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DESIGN & ACCESS STATEMENT

DOMESTIC STORE AT DWELLING ON LAND ADJACENT TO HIGH FARM, NEWHOLM.

This Design & Access Statement accompanies an application to North York Moors National Park Authority, by E & M A Ambler, for the erection of a domestic store on land adjacent to High Farm, Newholm.

Location

The application site is located on the west side of the main street at the southern end of the settlement.

The neighbouring properties to north and south are residential with equestrian and agricultural outbuildings. To the rear and opposite are grass fields.

Planning Policy

The application site lies within the defined settlement area of Newholm which is an 'Other village' in terms of the Core Strategy & Development policies.

Core Policy J - Housing, allows for infill of sites within Other villages for local needs housing and to this end the applicants have been approved as qualifying residents in an earlier submission reference NYM/2009/0330/CVC.

The site is well elevated and not within any flood risk zone.

The Proposed Scheme

Access

the pedestrian and vehicular access to the site will not be affected by the proposed store.

Layout

The proposed store is to the rear of the new dwelling in a corner formed by adjacent farm buildings.

Scale and Appearance

A single storey mono-pitch building is proposed with pantile roof and lime based render to walls.

Amenity & Environmental Impact considerations

The site has been a grassed area for more than 30 years and there are no reasons to suggest the land is contaminated.

Biodiversity

Grass on the small paddock has been regularly cut and a walk-over inspection of the site did not suggest that any protected species are present.

Trees

There are no existing trees near where the proposed building will sit therefore none should be affected by development. New hard landscaping will be brick paving and stone paths. Soft landscaping will be domestic.

