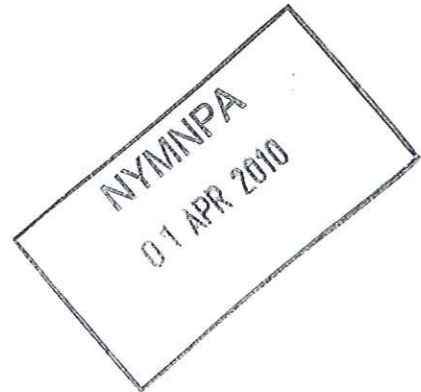


Design & Access Statement

**Replacement Dwelling Dalby Beck
Low Dalby, Pickering, North Yorkshire.**

Applicant: Mr & Mrs Gascoyne.



Prepared by:

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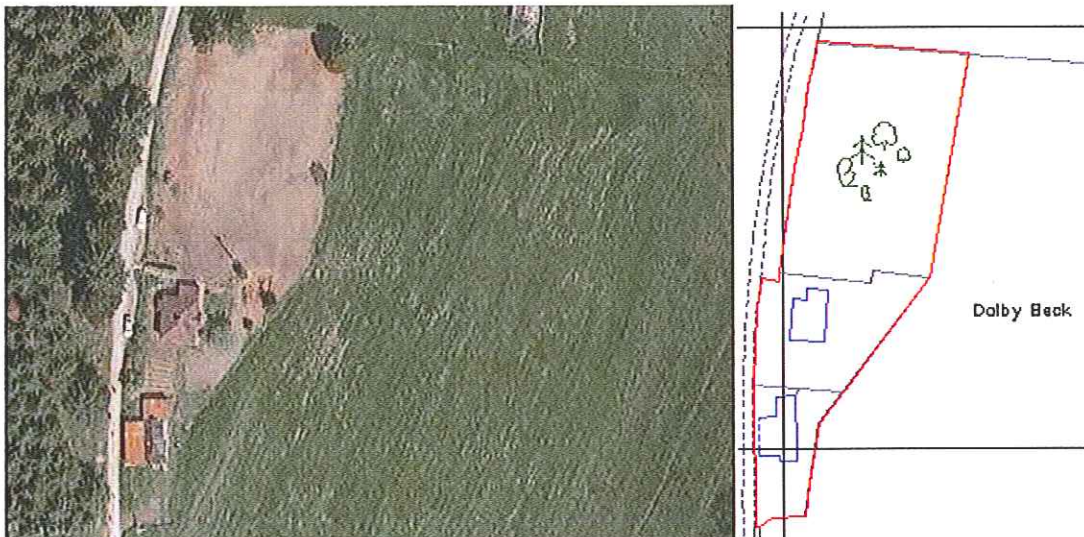
Introduction

This Design and Access Statement is submitted in support of the above mentioned application. The submission is made as part of the adopted requirements under the provisions of the Planning and Compulsory Purchase Act 2004 and advice in DCLG Circular 01/2006 which sets out the requirement for a planning application to be supported by a Design and Access Statement. This statement is also drafted in the context of CABE advice 'Design and Access Statements'.

This proposal is submitted for the replacement of an existing dwelling at Dalby Beck, Low Dalby, Pickering, North Yorkshire YO18 7LT.

The objective / need for the replacement is to provide updated and comfortable living accommodation for the existing occupants whilst reducing their carbon footprint and environmental impact.

Site Assessment



Dalby Beck is situated within the magnificent Dalby Forest just east of Forest Drive on Ellerburn Road less than one mile south of the new Forest visitor centre.

The site has a frontage of 115m onto Ellerburn road and is 40m deep at its widest point with a fall in level of approximately 3.0m from the west boundary to the east boundary. The total site area is 3,228 m².

To the East is open pasture land into a wooded valley, to the south is open aspect with views across the valley, the west side of the site across Ellerburn Road is dense woodland and to the North there is an existing thin line of existing trees offering some screening to the site.

The existing single storey house we believe was constructed in the 1950s from prefabricated concrete panels with no insulation. It is situated to the south west corner of the application site close to a number of outbuildings.

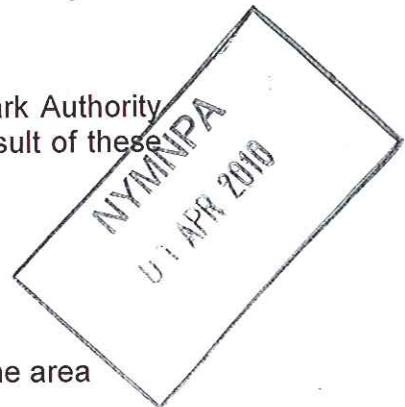
Involvement

There have been a number of consultations with the National Park Authority both before and during the design development process. As a result of these consultations, amendments have been made to the scheme.

Evaluation

A number of issues were identified at the outset of the proposal.

1. Good design would be required to add to the character of the area
2. Use of materials would be restricted.
3. The position of the existing house was not suitable for the proposed use of the site. Too close to the area for live stock.
4. The fall of the site would dictate the levels of the house. Vehicular and pedestrian access would need to be at road level allowing for disabled access to the property.
5. The size of the proposed dwelling would need to be larger than the existing as the applicants have five children.
6. The house would need to be built to the highest affordable sustainability standards and incorporate renewable energy.



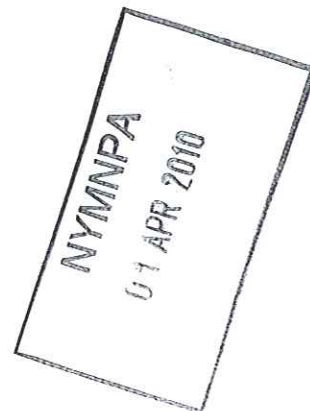
Planning Policy

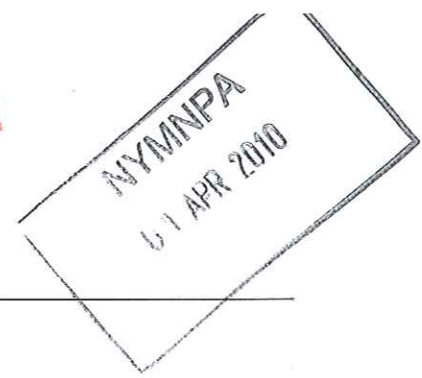
Development Policy 21 – Replacement Dwellings

“The replacement of an existing dwelling outside the main built up area of the settlements listed in the settlement hierarchy will only be permitted where:”

- 1 Residential use has not been abandoned.
The applicant currently lives within the dwelling.
- 2 The building is in an unsatisfactory state of repair or lacks basic amenities which cannot be provided within the existing building and its replacement would enable an unsatisfactory dwelling which is incongruous in the landscape to be replaced by one which makes a positive contribution to the landscape and character of the National Park.
The existing property is a prefabricated concrete bungalow which has zero insulation and limited defence against moisture penetration. The proposed new property will provide the applicant with modern healthier living space and in our opinion the good design will contribute positively to the landscape and character of the National Park.
- 3 The replacement dwelling is in the same position and of similar floor area, volume and scale and with a similar curtilage as the existing dwelling.
The replacement dwelling will be repositioned away from the existing livestock area in the interest of health as the applicant wishes to extend

the number of livestock in the future. The new position also brings the dwelling closer to other dwellings ultimately extending the open countryside. The new dwelling will be positioned in the North west of the site against a backdrop of existing mature trees therefore reducing the visual impact from across the valley.





DESIGN

Use

The application site has an existing single storey prefabricated bungalow which has been outgrown and would require significant updating.

The proposal is to construct a new dwelling house away from the livestock areas at the North West corner of the plot closer to Lower Dalby village therefore extending the open countryside and in our opinion with a lesser impact. This location will allow maximum solar gain for the property with an aim to conserve heat and power and would also allow the house to be sited against a backdrop of existing mature trees which would be improved with additional trees being planted to further improve the screening.

The proposed development will provide a 4 bedroom detached property of high quality design which will appear from Ellerburn Road as a single storey property but with a basement storey built into the fall of the site will actually be double storey to the South and East aspects. It will be constructed to be energy efficient and sustainable incorporating lifetime homes standards and flexible space for home working to reduce commuting where possible. The applicant is passionate about the project being sustainable and having a low environmental impact.

Externally the existing bungalow will be demolished and be replaced by a single garage and covered parking area. The livestock area will be extended and an orchard planted adjacent to a new vehicular entrance to the site.

The existing vegetable garden will be extended to the south of the proposed orchard.

Amount

The proposed new dwelling will provide a gross internal floor area over two floors of 320 m² within a site area of 3,228m².

Layout

The proposed new dwelling will be located to the North West of the plot to a backdrop of existing mature trees. The sitting has been dictated predominantly by the existing and proposed use of the site and in our opinion to reduce the impact of the new dwelling. The position of the new dwelling will be within a distance not to be detrimental to the existing trees.

The house is designed as an 'L' shape on plan with a central spine running diagonal through the building to give visual impact upon approach. The natural stone spine 3m wide by 3m high which is set at 45 degree to the road with frameless glass will allow uninterrupted views across the valley. These

views being framed and reflected by the internal and external stonework. This feature accounts for a large amount of the new floor area but it was felt important for the quality of the design. The spine provides central circulation around the house.

With an approach from Ellerburn Road the property will appear to be single storey with the ground floor providing kitchen and dining to the North East and study and living area to the south West.

The central spine will provide access to the lower ground floor which will accommodate 4 bedrooms and bathrooms.

Parking is provided to the North of the house level with the road. Below the parking area is a basement providing space for the new biomass heating plant and covered storage of biomass wood fuels.

Scale

The proposed dwelling is designed to be of low rise with a flat 'green' roof and horizontal emphasis timber cladding at ground floor. The dwelling will sit silently within the existing setting to a backdrop of mature trees. The visual impact is reduced by creating the property as an 'L' shape on plan broken by the central spine. We believe the property is of appropriate size to fit in with the general character of the area and its setting.

Landscaping

As shown on the application drawings the landscaping will remain almost as existing but with the addition of a new fruit orchard and extension of the existing vegetable garden and livestock area.

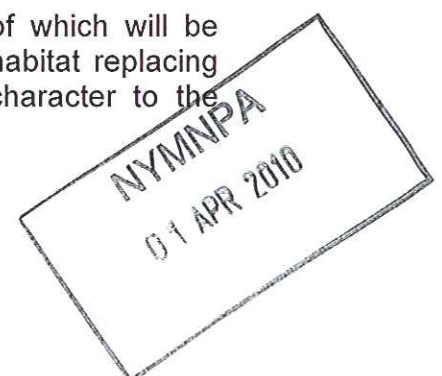
All boundary fencing will remain as existing, - post and rail stock proof fencing. The Northern boundary will have additional trees planted to increase screening. The site will remain open and visible to the south aspect.

The new vehicular access will be constructed of porous materials mainly decorative gravel retained by timber edging and where required on incline retention matting.

The applicant would also accept any landscape or planting condition on any planning consent to further improve screening and outlook.

Appearance

The proposed design is two storeys with a flat 'green' roof which will be planted with sedum. This roof finish will provide additional habitat replacing the footprint of the building and provide a more natural character to the building in its setting amongst mature trees.



The building will be constructed using sustainable timber frame technology and have at lower ground (basement level) floor a natural reclaimed stone finish with large glazed panels that will reflect the surrounding landscape. The ground floor will be finished in a seasoned timber cladding laid with a horizontal emphasis with punched windows and again large storey height glass panels to reflect the surrounding landscape.

The ground floor being the living / public areas will have a timber decking allowing for access to the outside from the central spine with timber pergola solar shading.



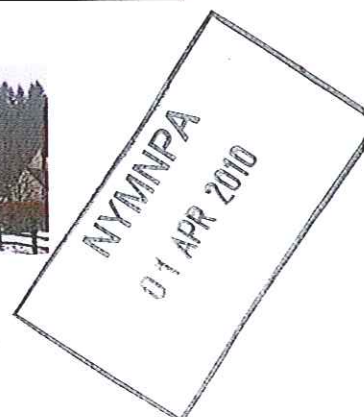
Sedum Green roof to reduce visual impact and blend in with surroundings

Timber cladding reflecting adjacent woodland



Natural stone with dry joint to reflect the areas heritage

Below pictures show existing buildings within the area.



ACCESS

Vehicle and pedestrian access to the site is from Forest Drive via a track named Ellerburn Road.

The property has been designed so living areas are situated at the entry level with parking provided adjacent to the entrance.

The ground floor entrance lobby will provide easy access for the disabled with level entry and wide format door. A WC is also provided at entry level.

For lifetime homes standard the study / home office can be converted into bedroom accommodation with the cloaks providing an en-suite disabled shower facility.

Also proposed is vehicular access within the site allowing for vehicles to drive down to the same level as the lower ground floor.

Sustainability

The design incorporates the following sustainable details: -

- Lightweight Timber frame construction reducing site impact, waste, and site construction time. Timber frame also has the lowest embodied energy of any other construction material.
- Highly insulated external walls and roof significantly reducing space heating requirements.
- Sedum 'green' roof providing habitat for birds and insects and forming part of a sustainable urban drainage system.
- The design benefits from solar gain through large glazed areas to the South elevations reducing space heating requirements in winter. In summer solar shading is provided by timber pergola over the deck at Ground Floor level.
- Incorporates solar thermal and solar electric panels providing renewable energy.
- Incorporates biomass space and water heating system providing further renewable energy and reduced environmental impact.
- Incorporates whole house mechanical ventilation with heat recovery preventing ventilation heat losses.
- The property incorporates a home office allowing for home working and therefore reducing the amount of car journeys in turn reducing CO2 emissions.

Conclusion

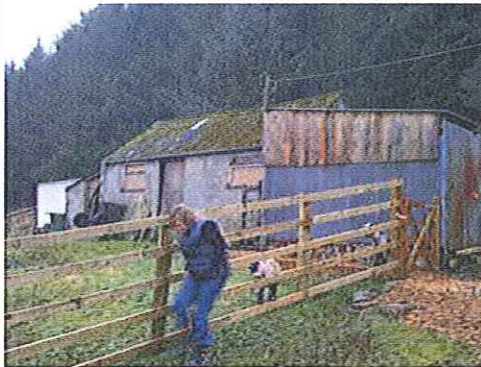
It is recognised that this is a visually sensitive site and therefore great care has been given to the design incorporating recommendations and proposals of The National Park Planning Team.



The proposal will occupy an alternative position but it is our belief this position offer greater benefits to both occupants and visitors to Dalby Forest Park.

We believe the application is also of good design and would sit unobtrusively within the mature landscape setting without compromising the trees or the wider character of the National Park Area.

Existing Building



John Cotterill BA (Hons) Arch.
31st March 2010.

NYMNP
01 APR 2010