

Design and Access statement

Planning application NYM/2012/0333/NEW

Construction of domestic workshop/storage building at 2 Mill Lane, Iburndale.

NYM/NPA

12 JUL 2012

Background

1. The land to the rear of garden at 2 Mill Lane is bordered and filled with fruit trees, woodland flowers, long grass, mowed grass, bushes and shrubs. It has hedges to two sides and slopes down to the beck on the third side. The area had an array of dilapidated storage sheds a plastic poly tunnel and a greenhouse all of which detract from the natural aspect of the area.
2. If the various outbuildings are to be removed then there will be a lack of storage and thus the proposed workshop/storage building will provide much needed facility for the mowers, tools and equipment.
3. The erection of this building will mean the unsightly old timber, glass, corrugated metal and plastic buildings will not be required. The intention is to remove all of the unsightly buildings and generally tidy up the site. For example much of the grass is currently growing through the remnants of rotting carpet and underlay and numerous electrical appliances have been buried on the proposed site (washing machines etc.), this will all be cleared.
4. The proposal provides one secure building replacing an array of unsecure buildings.
5. Design of workshop/storage
 The dimensions are 6000mm x 4000mm
 The sides of the building will be of 150mm of coursed natural stone
 The roof will be of Natural Red Old English Clay Pan tiles (to match the surrounding properties)
 Door facing east "up and over"
 Side door facing north towards the beck.
 Side window facing north towards the beck.
6. Involvement of neighbours
 The neighbouring properties that overlook the site have been consulted prior to submission of this proposal. Preliminary discussions regarding this proposal have taken place with the Planning Office.
7. Siting of the building
 The siting of the workshop/storage within the area proposed has been carefully considered to limit the impact on the outlook of neighbouring properties and passing pedestrians. It will be sited alongside a tall hedge and it will back onto a 6 foot fence thus minimising the impact on surrounding properties. The footprint of the proposed building is small in relation to the size of the site.
8. Access
 The access for contractors involved in the erection of the building will be via the driveway to the property. All building materials will be delivered directly to where they are going to be used this will reduce any inconvenience/noise for the neighbouring properties.