

NYM / 2014 / 0 8 2 7 / R M

DESIGN AND ACCESS STATEMENT

PROPOSED AGRICULTURAL WORKERS DWELLING AT FOX & RABBIT FARM, LOCKTON FOR D.J. & F.K. COCKERILL & SON

The site is located to the south of the Fox & Rabbit farm and adjacent to existing farm buildings. The site currently has outline planning consent for an agricultural workers dwelling – NYM/2014/0276/OU refers.

We are proposing a part two storey and part single storey dwelling with a footprint area of 255m². The main body of the dwelling will have an eaves height of 5.1m and a ridge height of 8.9m. The building is of traditional design with gable stacks and single storey secondary outshots to the east and south. Walling will be in natural coursed stone under a red clay pantiled roof.

The site boundaries are currently not delineated and boundary and landscape details are to be agreed.

Vehicular access to the site will be via the existing farm driveway for vehicles and pedestrians. Access into the proposed development will comply with building regulations requirements for disabled and semi ambulant persons.

We have considered the NYMNP Core Strategy and Development Policies. The proposed development will be in keeping with its surroundings and constructed in traditional materials. Core Policy J item 3 has already been addressed at outline application stage.

NYMNP
- 8 DEC 2014