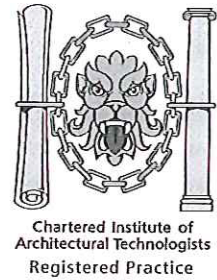


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PROPOSED DEVELOPMENT at
NESTLING HOUSE, LITTLEBECK, WHITBY. YO22 5EY

DESIGN STATEMENT.

1.0 SCHEME PROPOSAL

The Planning Application submitted for this property relates to:

- a. The extension of the existing house to provide a Porch and Cloakroom.
- b. The conversion of an existing shop/studio to a Tea Room.
- c. The construction of a garage for domestic use which incorporates a holiday apartment above.

2.0 BACKGROUND INFORMATION.

The applicants live in the property which is a family home. They have provided their own version, of their circumstances and reasons for wanting to undertake this project, in a separate letter.

The crux of the application is:

- a. To provide a means of sustainable employment for themselves.
- b. To provide tourist facilities.
- c. Improve the family home.

3.0 SITE

The property is situated on Littlebeck Lane at Goathland banks (according to the OS. map), approximately 1km from the main A169 and 1.3km from the village of Littlebeck. The road passes the site in an east-west direction and a small stream passes to the east, a contributory of Little Beck. To the north and spreading east-west is a wooded area and to the south also spreading east-west the land rises up steeply from about the 80m contour to the 200m contour, only a kilometre away. Travelling along the road to the site, first glimpses are not seen until only 50 metres or so away and it has the appearance of being hidden due to the amount of woodland about the site.

4.0 HOUSE EXTENSION.

Planning Approval NYM/2007/0453/FL and NYM/2010/0463/ETL allowed for the extension of the house amounting to 44m² of floorspace. In pre-application consultation with the NYMNP Planning Officer it was considered that this extension could be improved upon. The present submission is for a more modest 15m² of floorspace which contains a simple porch, cloakroom and separate wc. The building which is proposed takes its form, scale and construction from the host property and takes into account the existing internal layout of the house. Construction is intended to be of natural stone walls with a pitched roof all in matching materials to the host property.

In pre-application discussions, it was considered that the extension in the submitted form could be supported in a Planning Application.

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5.0 TEA ROOMS

During the scheme development, the option of using the existing Summer House in the garden across the road was explored, however in the pre-application consultation the Planning Officer considered this could not be supported and the ensuing proposal arrived at the use of the existing shop/studio building for this purpose.

The previous Planning Approval mentioned in 4.0 showed that the buildings would be demolished and new ones constructed. It is intended in this scheme, that the existing studio/shop building is retained but has a new roof, extension for a toilet and walls dry lined in order to create the Tea Rooms.

The intention is to create a modestly sized facility and the scheme shows there to be five tables internally and three externally. It is considered that although the limit capacity is in the order of 32 covers for practical purposes it would actually amount to about 16 to 20 covers maximum at any one time. This takes account of seasonal trade, empty table within on sunny days, empty tables outside on cooler days. This assumption also takes account of not each seat at every table being occupied as is social convention and etiquette.

In order to provide car parking facilities for visitors, the existing roadside Garage has been removed (see 6.0) so that a new access road can be provided into the site and car parking spaces arranged. This also provides safe access to the proposed Tea Rooms for disabled persons wishing to use the facilities there. Opening hours are expected to be 1st April to 30th September and daily from 10am to 5pm.

The above is all in accordance with the North York Moors National Park Local Development Plan and in particular Policy 14 which relates to Tourism and Recreation.

6.0 DOMESTIC CAR GARAGE & HOLIDAY APARTMENT

The applicants have been keen in this Planning Application to make the car parking arrangement at their home much safer. The existing Garage doors open right up to the edge of the highway which makes manoeuvring both testing and not without risk.

The scheme presented here is about removal of those risks to the home occupiers and to passing vehicles. The existing Garage is proposed to be demolished to make way for a site access road. This would lead into a car parking and turning area where the new Garage building would also be sited.

At the back of the site and half dug into the hillside, the building would virtually be unseen from the road. The proposal is for a three car garage which houses cars for domestic use and a garage for hobby use. The building is intended to be constructed in natural stone and clay pantile roof in order to be sympathetic to the host property.

A holiday apartment is to be contained largely in the roof space of the garage. There would be little evidence of its existence from the main aspects of the house as the intention is to have a southerly aspect for the accommodation which faces to the rear of the site.

Considerations against Tourism and Recreation Policy 14 are:

a). The building would provide the opportunity to have a vacation in the National Park. It is intended to be unobtrusive and of modest scale in order not to undermine the special qualities of the National Park. It has been designed in a form and of materials and construction which are of the vernacular and enhance the special qualities.

b). There is a main road access right up to the site.

c). The proposed uses in the development are of a quiet and sedentary nature, generally in the category of relaxation. The nearest neighbours amount to two and these are both just over 100 metres distance away.

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d). Having relented on the Summer House being part of the development plan and thoughts of the shop/studio being the holiday apartment, there are no further existing buildings on the site that are available for this use. The applicants have stated their case and business proposal for the proposed holiday accommodation and in order that it be as unobtrusive as possible, it is proposed that a modest holiday apartment can be accommodated within the Garage roof space. The main aspect of the accommodation would face southwards which it away from the main aspect of the whole site and consequently is concealed from general view.

7.0 CONCLUSIONS

The proposed house extension is consistent with National Park Policies and is an improvement on the previous proposal, which was a criteria of the pre-application consultation.

The proposed Tea Room is an existing building converted for tourist attraction purposes which is also consistent with National Park Policies.

The Garage building in itself, rationalises the domestic car parking arrangements and provides a greater degree of highway safety. The building has been designed to complement the host building and has been considered in accordance with Supplementary Design Guide advice.

The Holiday Apartment has been incorporated into the scheme using the proposed garage in order to create minimum impact on the site and the National Park.

It is submitted that the scheme represents a carefully considered approach to the development of the site. The varied uses are contained within modestly sized buildings in order to provide a modest income for the applicants. The overall appearance remains generally hidden from near or long distant views and it is considered that it meets with the criteria given in the Local development Framework.

End.

