

1 Thorpe Green, Fylingthorpe, Robin Hood's Bay, YO22 4TY.

## TH PL-04 Design & Access Statement



Aerial view of 1 Thorpe Green on the junction between Sled Gates and Thorpe Green Bank.

This planning application seeks approval for the demolition and removal of an existing single storey garage and timber shed for the creation of a new double garage and the widening of an existing vehicle access to the application site off Thorpe Green Bank.

The drawings included with this document are as follows:

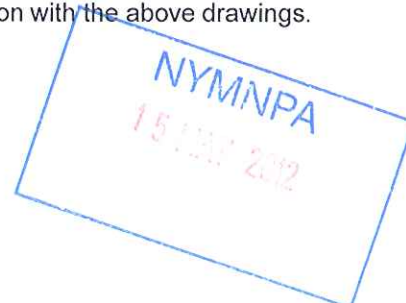
TH PL-01 (NO REV): Site location plan.

TH PL-02 (NO REV): Existing & proposed site block plans and entrance detail.

TH PL-03 (NO REV): Internal floor plans and elevations.

TH PL-05 (NO REV): Tree statement in relation to the works on the site entrance.

This supporting statement is to be read in conjunction with the above drawings.



**DESIGN STATEMENT**

**Use –**

The new garage will provide parking bays for two cars and ancillary storage space to the main residence within the roof structure.

The widening of the existing vehicle access is proposed to improve manoeuvrability and lines of vision for vehicles entering and leaving the site.

**Layout –**

The proposal for the replacement garage accommodation allows for the poorly sited existing single bay garage and timber shed to be demolished and removed from the site, see picture the photograph below:



The existing structures are of poor material construction and poorly sited in relation to the main residence.

The new garage will be sited to reflect the adjacent building line created by the neighbouring dormer bungalow and positioned sensitively between the two properties so as to prevent it becoming a dominant element over either of the adjacent sites.

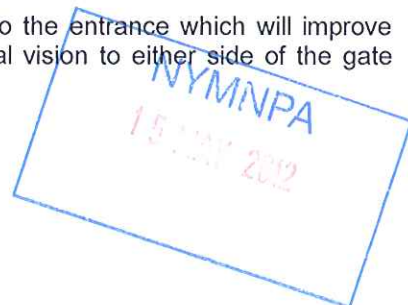
The placement of the garage allows a gravel apron to be created to the front of the site which will allow vehicles to turn within the site area and so remove the potential need to reverse out into the public highway.

The proposed widening of the existing vehicle entrance is required to accommodate the size & scale of modern vehicles which are now enter & leave the site.

The position of the mature tree in relation to the entrance means that only the left hand side of the entrance (when looking from the road side into the site) can be reasonably altered.

It is recognised that this boundary wall represents an important element of the street scene in this locations. However, there is a natural 'crank' in the wall line, where the height of the wall reduces around the site entrance that would lend itself as a natural position to relocate the gate post to.

This would provide approximately 1.2m additional width to the entrance which will improve vehicle ingress & egress along with the drivers peripheral vision to either side of the gate when crossing the public footpath.



**Amount –**

The new garage has been sized to take two modern cars, provide a linear work bench which can be used when the vehicles are on the front apron and offer some space for the dry storage of recyclable materials between collections.

In addition the roof space of the garage has also been utilised to offer ancillary storage space to the main residence.

Given the size of the existing site, the provision of the garage and associated turning apron does not compromise the private garden space and amenity for the main residence.

In many ways, the clearance of the existing structures and position of the new provides stronger visual & physical links for the occupants of the residence and the rear garden whilst offering some screening of the domestic cartilage from public views off the road side.

**Appearance –**

The front elevation of the new garage will be constructed in natural coursed stone with cut stone lintols to each garage door. The natural stone will be taken around to form reveals on each side elevation. The remainder of the side and rear elevations would then be finished with buff coloured render.

The roof will be finished in a terracotta clay pantile to reflect the materials of the adjacent main residence. The dormer windows to the rear roof will have cat slide roofs with lead cheeks.

Windows and doors will be painted timber to match the finish of the main residence.

The overall appearance of the single storey pitched roof structure will be more sympathetic and in keeping with the traditional masonry structure of the existing residence. This will be beneficial, from an aesthetic point of view, to both the application site and also the surrounding conservation area.

**Landscaping –**

The garage will be provided with a new gravel apron which will be accessed from the existing stone flag drive which will be refurbished as part of any approval granted.

The works to the existing site entrance will require the stone flag drive to also be widened as shown on the site plan. The remaining grounds to the front of the site will be lawn with planting beds to the rear of the boundary wall.

To the rear, the area currently occupied by the garage & shed will be returned to garden area.

The existing boundary hedgerows will be retained and protected for the duration of the construction works.

**ACCESS STATEMENT**

The proposed double garage does not include any habitable accommodation and only proposes ancillary storage accommodation to the existing principle residence on site.

