

NYMNP

07/09/2018

DESIGN AND ACCESS STATEMENT
Proposed New Orangery
The Red House
Fylingthorpe Whitby
YO22 4TH

For

Mr G whittle

1. Introduction

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a statement covering design concepts and principles and access issues to be submitted with an application for planning permission. Guidance on the contents is provided in Section 3 of DCLG Circular 1/2006.

Brierley Groom LLP has been instructed by Mr Whittle to prepare detailed design proposals in support of a Planning Application for a new orangery to replace an existing timber conservatory as detailed on the drawings.

This application is supported by the following plans and documents that should be read in conjunction with this document:-

- Block Plan 1:500
- Location Plan 1:1250
- Proposed Elevations & Floor Plans 1:50 & 1:100
- Plans & elevations as existing 1:100

2. Site Evaluation

The Red house fronts Thorpe Lane, the new Orangery replaces the existing conservatory on a similar footprint on the South West Elevation.

Measured Survey

A detailed survey of the site has been undertaken by Survey Site Services. The survey accurately records existing boundaries, trees, hedges and other landscape features. A copy of the measured survey is attached with the Application.

Analysis

It is felt that they proposed development would have the following positive contributions to the site:

- The siting, orientation, layout preserves views into and out of the site, and features that contribute to the character and quality of the local environment will not be lost.
- The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.
- A high standard of design detailing has been used which complements that of the local vernacular.
- Good quality sustainable design and construction techniques are incorporated in the development including measures to minimise energy use and where possible

use energy from renewable sources.

- The design takes account of the safety, security and access needs for all potential users of the development.

3. Planning History

12.10.1990 erection of brick garage to replace existing timber garage

23.10.2014 use of land for siting of 2 no gypsy wagons for holiday together with use of outbuilding for WC and shower.

4. Design Statement

Design Concept

The design concept adopted for this site has been to:

- To develop the site in such a way that the new building compliments the existing buildings and the site's location.
- Respond to the scale, massing and detail of the existing building, respecting the traditional vernacular whilst providing a dwelling that caters for today's standards of living
- To maintain the character of the village whilst providing a flexible and functional dwelling that meets today and future requirements.

The replacement building has a larger footprint than the existing building but maintains generous separation distances between adjacent dwellings.

We would suggest that with such generous separation distances between dwellings, both, spacious front & rear gardens, eaves & ridge heights typical of neighbouring properties, a high quality architectural design, the highest quality materials this proposal does not dominate the site & is perfectly acceptable & adheres to Planning Policy.

The development has been designed ensuring that it is in harmony with the existing landscape features and compliments the nearby vernacular architecture.

5. Brief Flood Risk Assessment

The development lies in the Environment agencies 1 in 1000 flood risk area. The development is categorised as having up to a 0.1% (1 in 1000) chance each year of being affected by extreme flood from rivers or the sea. Therefore, no detailed flood risk assessment is required.

6. Access Statement

Vehicular Entrance

Vehicle access to the site is from Thorpe Lane. Appropriate on-site vehicle parking exists within the site.

7. Conclusion

This report highlights that this scheme has been designed to be sympathetic and in harmony with the existing location, and context. Limited materials and high transparency have been used to maintain the individual character whilst providing a functional and individual space. The siting, mass, and scale of the building has all been carefully considered.