



NYM / 2010 / 0 0 5 4 / FL

EMAIL: [REDACTED]

DESIGN AND ACCESS STATEMENT
FOR
PROPOSED STONE AND PANTILE DOUBLE GARAGE AND MOWER STORE
AT
MEADWAY, HOOD LANE, CLOUGHTON, SCARBOROUGH

CONTEXT

Meadway is a detached stone and pantile house accessed from Hood Lane and is sited in a large grassed garden. A domestic garage and store was recently given planning permission under decision number NYM/2009/0417/FL, dated 1.9.09.

This application is for the same sized domestic garage and store, but to re-site it 4.0m further back (southwards) into the site.

AMOUNT OF DEVELOPMENT

The garage will be single storey and will be approximately 6.1m wide x 9.0m long.

LAYOUT

The garage will be sited at the west side of the house and will be approximately 4.0m from the house (see drawing).

SCALE

The garage will be subordinate to the house and of appropriate scale to the house.

APPEARANCE

The garage walls will be constructed of natural stone and will be coursed and jointed to match the house walls. The roof will have 40° pitch and will be covered with pantiles to match the house roof. There will be a matching window to the south end and a side door to the east side of the garage. The roof will have two east facing roof lights.

The eaves and verge will be flush pointed with no fascia or bargeboard. Rain water goods will be black finished and round section and will have the gutters fixed to the walls on rise and fall brackets.

ACCESS

Level access will be provided.

SUMMARY

The impact of the proposals will have no effect on surrounding properties. The proposals will have no adverse effect on the character or appearance of Meadway or of the National Park.

The proposals are in line with and satisfy the criteria of the North York Moors National Park Local Plan.

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