

NYM / 2013 / 06262FL

**DESIGN & ACCESS STATEMENT**

**FOR**

**RESIDENTIAL HOUSING DEVELOPMENT  
LAND OFF COACH ROAD  
SLEIGHTS, WHITBY**

**LAND CONTRACTOR SERVICES LTD**

NYMNPA  
- 2 SEP 2013



imaginative architecture + engineering design

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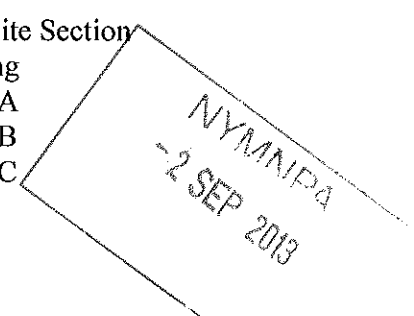
**1.0 GENERAL**

**1.1 The Report**

This report is to assist Planning Officers in respect of the current Planning Application submission for 5 residential dwellings, site adjacent Coach Road, Sleights.

Proposals are illustrated on the drawings:

D10151-120	Site Location and Block Plan
D10151-121.1	Proposed Block Plan, Levels & Site Section
D10151-121.2	Proposed Block Plan, Landscaping
D10151-122	Plans & Elevations, House Type A
D10151-123	Plans & Elevations, House Type B
D10151-124	Plans & Elevations, House Type C



**1.2 The Situation**

The details submitted are intended to allow the North York Moors National Park to give a decision on the application for all planning matters in respect of the dwellings.

No development has been carried out on the site since we believe the original school closed in the late 1960's. In addition we do not believe there is a great deal of planning history.

**1.3 The Site**

The area of land proposed is situated almost on the National Park boundary to the southern edge of Sleights.

It is bounded to the East by the A169 (Coach Road), to the South by the Plough Inn and to the West by residential land and properties.

The topography of land is a mix of gently sloping and man made changes in level. The site essentially slopes down from the East (Coach Road) to the West.

Vegetation is generally scrub with self seeded sycamores. The land is wholly enclosed by a wall and does not offer any amenity given how it slopes away from view from the main Coach Road and is substantially overgrown

Existing occasional use of the site does occur for storage.

The village of Sleights is listed with the Core Strategy of the National Park as a "Service Village" as such housing development is encouraged.

Following acquisition, various development options have been considered. These were influenced heavily by the current poor economic climate and Planning Policies.

## 2.0 PROPOSALS

### 2.1 Description

It is proposed to provide a small development of 5 houses, the houses are to be a mix of modest sized properties, the four semi-detached dwellings will be 3 bedroomed and the detached dwelling will be 2 bedroomed.

These houses will generally step down to follow the existing slope of the land.

Materials for the development will continue the traditional character of surrounding properties.

External walls will finished with coursed natural stone and small areas of reclaimed brick with timber windows and doors.

The roofs will be a mix of both clay pantile and natural grey slate.

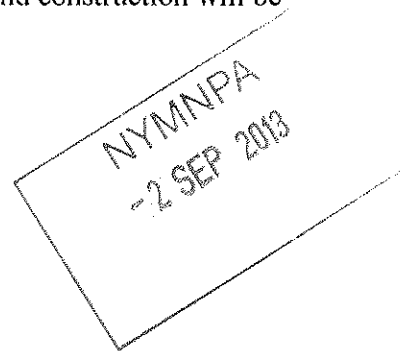
The mix of wall and roof materials will be agreed as part of the general detail design during the application. It is intended to use the different materials to provide variation of appearance.

### 2.2 Road

Negotiation has been carried out with NYCC Highways in relation to suitability and siting of the access from the A169.

They have provided confirmation that the location shown on D10151-121.1 is acceptable and a copy of their email is attached.

Within the site it is intended to provide an adoptable highway to the dwellings which will include a full turning head. Final details of the design and construction will be agreed with NYCC Highways.



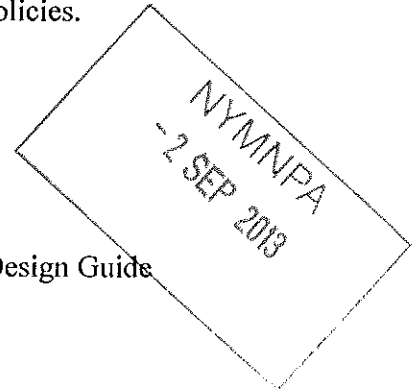
### 3.0 POLICIES & CONTEXT

#### 3.1 Policies

We expect the application to be considered under the following policies.

As required the layout design has considered the following:

- Core Policy B – Spatial Strategy
- Development Policy 3 – Design
- Core Policy J – Housing
- Housing, Supplementary Planning Documents including Design Guide



#### 3.2 Context

**Core Policy B** separates settlements within the National Park into a hierarchy giving differing levels of development.

This policy seeks to ensure and promote development but to a level befitting individual areas.

Sleights has been designated a 'Local Service Centre' capable of supporting and providing housing on a larger scale than most villages.

Housing can be provided as 'Open Market' to help with diversity and sustainability within the National Park.

Also within any scheme the issues of 'Affordable Housing' has to be addressed. We understand that at this stage policy is in flux.

Previous requirement for a percentage of properties has been or is in the process of being superseded by a more practical and sustainable 'Community Infrastructure Levy' assessed by 'Cost Viability' and for the foreseeable future a Section 106 Unilateral undertaking. In this respect this application includes the Cost Viability document which was lodged in advance with Officer and is currently being assessed. This offers a generous payment in levy along with provision of public seating for the village as a whole.

**Core Policy J** reiterates the special strategy before going into more depth and detail for individual sites.

It emphasises that the percentage of dwellings approach may be varied dependant upon viability and that it is an interim measure for a period of 3 years which would have expired in November 2011.

**Development Policy 3** considers the specifics of Design including its affect on immediate and surrounding amenity.

Regarding the general amenity of the site we have carefully considered the site and appearance.

When approaching along the A169 a simple 2 storey detached house presents itself to the road while the 2 blocks of slightly taller semi-detached houses follow the reducing levels of the site including stepped roof lines.

In terms of orientation and adjacent residential amenity the site is very fortunate. It is bounded by empty land to the North, a Pub Car Park to the South, the A169 to the East and a track West. A rather large garden to No. 11 Eskdaleside lies beyond the track. Accordingly, there is little (if any) affect on residential amenity.

Sleights and the immediate surrounding area has a large variety of property types, materials and detailing. We have therefore decided to go for a mix of finishes reflecting the more traditional elements of the area.

The roofs are a mix of natural slate and clay pantiles, while the walls are to be reclaimed style facing bricks and stone detailing. The roof verges will also be stone.

The South facing roof slope to Nos. 2, 3, 4 and 5 are to incorporate Solar PV Panels to assist reducing energy consumption.

The section on Access should be read in respect of inclusivity.

The **Supplementary Planning Documents and Design Guide** help designers and developers to fulfil a design including renewable technology that create houses to enhance the National Park.

These documents have been considered and the design is intended to comply with the requirements.

A number of different items help in this respect:

- Timber window and door frames set 70m in reveal.
- Stone verge coping and corbels
- Painted timber frames
- Split level roofing
- Traditional canopies to break up elevations
- Chimney stacks to provide relief to the roof



#### 4.0 ACCESS

##### 4.1 Internal

The properties are designed to be compliant with Part M of the Building Regulations.

This ensures that occupancy is inclusive.

The ground floor has wider doors and a WC to help.

##### 4.2 External

Regardless of the fact that this site is sloping all properties have level or wheeled access paths from car parking areas to main entrance doors and 'level' thresholds at the main doors.

As noted previously the Access Road is to be constructed to NYCC adoptable standards and taken over at the end of the construction.

