

Design & Access Statement

For

**Proposed Demolition Of Garage And Erection Of New Attached Dwelling For
Hotel Manager**

at

**The Feathers Hotel
Market Place
Helmsley
North Yorkshire
YO62 5BH**

For

**Homfray Hotels
Ness
York
YO62 5XD**



Prepared by

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RYEDALE
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19 FEB 2014
DEVELOPMENT
MANAGEMENT

Introduction

This design and access statement is prepared in support of a planning application in accordance with the requirements of the Government circular "Guidance on changes to the development control system" effective from 10 August 2006.

The statement sets out the need for the new dwelling and explains the basis of the design.

Reference has been made to Ryedale District Councils *Ryedale Plan – Local Plan Strategy* dated 5 September 2013.

Assessment of Existing Site

The site is situated within a designated conservation area though it lies just outside the national park Boundary. The site comprises a modern prefabricated garage and concrete hard standing.

Design Intent

The proposal is to erect a new attached dwelling for The Feather's manager, Simon Parker, who is currently living in the one bedroom on site managers flat. He has lived on site as manager for well over ten years. His partner recently gave birth to a daughter, and all three of them are currently sharing the one bedroom manager's flat. The flat is not suitable for a family so they need a larger property but the manager also needs to remain on site to efficiently run the business.

Layout

The new dwelling will adjoin an existing property which is currently two separate staff houses. The ground floor of the new proposed dwelling will include a large open plan ground floor living and kitchen area with a small side extension to form a utility area. Upstairs there will be two bedrooms and a bathroom.

Scale

The size of the proposed new dwelling has been carefully designed with a sensitivity to the scale and mass of the existing attached dwelling (as noted above currently used as staff accommodation) and the surrounding properties.

Appearance

The external walls will be constructed in stone to match the existing attached dwelling. The roof covering will be pantiles again to match. External doors and windows will be traditional painted timber construction. Rainwater goods will be in black cast iron.

What little external landscaping there is will comprise a small gravel parking space to the north side of the dwelling.

Summary and Conclusion

The proposed new dwelling will provide essential staff accommodation and also remove the unsightly modern garage. The applicant feels that overall the proposed dwelling is sympathetic to the existing character of the immediate area and makes good use of a small infill brownfield site.