

NYMNPA

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Design and Access Statement

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**Design and Access Statement**

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This Design and Access Statement has been prepared by eleven52architects in support of an outline planning application with means of access for residential development on behalf of Britology.

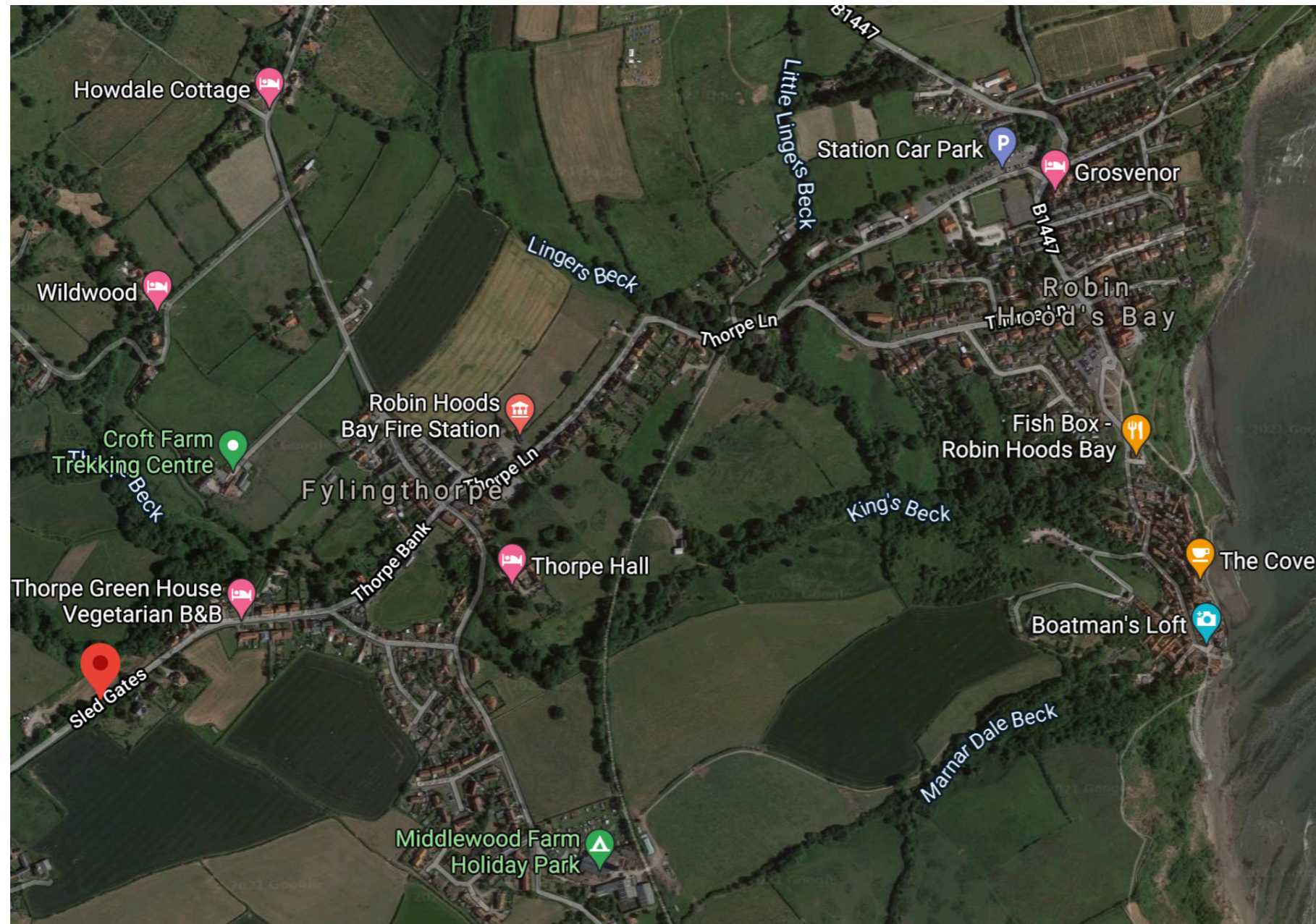
The purpose of this report is to demonstrate the considered design assessment, which has led to the formal submission of a planning application to Scarborough Borough Council as local planning Authority ('the LPA'). Essentially the assessment has involved a visual appraisal of the development site and the proposal in the context of the character and appearance of the wider context of Whitby/Robin Hoods Bay

The proposed development relates to the development of the land adjoining Sled Gates, Whitby.

As a consequence of the wider character of the assessment, a development proposal has been produced which we believe successfully reflects the better vernacular buildings of the locality. The character and appearance in the immediate context will be significantly enhanced by the development proposals and consequently invite support from the LPA.

Our intention is to deliver a secure and sustainable development of modern family homes in a safe, green and welcoming environment.

Achieve this vision through careful design and communication with the local authority and residents without preconception of the possibilities for this site.



Located just outside the Robin Hoods Bay district of Whitby, the site is accessed from Sled Gates.

Sled Gates forms a 'lane' type avenue where properties either abut or are set back from the carriageway, mainly brick or stone built with concrete or slate roofs. Any recent new developments have continued this form of construction.

Front boundaries are often enclosed with hedging, fencing or walls which partially screen property frontages.

Along Sled Gates with its junction with Thorpe Bank residential properties are interspersed with commercial and retail outlets that support the local community. The local area and the surrounding districts are well served by shops, community facilities, communication links and schools

Bus stops are located on Sled Gate/Thorpe Bank some 600 M from the site which provides regular bus services to both, Whitby, Robin Hoods Bay and surrounding settlements. The nearest train station is in Whitby

Within easy walking distance local shopping and a post office can be easily accessed via Thorpe Lane leading to Robin Hoods Bay area which includes Schools, Supermarkets, Public Houses and other associated domestic need outlets, providing an array of shopping. Whitby lies to the north of the site a distance of some 6.2 miles.

The proposals therefore accord with the LPA's requirements in terms of sustainability and access to wider area.

3.0 The Site - Local Analysis



The site is currently served via a private access leading from Sled Gates.

Local historical development defines the character of the area.

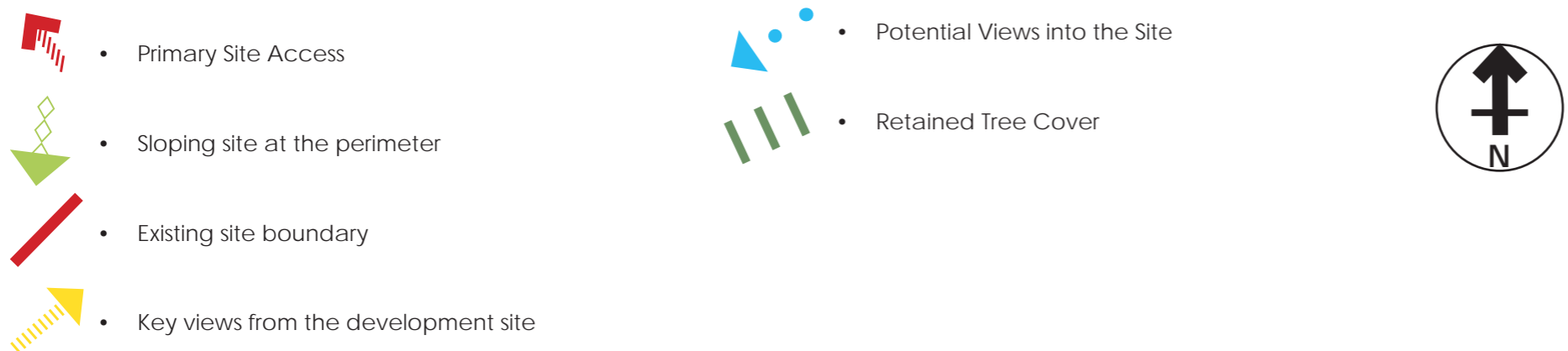
There are several trees around the perimeter of the site some of which are to be retained.

Existing boundary walls/ fences and hedges are to be retained wherever possible to retain character of the development site.

The area comprises mainly of residential properties with private amenity space and parking/garaging facilities.

Both the Northern and Southern boundaries are common to both the development and the adjacent to residential development, all existing arboricultural feature such as hedge rows and tree are to be retained.

In summary, the site offers an opportunity to contribute to the local environment and economy in an area where additional sustainable residential development is greatly needed.





Key Features

- Significant Tree covering and vegetation to the eastern perimeter of the site.
- Site is bounded Sled Gates and residential properties.
- No specific character on site.
- Limited footpath access in front of the site.



Key Features

- Semi-detached and bungalows
- 2 Storey dwellings
- Hipped roofscape
- Suburban infill development with irregular spacing between properties
- Red and Buff brick and red/brown tiles to roof
- Generally set back from the road frontage providing limited front gardens to properties due to parking requirements.
- Gardens generally clearly defined, general landscaping defined by low walls or railings.
- Generally off street parking with drives and garages





#### Key Features

- Terrace and Semi-detached forms.
- 2 and 3 storey dwellings.
- Hips and gabled roofscape.
- Materials are Red brick with grey/red tiles to roof. Stone and artstone detailing.
- No developer housing with generally well proportioned gardens.
- Mix of on street and off street parking with driveways.
- Retail units and public houses with external seating.





For reasons stated previously, it can be said that the site is located within a varied settlement where residential, educational and retail uses co-exist.

This range of building types and uses emphasizes the vibrancy and sense of community within the area.

Good communication links both in terms of road networks and bus routes have encouraged new development within the immediate areas.

Retail units, public house and holiday park uses have been encouraged in the Thorpe Bank and Robin Hoods Bay areas which contributes to the wider community in terms of providing local facilities and employment and consequently reduce the need for car ownership. Educational and residential choice is consistent with the emerging patterns of development within the area.

The proposals respond to the sites characteristics and topography. Generally two storeys set back from their respective boundaries and provide private amenity space within the curtilage of each property.

The proposed building materials will comprise of stone, red brick and some rendered areas to external walls, concrete and slate roof tiles, and Upvc windows with art stone head and cills and other architectural features.

Hard landscaping will include a limited amount of tarmac with pavior surfacing forming the main surfacing to the vehicular access, and drives. The proposed landscaping will contribute to the boundary planting and setting.

Residential development provides an opportunity for local employers of which there are many, to recruit locally and for development to contribute positively to the vibrant local economy.

The layout demonstrates a high quality design that relates well to the sites setting and what can be accommodated when the site is fully developed. The scheme creates a good quality residential environment and provides additional facilities for the residents without prejudicing the amenities or the occupiers of existing dwellings.

The proposals are considered appropriate and complimentary to the surroundings and therefore in accordance with the requirements of the environment and building design.

There are a range of transport polices that apply to the development all of which can be compiled with. These include:

- Adequately served by existing or programmed highways
- Adequately served by public transport and taxi services
- Within walking distance of local facilities.

It is considered the site represents a natural infill to the existing built up area of Sled Gates. The form of development proposed is compatible with the scale and character of the original area and surrounding buildings. It is evident that the proposals are within the capacity of the existing infrastructure of the area. The proposals have no adverse effect on the urban corridor or other open space.

The development proposed has been designed with specific regard having been given to the character and constraints of the site and of the surrounding area. It provided a sympathetic development that respects the character and appearance of this part of the Robin Hoods Bay Area while enhancing the amenities of adjoining properties.

The proposal has a number of significant benefits deriving it for the following reasons:

- The site enjoys a sustainable location where public transport and local services and facilities are available.
- The scheme would generate environmental gain through the creation of an attractive residential development, benefiting not only visual but also residential amenity.

It is considered that the scheme satisfies national, regional and local policy and represents a suitable redevelopment proposal for the site that addresses all the relevant and material considerations. In this context, the proposals satisfy the Planning material considerations and we would invite Local Authority to assess and support this application.

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