

Mr Paul Garrett, east of Hollins Farm, Grosmont

Design and Access Statement
for
Proposed Local Needs dwelling
located at
East of Hollins Farm, Grosmont.

1.0 INTRODUCTION

- 1.1 This document is a Design & Access Statement to accompany the enclosed full planning application for the erection of a new Local Needs dwelling house on vacant garden land beside Hollins Farm, Grosmont.
- 1.2 It should be read in conjunction with the enclosed *Supporting Planning Statement*, which has also been prepared by this Company which includes photographs of the site and the surrounding area which will assist in the comprehension of this report.

DESIGN

2.0 CONTEXT

- 2.1 The site is in village of Grosmont in an established residential area, between the donor bungalow Hollins Farm, 1 Eskside Cottages and Hollins Farmhouse. It is located on the north side of the main lane through the village, Eskdaleside.



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In general planning land use/policy terms the erection of one dwelling here appears to us to be logical infill within the settlement limits, within the building lines of the neighbouring residential properties, which can be justified.

- 2.2 The siting of the proposed dwelling will provide a further choice of new houses in the settlement, which has seen very little by the way of new houses in recent years. This will help consolidate the services in the settlement. It is intended that the applicant (who presently lives with his grandmother at the donor house) will occupy the house with his future wife.
- 2.3 Care has been taken to ensure the existing and new uses relate well to each other in terms of separation distances and design so that there will be no adverse impact on the present or proposed occupiers.
- 2.4 It is intended that vehicular access to the dwelling would be from a shared arrangement using the existing drive to the donor dwelling, which joins Eskdaleside.
- 2.5 The design details as described here and shown on the plans are compatible with the character of the area.

3.0 AMOUNT

- 3.1 The application is for a development of one two storey house, which has been designed specifically for this village and this site. In terms of size, the footprint of the house is approximately 97.6 sq. mts.



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- 3.2 The plans indicate how the property can be built on the site with suitable areas for parking of a number of cars within the site, so that vehicles may re-enter the highway in a forward gear. In the future, as funds permit, it is hoped to build a garage also within the site, with all the necessary consents.
- 3.3 The dwelling has a treed front garden, a generous rear garden and modest side garden areas. In all, the private areas indicated are considered to be appropriate for the drying of clothes, gardening and recreation, commensurate with this three-bed roomed family house.
- 3.4 Hollins Farm itself retains generous garden and parking areas. That property also has ownership of the large grazing paddocks to the rear and side. There is ample room to re-accommodate the vegetable patch and two sheds which would have to be moved to build the new house.

4.0 LAYOUT



- 4.1 The application site measures 0.15hectares. The proposal would represent a more efficient use of the land within the generous curtilage of Hollins Farm.
- 4.2 The design of the house has taken into account the local context including factors such as the form, scale, style, and general design details including; fenestration, materials, relationships of roofs to the road, boundary treatment etc. We have incorporated vernacular design features found on the properties nearby and in the Park generally. We have noticed that detached houses/farmhouses in the Park are often positioned with the long axis parallel to the road with a drop in the roof line over subservient or later additions. Also, usually the main habitable rooms are located at the front and rear with

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either blind gables or secondary windows on the gables. Nearby, the majority of the houses run with the main roofs parallel to the contours of the hillside. These features have been reflected in this design.

- 4.3 Other constraints have been the relationships to nearby properties, in particular Hollins Farm. We were conscious that the donor house is single storey but this is unusual in the locality and not a "traditional" design in the Park. Given the low lying level of the proposed two storey house we believe the respective overall heights are appropriate**. We have ensured that the house does not step forward of that property and noting that the principal rooms of both units are to the front and rear, there would be no significant overlooking between main habitable windows in the dwellings or to other near neighbours. The gable of cottage number 1 Eskdaleside Cottages is a blind gable so given this situation and the generous separation distances the relationships here are also considered to be satisfactory. Hollins Farmhouse is set well forward of the position of the new dwelling, next to the highway at a considerable separation from the proposal with intervening trees, offering privacy. From the south the site sits at a level well below Eskdaleside and behind trees, together these factors ensure that the proposal will be a relatively discrete and generally suitable addition in the village street scene. To the north are open fields and the River Esk Valley. Across this valley, when facing south, the new house will be seen between its neighbours over a long distance. With rising land and trees behind and because the proposed finishes are natural materials which will weather over time, we believe that the dwelling will not look prominent in this wider landscape.

**Submitted with the plans is an artist's impression of how the new house will look in the context of its neighbours.

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4.4 Overall, it is considered that this relatively minor development of one dwelling house will have a negligible impact on the usage of the area around and about the site or the rural settlement in general.

5.0 SCALE

5.1 The proposed dwelling will be approximately 12.2m long by 8.8m wide (dropping to approximately 7.5m wide in the smaller offshoot) with an open sided front porch of approximately 2.8m x 1.5m, and a utility/entrance porch of approximately 4.9m x 2m. When measured to finished path levels the dwelling will be around 7.8m to the main ridge and approximately 4.5m to the eaves on the elevation to Eskdaleside. The lower two storey ridge will be approximately 7.3m high. The house is higher at the North West elevation because the site slopes away. Regarding the height, for comparison purposes, terraced two storey cottages are normally about 7m high, modern two storey houses around 8m, and three storey houses are around 9 to 10m. We feel that as proposed the scale is appropriate for modern two storey family house.

5.2 In particular with regard to the scale, the height and overall size, we have taken account of the general proportions of the traditional detached dwellings nearby such as Hollins Farmhouse and High Hollins (we have not been informed by the donor bungalow in the overall style of the house as we feel this is not in the local vernacular). We contend that we have reached a solution which incorporates a high standard of design which ensures the development will look appropriate in this setting.



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6.0 LANDSCAPING

6.1 The site is open to the rear with mature trees to the front. There are existing established hedges and post and rail boundaries which we do not envisage changing. From the very outset of preparing the plans we were careful to ensure that the established planting on the site, particularly the mature trees at the front, would be retained as far as possible with a limited number being taken out because they are either in a dangerous condition or to accommodate the winding private drive. We do not anticipate carrying out any additional planting unless required to do so by the Authority

6.2 Suitable porous materials will be used to form the new drive, we envisage these to be Marshall's Tegula blocks or whatever materials may be required by the Authority. Timber gates will form a secure entrance to the drive. The rear garden will be turfed.

7.0 APPEARANCE



7.1 The underpinning concept of the appearance of the proposal is to ensure that the project is a low key, high quality development which is compatible with the adjacent built environment and respects the character and landscape qualities of this attractive National Park Village.

7.2 Materials can be finalised at a later date, but it is our vision that these will be natural sandstone coursed in the local tradition, stone copings, lintels, natural red clay pantiles for the roofs and top quality timber sliding sash windows. These materials match the older properties in the settlement. They have been selected to ensure that the dwelling incorporates a high standard of external

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treatments which will blend into the landscape as they mellow down over the years.

ACCESS

- 8.1 As mentioned above, the property will have a shared private drive and private parking and a tuning area. This drive will join the public highway, Eskdaleside at the southern side of the site where a vehicular access already exists.
- 8.2 A level or gently sloping ramped access (no more than 1:12) will be formed to the rear door and porch (Due to the steep drop in levels the access to the north facing door will be stepped). However, from a practical point of view the rear door, near to the parking areas and leading into the kitchen will be the principal access used on a day to day basis. It can be used as a convenient access for people with a disability. The entrance doors and all ground floor doors will be a minimum width of 841mm and a ground floor WC is to be provided. All light switches and electrical sockets will be fixed at a height within the range defined in the current Building Regulations. Paved paths will be formed around all sides of the building. This design ensures suitable access for all.
- 8.3 The shared private drive accesses on to the 30mph speed limited adopted highway, which has good sight lines in both directions.
- 8.4 The site is readily accessed by car, foot or bicycle from the adjacent adopted main village road. A regular bus service (M & D) runs through the village with setting down and picking up points on request. There is of course also a railway station in the village linking the settlement by train to Whitby and to

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Middlesbrough and beyond. For a rural village in the Park we conclude that the site has good access for all.

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