

DESIGN & ACCESS STATEMENT

High Street, Egton

April 2013



INTRODUCTION

This statement has been produced on behalf of Home Group Developments Ltd who proposes to erect 2 affordable apartments and 8 affordable houses on the site. The structure and content of the statement is based on advice contained within the Design and Access Statements produced by CABE. The statement has four sections; Setting the Scene, Evaluation, The Design Response and Access Issues

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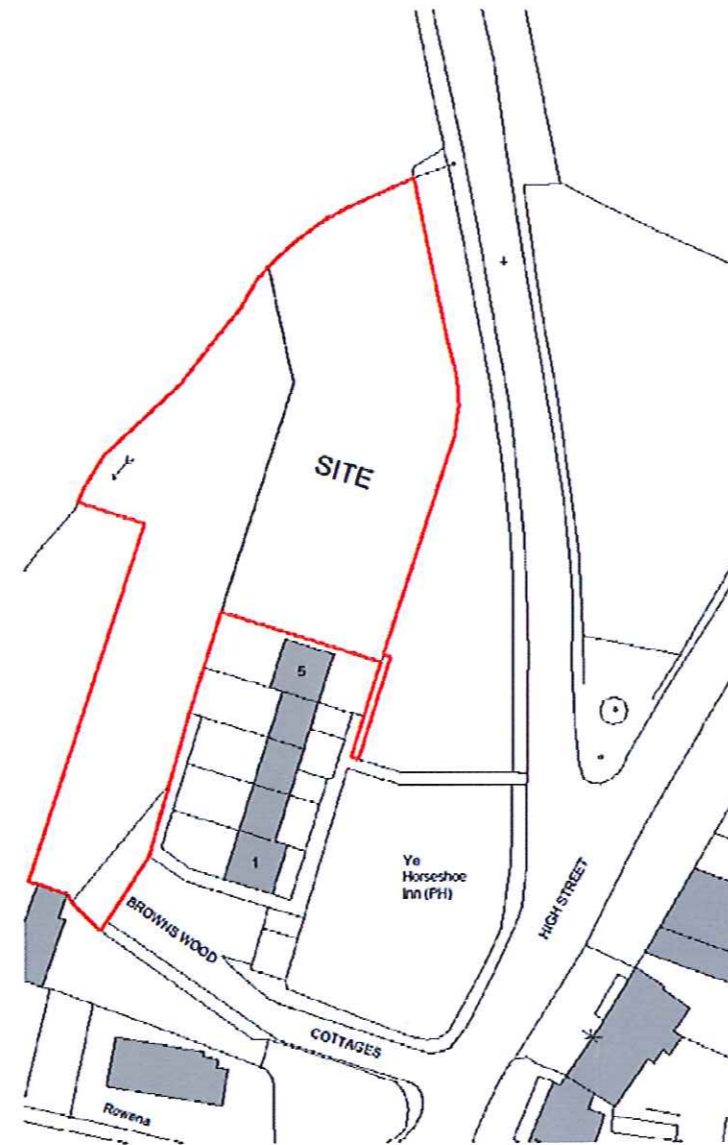
- 9 MAY 2013

SETTING THE SCENE

The site and its location

The proposed exception site is located to the north of Egton village. It is situated west of High Street and north of the existing Browns Wood Cottage affordable house. Browns Wood Cottages are owned and managed by the applicant: Home Group Developments Limited.

The site forms part of a larger grass field owned by the Mulgrave Estate. There is a 2.0m cross fall east to west and 1.0m south to north. The eastern boundary is defined by a 1.0m high stone wall, adjacent to a green open space which extends up to the highway bounded by a timber knee rail. Five trees are located close to the wall within the open space. The northern and western boundaries are formed by a timber post and wire mesh fence approximately 1.0m high. A 1.8m high timber fence is located along the southern boundary adjacent to the existing dwellings. These boundaries are not defined by any features.



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- 9 MAY 2013

Context

The proposed exception site is located immediately to the north of the current village settlement boundary. The site fronts onto the Egton to Guisborough/Whitby road junction and war memorial, opposite Ye Horseshoe Inn public house. Browns Wood Cottages south of the application site comprises a terrace of 5 dwellings 1 and 2 storeys built circa 15 years ago with red clay pantile roof and pitched stone external walls with door and window ashlar heads and cills.

Egton is a linear village settlement incorporating predominantly 2 storey terrace houses interspersed with a few detached and single storey dwellings set back from the High Street across green open space. There is a simple palette of external materials comprising;

- Combinations of red clay pantile and natural slate pitched roofs with pedimented stone gables
- Natural dressed stone walls with ashlar stone heads and cills to doors and windows.
- Red clay chimney pots on red brick or stone stacks.
- White painted timber sash windows, quadrant or Georgian multi paned.
- Black rainwater goods on stone dentils or metal brackets

Open agricultural land is located adjacent to the north and western boundaries, affording long distance vistas onto the North Yorkshire Moors. An open land drain ditch runs along the western boundary.



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- 9 MAY 2013

Local Facilities and Amenities

The following facilities are provided in Egton;

- Ye Horseshoe Inn and the Wheatsheaf Inn approximately 50m from the site.
- Doctors Surgery, public telephone and bus stop approximately 500m south of the site, along High Street.
- Egton Church of England Voluntary Aided Primary School approximately 800m to the south.
- Parish Church of St. Hildas, Egton approximately 900m to the south.
- Children's playground and sports field, approximately 100m north along the Egton to Whitby road.

Bus number 99 provides a limited service Monday to Saturday to Whitby via Grosmont and Sleights 5 times a day from 0930 to 1650 hours.

Consultation

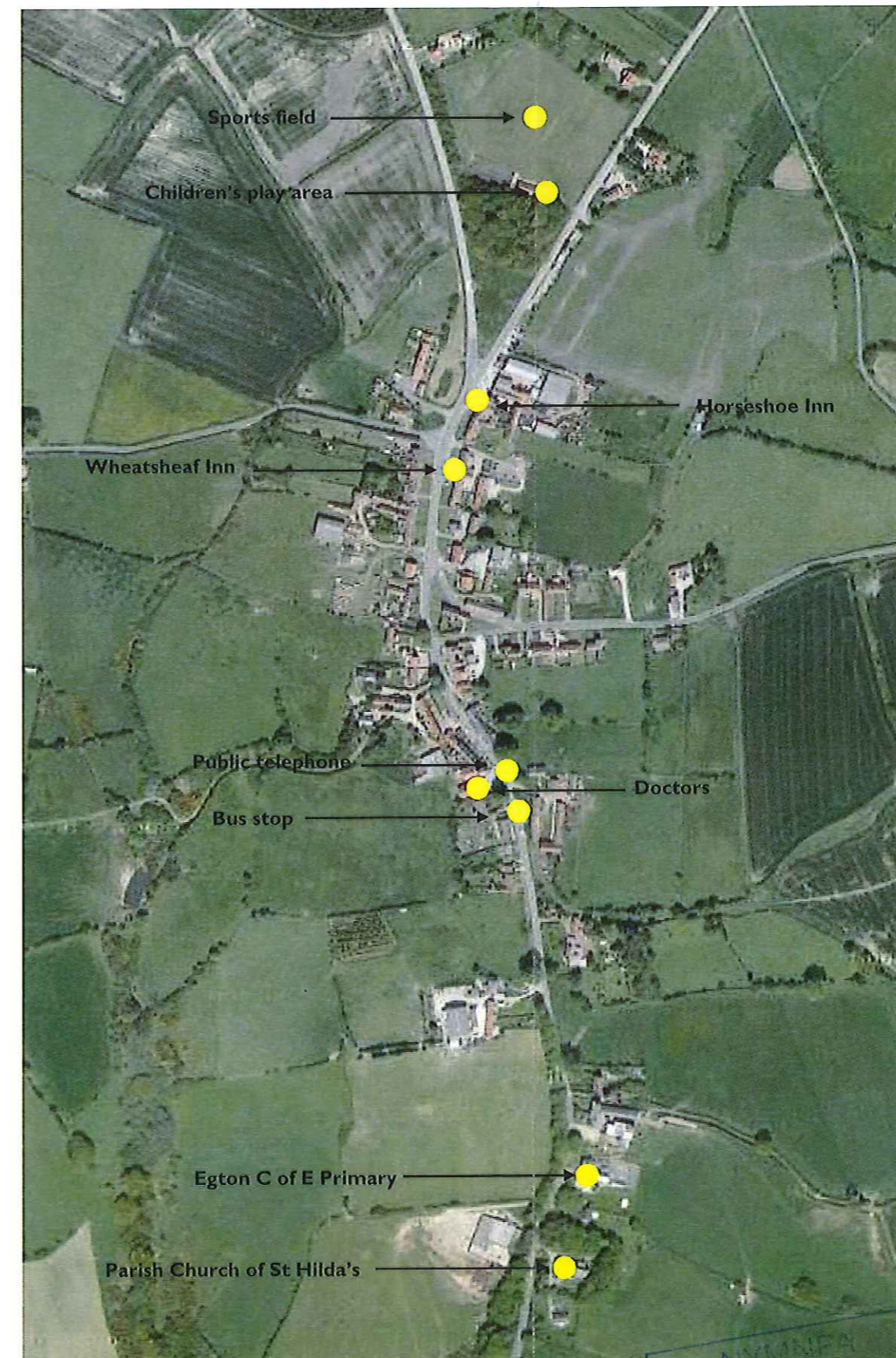
A public consultation event was held from 2.00 – 7.00 pm on Wednesday 12th December 2012 in Egton Sports Pavilion. The event was attended by 38 Egton residents. The majority of attendees were supportive of the proposal. 20 responses were in favour of the proposals. 1 response was undecided. No response was against the proposals.

Comments received indicated;-

- High level of interest for both rent and shared ownership affordable housing.
- Support for provision of affordable housing for local people.
- More 3 bedroom houses needed.
- Bungalows needed for older residents to down size from current larger

dwelling, making them available for families.

- In keeping with local architecture and maintains village identity.
- Inward investment may stimulate the village into regaining a local shop.
- Excellent opportunity for both younger families and older residents to remain in the area.
- Will materials be in keeping with the look and character of the upper part of Egton.



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- 9 MAY 2013

THE DESIGN RESPONSE

Design Development

The original brief was for a residential development comprising affordable 2 bed 3 person bungalows and 2 bed 4 person houses, to achieve code for Sustainable Homes level 3, Lifetime Homes, Secured by Design and Building for Life minimum score 10, with vehicular access taken directly off High Street, across the green space.

Initial pre-application feedback from North York Moors National Park Authority required a high quality design for this "gateway" site into the village, retaining the existing green open space fronting the site with the building line following the existing dwellings adjacent to the south. Vehicular access to be taken off the existing access to the rear of Browns Wood Cottages. Bungalows not appropriate as they are not common to and do not reflect the local traditional architectural vernacular and massing of the built environment within the national park.

Alternative site layout 1700/63/019 was submitted to NYMNPA based upon the above comments indicating:-

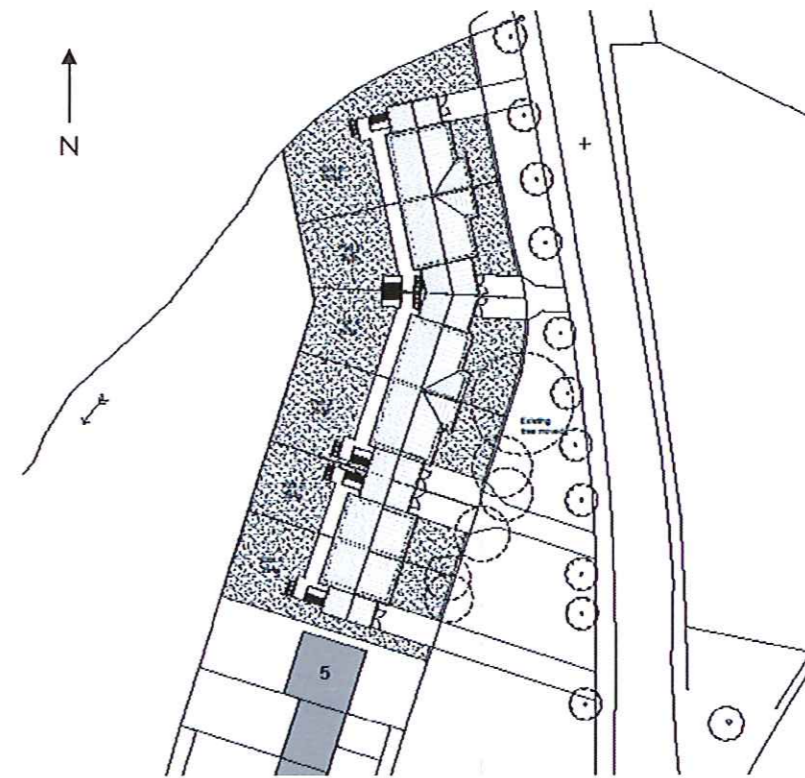
- Shared surface access road off the existing parking court serving Browns Wood Cottages providing replacement parking spaces for the existing residents, communal spaces for the proposed dwellings and refuse vehicle turning head.
- Pedestrian access to all plots from the communal parking area and shared access path off green space adjacent to eastern boundary.

Houses and apartments indicated continuing building line.

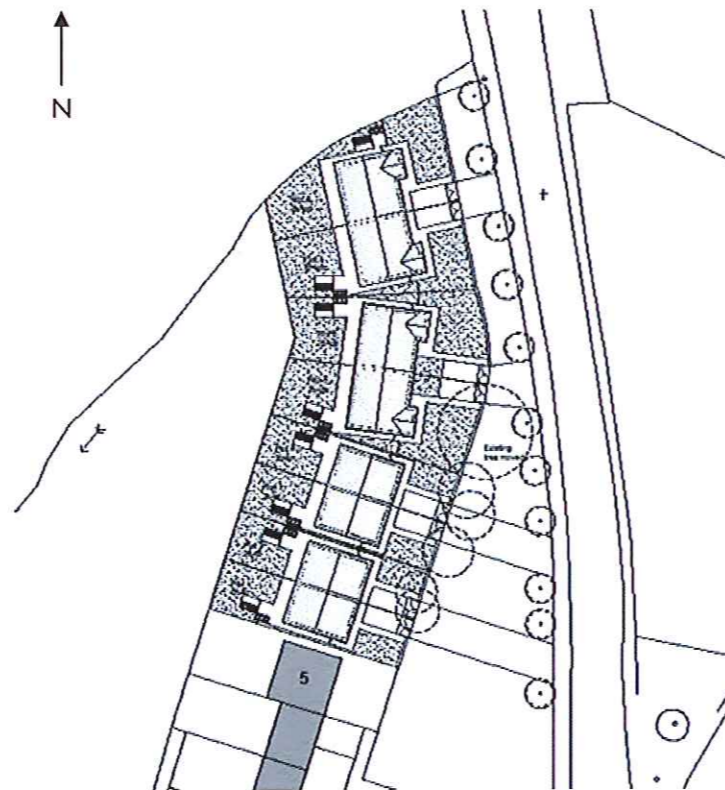
This formed the basis of the current proposals which comprises:-

- 2 No two bed three person apartments
- 7 No two bed four person houses
- 1 No three bed five person house

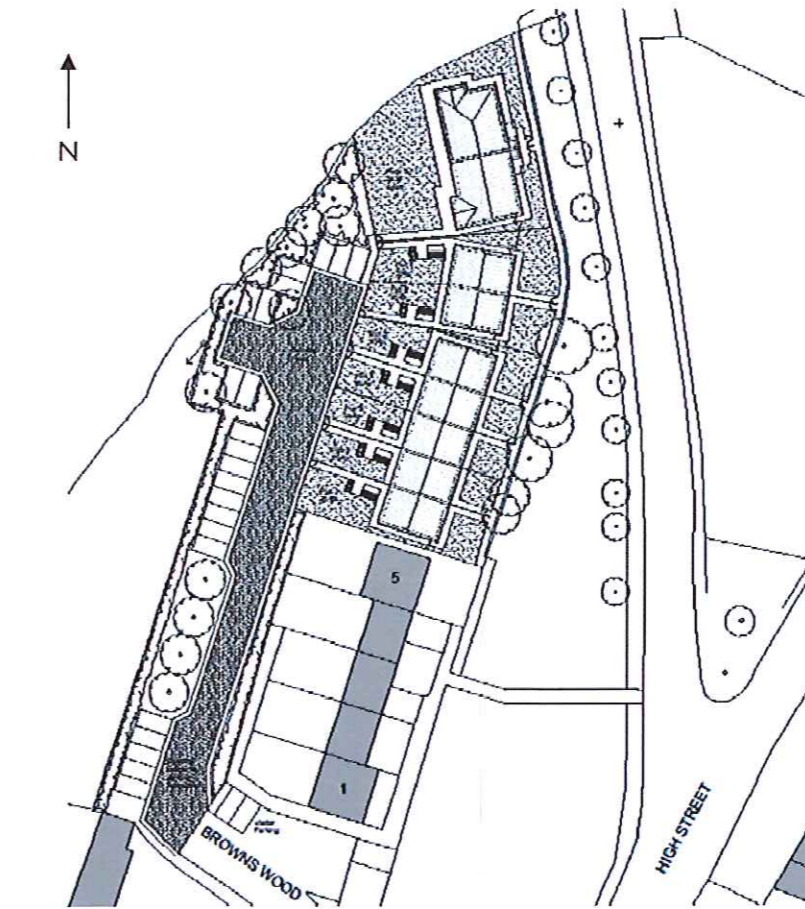
The design proposals have been revised following on going consultation within the planning department in terms of gateway structure, massing, architectural detailing and materials.



Original Site Layout - Option 2



Original Site Layout - Option 1



Current site layout

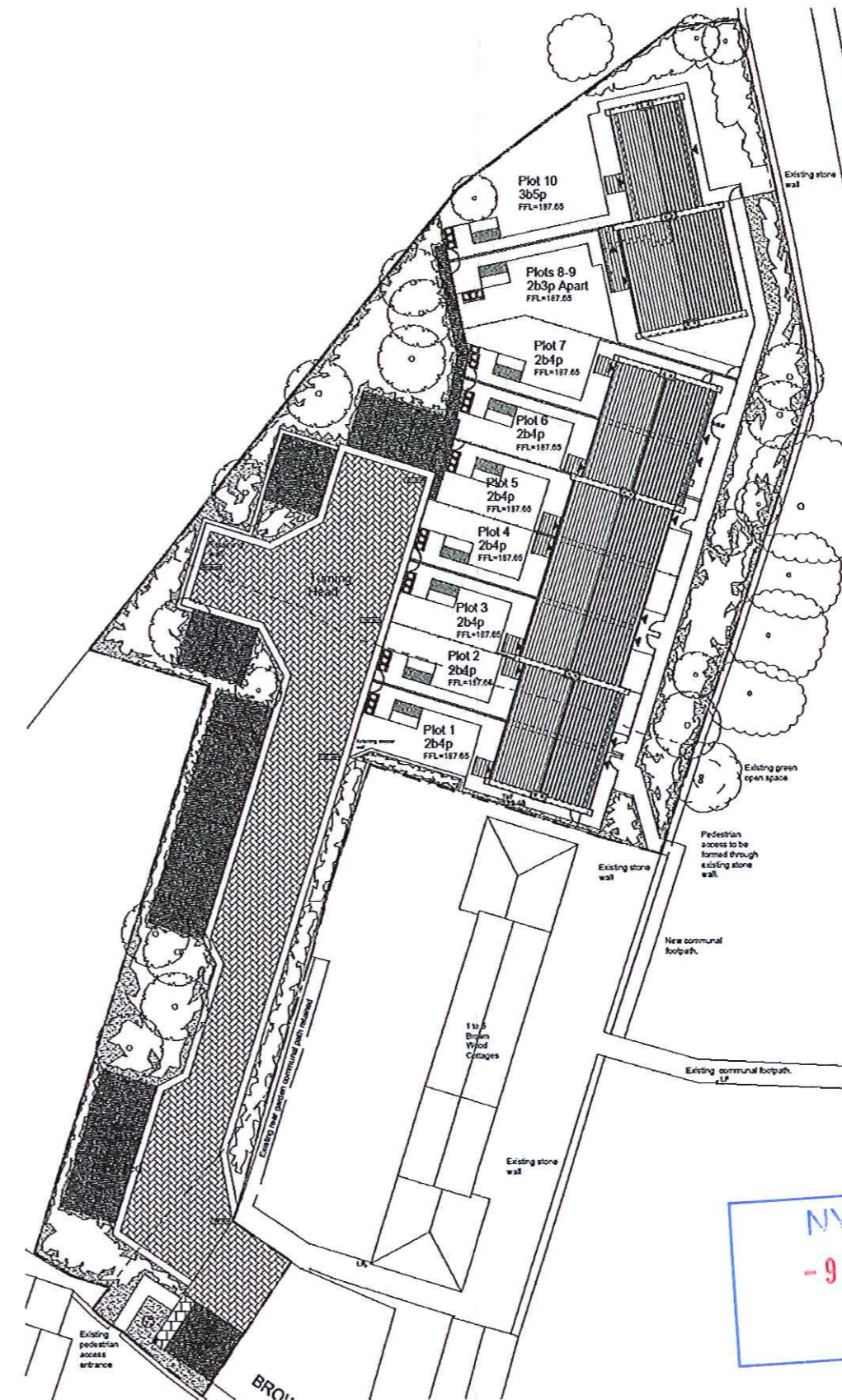
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- 9 MAY 2013
5

Layout and Scale

The proposal layout has been designed to address the street scene. The development comprises two blocks; block 1 contains plots 1-7 (two bed four person houses) and block 2 contains plots 8-10 (two bed three person apartments and a three bed five person house). Plots 1-7 reflect the local vernacular of terrace houses in the village and continues the building line of Browns Wood Cottages. Plots 3-5 are set back approximately 600mm from the building line of adjacent plots to provide relief to the front elevation. The pedimented masonry gables allow contrasting roof materials to be incorporated reducing the mass of the block and reflecting the similar style of existing dwellings adjacent. Plots 1-7 run parallel to the eastern boundary well adjoining the green open space. Plots 8-10 are rotated to continue to be aligned parallel to the north-eastern boundary and the Egton-Guisborough road. Plot 10 (3B 5P house) is double fronted to present a narrow gable towards the northern site boundary and gateway feature into the village.

Vehicular and principle pedestrian access to all plots is taken off from the western side of the site. Private gardens are located on the western side of the dwellings to provide private amenity space for the residents away from the main road.

No new footpath crosses the green space to the east. An extension to the existing pedestrian footpath across the green space provides communal access to all front doors facing the highway behind a communal landscaped buffer adjacent to the eastern boundary. The proposed residential blocks and existing Browns Wood Cottages screen the communal parking, access road and private rear gardens from the adopted



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- 9 MAY 2013

Appearance

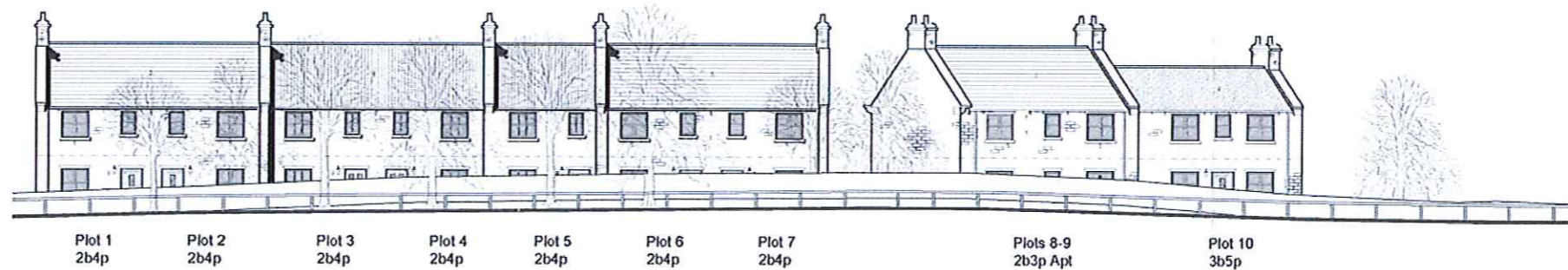
The proposed units have been designed to reflect the local vernacular. The dwellings incorporate masonry pedimented gabled pitched roofs of either grey/blue natural slate or red clay pantile and clay chimney pots on red brick stacks. External walls are coursed and dressed local stone with a natural mortar. Ashlar stone heads and cills and pedimented gable tabling.

Rainwater goods will be black grp look-a-like cast iron on galvanized steel brackets.

Windows to be double glazed, white gloss painted timber sash look alike casements. Contrasting styles to reflect variety and rhythm of windows in the village. External doors to be gloss painted engineered timber composite in 3 different styles to eastern elevation and single style to western elevation to reflect variety and rhythm of front doors in the village.

The articulation and variety of window sizes reflect the local vernacular. Porches to the front entrance door are excluded to reflect the village street scene. Porches are provided over the rear entrance doors to provide weather protection from the prevailing south-westerly wind. The porch is set on a dwarf stone wall which provides both weather protection to the entrance door and a wall to site the external air source heat pump.

The constrained detailing, palette of materials and variety of window and doors styles which will be set back a minimum of 100mm into the reveal reflect and integrate with the local vernacular of the village.



NYMNPA
- 9 MAY 2013

Landscaping

Landscaping is restricted to communal areas of the site i.e. along the eastern boundary adjacent to the communal footpath and around the proposed mews court shared surface access road and communal parking spaces. Individual plot cottage front gardens and rear gardens will be top soiled and grassed to allow residents to impose their own design on the external space.

Secured by Design

The proposal has been designed to achieve Secured by Design status. The site is bounded by a variety of fences to provide a secure defensible space around the development. The site layout and orientation of the units has been designed to provide as much overlooking onto the street scene and mews court as possible without compromising the amenity of adjacent residents. The white gloss painted timber windows will accord with BS EN 1627 or PAS 24: 2012 and the windows will be laminated safety glazing (6.4mm minimum) in windows below 800mm or 1500mm is within 300mm of a door frame. The proposed doors will be a timber security door – Manse Masterdoor or similar (PAS 24 standard)

All dwellings will comply with the mandatory requirements for security of buildings. Due to the sites rural location and the need to maintain a rural feel, the external environment is not required to achieve Secured by Design.

Boundary Treatments

The 1.0m stone wall along the eastern boundary will be retained and made good where necessary. The communal pedestrian access path along the front elevation of all plots will have a timber gate within the existing stone wall. The front cottage gardens will incorporate a treated timber wicket fence and gate adjacent to the communal footpath. The timber post and galvanised wire sheep mesh fence along the western boundary will be retained.

A new 1.1m high treated timber post and 2 rail fence with chicken mesh infill will be provided to the west side of the existing footpath to the rear of Browns Wood Cottages. A 1.5m wide landscape buffer zone will be provided between the fence and new mews court access road to maintain the private amenity and safety of the existing residents. 1.1m high treated timber hit and miss fences with lockable access gates are provided along the rear gardens to plots 1-10. The height is restricted to provide sight lines onto the mews court adjacent for safety. Plot diversion fences to rear gardens will be 1.1m high treated timber hit and miss fencing to maintain a rural feel and encourage community spirit. The 1.8m high close boarded timber fence along the southern boundary adjacent to 5 Browns Wood Cottages will be retained and made good.

Access Arrangements

Vehicular access will be via a newly constructed block paved mews court shared surface to the rear of Browns Wood Cottages off the existing parking court to the south west corner. Communal parking spaces will be formed in “grasscrete” to reduce the area of hard surfacing and maintain a rural appearance. Relocated parking spaces for the existing residents and visitors are provided at the south west corner behind number 1 Browns Wood Cottages. 15 communal spaces including 7 disabled are provided for the new dwellings, separated from the existing residents parking by a landscaped area. A turning head for refuse and service vehicles is provided at the head of the mews court.

Entry to each dwelling will be level in accordance with Part M of the Building Regulations.

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- 9 MAY 2013