

DESIGN AND ACCESS STATEMENT

PROPOSED CONVERSION AND EXTENSION OF OUTBUILDING TO DUAL USE ANNEXE AND HOLIDAY LETTING COTTAGE AT DEEPDALE FARM, BICKLEY FOR MR A WYATT

The site is located to the south east of Bickley on the edge of Dalby forest and is outside of the conservation area as defined by the North York Moors National Parks Core Strategy and Development Policies.

The existing buildings comprise a dwelling flanked by two ranges of outbuildings of stone construction with pantiled roofs. We are proposing converting the south outbuilding into accommodation to be used as an annexe to the existing dwelling or for holiday letting. A small lean to extension is proposed to the west elevation to contain a stairwell and part of the existing building will be raised in height to provide a garden room and study.

The proposed west extension will have a footprint area of 4.7m and an eaves height of 3.6m and we have chosen to clad this extension in timber so that it can be 'read' as an addition to the former agricultural building. New window and door frames mostly re-use existing openings within the main body of the building and these together with the south extension will have anthracite coloured frames set in deep external reveals to minimise their appearance.

The building is in within a residential curtilage and the use which we are proposing will be appropriate to its surroundings. The existing domestic amenity and garden area will accommodate the proposed development.

Vehicle parking places are provided within the site on existing driveways and within undercroft parking. Vehicular and pedestrian access to the conversion will comply with the latest requirements of building control for disabled and semi ambulant persons. The garden boundary fence/walls will remain as existing.

We have considered North York Moors National Parks Development Policies 3, 14 and 19 and consider that the proposal complies with the criteria therein.

