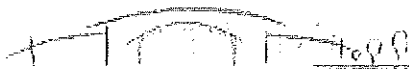


DESIGN AND ACCESS STATEMENT

**GARAGE, STABLE AND STUDIO TO
ROCK HAVEN, BURNISTON, SCARBOROUGH**

FOR

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1.0 GENERAL INTRODUCTION

1.1 Confirmation of Statement

This statement is to accompany a planning application to the North York Moors National Park Planning Authority for the construction of a stable and garage block with studio space.

NYMNP

15 APR 2010

2.0 THE SITE

2.1 General

The site is situated within the extensive grounds of 'Rock Haven'. Which itself is an impressive Edwardian style large residence.

The house lies to the northern edge of Cloughton at the foot the North Yorkshire Moors approximately one mile from Cloughton village centre.

2.2 Land

The land owned by our clients is a mix of formal garden, woodland and pasture. Parts of the gardens have been landscaped to a high degree.

There is an existing rundown stable/store building on the site and it is proposed to use the same area for the new building.

The garden is split by a dense wooded area separating the more formal garden in front of the dwelling from the more informal garden and grassland to the east. This area to the east is accessed by a narrow drive which extends from the main drive and parking area.

2.3 Buildings

The existing buildings comprise of; the main house, outbuildings to the side (west) and rear (north) along with the utility type building to be demolished to make way for the new structure.

Houses of this type by virtue of their size and amount of land owned require additional service type accommodation. This is illustrated by the presence of the brick outbuildings to the west and north.

Unfortunately buildings constructed so long ago struggle to provide the requirements of modern living. Whilst they do provide good space for small stores and gardeners shed which ensure retention of these important structures they do not allow for reasonable garaging or stabling. Both normal requirements of today.

At some point this was overcome by the construction of a timber structure, this has now gone beyond practical repair and is not worthy of retention.

NYMNP
15 APR 2010

3.0 PROPOSALS

3.1 Requirement

Our clients require secure car parking and storage along with stables for two horses and associated tack and feed stores.

An area is also required for a studio which will be used by our clients for their hobbies and crafts.

3.2 Building Siting

The building is to be sited on the site of the existing stable/store. This area of the site is effectively the junction between the formal gardens to the main house to the west, the less kept appearance of the gardens to the east and the pasture to the south, an ideal location for a building of this purpose.

In addition the site is backed by the area of woodland. This woodland provides both an attractive backdrop and effective screen for the building.

3.3 Building Design

Spatially the size of the building has to be 'fit for purpose' and the 100m² footprint provides for the uses previously described. The siting of the studio above the garage uses the roof space to prevent a sprawling ground floor.

Specific attention has been paid to appearance, levels and access to compliment the site.

Given the tree lined backdrop timber is the most subtle and traditional material to use. Therefore vertical boarding to the external walls built off a concrete and masonry base has been chosen, along with cedar shingles to all roofs. This will ensure the appearance does not detract from the expected amenity of the area.

As you can see the topographical survey the site levels drop to the south. This change in ground level has been incorporated within the design. Stables are accessed from the higher level whilst the garage is accessed from the lower level. This also makes it easier to create vehicle access without changing ground levels or increasing the amount of excavation.

A dormer has been added within the roof to create a studio area which can make the most of the views to the east.

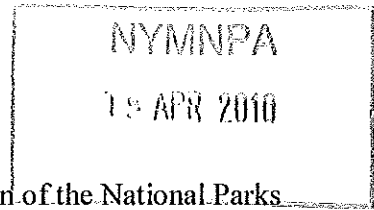
The large overhangs to the roof will create heavy shadow lines and the glazed area will reflect the general vegetation and its simple lines will not stand out in the general view.

4.0 CONTEXT

4.1 Policies

The proposals will be considered under the national 'Planning Policy Statements' and the National Parks own 'Core Strategy and Development Policies'.

Specifically: DP3 Design
DP19 Householder Development



4.2 DP3

This policy sets out 7 essential guidelines to ensure retention of the National Parks character.

It is considered that the design shown on the drawings has taken due regard to these points and addressed them to achieve a building which will not damage either the amenity of the immediate site or that of the wider context of the National Park.

Like all buildings within the countryside once its need is confirmed the design process seeks to ensure that its inclusion within the National Park is sympathetic. In this particular case the very specific use of existing site levels followed by the building and its wooded backdrop create a scene in total compliance with preconceived ideas.

4.3 DP19

This policy concentrates more on site specific guidelines for the design.

Again the detailed design is covered in section 3.3.

Points 2 and 3 seek to ensure a good relationship with any neighbouring properties and their occupants.

As can be seen this proposal is a substantial distance from any other building. Also its proposed uses are purely domestic in terms of intensity and personal.

5.0 ACCESS

5.1 Track and Paths

The layout has been designed to allow level access from the drive to the stables and the drive to garaging.

The drive itself follows on from an existing access track using the gradual slope and providing a national track with no embankments or retaining works necessary.

The track will be edged with treated timbers and finished with stone and gravel.