

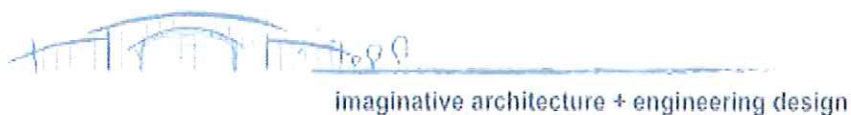
DESIGN & ACCESS STATEMENT

FOR

RESIDENTIAL HOUSING DEVELOPMENT
171 AND BLUE BANK GARAGE, COACH ROAD
SLEIGHTS, WHITBY

MR. D. FOSTER

26 JAN 2016



bhd
partnership

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1.0 GENERAL

1.1 The Report

This report is designed to assist Planning Officers in respect of the current Planning Application submission for 4 residential dwellings on a site East of Coach Road, Sleights.

Proposals are illustrated on the drawings:

D10541-01	Site Location and Existing Block Plan
D10541-04	Proposed Block Plan
D10541-10	Proposed Floor Plans and Elevations House Type A
D10541-15	Proposed Floor Plans and Elevations House Type B

1.2 The Situation

The details submitted are intended to allow the North York Moors National Park to give a decision on the application for all planning matters in respect of the dwellings.

Currently the site which is split over two road frontage plots, is occupied by a large bungalow, 171 Coach Road and further South Blue Bank Garage which is the larger site.

No development has been carried out on either site for a number of years.

Blue Bank Garage was initially available with a local agent as a business to rent. As there was no significant interest the present owner placed the business on the open market as a business for sale with a Nationwide Agent from August 2014 to August 2015.

After this amount of time as a sale was not forthcoming the present owner due to retirement after operating the business for a period of 63 years feels that the only way forward is to apply for planning permission to develop the site.

The development of the site will add to the enhancement of this area within the National Park as opposed to the property remaining vacant and falling into disrepair after a period of time as properties inevitably do, once they become vacant.

A recent application for 5 dwelling was approved (Ref: NYM/2013/0626/FL) by the National Park Authority on land directly opposite Blue Bank Garage, on the West side of Coach Road.

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1.3 The Site

The area of land proposed is situated almost on the National Park boundary to the southern edge of Sleights.

It is bounded:-

- (a) to the East by fields
- (b) to the West by the A169 (Coach Road)
- (c) to the South by private dwellings
- (d) to the north by private dwellings

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The topography of land is a mix of gently sloping especially No. 171, the area occupied by Blue Bank Garage is relatively flat.

No. 171 Coach Road which is to be demolished is a stone and pantile structure of limited architectural merit.

Blue Bank Garage is formed by a range of buildings which all appear commercial and dated. Finishes include pebbledash, render, profiled sheets, some stone and some pantile.



Photograph 1
Blue Bank Garage



Photograph 2
No. 171 Coach Road

The village of Sleights is listed with the Core Strategy of the National Park as a “Service Village” as such housing development is encouraged.

The new access road to the East will extend across the rear boundary of Cottages 177-181 Coach Road to provide vehicular access to these properties if required.

1.4 Principle of Development

Both areas of land that form the site are currently developed and owned by the client along with connecting land areas.

The presence of existing buildings allows the sites to be considered as ‘Brown Field’ development. Re-use of existing land for residential dwellings is an area of dwellings.

This principle was tested by the submission of a formal Pre-application enquiry during 2015. The details included road and access layouts, the site layout, housing density and outline.

These details were positively accepted by both the Planning and Highways authority subject to further detail as required and as usually provided during the application.

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2.0 PROPOSALS

2.1 Description

It is proposed to demolish the garage which consists of a number of four existing buildings, they consist mainly of purpose built commercial/utility style buildings offering very little to the visual amenity of the area.

This area would then be split into three plots, occupied by a pair of semi detached dwellings with 3 bedrooms each and a single detached dwelling with 4 bedrooms.

It is also proposed to demolish No. 171 Coach Road. This will make way for a fully adoptable road entrance and the further dwelling, another 4 bedroom detached house.

All of the houses will be two storey, traditionally constructed using natural materials. The roofs will be a mix of natural slate and clay pantile, all will have stone verge copings and stone chimney stacks.

The walls will be finished with natural coursed stone, recessed pointing and stone heads and cills.

The canopy roofs will be finished with rosemary tile roofs.

2.2 Road and Foot Access

This is a particularly important part of the scheme.

Currently the garage has a full forecourt with access along all this frontage onto Coach road at the base of Blue Bank. The frontage is unfortunately directly on a bend of the main road with very poor visibility in both directions.

Our client has provided much improved access by knocking down No. 171 and creating the new road.

In addition to the new dwellings the 3 cottages immediately to the South of the garage will also have access onto the new road running to the East of the site.

It has also been requested by the Highway Authority that pedestrian use of the footpath to the East of Coach Road be restricted or stopped at the boundary between No. 173 and the current garage forecourt. This will discourage people from walking up the East footpath past the garage where the existing path peters out and pedestrians then have to cross at a point of very restricted visibility.

These proposals therefore allow greatly improved vehicle and pedestrian safety in this area of Sleights on the very busy A169, eliminating the current garage access completely.

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3.0 POLICIES & CONTEXT

3.1 Policies

We expect the application to be considered under the following policies.

As required the layout design has considered the following:

- Core Policy B – Spatial Strategy
- Development Policy 3 – Design
- Housing, Supplementary Planning Documents including Design Guide

3.2 Context

Core Policy B separates settlements within the National Park into a hierarchy giving differing levels of development.

This policy seeks to ensure and promote development but to a level befitting individual areas.

Sleights has been designated a ‘Local Service Centre’ capable of supporting and providing housing on a larger scale than most villages.

Housing can be provided as ‘Open Market’ to help with diversity and sustainability within the National Park.

Development Policy 3 considers the specifics of Design including its affect on immediate and surrounding amenity.

Regarding the general amenity of the site we have carefully considered the site and appearance.

When approaching along the A169 from the South, the 4 houses are appropriately set back from the main road and naturally are positioned between existing dwellings to the north and south.

In terms of orientation and adjacent residential amenity, the site is very traditional. It is bounded by empty land to the East the A169 to the west, existing dwellings to the south, and further dwellings to the North.

By traditional orientation it is meant that the proposed houses align front to back with main windows viewing across the road to the front and across rear gardens. This provides the usual level of amenity both to occupants and neighbours and is generally accepted as good design.

Sleights and the immediate surrounding area has a large variety of property types, materials and detailing. The materials outline in Section 2.1 accord with the general mix within Sleights, this is illustrated on provided drawings.

The **Supplementary Planning Documents and Design Guide** help designers and developers to fulfil a design including renewable technology that create houses to enhance the National Park.

These documents have been considered and the design is intended to comply with the requirements.

A number of different items help in this respect:

- Window and door frames set 70mm in reveal and timber.
- Quoin and Verge copings of a traditional appearance.
- Traditional canopies to add relief to elevations.
- Chimney stacks to provide relief to the roof and the expected visual outline.

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4.0 ACCESS

4.1 Internal

The properties are designed to be compliant with Part M of the Building Regulations including low threshold access from parking areas.

4.2 External

The properties will be served from an adopted road leading from the A169. This adopted highway will provide both foot and vehicular access directly into all areas of the site and as previously mentioned to the Cottages immediately South.

Each property has 2 designated parking spaces and the space for detached garages if required. These would be the subject of a future application.

Towards the end (South) of the road there is a turning area that will be part of the adoptable highway and designed to comply with highway guidelines.

Access on foot or by wheel chair can be gained from this new road to ensure inclusivity.

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