

Design & Access Statement - 14/12/20

9 Priory Park,
Grosmont,
Whitby,
YO22 5QQ

NYMNPA

18/12/2020



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1 - Introduction

- 1.1 Xpand Design Ltd have been instructed to prepare a Design & Access Statement in support of a householder planning application for proposed conversion of a storage area above an existing attached garage.
- 1.2 The application seeks permission to carry out the works as stated above and detailed in the application form and plans.
- 1.3 This Design & Access Statement should be read and considered in conjunction with the proposed plans.

2 - Background

- 2.1 9 Priory Park, Grosmont is a detached property located to the west of Grosmont. The property lies within the North York Moors National Park. It is not listed and it is not in a conservation area.

The property is positioned towards the end of a cul de sac on the north side. Priory Park consists of a number of varied domestic dwellings. The property has been extended over the years into its current form.

3 – Planning History

- 3.1 In 2007, permission was granted for the ‘construction of a single and two storey extensions to side and rear’

4 – Existing Property

- 4.1 The property is generally constructed of cavity wall construction with facing brickwork external leaf. The roofs are covered in a rolled concrete roof tile and all the existing windows and doors are modern white Upvc.
- 4.2 Although the property has been extended it does not offer an office space for our client to undertake his administrative side of his landscaping business.

5 – Access

- 5.1 The access to the property is unaffected by the proposals. The property is accessed via a private driveway directly off Priory Park.

6 – Proposals

- 6.1 The proposed works are modest in scale and include the conversion of an existing storage area above the existing attached garage. It is proposed to provide new stair directly off the corridor leading to the utility room. Due to limited space within the storage area, it is proposed to provide a new slightly lowered floor to allow sufficient headroom within the new office. Additionally, it is proposed to provide a catslide dormer to the front elevation. This roof detail is provided to other detached properties on Priory Park, so will be in keeping

with the street scene. All external materials will match the host dwelling, wherever possible. Please refer to the enclosed plans for further details.

7 – Conclusion

- 7.1 This statement has been written to outline the efforts that have been made to provide a design solution which responds to the relevant site constraints and opportunities that arise at 9 Priory Park. The methodical design approach has resulted in a high quality, well informed design which results in a sensitive alteration and visual enhancement in the appearance of the dwelling.

8 – Pictures



Street Scene



Front Elevation (Host Dwelling) Part



Neighbouring Properties