



## DESIGN AND ACCESS STATEMENT

**PROJECT:** PROPOSED BEAUTY STUDIO,  
BEACON FARM,  
BEACON WAY,  
SNEATON,  
WHITBY,  
YO22 5HS

**APPLICANT:** MR and MRS SHARDLOW  
C/O Daughter Elizabeth Shardlow- Qualified Beautician

**DATE:** 12<sup>th</sup> August 2013

**OUR REF:** 8004

**1.0 INTRODUCTION**

- 1.1 This report has been commissioned by Mr and Mrs Shardlow of Beacon Farm, Sneaton, Whitby, YO22 5HS. The proposal will benefit their daughter Miss Elizabeth Shardlow.
- 1.2 This Report has been prepared by Mr Louis Stainthorpe. Louis Stainthorpe is a Chartered Building Surveyor. He holds an Honours Degree in Building Surveying and is a professional Member of the Royal Institution of Chartered Surveyors.

**2.0 THE PROPOSED DEVELOPMENT**

- 2.1 The proposal is to convert an existing garage between the farm house occupied by Mr and Mrs Shardlow and the village shop. The application is therefore a change of use.
- 2.2 The beauty studio is to be run and managed by the applicants daughter Miss Elizabeth Shardlow, a registered beautician.

**3.0 AMOUNT**

- 3.1 The business operation that would utilise the converted garage is of a small scale and will not detract from the character or special qualities of the National Park.
- 3.2 The proposal involves the use of an existing building therefore there is no increased floor area or significant external alteration.

**4.0 USE**

- 4.1 The garage is currently utilised as a store area and not for vehicle parking. Robust goods are currently stored in the garage at the present time and these can easily be stored in the existing agricultural buildings onsite.

**5.0 LAYOUT**

- 5.1 The garage at the present time has a utility section to the rear and this will remain unchanged. The existing garage is to be divided into two separate rooms, this being a nail bar/reception with a treatment room at the rear.

**6.0 SCALE**

- 6.1 The scale of the development is minimal and is unlikely to result in harm to the amenity of the neighbouring occupiers especially given the existing ice cream business that currently runs from the site.

6.2 Given the small scale of the proposed beauty studio there will be very limited clientele of between an estimated 5-6 customers per day. Customers will utilise the existing car parking arrangements which are plentiful.

#### 7.0 LANDSCAPING

7.1 The scheme does not involve any works in respect of landscaping.

#### 8.0 APPEARANCE

8.1 In terms of the external appearance of the existing garage modifications are only to be undertaken to the front elevation and front roof slope. The existing garage door will be replaced with a glazed entrance door and side windows. The front roof slope will have a number of conservation grade roof lights to help increase the levels of natural daylight internally.

8.2 The proposed physical alterations to the building are relatively simple and do not detract from the overall character of the development.

#### 9.0 ACCESS

9.1 Access to the site is via the existing entrance from Beacon Way, Sneaton. This is currently utilised by the ice cream business that has the existing farm house and mangers dwelling. The driveway is in good order and together with the car parking facilities it can easily accommodate the level of traffic/car parking.

#### 10.0 GENERAL

10.1 The beauty studio is to be managed by Mr and Mrs Shardlows daughter who is a qualified Beautician. This is a diversification from the existing ice cream business and will not have an adverse effect on the way which the existing business trades.

10.2 The proposed development is supported by development Policy 13 of the North York Moors National Park Local Plan. This is a diversification that will make use of an existing building which can easily accommodate the proposed use.

10.3 The proposed scheme is compatible with the existing farming and business activities that take place at the property. The creation of the beauty studio will provide a source of full time employment which can only be a good thing for a small village community.

