

Mr and Mrs Peter Harland, 16, The Carrs, Briggswath, Sleights, Whitby YO21 1RR.

Design and Access Statement

for

Land located on the South Side of

Eskdaleside, Grosmont, Whitby.

Title Number : NYK317210

NYMNP

01/11/2022

INTRODUCTION

This Document is a Design Access Statement to accompany the enclosed full planning application for the erection of a new dwelling house on vacant land on the South side of Eskdaleside, opposite Hollins Farm. Location: Easting 483446 Northing 505453

DESIGN

The Site is within the village of Grosmont in a well established residential area, along the Eskdaleside Road , at the top end of Grosmont village, on the south side of the main lane through the village of Eskdaleside.

In general the plot has been in use as allotments to the neighbouring "New Houses". The applicants great grandfather was a resident of New Houses since 1911 and was a recipient of the allotments.

This siting of the proposed dwelling will provide a further choice of new housing within the settlement which has seen very little development towards the provision of housing in recent times.

This will help to consolidate the services and residential population within the local settlement.

It is intended that the applicant of whom works full time within the National Park at RAF Fylingdales wishes to live within the community that his Father, Grandfather and Great Grandfather once lived for many years.

He has fond memories of helping his grandfather as a young child in his allotment.

He wishes to live within the community with his wife and two sons, along with his Father in Law.

Much care and consideration has been taken to ensure that the existing, which consists of a large amount of the plot is to remain untouched and new uses will relate well with each other in terms of shielding and design in order to prevent any adverse impact on both the present neighbourhood or proposed occupiers.

A vehicular drive will be from the boundary to the Eskdaleside Highway from an internal area shown within the drawings, which will be screened and hidden from both the existing and enhanced boundary existing hedgerow to the frontage of the proposed plot.

The Design details within the plans, along with this statement are compatible with the local area.

Visibility Splays from the main entrance driveway also shown within the plans are excellent and outline the visual outlook of the proposal regarding access.

AMOUNT

This application is for the development of one two storey house, designed for this plot specifically for this unique important village site.

It is a four bed, stone built dwelling, no more than approximately 100 sq. mts in overall footprint.

The plans show how the dwelling sits within a well screened area with ample parking of a number of cars within the site, this will enable entrance to the highway from a forward momentum towards the highway itself.

A double garage, allowing for two additional vehicle spaces is also included within this application. This will all be screened by the existing hedgerow and a proposed wooden gate to the property.

The existing small orchard to the far southern end of the site will remain untouched upon request of the applicant.

An increase to the natural existing screening will be included in order to provide privacy for both occupiers and neighbours alike as the site is slightly elevated. The additional screening will be matched to the existing and will be made up of native species of hedgerow and broad leafed trees for infill to the existing boundary treatments already in place.

The application site measures approximately 0.13 hectares or .33 acres. This proposal would represent a more effective use of the land as opposed to wasteland, as it has been laid fallow and unused for at least 15 years. As a residential home it would be cherished, looked after and be part of a community from an applicant whose roots go back to the village of Eskdaleside and Grosmont since 1861, on land tended by his Great Grandfather, Grandfather and Father as allotments to the "New Houses" adjacent.

The Design of the proposed dwelling has taken into account designs within the immediate area and also into traditional styles and materials throughout the parks area and also acceptable to the local planning authority such as scale size, form, style with general design details such as fenestration, materials and also boundary treatments.

The materials intended for the construction of the proposed will be locally sourced, for example, the stone will come from the local Grosmont Quarries, the windows from the joinery at Egton.

All of the design features such as the stone courses, the red clay pantiles, the flush faced mortar finish, stone water tables to the ridges, angled or ornate kneelers, marginal overhang to roof tiles with the gutters clipped directly to the stone in black half round profile with no fascia whatsoever as this would detract from the traditional build that is a hallmark of housing design within the National Park.

The windows will be made of quality hardwood locally made in victorian 4 pane style, sliding box sash, painted white with horns to the base of the top slider, these windows will be vertical in design and will also be larger to the ground floor and slightly smaller to the first floor, typical of the traditional Parks Farmhouse design .

All of these characters are seen within the traditional buildings within close proximity to the proposed plot with the exception of a single storey building within Hollins Farm.

The positioning within the site of the proposed dwelling which lies on its long axis to the frontage of the road emulates the prevalence this typical layout is presented within the parks villages and communities, therefore this has been taken into account.

The two storey aspect to dwellings within the park are typical and therefore, due to the large buildings in close proximity to the proposed, the overall height from ground floor to the eaves for example is comparable.

Due to both the existing screening and proposed improvement to the said screening and the distance between the dwellings opposite, this was to ensure that there would be no overlooking of any significance.

Also due to the additional screening along with the traditional build methods and the overall character of the proposed, we feel this dwelling would be a valued addition to the local street scene.

To the south of the site are open fields and this dwelling will be close to the highway as is the majority of properties along Eskdaleside, again following other existing traditional

buildings.

As time elapses and with the local materials used, the proposed will weather and meet the existing dwellings nearby in appearance.

Along with the screening, the dwelling will not appear prominent within the local landscape but merely blend in.

In conclusion to the design aspect of this small development of one dwelling only, we consider this dwelling to have a negligible impact locally on the use of this plot or this rural settlement in general.

SCALE

The scale of this proposed dwelling will be 11 metres long and 9 metres wide, 4.7 metres to the eaves height and 7.6 metres to the main ridge height.

These dimensions prove very comparable to nearby properties as well as modern standards therefore this proposed dwelling seeks to be and does reach the high standards set by the immediate community within Eskdaleside and also the National Park as a whole.

The appearance of the proposal is to ensure with the help of the existing screening, that it shall be low key but high quality in both local materials and quality of build, plus also to ensure that it remains compatible with adjacent buildings and respects both the character and landscape qualities within this much cherished National Park Village.

Materials are normally finalized after a decision notice has been issued at least but it is the applicants wish to use local stone from Grosmont Quarry where his ancestors worked but mainly due to the fact that it isn't correct unless materials used on the original buildings are also used on new projects to maintain continuity to the community landscape.

With regards to the parking area the materials will be finalised with the planning team but this will also consist of porous stone chips or the like.

ACCESS

Vehicular access both to and from the proposed will be via the highway to the short drive to the parking or garage area, through timber gates.

The visibility splays are excellent from the drive itself allowing for an easy exit and return.

The dwelling itself is raised on a terrace to allow for the garage space and ample parking, this parking will allow for forward access to the highway and not in reverse.

The house is accessed via a stone stairwell to the ground floor level to the dwelling.

Further down the road, the New Houses are terraced directly to the highway with a wall frontage, it was decided to avoid this situation and prefer the same solution as next door to allow for a garage to be built with a retaining wall behind.

The proposed also gives room for a parking area to be provided for which will be shielded by the existing stone wall and hedgerow.

The proposed private drive accesses the 30mph speed limited adopted highway with very good splays in either direction.

This road provides access to either the village of Grosmont and the Train Station with a to Whitby, Teesside and of course Pickering along the NYMR railway line.

A bus route also exists with stop/ pick up request service.

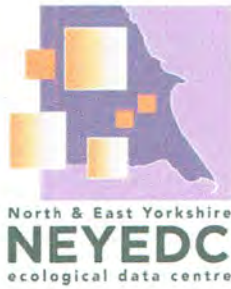
Although a rural village within the park, all transport links and the access are very good. 3



Google earth



NYMNP
01/11/2022



Our Ref: E06740
Your Ref: PH 112
On behalf of: Reedesign
Date: 05/09/2022
Search area: 1km from NZ8341605493

NYMNP

01/11/2022

NEYEDC Site Data Search

Internationally Designated Sites

The following internationally designated site boundaries were searched:

- Ramsar sites published May 2017, revised October 2020
- Special Areas of Conservation published July 2017, revised May 2021
- Special Protection Areas published March 2016, revised July 2019

There are no internationally designated sites in or partly within the search area.

Nationally Designated Sites

The following nationally designated site boundaries were searched:

- Areas of Outstanding Natural Beauty published January 2017, revised August 2020
- National Nature Reserves published April 2017, revised June 2021
- National Parks published August 2016, revised February 2019
- Sites of Special Scientific Interest published April 2017, revised June 2021

The following nationally designated sites are in or partly within the search area, and are shown on the accompanying map.

Designation	Name or location of site	Grid reference in relation to the search area
National Parks	North York Moors	Entirety of search area.

We do not hold full details or citations of national designated sites. For further information please see the relevant section of the .gov.uk website

<https://www.gov.uk/topic/planning-development/protected-sites-species>

or go to JNCC's UK Protected Areas webpage: <https://jncc.gov.uk/our-work/uk-protected-areas/>

Locally Designated Sites

The following locally designated site boundaries were searched:

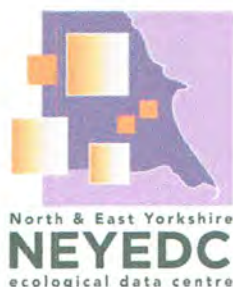
Local Nature Reserves

published April 2017, revised June 2021

There are no Local Nature Reserves in or partly within the search area.

North Yorkshire SINC (Site of Importance for Nature Conservation)

Version: North Yorkshire SINC v9.8, June 2021



Our Ref: E06740
 Your Ref: PH 112
 On behalf of: Reedesign
 Date: 05/09/2022
 Search area: 1km from NZ8341605493

There are no North Yorkshire SINCs in or partly within the search area.

Yorkshire Wildlife Trust Reserves published January 2019

There are no Yorkshire Wildlife Trust Reserves in or partly within the search area.

Priority Habitats

The following site-based habitat boundaries were searched:

Ancient Woodland Inventory published July 2013, revised January 2020

The following areas of ancient woodland are in or partly within the search area and are shown on the accompanying map

Habitat type	Location description
Ancient & Semi-Natural Woodland	Dorsley Bank Wood, Esk Valley/Fair Head woodland at NZ829048, woodland near Cote Bank Woods, and near Lease Rigg (NZ825050).
Plantation on Ancient Woodland Site	Cote Bank Woods, NZ831064.

Priority Habitat Inventory published August 2017

The following areas of priority habitat are in or partly within the search area and are shown on the accompanying map

Habitat type	Location description
Deciduous woodland	Large number of polygons throughout the search area.



Our Ref: E06740
Your Ref: PH 112
On behalf of: Reesign
Date: 05/09/2022
Search area: 1km from NZ8341605493

NEYEDC Species Data Search

Enclosed is a spreadsheet of species records found within the search area. For protected, priority and invasive species an abbreviation of the relevant designation(s) is listed in the 'Species Records' worksheet, with the full designation title on the second worksheet 'Designations'.

Please note that NEYEDC is not a definitive resource of species records; a lack of survey information for any particular area or lack of species records for a taxonomic group does not necessarily mean that there is no nature conservation interest present. It is always recommended that a site survey is carried out in order to assess any ecological interest that might be present before proceeding with any development.

By default, the species search returns data for the past 50 years, but if older records are required these may be obtained from NEYEDC upon request.

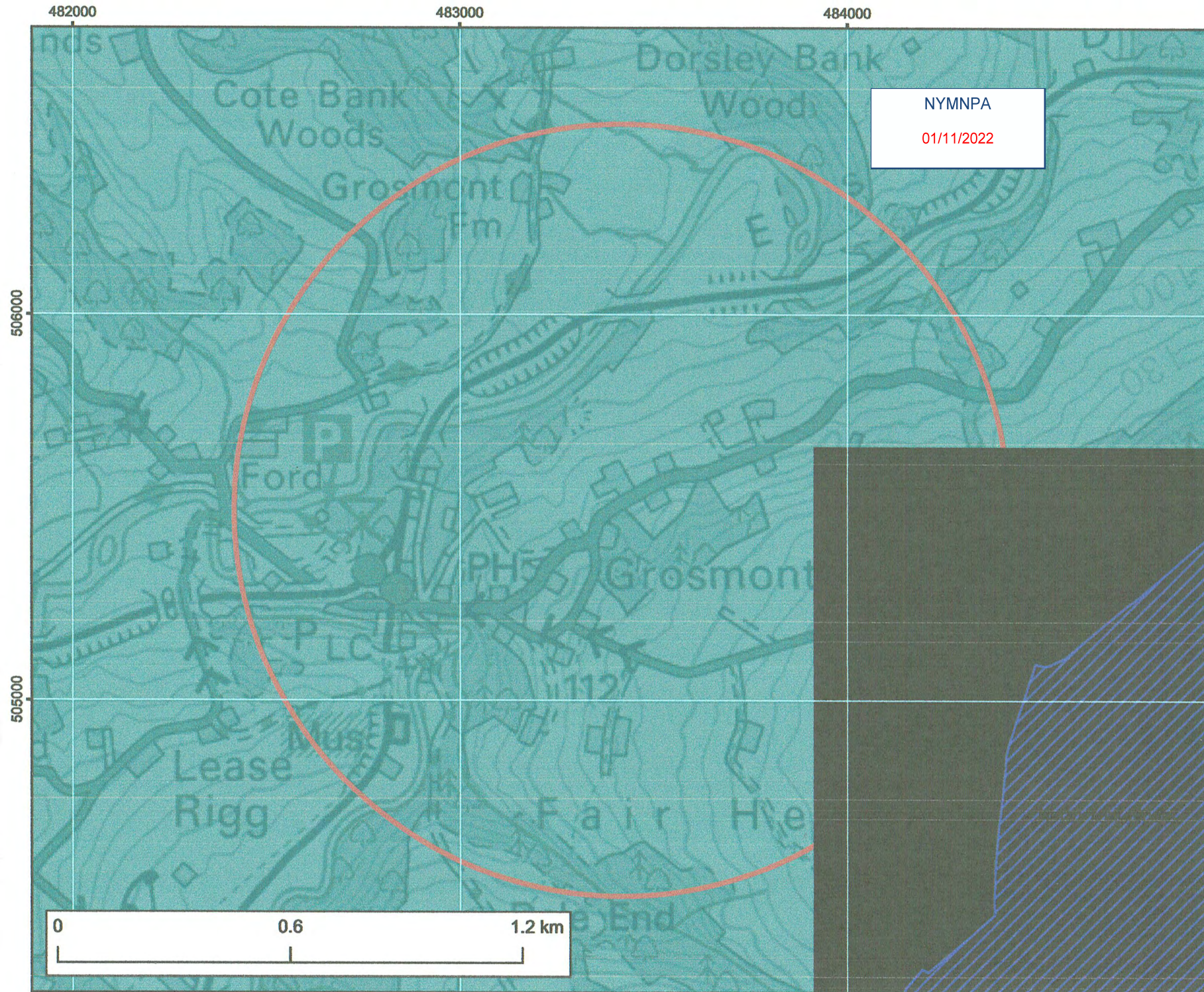
Bats

In addition to the records shown on the enclosed spreadsheet there are known to be records within the search area held by the North Yorkshire Bat Group, but which NEYEDC are currently unable to pass on. For further information on these records please contact the North Yorkshire Bat Group directly, see below.

Local Bat Group contact details:

North Yorkshire: Nick Whelan, Recorder
records@nybats.org.uk
www.nybats.org.uk

East Yorkshire: Roger Curtis, Recorder
<https://eastyorkshirebatgroup.wordpress.com/>



Nationally Designated Sites

Client: Reedesign

Client ref: PH 112


Our ref: E06740


Search area: 1Km from 483416 ,505493

Map created on: 2022-09-05

Legend

National Designated Sites

 National Parks

 Search Area



483000

484000

Priority Habitats

Client: Reedesign

Client ref: PH 112

Our ref: E06740

Search area: 1Km from
483416,505493

Map created on: 2022-09-05

Legend

Habitats

AWI

 ASNW

 PAWS

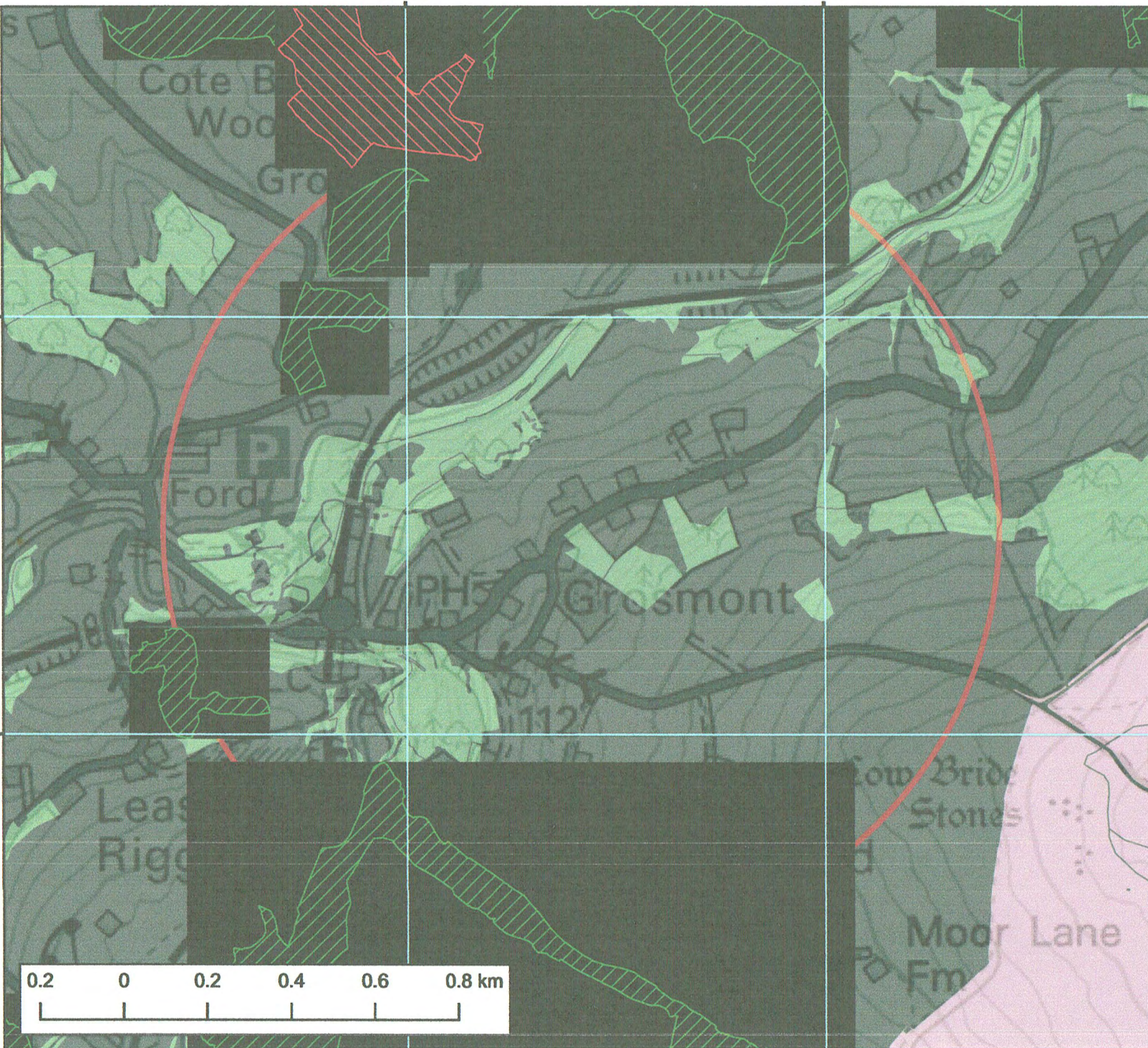
PHI

 Deciduous woodland

 Search Area

NYMNPA

01/11/2022



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
483446/505453

Created
4 Oct 2022 14:43

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
483446/505453

Scale
1:2500

Created
4 Oct 2022 14:43

-  Selected area
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



Page 2 of 2

NYMNPA

01/11/2022

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 OF LAND, ESKDALESIDE/GROSMONT
TITLE NUMBER: - NYK 317210
O.S. REF: - NZ 8305 S.W

Planning application reference no. (office use) NYM/2022/0803

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

[Redacted address lines]

How long have you lived at this address? [Redacted] Years [Redacted] Months

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

[Redacted previous address lines]

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.

TO BE CLOSER TO MY PLACE OF EMPLOYMENT TO FULFILL MY OBLIGATION TO BE ABLE TO ATTEND EMERGENCY CALL OUTS. ALSO TO BE ABLE TO RETURN TO MY ANCESTRAL HOME AND LIVE AMONGST FRIENDS WITHIN THE LOCAL COMMUNITY.

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 1981 To 1993 "RIVENDALE" BEACON WAY, SNEATON, WHITBY NORTH YORKSHIRE

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 community Yes/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

FRIENDS OF LOCAL FAMILIES WITHIN GROSHEMONT, THE WARD FAMILY THE PARKER FAMILY, THE WOODING FAMILY AND THE FEATHERSTONE FAMILY. MY GREAT GREAT GRANDFATHER WAS A FOUNDER MEMBER OF THE GROSHEMONT CO-OP. SOCIETY. PLEASE SEE MY STATEMENT WITHIN THE IDB/ACCESS STATEMENT.

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.

[Redacted area]

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.

.....

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.

I AM A DIESEL ENGINEER EMPLOYED BY T.G. POWER LTD AT THE POWER HOUSE COMPLEX WITHIN R.A.F. FLYING DALES, SUPPLYING ELECTRICAL POWER VIA THE DIESEL GENERATORS THROUGHOUT THE BASE. THIS INCLUDES EMERGENCY BREAKDOWN COVER.

This section to be completed by all proposed occupants

How many people are there are in your household? *4*.....

Age	Male	Female
0-15	<i>1</i>	<i>1</i>
16-20	<i>1</i>	<i>1</i>
21-64	<i>2</i>	<i>1</i>
65+	<i>1</i>	<i>1</i>

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

4 BEDROOM HOUSE WITH PARKING AND GARDEN SPACE.

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.

NO CURRENT ACCOMMODATION AVAILABLE TO REQUIREMENTS NEEDED IN THE VICINITY OF THE PROPOSED. I REQUIRE A DWELLING WHICH WILL PROVIDE A PERMANENT RESIDENCE, AT A TIME WHEN, DUE TO AN INCREASE IN HOLIDAY ACCOMMODATION IS ON THE RISE AND WHERE THE POPULATION OF THE PARK IS DIMINISHING AS A RESULT.