

**Design & Access Statement for**  
**15 Beechfield, High Hawsker,**  
**Whitby, North Yorkshire.**

NYMNPA  
12 JAN 2010

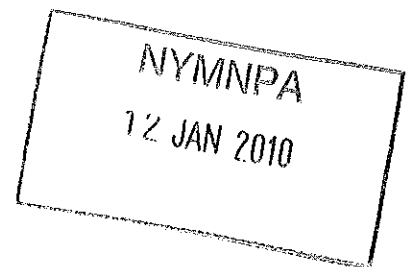
## **Design & Access Statement for** **15 Beechfield, High Hawsker, Whitby**

### **Details**

Mr & Mrs K Heyes  
15 Beechfield  
High Hawsker  
Whitby  
North Yorkshire  
YO22 4LQ

### **Site Address**

15 Beechfield  
High Hawsker  
Whitby  
North Yorkshire  
YO22 4LQ



### **Description**

The Property is situated in High Hawsker & is on the left hand side as you exit Hawsker on the road to Scarborough.

The village is a mix of periods but throughout the adjacent area, a relaxed & 'typical country' feel is maintained

Being a detached property, it shares no physical boundary & only one domestic boundary to in respect to the bungalow to its right.

### **Existing Design**

No 15 Beechfield is a detached bungalow built around ten years ago & is constructed of coursed stonework under a pan tile roof.

## **Proposed Design**

The proposed design will be built in similar stonework with a pan tile roof.

The scale and appearance will match the surrounding properties, so as not to cause a detrimental impact on the street-scene.

Parking will be provided to the property via the currently existing entrance off Beechfield. As the current amount of four parking is acceptable to the Heyes family, then this is proposed to be maintained.

The property is proposed to have a level access of the main street allowing any disabled person or baby buggy to enter the building unhindered.

## **Philosophy & Approach**

The Family's twenty one year old son, Barry, has recently returned to the family after working in southern England.

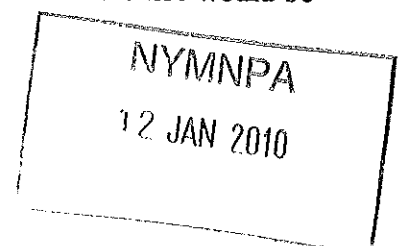
As the family already have a daughter, Clair aged 17 living at home, it is proposed to create a self contained unit for Barry.

As shown, this will provide him with a bedroom & en-suite which though separate from the main family, though will still allow him to socialise with the family.

This will allow Clair to have a larger bedroom & the family to have a much needed larger second bathroom.

As the garden that faces the main Hawsker Road is not used due to excessive road noise, then this extension is felt to be more beneficial to the family as a whole.

The shed that currently occupies a space in the garden will be relocated to the front, where the drive currently exists. As both the shed & garage are currently underused, then it is felt that there would be no issue with combining these two storage facilities.



## **Consultation**

Neighbours have been consulted, & are not thought to be unreasonable to the proposal.

## **Design Standards**

The following have been followed & consulted in the preparation of the scheme:-

- The Building Regulations
- Planning Policy
- The Disabled Discrimination Act
- CABE Gov't Policy interpretation
- Guidance on changes to the Development Control System circular
- Access by Design Website
- Part M Of the Building Regs ref disabled access

## **Conclusion**

It is therefore concluded that the design is sympathetic to the vernacular & the style of the area

The design had been laid out to compliment the surrounding areas without causing detrimental impact & still maintain that country coastal feel.

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