



DESIGN, ACCESS AND HERITAGE STATEMENT

NYMNP
11/07/2019

PROJECT: **Vehicular Crossing & Driveway**
40 Main Road, Aislaby
Whitby, North Yorkshire,
YO21 1SN

APPLICANT: Dr. S Cooke

DATE: 10th July 2019

OUR REF: WN – 40 Main Road

1.0 INTRODUCTION

- 1.1 This report has been commissioned by Dr. S Cooke of No. 48 Haynes Road, Bedford in respect of her property at Aislaby, near Whitby.
- 1.2 This Report has been prepared by Mr Angus Nicholson. Angus Nicholson is a Civil Engineer who has 15 years experience carrying out works for NYCC.
- 1.3 The details set out in this document are to assist The North York Moors National Park in reviewing the proposal put forward.

2.0 THE PROPOSED DEVELOPMENT

- 2.1 The development Comprises the creation of a vehicular crossing to the property along with a driveway to allow off road parking.

3.0 AMOUNT OF DEVELOPMENT

- 3.1 The proposed scheme includes the removal of the front wall, dropping of the kerb and footpath outside the property and hardstanding for a parking area that is currently grass.

4.0 USE

- 4.1 The proposed use is to allow off road parking which is much needed on a busy narrow road where vehicles parking on the road cause obstruction to traffic. The property does not currently have any off road parking.

5.0 LAYOUT

- 5.1 The layout of the works is straightforward and clearly set out in the proposed drawings.
- 5.2 The proposed vehicular access would span across the front of the property leaving a small amount of stone wall either side. The driveway would then be constructed out of natural stone paving to match the footpath as close as possible and a flower bed would be left up both sides.

6.0 SCALE

- 6.1 The scale of the proposed driveway is in keeping with neighbouring properties that have driveways and is as small as NYCC Highways would allow to ensure that the vehicle is sufficiently off the road.
- 6.2 The scale of the vehicular crossing is standard for a single driveway but could not be less otherwise vehicles accessing the driveway would be bumping up the kerbs which NYCC Highways would oppose. Making it any larger would encroach on the adjoin properties which is not an option.

7.0 LANDSCAPING

- 7.1 The existing flower beds would remain on both sides of the driveway.
- 7.2 The driveway will be constructed out of natural stone paving slabs and the run off from this area would be captured in the flower beds either side along with a linear drain at the bottom of the drive which would drain to a soakaway.
- 7.3 No trees are required to be disturbed for the works.

8.0 APPEARANCE

- 8.1 Matching materials are to be utilised on the driveway to those in the footpath as near as possible.

9.0 HERITAGE

- 9.1 The cottage is not a listed building but is within the Aislaby conservation area.
- 9.2 The use of sympathetic materials compliment the character of the cottage and the local area including the footpath outside the property. Materials proposed match the general style of the village as does the simple appearance.
- 9.3 The proposed work to the driveway does not extend above ground
- 9.4 In terms of the scale, the driveway and vehicular access proposed are similar to others in the village.

10.0 CONCLUSION

- 10.1 The proposed vehicular access and driveway are proportionate to the property and those surrounding it. The driveway does not have any adverse effects on the surrounding street scene or general landscape. In fact removing the car from the street would improve the street scene.

Angus Nicholson

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