

NYM / 2010 / 0890 / FL

NYMNDPA
19 NOV 2010

DESIGN AND ACCESS STATEMENT

NEW DWELLING, BEACON WAY, SNEATON

FOR

MR. M. WILSON



imaginative architecture + engineering design

bhd
partnership

Address: Airy Hill Manor,
Whitby,
North Yorkshire,
YO21 1QB

CONTENTS

1.0 GENERAL

- 1.1 Statement
- 1.2 The Building/Site



2.0 PROPOSALS

- 2.1 Design

3.0 CONTEXT

- 3.1 Policies
- 3.2 Core Policy B
- 3.3 Development Policy 3
- 3.4 Core Policy J

4.0 LANDSCAPE

5.0 ACCESS

- 4.1 External
- 4.2 Internal

NYMNP
A

19 NOV 2010

1.0 GENERAL

1.1 The Statement

This document has been prepared to accompany the planning application to the North York Moors National Park Authority for the development of an infill plot to the East of Rivendale, Sneaton

Read in conjunction with the following drawings;

Location Plan
Block Plan
Proposed Plans and Elevations

We understand the site was previously approved for a similar single dwelling development.

1.2 The Building and Site

The site is situated on Beacon Way in the heart of the village of Sneaton which itself is approximately 3 miles south of Whitby.

Beacon Lane runs on an East to West axis with the plot being situated on the south of the lane. It has a road frontage of approximately 18m and sits between 2 substantial detailed dwellings, Rivendale to the west and Stainton House to the East.

Sneaton is listed within the National Park settlement Hierarchy as "other", sharing facilities amongst groups of settlements.



PHOTO 1

The Site Frontage viewed from the North



2.0 PROPOSALS

2.1 Design

It is intended to form a detached dwelling of a scale and character to match the existing dwellings to either side.

This area of Sneaton includes a number of similar Natural stone properties with clay pantile roofing and stone verge coping.

The height and mass of the proposed property will follow similar lines to these on either side with foundation patterns and materials to match.

Rooflights are shown to the rear (south) elevation to ensure a less cluttered roof to the road frontage.

3.0 CONTEXT

3.1 Policies

This application will be considered under the following policies of the Core Strategy document:

Core Policy B	Spatial Strategy
Development Policy 3	Design
Core Policy J	Housing



3.2 Core Policy B

This policy sets the hierarchy of different settlements within the National Park. As previously mentioned Sneaton is listed among “other” settlements.

Within this category it is stated “Housing to meet an identified local need” is supported.

3.3 Development Policy 3

Design of any building must follow recognised guidelines and consider a range of influences to ensure the distinctive character of the area and the site are maintained or improved without a loss of general or specific amenity.

The design influences on this scheme are set out in section 2.0 of this document.

Reference has also been made to the ‘Design Guide’ supplementary planning document.

3.4 Core Policy J

This policy supports the development of houses in Infill Sites within Local Service Villages and other villages.

The definition of an infill plot is a small gap within a continuous built up frontage. The existing site with a frontage of 18m meets this criteria. Also as required it is suitable for one dwelling.

Use of sites such as these also restricts the pressure on development in open countryside.

Occupancy of the dwelling will be restricted to people who satisfy the “Local Needs” requirement of this Policy.

4.0 LANDSCAPE

- 4.1 On the site there are 4 mature trees, referenced on the block plan as 1543, 1544, 1545 & 1546.

The general recent development along the edge of Sneaton i.e. to the south of Beacon Way has allowed removal of trees affecting the building line and retention of trees where possible away from the building line

This view rationalizes the likelihood of future problems where trees are left in place. As this occasionally creates conflict between the presence of large mature trees and adjacent dwellings / human activity. They are then ultimately removed.

Erosion over the years of this former woodland, not least by the approval of both adjacent houses, has resulted in a random and sporadic appearance of the remaining specimens it is likely they were part of a closer group which presented a more pleasant appearance. This previous alteration has left the trees both damaged and aesthetically poor as shown in the picture below.





PHOTO 2

Tree 1545 to the South of the site