

# Mike Swinglehurst, Architect.

The Stables, Wigman Hall, Crockey Hill, York YO19 4SQ.

Tel. [REDACTED] Fax. [REDACTED]

E-mail. [REDACTED]

## DESIGN & ACCESS STATEMENT

### NEW TWO STOREY DWELLING ON LAND ADJACENT TO HIGH FARM, NEWHOLM.

This Design & Access Statement accompanies a reserved matters application to North York Moors National Park Authority, by E & M A Ambler, for the erection of a two storey dwelling on land at High Farm, Newholm, comprising a small paddock adjacent to the existing farmhouse and outbuildings.

#### Location

The application site is located on the west side of the main street at the southern end of the settlement.

The neighbouring properties to north and south are residential with equestrian and agricultural outbuildings. To the rear and opposite are grass fields.

#### Planning Policy

The application site lies within the defined settlement area of Newholm which is an 'Other village' in terms of the Core Strategy & Development policies.

Core Policy J - Housing, allows for infill of sites within Other villages for local needs housing and to this end the applicants have been approved as qualifying residents in an earlier submission reference NYM/2009/0330/CVC.

The site is well elevated and not within any flood risk zone.

#### The Proposed Scheme

##### Access

An existing pedestrian and vehicular access to the site, from the main street, already exists. The present width is very narrow therefore it is proposed to widen the opening to 3.5metres.

##### Layout

The proposed dwelling is positioned between the existing properties. The ground plan is staggered to compliment existing building lines.

##### Scale and Appearance

A two storey dwelling is acceptable as previously approved by the Outline Planning permission. Some examples of good design shown in Section 3 of the NYMNP Design guide have been used for the main street elevation. A double fronted plan is proposed for the main building with lower side garage subservient to the house. External materials will be coursed local stone walls, timber sash windows and natural red clay pantile roof. Brick pavers are proposed for the parking area with reconstituted stone paths.

NYMNP

30 DEC 2009

Amenity & Environmental Impact considerations

The site has been a grassed area for more than 30 years and there are no reasons to suggest the land is contaminated. There are no intensive livestock operations nearby. With fields to front and rear the dwelling is designed to minimise overlooking of the neighbouring properties.

Trees

There are no existing trees near where the proposed building will sit therefore none should be affected by development. New hard landscaping will be brick paving and stone paths. Soft landscaping will be domestic.

Biodiversity

Grass on the small paddock has been regularly cut and a walk-over inspection of the site did not suggest that any protected species are present.

Foul sewage & utilities assessment

Foul sewage will discharge into the existing sewer in the main street. Surface water will flow to an underground soakaway in the rear garden. All services are close to the site.

