

NYM / 2011 / 0421 / FE

NYMNPA  
- 1 JUL 2011

**Design & Access Statement for a  
detached double garage at  
Lavender Cottage, Broxa,  
North Yorkshire**

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garage at  
Lavender Cottage, Broxa, North Yorkshire**

**Details**

Mrs D. Taylor  
Lavender Cottage  
Broxa  
North Yorkshire  
YO13 OBP

**Site Address**

Lavender Cottage  
Broxa  
North Yorkshire  
YO13 OBP

**Description**

Lavender Cottage is situated on the right hand side as you enter Broxa. The land to which the detached garage is proposed to be built, is to the rear of the cottage

**Existing Design**

There were numerous timber & metal outbuildings that were deemed unsafe after the harsh winter of 2010/2011. These were used for storage of Mrs Taylor's car, together with the storage of various equestrian apparel & gardening equipment.

Enclosed are photographs of the buildings prior to removal.

## Proposed Design

The proposed design will be built in similar stonework to the front elevation to match the outbuildings in the surrounding vicinity. It is proposed to build both the sides & the rear walls in block work & render. This will then be painted in a sandstone masonry paint to compliment the stonework. The roof will be covered in non-interlocking pan tiles that have been reclaimed from the various redundant outbuildings within the village.

The scale and appearance will match the surrounding properties, so as not to cause a detrimental impact on the street-scene.

## Consultation

There has been various correspondence from NYMPNA to Mrs Taylor which has resulted in this application being made

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## Design Standards

The following have been followed & consulted in the preparation of the scheme: -

- The Building Regulations
- Planning Policy
- The Disabled Discrimination Act
- CABE Gov't Policy interpretation
- Guidance on changes to the Development Control System circular
- Access by Design Website
- Part M Of the Building Regs ref disabled access

## Conclusion

It is therefore concluded that the design is sympathetic to the vernacular & the style of the area.

The design had been laid out to compliment the surrounding areas without causing detrimental impact & still maintain that village feel.