

Design & Access Statement

Mr & Mrs P Bean
Moorside House
Whitby Road
Cloughton
Scarborough
YO13 0AW

19 FEB 2020

Amount and Use

The proposal involves the construction of a modest sectional timber building, consisting of a workshop, storage room and 2 car ports, to be erected within the domestic curtilage of the property, adjacent to an old existing structure.

Layout

Both the location and 'footprint' of the proposed building have been carefully chosen in order to contain the proposed development as close to the existing structure as possible (see photograph) and mitigate any likely impact on visual amenity.

Scale

The proposed building, which would be in the form of an L shape, covers a floor area of approximately 67 square metres, including the 915 mm wide front roof canopy. The building would be constructed in our traditional style with an eaves height of 2.440 m, as shown on the enclosed drawings. The ridge height would be approximately 3.30 metres.

Appearance

The proposed building would be of our traditional timber framed construction, the style and appearance of which is well known to the National Park Authority. The bulk of the timber materials used would be sourced from predominantly commercially grown and sustainable forests. The external walls would consist of horizontal 'Tanalised' shiplap boarding fixed to vertical timber framing. The traditional 'apex' roof would be a modest 15 degree pitch and clad with natural grey P6 fibre cement roof sheeting.

The proposed workshop/store would be manufactured as a series of prefabricated factory finished panels which are bolted together on site and anchored down onto a concrete base with a single brick plinth.

S15/240

Landscaping

To the best of our knowledge, no public footpaths would be inconvenienced by the proposed development, nor any 'lines of sight' from domestic dwellings be compromised. We are therefore, firmly of the opinion that the proposed building would not be in any way detrimental to the local visual amenity.

Access

Vehicular access from the A171 Whitby Road would be via an existing 'forestry' type track, which branches off through an existing gate to the property. The forestry track continues past the driveway of the property on to a neighbouring farm.

Climate Change Mitigation Section 6 – paragraph 105

In our opinion the proposed building will have no effect on climate change. Our clients activities to and from the site will not be increased.

19 FEB 2016