

DESIGN AND ACCESS STATEMENT

Proposed New Park Home, Land Off High Street, Hinderwell TS13 5JH.

AMOUNT

New 3 bedroom single storey Park Home and associated vehicle hardstanding to be erected on a small parcel of agricultural land .

LAYOUT

The floor plan comprises a living room, kitchen and dining area. There are 3 double bedrooms, one with ensuite shower room and a family bathroom. To the front entrance there is a decked area with entrance steps. Externally there will be hardstanding with space for 2 cars.

SCALE

The footprint of the Park Home is approximately 50' x 20' (15.25m x 6.1m). The home will be approximately 4m in height.

LANDSCAPING

The plot is surrounded on three sides with trees and hedges. These are to remain with additional bushes/shrubs to be planted to the Northern Boundary to soften the impact of the adjacent farm buildings. The plot will have hardstanding for 2 vehicles which will be laid to falls to drain onto the adjacent soft landscaping. The remainder of the site will be lawned.

APPEARANCE

The Park Home will have a cladding board exterior with Stucco finish. CanExel cladding is used as feature around the windows and dormer and around the plinth skirting. There will be a pitched tiled roof and the windows and doors will be upvc double glazed.

ACCESS

The site is accessed by a lane leading from the High Street down to the Serenity Camping/Caravan Park. A small amount of hardstanding will be constructed to provide parking for 2 no vehicles and also turning within the site. The Park Home floor is raised off the ground. There will be a decked area to the front with a stepped approach to provide access to the home, if necessary a ramp could be added to provide level access.

THE DEVELOPMENT

The site is what remains of a larger agricultural plot, the majority of the plot has previously been sold off for other uses. The site measures approx 0.09 hectares and is deemed too small for any significant agricultural use and as such currently stands vacant and unused and has become a target for dumping. It is proposed to bring this site into meaningful use by the erection of a Park Home. The site is within a short distance of the High Street with local amenities and a regular Bus Service to Middlesbrough and Whitby.





