



DESIGN & ACCESS STATEMENT

Proposed garage development at
21 Egton Road, Aislaby

1.0 Introduction

This Design & Access Statement is submitted as part and in support of a householder planning application, made on behalf of the applicant Mr & Mrs Catley.

The application site is located at no. 21 Egton Road in Aislaby, to the south west of Whitby. The proposals comprise a double garage with office space above.

This document is to be read alongside all associated plans and documents submitted with the application.



Aerial view of site

2.0 Existing Site and Context

The site lies within the village of Aislaby, off the A171 and to the south west of Whitby. Located on Egton Road the site overlooks agricultural land to the south. Dwellings of a similar size and scale sit to the north, east and west of the site along Egton Road.

The area is within the North York Moors National Park.

The application site consists of a single storey detached dwelling that has recently been fully refurbished, approved under planning application NYM/2018/0252/FL in July 2018. The dwelling which consists of off-white rendered walls and a dark grey slate roof is set back from the road. The site is lower from the road stepping down to the rear boundary.

3.0 Scheme Proposal

The proposed garage is single storey in scale with a staircase leading to an office space located within the loft. Natural light is provided to the office with 4 no. roof lights. The gable and rear walls of the building will be partially constructed off the existing retaining walls.



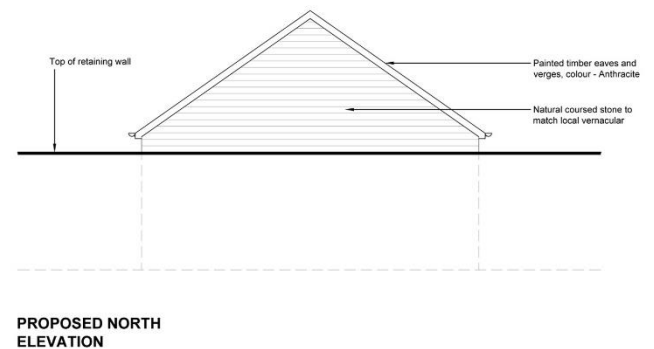
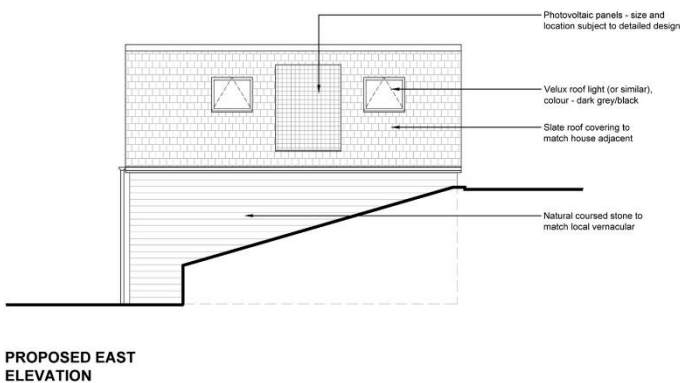
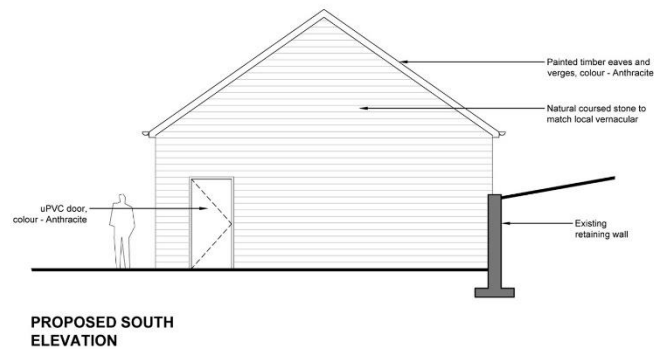
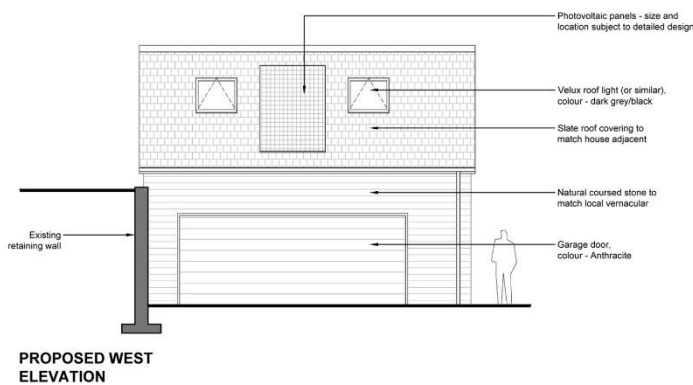
Proposed site plan

4.0 Design Approach

The scale and massing of the proposal has been carefully considered so that it is subservient to the existing dwelling and garage. The level difference between the site and Egton Road means that the visual appearance is minimal with the top of the walls and roof only visible from the road.

The garage is to be constructed from coursed natural stone to match the local vernacular and a dark grey slate roof to match the adjacent dwelling. The external doors and roof lights will also match the existing dwelling.

Photovoltaics are proposed to generate renewable electricity for the office and the adjacent house. The size of PV system will be determined by a specialist manufacturer.



Proposed elevations

5.0 Landscaping and Amenity

None of the landscaping on the site will be affected by the proposals as the garage will be built within an area of existing hard standing at the end of the driveway.

6.0 Drainage & Potential Flooding

The existing drainage strategy for surface water will be extended to include the rainwater runoff from the garage roof.

The application site is within flood zone 1 (based on the Gov.uk flood risk information) and therefore a Flood Risk Assessment has not been produced as part of the planning application.

7.0 Access & Movement

The site access and driveway are not impacted by the proposed garage which will remain as existing. Doors and stairs will comply with approved documents K and M of the Building Regulations.