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DESIGN AND ACCESS STATEMENT

PROPOSED HOUSE

ADJOINING HIGH CRAGWELL, AISLABY, YO21 1SZ.

FOR MR AND MRS PEARSON.

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DESIGN AND ACCESS STATEMENT

19th July 2022.

PROPOSED NEW HOUSE

PLOT ADJOINING HIGH CRAGWELL, AISLABY, YO21 1SZ.

FOR MR AND MRE PEARSON

Background Statement

- High Cragwell is the name of a house built in the 1960's on what was probably a traditional access serving a farm and giving access to the nearby quarries. It is also the name of the access and probably refers to a higher well or spring above Cragwell below. The name Cragwell probably comes from a well below a crag or outcrop which reflects the very steep banking below High Cragwell and the rest of the village. During the same period 3 further houses were built at High Cragwell adding to the two existing properties – Cragwell Cottage and Keepers Cottage and a large barn which has also been converted into a dwelling.
- High Cragwell the house is typical of its period in rendered masonry with a stone face, concrete roof tiles and some timber cladding. Mr and Mrs Pearson have obtained a recent planning approval to extend and improve the house to make it sustainable for the next 50 years and envisage building out the new house for themselves. They have both lived in the Whitby area for most of their lives and have recently moved from 3 Spring House Cottages, Grinkle, which is in the North York Moors National Park where they have lived for over 10 years. Mr Pearson is a Joiner/Builder who has built out many developments in the National Park and is currently finishing the redevelopment of The Old Forge at Scaling Dam. Mrs Pearson runs a Holiday Cottage Development at Thirley Cotes Farm, Harwood Dale also in the National Park.
- In initially appraising the property it seemed likely that as was often the case in the 1960's that the original owners had purchased a double plot as the northern section of the plot has 3 large fruit trees in a central position and the house seems to take no further benefit from this land as the useful garden is to the front and the rear of the house. The Planning Authority map appears to confirm this as a further house is clearly shown although there seems to be no reference to a previous approval. It seems likely that a historic approval was given and the current records have not caught up.

- A pre application was submitted to the planning authority for the proposed house. The advise was generally supportive of the principal but recommended alterations to the initial feasibility layout.
- David Bamford Architects have also carried out numerous developments in the National Park over many years including a number of infill houses, holiday cottage developments and the development of The Raithwaite Estate into Hotel and Leisure accommodation.

Design Statement

- The existing plot slopes quite steeply at about a pitch of 1 in 6 towards the northwest which gives the plot some challenges. Besides the fruit trees the plot is fairly clear except for an overgrown hedge over a stone boundary wall to the access road to the east of the plot. To the north of the plot is Brambly Hedge which is a 1960's dormer bungalow which is at a significantly higher level up the slope. To the west of the plot is a steep banking which may well be spoil from the adjoining historic quarrying.
- The primary challenge with development of a house on the plot is the level change as clearly the primary floor level needs to be well above the parking level which is dictated by the access. In terms of appearance a traditional approach probably works best in this type of location. Cragwell Cottage next to High Cragwell is a traditional property which has recently been extended with a two-storey extension in local stone. This makes a simple and pleasing statement blending in well with the locality and therefore it seems sensible to use a similar structure for the proposed house.
- The pre application advise from the planning authority was that the houses in the locality are generally well spaced and consideration should be given to allowing more breathing space to a proposed house. In addition the advise indicated that a single storey or a one and a half storey house may work better and that there was generally too much glazing relative to the Park design guide. In view of this the proposed house has been moved a further 1.8meters away from High Cragwell, a one and a half storey format has been adopted with cat slide dormer roofs and the extent of the glazing has been significantly reduced.
- Access to the properties is via High Cragwell the access road. This is a historic track which whilst not surfaced is in sound condition and there is a turning area opposite High Cragwell (the house) This access track is presumably a public right of way as the street view is recorded on Google Earth. The access to the main Highway is surfaced and the site lines are

reasonably good. The proposed house has two parking bays leaving 3 parking bays and a garage space for High Cragwell. The proposed parking bays are of a generous size to allow for the narrow access road and a further space is possible in the paved yard to the side of the house.

- Disabled access is clearly going to be problematic on a steeply sloping site. Access from the parking area to the house can be achieved using the pathway to the side and rear with a maximum pitch of 1 in 12 leading to level access to the ground floor through the family room. The ground floor then has level access including a toilet and the kitchen. Ambulant disabled access steps would be provided to the front of the property.
- There is foul and surface water drainage available on the plot and it is envisaged that a sustainable surface water drainage system will be provided which may include water harvesting. It seems likely in this quarrying location that natural ground percolation may be available.
- It is generally envisaged that the highest standards of insulation will be used to the house together with a heat pump and other energy efficient systems.
- Neighbours are always an important consideration particularly when building you own house. In this case the proposed house will have no significant impact on Brambly Hedge which is at a much higher level and has a well screened garden. The Boundary wall is in a very poor state and will be rebuilt using the existing materials which will no doubt be a significant benefit to the Brambly Hedge property. Hill View however will be overlooked across the access road but this west side of the property has very few windows and as it is set well down even these windows will be largely masked by the proposed replacement hedge.
- The land is not in a flood zone
- It is not envisaged that the proposals will have any negative effect on local ecology.
- I consider that the proposed house will have a positive effect on the street scene by replacing this largely unused and overgrown patch of land with a high quality and appropriate dwelling using local and sustainable materials and set in an attractive landscape.



Photograph of the proposed plot between High Cragwell and Brambly Hedge and currently occupied by some fruit trees. The access road is a public right of way and is generally sound



Photograph of Cragwell Cottage with a modern extension which achieves a good aesthetic standard using local materials.



Photograph of the Road entry from Moor Road which has reasonable sight lines and is of fairly generous proportions allowing vehicles to pass.



Photograph of Hill View from access – overlooking from the proposed house it not considered to be a problem.



**North York Moors
National Park
Authority**

Tom Hind
Chief Executive

c/o Mr & Mrs Pearson
f.a.o David Bamford
c/o David Bamford Architects
via e-mail

Your ref:
Our ref: NYM\2022\ENQ\18857
Date: 27 June 2022

Dear Mr Bamford

Pre-application enquiry for the construction of a new dwelling at High Cragwell, High Cragwell, Aislaby

Thank you for the enquiry regarding the above received 9 June 2022. I have now had the opportunity to review your enquiry in relation to the Authority's adopted policies and Design Guidance.

Policy CO8 relates to Housing in Smaller Villages and states that development can be supported on suitable small sites within the main built-up area of the village where additional development will respect the form and character of the settlement. Proposals will be expected to meet the need for smaller dwellings. Following discussions with the Head of Strategic Policy, I can advise you that it is considered that in principle the proposal to construct a Local Occupancy dwelling on the site adjacent to HighCragwell would be in accordance with Policy CO8 of the Authority's adopted policies.

In regard to the design and scale of the development, I can advise you that the Head of Planning has highlighted that the overall design of the development needs some reconsideration. In particular, the scale of the development needs addressing; at present the proposed dwelling is tight to the surrounding boundary and as a result would look cramped and obtrusive within the small site. A single or one and a half storey property would be more in keeping with the surrounding dwellings. Secondly, the fenestration should accord with the Authority's Design Guidance, specifically relating to solid-to-void-ratio. The current proposal is over-glazed and fails to relate to the surrounding street-scene.

I hope that the above information is useful, but please do not hesitate to contact me if you have any queries.

Yours sincerely

M. L. O'Mara

Miss Megan O'Mara
Senior Planning Officer, Development Management

Working together to sustain the landscape and life of the
North York Moors for both present and future generations to enjoy

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From:
To: [Planning](#)
Subject: NYM/2022/0563
Date: 08 August 2022 16:10:52
Attachments: [plan_app_nat_parks.pdf](#)

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Dear Chris

I have attached the completed local occupancy form together with bills etc showing proof that we have lived in the national parks for more than 5 years.

In fact we have lived in the National parks for the past 15 years at our previous address: 3 Springhouse Cottages where we also applied for planning through national parks.

I would be grateful if you could acknowledge receipt of this email and contents.

If you need any more information, please do not hesitate to contact us.

Kind Regards

Adrian and Amanda Pearson

APPENDIX G LOCAL OCCUPANCY PROFORMA



LOCAL OCCUPANCY PROFORMA

To be used when applying for full and outline planning permission for Local Needs Housing, to discharge conditions as part of a Condition Verification Check and to confirm accordance with Local Occupancy conditions as part of the National Park Authority's monitoring procedures. For further information about Local Needs Housing, please refer to the Housing Supplementary Planning Document available at www.moors.uk.net

Address of Local Needs Housing

PLOT AT HIGH CRAWEU
MOOR ROAD, ASHBY
WHITBY, N-YORKS YO21 1SZ

Planning application reference no. (office use)

Do you currently live in the North York Moors National Park? Yes No

Please complete all sections below which are relevant to your personal circumstances. All information which falls within the definition of personal data under the Data Protection Act 1998 will be used on a strictly confidential basis.

If you currently live in the North York Moors National Park, please complete this section:

Please give your current address

HIGH CRAWEU
MOOR ROAD, ASHBY
WHITBY, N-YORKS YO21 1SZ

How long have you lived at this address? Years 11 Months

If less than 5 years, please give your addresses for the last 5 years with the relevant dates

3 SPRINGHOUSE COTTAGES
GRINKLE LANE, GASINGWEN
CLEVELAND TS13 4UE

Please attach documents which give evidence of your place of residence for the last 5 years eg household bills, copies of entry on Electoral Roll

APPENDIX G LOCAL OCCUPANCY PROFORMA

Please confirm your reasons for needing to move to the proposed Local Needs Housing development.

THIS PROPERTY IS GOING TO BE A SELF-BUILD PROJECT AND WE INTEND TO LIVE IN IT FOR THE FORESEEABLE FUTURE

If you live outside the North York Moors National Park, please complete this section:

Have you previously lived in the North York Moors National Park?Yes/No

Please give addresses for your previous period(s) of residence in the North York Moors National Park with the relevant dates

From.....To..... From.....To.....
.....
.....

Please attach documents which give evidence of your previous residence in the National Park eg household bills, copies of entry on Electoral Roll

Do you have a strong and long standing link to the local communityYes/No

If Yes, please give details of your link to the community, including addresses and length of residence of any family members living in the locality

.....
.....
.....

Please complete any of the following details that apply to you.

Do you need to move to be close to a relative who is currently living in the National Park and requires your support?Yes/No

If Yes, please give details including the name and address of your relative, how long they have lived in the National Park and the reasons for them needing you to live close by to give support.

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APPENDIX G LOCAL OCCUPANCY PROFORMA

Do you need to move to be close to a relative who can provide you with essential support and who is currently living in the National Park?Yes/No

If Yes, please give details including the name and address of your relative, how long they have lived in the National Park and the reasons for you needing to live close by.

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.....

Do you need to move to live close to your place of employment in the National Park?Yes/No

If Yes, please give details of your employment including the address, the type of employment, the number of hours and whether it is permanent or temporary. Please provide full details if you are self employed. If you need to move to take up a job offer, please say when your employment will start. Please attach a letter from your employer confirming your employment or job offer.

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.....
.....

This section to be completed by all proposed occupants

How many people are there are in your household? ...3...

Age	Male	Female
0-15
16-20
21-64	..2..	..1..
65+

What type of accommodation do you require (eg house, bungalow, number of bedrooms, garden)?

.....3 BEDROOMED HOUSE WITH A GARDEN.....

Is suitable accommodation available within the existing housing stock to meet your requirements? Please provide details of properties currently on the market in the village where the proposed development is located.

.....
.....N/A.....
.....