

The Stables

Conversion of existing stables into a single dwelling
off Ben Rhydding Drive, Ilkley

Design and Access Statement

For Mr & Mrs B Cox

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1.0 INTRODUCTION

1.1 Introduction

This Design and Access Statement aims to assist in the assessment of the accompanying detailed planning application, for the conversion of the existing stable building and manege off Ben Rhydding Drive, Ilkley, into a single dwelling house, detached timber carport, garden store and associated gardens.

The scheme has been carefully considered, based upon a Structural Engineer's report, confirming retention of the existing scheme is feasible, developing an attractive, single storey, modern dwelling in a secluded location.

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Founding Director

2.0 SITE ANALYSIS

2.1 Site Context

The proposed site sits directly off the junction between Ben Rhydding Drive and Cragg Drive in Ben Rhydding.

Accessed via a private drive to Five Oaks Lodge, the site sits within a secluded area behind a mature tree belt which borders Ben Rhydding Drive.

The stable building sits to the northern edge of the site with the majority of the site area forming a riding manege

surrounded by an open post and rail fence to the south.

The site is distinct from its residential neighbours with a mature rhododendron shrubbery forming the northern edge, fully screening the existing building and manege from view.

The wider context of this part of Ben Rhydding Drive consists predominately of large, detached dwellings, each with extensive gardens, interspersed with smaller, lodge/ancillary sized dwellings.



Aerial View of Site

3.0 EXISTING PHOTOGRAPHS



View along southern side of the stables



View along southern side of the stables



Close up view of southern side of the stables



View of land around the stables



Close up view of the stables



Close up view of the stables

4.0 PRECEDENT IMAGES



Image 1



Image 2



Image 3



Image 4



Image 5



Image 6

5.0 USE / AMOUNT / SCALE

5.1 Use

The proposal is to convert the existing stable building into a single, detached, single storey dwelling and construct a free standing, covered, carport structure and garden store.

5.2 Amount

The existing building footprint is 120m² and 408m³ by volume.

The proposed dwelling retains the existing footprint and volume, unchanged, therefore creating a net increase of 0%. The proposed carport and garden store footprint is 54m².

5.3 Scale

The existing form and scale of the stable building will be retained. The low linear nature of the building, which is secluded within its own mature setting (which lies within the applicant's ownership) will be highly attractive to occupiers of the proposed dwelling and will ensure that the 'green buffer' surrounding the site will be retained, preserving the local landscape character of the surrounding environment.

6.0 DESIGN

6.1 Design Concept

The design concept for the proposal is to create a simple, well-proportioned, 2-bedroom dwelling, working with the existing structure and spaces created by the stable building.

Being a free spanning building with non-structural partitions enables the proposal to be relatively open plan, creating a combined kitchen/dining space at the west of the house, with two double bedrooms to the western end and a living area to the eastern section.

The vertical format of the existing stable doors is reused by creating full height windows and sliding doors to create a single southern aspect to the house, overlooking the manege area, which will be re-landscaped as a large garden area, fully shielded from view by the mature vegetation and trees, which back on to Ben Rhydding Drive.

'The bunkhouse' proportions of the dwelling lend themselves to a replacement vertical timber cladding, which will be pre-heat treated to a black finish, avoiding the use of any artificial stains and preservatives.

The existing 'big six' asbestos roof sheets will be replaced with anthracite coloured zinc sheeting, with integral zinc gutters.

The existing projecting stable door opening will be retained but supplemented with a glu-laminated timber colonnade, to provide additional structural stability, but also to provide more presence to the building, forming a 'verandah' structure along the full length of the building.

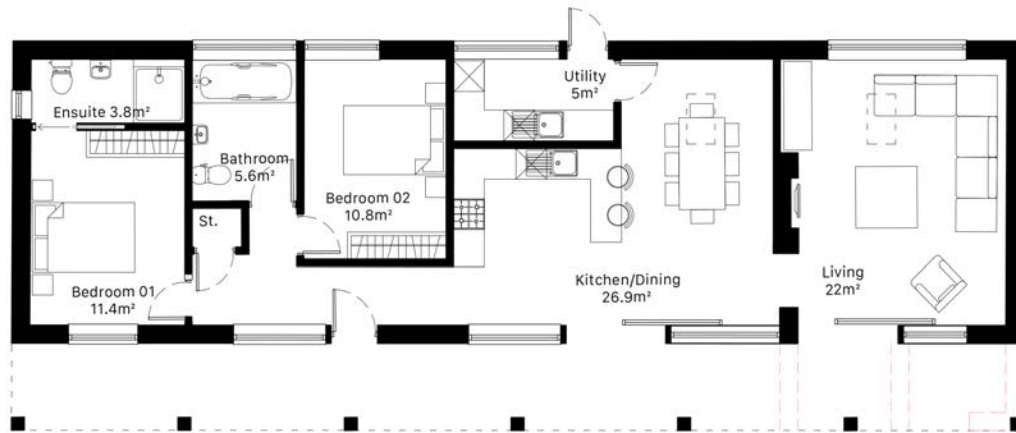
The existing access will be retained with minimal thinning or clearing of vegetation to create a free-standing double carport and garden store, to be constructed in matching heat treated black timber. The driveway area will be demarked by a 5-bar timber gate, with surface finish to be either resin gravel or simple tarmac to minimise its visual impact.

A free standing carport and garden store (timber structure) will be constructed as part of the building grouping in matching materials.



6.2 Appearance

The dwelling's appearance is intentionally modern but sensitive to its place. Natural materials, such as the timber cladding, zinc roofing and composite aluminium/timber windows, create a transformational conversion, maintaining the character and form of the existing building whilst bringing the appearance of the building thoroughly up to date.



Proposed Ground Floor Plan
1:100@A1



Proposed Front Elevation
1:100@A1

Schedule of Materials

- Walls : Black, pre-charred, vertical timber cladding.
- Roof/Gutters : Metal sheeting with integral metal gutters (anthracite colour). Integrated solar panels on front elevation (noted on drawing).
- Windows : Composite aluminium/timber.
- Colonnade : Glu-laminated timber.
- Carport & Garden store: Glu - laminated timber and metal sheeting roof to match dwelling.
- New entrance gate : 5-bar timber gate.
- Driveway surface finish : Resin gravel/tarmac.

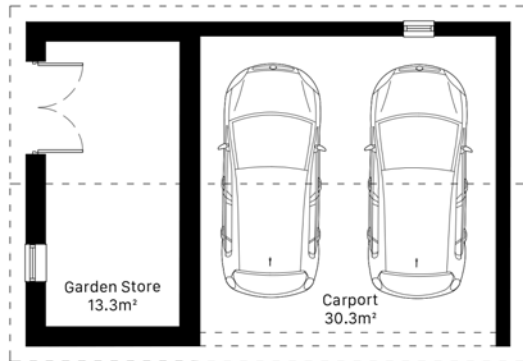




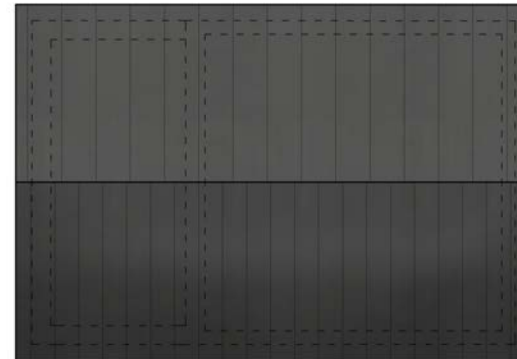
Proposed Side Elevation
1:100@A1



Proposed Side Elevation
1:100@A1



Proposed Floor Plan
Timber Carport & Garden Store
 1:100@A1



Proposed Roof Plan
Timber Carport & Garden Store
 1:100@A1



Proposed Front Elevation
Timber Carport & Garden Store
 1:100@A1



Proposed Side Elevation
Timber Carport & Garden Store
 1:100@A1



Proposed Side Elevation
Timber Carport & Garden Store
1:100@A1



Proposed Rear Elevation
Timber Carport & Garden Store
1:100@A1

7.0 LANDSCAPING

7.1 Landscaping

The proposed landscaping aims to retain all the existing boundary treatment, with only minor intervention, if required, as part of a tree protection and management strategy.

The existing manège will be converted into a low level domestic garden, split into a combination of lawn areas, vegetable growing beds and composting provision, pulled together with a series of rectangular corten planters, providing structure and interest against the black cladding of the dwelling.

Planting will be soft and informal, breaking down the linearity of the building form, creating a relaxed and natural garden space, which suits its location.



Image 7



Image 8

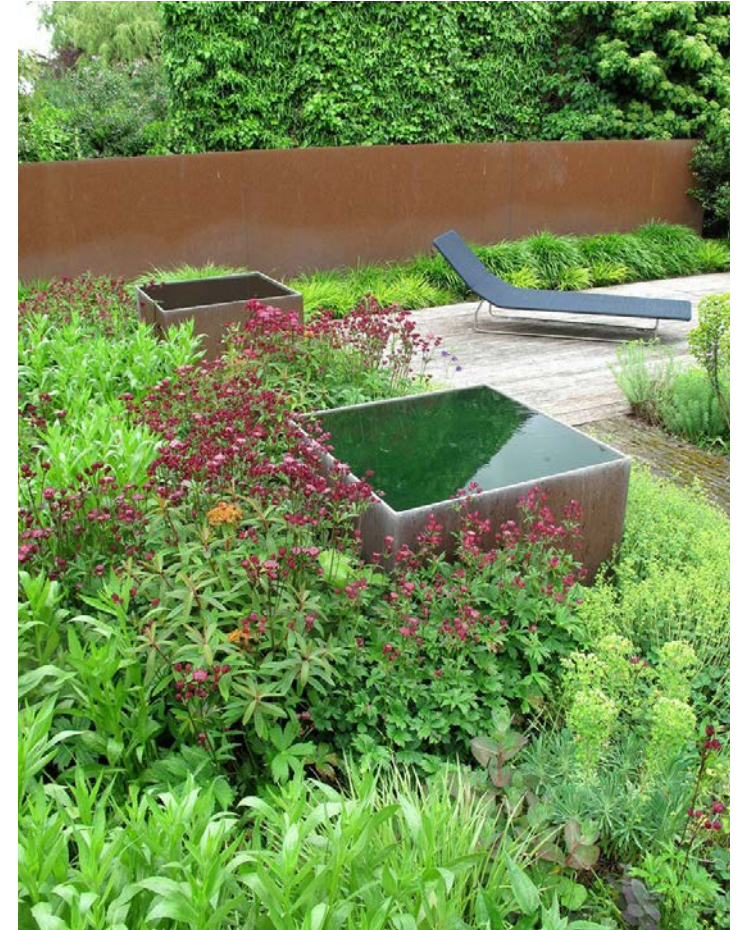


Image 9

8.0 PLANNING POLICY CONSIDERATIONS

8.1 Planning Policy

The proposal lies within a designated area of Green Belt as established within the Bradford MDC Unitary Development Plan 2005 and saved under policy GB4 of the replacement Core Strategy 2007 for the conversion and change of use of existing buildings in Green Belt.

GB4

Planning permission for the conversion or change of use of buildings in the Green Belt will be granted where the proposal satisfies all the following criteria:

- (1) It does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;
- (2) It does not adversely affect the character of the building and its surroundings;

(3) It does not involve the complete or substantial rebuilding of the building;

(4) It involves only minor changes to the original building and the volume, form and materials of the building remain substantially the same;

(5) The Developer ensures that all infrastructure constraints are adequately overcome without adversely affecting the character of the Green Belt;

(6) It does not lead to pressures for additional farm or other buildings to replace those which have been converted to other uses.

The proposal has also been considered under National Planning Guidance NPPF 2021 Section 13 Clause 150 which states:

"Certain forms of development are also not inappropriate

in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

d) The re-use of buildings provided that the buildings are of permanent and substantial construction."

As part of the consideration of the proposal against these policies, the Client has engaged the services of a Chartered Structural Engineer to carry out a structural survey and assessment of the existing building and structure to determine that conversion is realistic and that the building can be deemed to be of permanent and substantial construction (Structural Engineer's report attached).

This report confirms that the existing structure, constructed from prefabricated timber trusses, sitting atop a concrete blockwork inner leaf and external timber cladding, is indeed substantial and permanent, and is suitable for conversion to a dwelling.

9.0 ACCESS

9.1 Access

The dwelling will include full mobility access, with minimal door threshold details, and easy access throughout the garden area, making the property ideal for wheelchair users.

Vehicular access is retained as existing, with the existing parking provision resurfaced and drained as necessary. A new carport and garden store will be constructed, grouped with the proposed dwelling so as to minimise impact upon the openness of the 'Green Belt'

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