

Design and Access Statement

Manor Farm **Hutton Cranswick**

Introduction

Proposed development of Manor Farm, farm buildings and farmhouse, which has evolved from the site no longer being suitable for agriculture and various objections to nuisance, noise and smells from the farm within the village of Hutton Cranswick. An application was made to convert the brick and tile structures into 12 low cost houses and develop the fold yard into a court yard for parking and general amenity this application was refused. (Application No DC/05/06718/OUT/EASTNN/JC2) Various meetings have taken place with Ward Councillors, Highways Department and Richard Purcell and Muriel Oates of the Planning Department.

Use

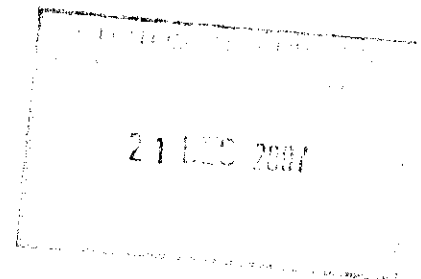
The site was previously used for farming, a range of activities such as milking parlour storage, bottling and general rearing of cattle. Manor Farm constitutes a series of brick buildings around a courtyard, which range from single to two story out buildings. The farmhouse abuts the A164, which runs between Beverley and Driffield. Manor Farm has been part of Hutton Cranswick village for many years and is still an intensive farming unit.

Amount

Proposed conversion of the existing buildings creates a range of low cost housing from 1-bedroom units to a 3 bedroomed farmhouse, the scheme allows for courtyard parking and has a small amount of garden to each unit. The density falls within the existing structures. The scheme does not add any further buildings only the rebuilding of a small part of collapsed outbuilding. The buildings are in good structural order and a structural report is submitted by Consulting Engineers Alan Woods & Partners.

Layout

The existing buildings have dictated the layout, which forms a courtyard development. A new access is taken from the A164 the position has been discussed with the Highway Authority. The layout safeguards the character of Manor Farm with traditional materials being used for windows and doors and each unit will have external private space for their use with a communal courtyard for parking. This layout allows the countryside to expand back into the village by removing the modern farm buildings to the west.



Scale

The size and scale of Manor Farm development is governed and controlled by the existing framework of the farm, all the residential units are within the existing structure this enables the character of the village to be maintained so there will be no difference to the height or massing of the existing structure only the implementation of doors and windows which will mainly be facing the courtyard. (See ariel photographs of farm layout 2003) Demolition will take place of the large rear farm buildings, which will be relocated to a new farmstead on Burnbutts Lane.

Landscaping

The landscaping will take three forms:

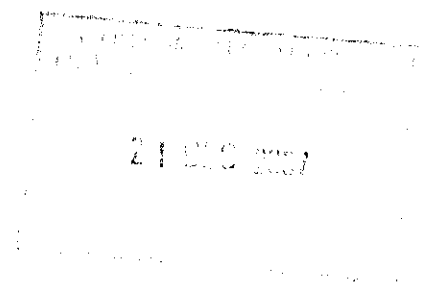
- One being the internal courtyard which will be generally hard landscaping together with soften edges
- Second will be the rear gardens of the units
- Third will be the general landscaping from the access road into the development which will be consistent with the area

Appearance

A traditional red brick and clay pantile roof is the form of the appearance of these existing buildings, which will remain for the proposed development. Keeping of timber windows and doors are characteristic of the farm buildings in the East Riding and are sympathetic to the area.

Access

A new access way will be formed into the development to give a much safer entry for, pedestrians, disabled persons and motor vehicles. Disabled access will be given to all the proposed units, including ramps, these will be regulated by Building Control. A public bus service runs between Hull, Beverley and Driffield on a regular basis. The bus stop is just outside the development. A rail service operates from Hutton Cranswick station to Hull, Beverley, Driffield and Bridlington, which is within a ten minute walk from the development. This site is well served for public transport with links to larger towns.



Policy Statement For Conversion of Farm Buildings, Manor Farm

Key Planning Policy

East Yorkshire Borough Wide Local Plan

- EN2 Open countryside
- H7 Conversion to residential use

Joint Structure Plan

- DS5 Restricts development in countryside to
 - i) infrastructure
 - ii) sustainable rural diversification
 - iii) Direct access to rail facilities
 - iv) Recreation facilities
 - v) Essential agricultural/forestry development
- H7 Housing in existing villages should be limited in scale meeting local need through supporting local services

Regional Spatial Strategy – RSS12

PPS7

Functional need/agriculture

PPS3

Housing

21 DEC 2007

Conversion of Farm Buildings to 12 Residential Units

Does conform with the following:

- Existing farm buildings are adjacent to the village limits and is an integral part of Hutton Cranswick
- Not considered standing alone in open countryside
- Making the best use of structurally sound brick farm buildings.

Conforms with Joint Structure Plan

- Rates highly in East Riding's housing matrix for sustainable development
- Has bus and rail links
- It is necessary to have rural diversification

Conforms with H7

- Scale is governed by existing buildings
- It will meet local housing needs as it offers a range of development, e.g. one to three bedrooms
- It will support local shops, post office, local services including education

RSS12

- The regional spatial strategy is proposing further new housing numbers in this area

PPS7

- Existing farm conforms with PPS7 in its functional need and this is repeated in the new farmstead.

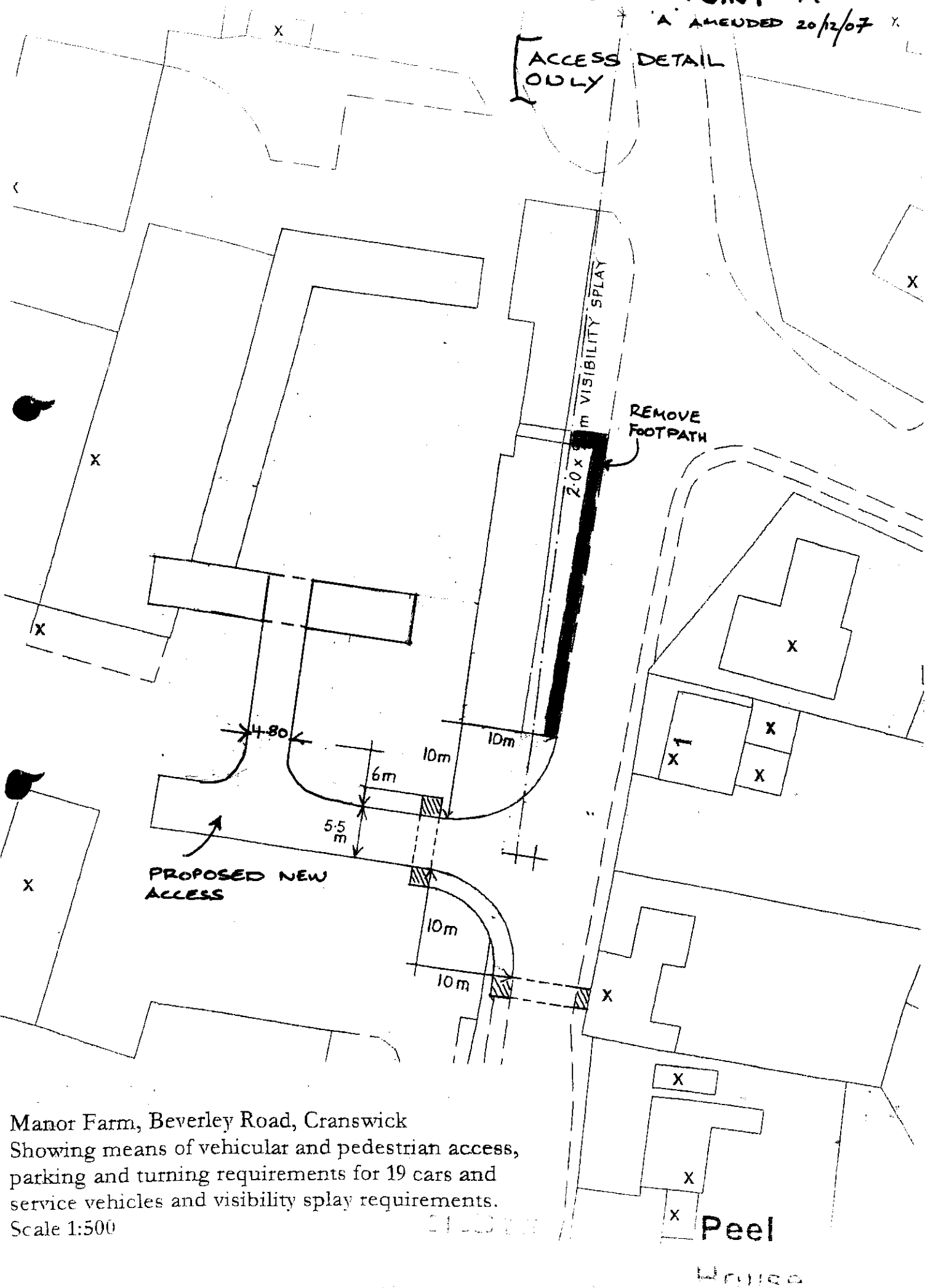
PPS3 Housing

- PPS3 requires reuse of redundant buildings, which are well located to sustainable communities, this project conforms

SITE PLAN ACCESS POINT 'A'

A AMENDED 20/12/07

ACCESS DETAIL ONLY



PROPOSED NEW ACCESS

REMOVE FOOTPATH

2.0 x 9.0 m VISIBILITY SPLAY

Peel

House

Manor Farm, Beverley Road, Cranswick
Showing means of vehicular and pedestrian access,
parking and turning requirements for 19 cars and
service vehicles and visibility splay requirements.
Scale 1:500