YO8 8HA.



The proposed scheme is for the conversion and extension of an existing single storey oak timber frame barn into a two bedroom detached dwelling.

A material consideration is the NPPF which states that proposals for housing should be considered in the context of the presumption in favour of sustainable development and which seeks to boost the supply of housing. In assessing the proposal against the three dimensions of sustainable development set out within the NPPF, the development would bring economic benefits as it would generate employment opportunities in both the construction and other sectors linked to the construction market. The proposals would also bring additional residents to the area who in turn would contribute to the local economy through supporting local businesses and facilities.

The proposals take into account environmental issues such as ecology and biodiversity, flooding and impacts on climate change. The proposal is also considered to be acceptable in respect of the access, layout, impact upon residential amenity, drainage and contamination in accordance with adopted Local Plan policy. It is, therefore, acknowledged that the development would bring significant economic, social and environmental benefits to the area and that there would be no harm to matters of acknowledged importance.

This Planning, Design and Access Statement has demonstrated how the scheme accords with relevant national and local planning policy and design best practice for converting existing structures in the open countryside into residential dwellings.

As illustrated by the submitted site layout, barn conversion house plans, elevations, 3D visuals and the contents of this statement, this detailed scheme provides quality family housing that is sympathetic to and reflective of the character of the surrounding area and is of a scale which is appropriate to the sites position and should be approved without delay.