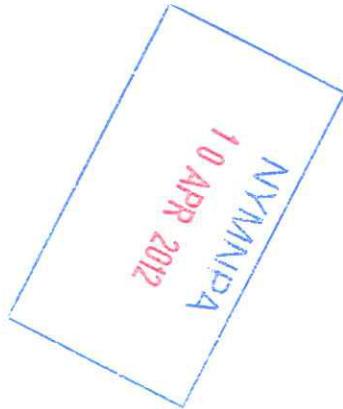


# Design & Access Statement

Workshop/Store & Model Engineering Room

"Eskdale", Grosmont, YO22 5PT

05 April 2012



Agent: Mr William Parrish.

Client: Mr Chris Parrish

'Eskdale'

Grosmont

Whitby

N. Yorkshire YO22 5PT

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## Introduction

This Report Accompanies the planning application for the construction of a proposed outbuilding to serve as a workshop/stores and model -engineering room.

The proposed building is to be situated within the grounds of 'Eskdale', in Grosmont- a Grade II listed house, the home of the client.

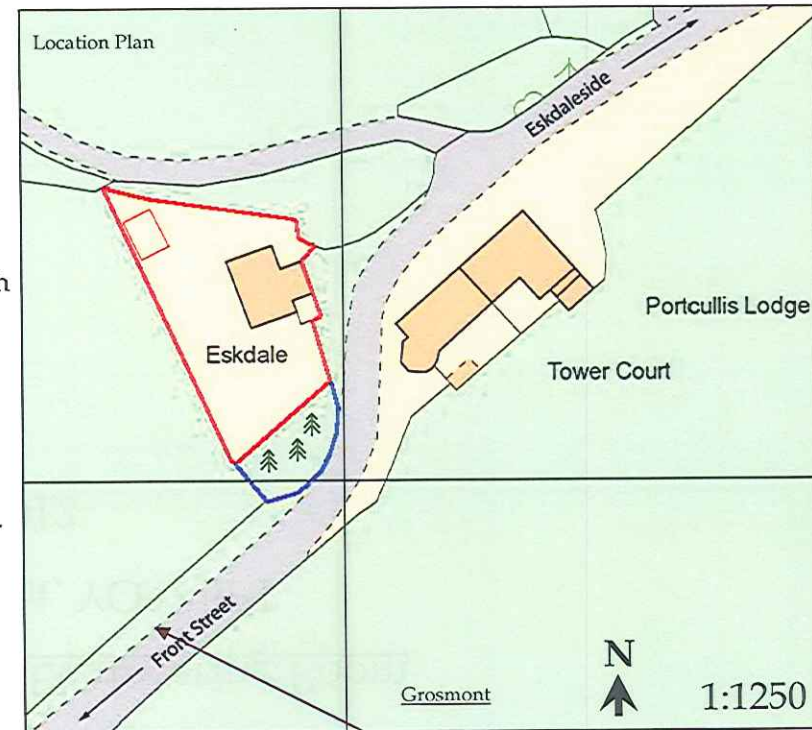
The Proposed location of the outbuilding is on the western boundary on the north western corner of the garden. Which is the furthest corner from the main road.

## Access

There is no direct road access to the proposed building which is not necessary. The already existing 1.5m gravel path along the northern boundary will serve to move large items in and out of the building as required. Also there will be pedestrian access from the south garden side via the existing path but the addition of steps is needed to cope with the change in levels.

## Requirements for the Out-Building

'Eskdale' does not currently have any out-buildings apart from a small green house. The owners have a requirement for flexible storage for keeping tools & materials used in looking after the house and garden as well as storage for bicycles and a lawnmower. The workshop and modelling room is for non-commercial hobby purposes.



View looking from the South to 'Eskdale'

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### Design & Pre-Planning Guidance Discussed

The original description of the outbuilding pre-planning was to be a garage and workshop. Whilst a garage would be useful, the actual requirement of the client is not for keeping cars locked up. However the location of the proposed out-building and design of the building would mean it could be feasibly used as a garage in future years if road access was negotiated with the owners of the road access to the north of the site.

The pre-planning application advice based on the original designs was that the proposed location of the out-building was acceptable. However the original design was said to be of a too big scale in proportion to the house, which was true. The current proposed design is 20% smaller in footprint than the original design.

The second concern in pre-planning talks were that it should not have an upper storey. To address this the new design is 3% less tall whilst having minimal yet useable internal clearance both upstairs and downstairs. Also the roof rafters now overhang the external wall with a fascia & soffit board making it appear more squat and less obviously 2 storey. The client is adamant that the out-building should have a attic space as it will maximise the use of the footprint and costs for the sake of a small increase in overall height. The adjacent hedge, sheltering trees and steep gradient of the land will help detract from the overall mass of the building.

The third comment made against the original design was that it should have a timber external finish rather than the traditional stone. However it is felt that the style of the proposed outbuilding is very common in the local area both in materials, design and massing. A locally sourced stone building has more permanence, longevity and robustness with a potential for a many different uses in the future.



View from garden to front of 'Eskdale'

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### Environmental Impact

The garden at Eskdale is very well populated with different trees and bushes. The proposed out-building will have little impact as only some overgrown flowering shrubs and a few common holly trees will need to be removed.

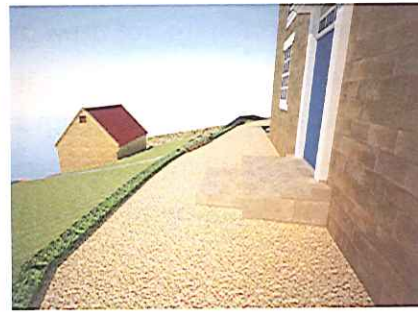
Broadly speaking the solar panels will be beneficial to the environment as they will produce energy for the house whilst also meaning solar panels on the house roof itself should not be required.

### Landscaping

Due to the steep gradient of the site a retaining wall will be required to support the ground on the north-east side of the out-building. It will have to be approximately 2m in height. The finish of the stone will be sandstone in courses with brushed back cement/lime mortar joints to match existing retaining walls in the garden.

### Design

The proposed out-building will be constructed of local stone with natural clay pan tile roof covering. The roof and walls will be insulated. These materials were chosen to be in keeping with the grade II listing of 'Eskdale', which is also stone with a tiled roof. The proportions of the workshop at 4.8m by 7.1m is comparable to that of a decent sized garage you would find locally. In height at 5.9m it is perhaps 1m taller than a commonly found single storey garage of a similar style.



View looking north-west showing some of the established trees.



Above: Rendering merged with photo showing visual outcome Page 3

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