

NYM / 2010 / 0803 / RM

DESIGN AND ACCESS STATEMENT
FOR
AGRICULTURAL WORKER'S DWELLING
AT
GRANGE FARM, STAINTONDALE

CONTEXT

Outline planning consent was granted for an Agricultural Worker's Dwelling on 7.6.10 under decision no. NYM/2010/0168/OU. The current planning application is for approval of all reserved matters.

SITE DESCRIPTION

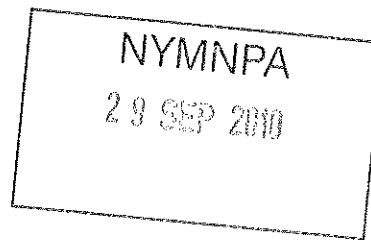
The site for the proposed dwelling is to the east of the original Farmhouse. The ground level slopes gently down from north to south and from west to east.

SITING

See drawing numbered E14C 910/4

DESIGN AND LAYOUT

See drawings numbered E14C 10/1A, 2 and 3A.



SCALE

The proposed dwelling will be of a similar height, scale and appearance to traditional Farmhouses in the area.

APPEARANCE

The external materials of construction will be natural coursed stone walls under a red clay pantiled roof. Fenestration will be white upvc side hung casements. Doors will be dark coloured half glazed panelled. Lintols and cills will be of stone faced concrete. Rainwater goods will be black round section and will be spiked to the walls on rise and fall brackets, in the traditional fashion. The dwelling will have a projecting stone eaves course and a pointed verge (fascias, soffits and bargeboards are not appropriate).

LANDSCAPING

The existing western hedge boundary and the southern wire fence boundary will be retained. The existing ground levels and contours will be generally retained. The existing concrete hardstanding adjacent to the existing concrete access drive will be broken up and re-graded to follow the existing ground contours. The drive will be extended southwards to provide parking and turning for the proposed dwelling house.

ACCESS

The proposed dwelling has been designed to have level access with a ground floor toilet and the internal design and arrangement will comply with Part M of the Building Regulations.

No Highways modifications are proposed to the existing vehicular access onto the Highway.

SUMMARY

The proposals will have no adverse impact on the character and appearance of the surrounding area. **The proposals are in line with and satisfy the criteria of the North York Moors National Park Local Development Framework.**

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28th September 2010



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