

CLOSE, GRANGER, GRAY & WILKIN

BUILDING AND CIVIL ENGINEERING CONSULTANTS,
SURVEYORS AND ARCHITECTURAL TECHNOLOGISTS

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NYMNP

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DESIGN & ACCESS & HERITAGE STATEMENT

**1 Lancaster Cottages,
Goathland,
Whitby.**

Proposed Pre-Fabricated Garage.

DATE: March 2024.
SCHEME: Proposed Pre-Fabricated Garage.
APPLICANT: Mrs. June Hunter
PROPOSED USE: Domestic Garage.
DESIGNATION: National Parks.

EXISTING PROPERTY

The property is a small terraced cottage within a group of cottages located on the edge of Goathland, just off the main road into the village. The property has an area of garden just across a shared track which housed a garage, accessed via the track. The other properties have garages located in the gardens opposite each cottage.

The original stone garage has been demolished due to its deterioration over the years and the fact that it had been badly damaged during a period of bad weather. The basic footprint of the garage is still noted on the site.

The garden is located to the end of a run of gardens serving the terraced houses opposite across the track and is an end plot. Other properties in that area have garages in these areas, some being basic construction of blockwork.

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THE DESIGN.

The garage will be a pre-fabricated garage with the wall panels being stone to fit in with the stone to the properties as much as possible. Properties are mainly stone with some brickwork and some tile cladding. Roof covering will be a clay tile affect sheeting.

The stone panels will also have aesthetics similar to the existing garage which was a stone built structure. Garage is visible from the road into the village during winter months as during summer the trees to the perimeter of the garden are full of leaves which screene the properties somewhat.

The garage is required to house a couple of cars. The proposed size would also allow for some storage which is restricted within the cottage itself. Space is of a premium in the cottage and the storage would allow uncluttered use of the property now that the applicant is getting on in age.

The proposed garage will not increase the number vehicles using the track as the number of visitors to the applicants property will not increase and there are no plans to increase the number of residents within the main property.

It is considered that the proposals will conform to the North Yorkshire Moors National Park Planning Policy and will enhance the aesthetics of the rear elevation of the property.

As the garage is proposed to be a suitable stone effect, the proposals will enhance the current view of a block built garage to the neighbouring garden. The proposals will not affect the street scene and will not detract from the existing aesthetics of the properties nearby.