

NYM / 2012 / 0 0 7 6 / FL - 4

DESIGN AND ACCESS STATEMENT

**CONSTRUCTION OF TWO DETACHED DWELLINGS
SITE ADJACENT WINDSOR COTTAGE,
ESKDALESIDE, SLEIGHTS, WHITBY**

FOR

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imaginative architecture + engineering design

bhd
partnership

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1.0 GENERAL

1.1 The Statement

This document has been prepared to accompany the planning application to the North York Moors National Park Authority for the construction of two detached dwellings adjacent Windsor Cottage, Eskdaleside.

Read in conjunction with the following drawings:

- D10151-01 Location and Block Plan
- D10151-02 Proposed Plans and Elevations

Approval was granted for a very similar application in May 2007.

1.2 The Site

Sleights is a large thriving rural community with a number of amenities typical of a village of this size, including a general store, 2 pubs, 3 churches, doctor's surgery, train station, a primary school and a village green. The population is varied with a mixture of young families, and mature couples.

The subject site is located to the southern end of the village, off the main road running north south. The village's newest church sits opposite with number 9 and number 3 either side. Houses in the area are predominantly stone or brick built with slate or pantiled roofs, with a mixture of bungalows and detached cottages.

The topography of the site shows a gentle/consistent slope up from the road frontage to the rear of the site.



2.0 PROPOSALS

2.1 Design

The houses have been designed using a traditional format with central porch and double fronted fenestration.

Materials follow the traditional approach, walls will be local coursed stone, the roof will be finished pantiles and doors/windows will be painted timber.

The houses have been set back on the site to prevent visual conflict with the adjacent properties. This also allows improved amenity space to the front of the dwellings as indicated.

The scale of the buildings with a maximum height of 8.2m and a footprint of 69m² plus porch. The area is populated by similar sized dwellings.

The house will be partially 'dug in' to the slope.



3.0 CONTEXT

3.1 Policies

This application will be considered under the following policies of the Core Strategy document:

Core Policy B	Spatial Strategy
Development Policy 3	Design
Core Policy J	Housing

3.2 Core Policy B

This policy sets the hierarchy of different settlements within the National Park. As previously mentioned Sleights is a Service Village.

Within this category it is stated 'Housing including open market housing is supported.'

3.3 Development Policy 3

Design of any building must follow recognised guidelines and consider a range of influences to ensure the distinctive character of the area and the site are maintained or improved without a loss of general or specific amenity.

The design influences on this scheme are set out in section 2.0 of this document.

Reference has also been made to the 'Design Guide' supplementary planning document.

3.4 Core Policy J

This policy supports the development of houses in Infill Sites within Service Villages.

The definition of an infill plot is a small gap within a continuous built up frontage. The existing site and the assessment was made during the previously approved application.

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4.0 ACCESS

4.1 External

The site is immediately adjacent to a highway and offers good access links.

Because the site is close to the village centre and on a bus route to Whitby and Malton it offers the opportunity to reduce vehicle trips.

4.2 Internal

Level access is provided from vehicle parking. From there the house is designed to comply with Part M of the Building Regulations for internal circulation.

This ensures an inclusive floor plan to the main floor.

