

NYMNPA

03/07/2023

TITLE: Design & Access Statement

PROJECT: Extension to Holiday Cottage to Form Kitchen and Dining Area.

LOCATION: Fox and Rabbit Holiday Cottages, Lockton, Pickering, YO18 7NQ

CLIENT: Mr. A. Hamilton

DATE: 27.06.2023

REF: 2183

REV:

REVISION RECORD

REV	DESCRIPTION	DATE
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SITE CONSTRAINTS

Conservation Area – outwith
Development Limits – outwith
Flood Zone – flood zone 1

Listed buildings – No
Parish – Lockton
PROW – adjacent to the north

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1. OVERVIEW

This statement accompanies our planning application for the extension and alteration to cottage No. 4 at the Fox and Rabbit Holiday Cottages. The extension will create a holiday cottage more suitable for a traditional family holiday requiring 3 bedrooms along with an appropriate amount of living space.

The current arrangement of cottages provides 3 No. 1-bedroom cottages and 1 No. 2-bedroom cottage / managers accommodation.

The current owner took possession of the buildings a couple of years ago and has undertaken extensive internal refurbishments to the cottages and following a re-brand along with fresh marketing the cottages have become a great success and the client is looking to expand on their popularity.

The proposed works are in response to increase in enquiries for family accommodation and for group/block bookings for all four cottages.

3. SITE LOCATION AND HISTORY

The site is located approximately 4 miles north of Thornton le Dale close to the junction of the A169, adjacent to the Fox and Rabbit Inn. The site is approximately 1 mile from Lockton to the north.

The site is accessed by a discrete entrance, to the south of the pub car park on the eastern side of the road, which leads to the rear of the cottages and a private parking area which serves the cottages only.

The site is well screened by large trees and hedging to all sides and whilst there is a physical connection to the Fox and Rabbit Pub the two business are in separate ownership and have no connection commercially.

The cottages are comprised of 3 No. 1-bedroom holiday cottages and 1 No. 2-bedroom Holiday cottage / managers accommodation.

The cottages are a range of converted former agricultural buildings, constructed in stone under a pantile roof with water tables and kneelers. It appears the buildings underwent extensive refurbishment when converted – judging by the repetition, neatness, and uniformed openings. The use of modern concrete lintels and storm proof windows are a typical of the conversion period.

Cottages 1–3 are located in the L shaped single storey configuration that forms the southern and eastern elevations. The northern most building, that is attached to the pub, is a 2-bedroom dual purpose holiday / managers cottage, this is arranged over 2 floors.

The northern boundary of the property abuts a public right of way.

Fig 1: OS extract (NTS)



Fig 2: Satellite image:



4. PHOTOGRAPHS

Image 1: existing extension to be demolished:



Image 2: east elevations of cottage 4:



Image 3: northeast corner of buildings, and proposed area of works



Image 4: eastern elevation of single storey units



Image 5: northern elevation of cottage 4.



5. PREVIOUS PLANNING HISTORY

NYM/2019/0038/FL. Variation of condition to create 2 NO. open market dwellings and 1 No. annexe / Holiday cottage.

NYM/2012/0796/FL –

NYM3/081/0036T/PA

NYM/2004/0018/FL

6. PROPOSED NEED / DESIGN

Since taking ownership and following subsequent refurbishment the cottages have proved very popular with repeat bookings and continual enquiries, however they have identified a need in the market for more family orientated destinations.

The proposed design allows for further development of the business by creating a 3-bedroom family friendly cottage with a sensible balance of living to sleeping accommodation. It is envisaged the proposed works to the cottage would also increase block bookings of multiple units to extended families / friends. The extended multi-disciplinary area would provide the much-needed adequate socialising space to facilitate such bookings, allowing families / friends to meet and socialise in a united area.

The proposed design creates a subservient and distinctive extension through the use of a lower ridge height along with a clear point of separation for the host dwellings through the use of a glass link.

The current lean-to extension of 13m² will be removed and an additional 22m² formed.

The proposed structure would not be visible from the highway or public footpath due to the mature planting and screening already on site.

7. ACCESS

The Site is accessed by both pedestrian and vehicles from the entrance in the southwest corner of the site.

8. FLOOD RISK ASSESSMENT

The site does not fall into either flood zone 2 or 3 as defined by the environment agency.

9. ECOLOGY & ENVIRONMENT

TREE PROTECTION:

The site is bordered by several large trees and shrubs. The proposed design is over 8m away from the edge of the nearest canopy and as such does not have a negative impact on the trees or planting.

10. RELEVANT PLANNING POLICIES

- Strategic policy J Tourism and Recreation
- Policy UE1 Location of Tourism and Recreation Development
- Policy CO12 Conversion of Existing Buildings in Open Countryside

11. APPENDIX

The following drawings and documentation are included with the application:

EXISTING:

4389-1,2,3,4

PROPOSED:

2183-401	floor plan
2183-402	elevations
2181-403	section
2181-404	site layout

OTHER:

2183-DAS	planning statement
2183-LP	location plan