

bramhall blenkharn The Maltings Malton North Yorkshire YO17 7DP
t 01653 693333 f 01653 693605 e mail@brable.com www.brable.com

RYEDALE DM
24 JUL 2014
DEVELOPMENT
MANAGEMENT
(4)00522|m

Middlecave Lodge

Malton, North Yorkshire
YO17 7NQ

Design & Access Statement

Introduction

- 1 Introduction
- 2 Site Existing
- 3 Site Proposed
- 4 Planning Policy
- 5 Access & Accessibility
- 6 Flood Risk Assessment
- 7 Scheme Drawings

1.0 Introduction

1.1 This document accompanies an application that seeks permission to construct a new single-storey dwelling to the rear (south side) of Middlecave Lodge (No. 73), Middlecave Road, Malton (Fig. 1). The property is located to the south side of Middlecave Road, from which it is accessed, towards its western end.



Fig 1: Site Location (not to scale)



Extract from Google Maps (not to scale)

- 1 Introduction
- 2 **Site Existing**
- 3 Site Proposed
- 4 Planning Policy
- 5 Access & Accessibility
- 6 Flood Risk Assessment
- 7 Scheme Drawings

Site Existing

2.0 Site Existing



Fig. 2: Extract from 1892 OS

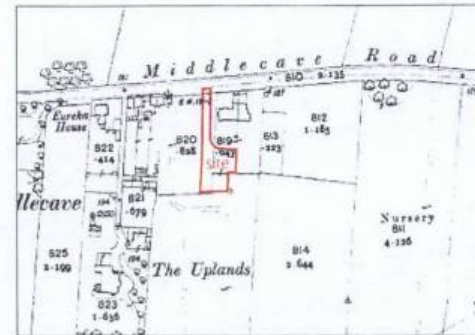


Fig. 3: Extract from 1912 OS

2.1 Middlecave Lodge is not present on the 1892 OS Map (Fig. 2), but is clearly visible on the 1912 OS Map (Fig. 3), and therefore must have been constructed between these dates. The garage block to the immediate west of Middlecave Lodge is present on the 1969 OS Map (Fig. 5), but does not appear on any of the earlier maps. The garage block was added sometime between 1928 and 1969.

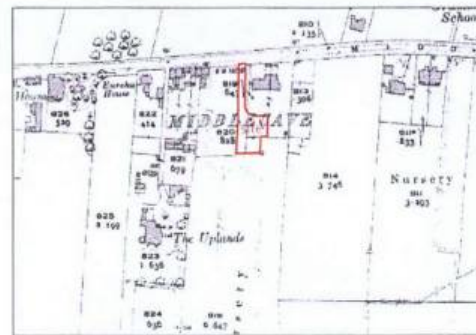


Fig. 4: Extract from 1928 OS

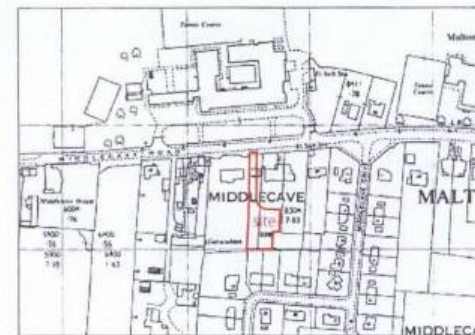


Fig. 5: Extract from 1969 OS

- 1 Introduction
- 2 **Site Existing**
- 3 Site Proposed
- 4 Planning Policy
- 5 Access & Accessibility
- 6 Flood Risk Assessment
- 7 Scheme Drawings

Site Existing

2.2 The application site is located to the south of Middlecave Lodge (Fig. 6) on the south side of Middlecave Road; currently the southern part of the garden of Middlecave Lodge. It is intended that the existing plot of Middlecave Lodge will be split under the proposals. The site is enclosed by mature planting on all sides (Fig. 7-9), with mature trees to the western site boundary, trees and a hedge to the southern site boundary and a tall mature hedge to the eastern boundary.

2.3 Towards the northern end of the site, and to the immediate west of Middlecave Lodge, is a brick garage block comprising a single garage closest to Middlecave Lodge on the east side and a larger, double garage to the western side (Fig. 10+11). The front wall of the garage block forms an enclosing garden wall, dividing the 'public' yard and parking area to the north of the site and the 'private' garden to the south.



Fig. 6: Middlecave Lodge (south facing elevation).



Fig. 7: View across southern part of existing garden (looking south east).



Fig. 8: View of southern part of existing garden (looking south).



Fig. 9: View of southern part of existing garden (looking south east).



Fig. 10: Existing garage block (north facing elevation) and adjacent steps to Middlecave Lodge, with No. 75 beyond.



Fig. 11: Existing garage block (north facing elevation) and Middlecave Lodge (left of frame).

Site Proposed

- 1 Introduction
- 2 Site Existing
- 3 Site Proposed**
- 4 Planning Policy
- 5 Access & Accessibility
- 6 Flood Risk Assessment
- 7 Scheme Drawings



Fig. 12: 'Birdseye' view of proposed new house looking south-east (taken from 3D computer model).



Fig. 13: 'Birdseye' view of proposed new house looking north-west (taken from 3D computer model).

3.0 Site Proposed

3.1 The application seeks to construct a new single-storey dwelling with attached single garage in the southern part of the existing plot of Middlecave Lodge (Fig. 12+13). It is proposed that the existing plot will be divided into two, with a new driveway to the new house positioned to the western side of the site against the existing boundary wall. Middlecave Lodge currently has two vehicular access onto Middlecave Road, which will be retained without modification. Ultimately, the western access will be used for the proposed new house, with the eastern access remaining to Middlecave Lodge. Under these proposals, the larger double garage on the west side of the existing garage block will be demolished in order to create the new access to the new house. The single garage to the east will be retained for use by Middlecave Lodge. The existing garage door will be replaced with a pair of vertical boarded timber gates providing access to the new house.

3.2 The new house has been designed to sit quietly within the context of the existing site. A flat 'green' sedum roof is proposed to keep the overall height of the house to a minimum and to echo the 'green' nature of the site. A section of pitched roof is proposed across the centre of the house, allowing south-facing rooflights to bring light into the middle of the plan (Fig. 13). By using this top-light, the need for windows in the external walls is reduced. It is proposed that the east- and west-facing elevations of the new house will have no windows, and the north-facing elevation has only two small, high-level windows providing natural light and ventilation to bathrooms. The south-facing elevation of the new house has larger areas of glazing to take advantage of the enclosed private garden on the south side (Fig. 13). It is proposed that the garden is further enclosed by a new screen wall to the south-east of the new house and some new tree planting to the southern site boundary.

3.3 It is proposed that the north-facing elevation of the new house will be screened by new hedge planting against the building so that the house is softened and appears predominantly 'green' from the north side (Fig. 12). Again, it is intended that this will help the house to sit comfortably within the existing site and the extensive mature planting therein.

3.4 It is intended that the new division between the new house and the existing Middlecave Lodge will be achieved through the construction of a new 1.8m high brick wall to the rear (south side) of the existing garage block, and then, continuing from that, a new 1.8m high 'hit and miss' timber fence (Fig. 13). New planting to either side of this new boundary will help to soften its appearance, whilst still providing a good degree of privacy to both properties.

1	Introduction
2	Site Existing
3	Site Proposed
4	Planning Policy
5	Access & Accessibility
6	Flood Risk Assessment
7	Scheme Drawings

Planning Policy

4.0 Planning Policy

National Planning Policy (National Planning Policy Framework):

4.1 The following elements of the National Planning Policy Framework are considered relevant to this application:

4.2 Paragraph 14 of the National Planning Policy Framework states: *"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking."*

4.3 Paragraph 23 of the National Planning Policy Framework states: *"Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should: ... recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites;"*

4.4 Paragraph 56 of the National Planning Policy Framework states: *"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."*

4.5 Paragraph 60 of the National Planning Policy Framework states: *"Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles."*

4.6 Paragraph 63 of the National Planning Policy Framework states: *"In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area."*

Local Planning Policy (Ryedale District Council Ryedale Plan - Local Plan Strategy):

4.7 Policy SP1 of the Local Plan Strategy states that Malton and Norton are principal towns and are the primary focus for growth within Ryedale. Policy SP2 recognises sub-division of existing dwellings as a source of new housing within Malton and Norton. This application involves the sub-division of an existing residential plot, which is considered large enough to accommodate an additional residential property.

4.8 Policy SP3 of the Local Plan identifies the need for Social Housing. We acknowledge that contributions will be required and they will be secured through legal agreement. Should this scheme be approved we would look to negotiate this contribution with the District Valuers Office.

Planning Policy

- 1 Introduction
- 2 Site Existing
- 3 Site Proposed
- 4 Planning Policy**
- 5 Access & Accessibility
- 6 Flood Risk Assessment
- 7 Scheme Drawings

4.9 Policy SP11 of the local Plan looks at the continuing up keep and provision of community facilities including the provision of public open space. All new residential development is expected to make contribution to the provision of public open space and should this application be approved we acknowledge that an off site contribution would be negotiated.

4.10 Policy SP16 of the Local Plan Strategy states: *"Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which: Reinforce local distinctiveness; Provide a well-connected public realm which is accessible and usable by all, safe and easily navigated; Protect amenity and promote well-being.*

To reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including: ... The grain of the settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings; The type, texture and colour of materials, quality and type of building techniques and elements of architectural detail.

The design of new development will also be expected to: Incorporate appropriate hard and soft landscaping features to enhance the setting of the development and/or space."

4.11 Particular attention has been paid in the design process to the existing surroundings that the new house will sit within and to ensure that it is successfully integrated. It is felt that the siting and scale of the new house are respectful to the surroundings, taking into consideration the density, size and scale of surrounding buildings. The incorporation of soft landscaping features, including the proposed sedum roof and hedge planting to the north-facing elevation, serve to further enhance the relationship between the new house and the existing site context.

4.12 Policy SP18 of the Local Plan Strategy states: *"In the absence of major opportunities for large-scale renewable and low carbon energy generation, new development is expected to play a key role in reducing carbon emissions and improving building sustainability through the following: ... For all new build residential development, the proposal demonstrates that it meets the highest 'Code for Sustainable Homes' standard (or its successor) that is feasible and viable on the site."*

4.13 Policy SP19 of the Local Plan Strategy states: *"When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area."*

4.14 It is intended that the new house will meet as a minimum the equivalent of Level 4 of the Code for Sustainable Homes and will incorporate high levels of thermal insulation along with solar panels on the south-facing pitched roof inbetween the proposed rooflights. The south-facing glazing will allow an amount of natural solar gain to the main living spaces of the house.

Planning Policy

- 1 Introduction
- 2 Site Existing
- 3 Site Proposed
- 4 **Planning Policy**
- 5 Access & Accessibility
- 6 Flood Risk Assessment
- 7 Scheme Drawings

4.15 Policy SP20 of the Local Plan Strategy states: "**Character:** New development will respect the character and context of the immediate locality and the wider landscape/townscape character in terms of physical features and the type and variety of existing uses.

Proposed uses and activity will be compatible with the existing ambience of the immediate locality and the surrounding area and with neighbouring land uses and would not prejudice the continued operation of existing neighbouring land uses.

The cumulative impact of new development on the character of an area will also be considered.

Design: *The design of new development will follow the principles established in Policy SP16.*

Amenity and Safety: *New development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example, noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence.*

Access, Parking and Servicing: *Access to and movement within the site by vehicles, cycles and pedestrians would not have a detrimental impact on road safety, traffic movement or the safety of pedestrians and cyclists. Information will be required in terms of the positioning and treatment of accesses and circulation routes, including how these relate to surrounding footpaths and roads.*

Access into and within buildings will be expected to be of a standard that allows all to access the building unimpeded."

4.16 As has been previously outlined, the new house has been designed to be respectful of the character and context of the immediate locality and wider townscape. The proposed use as a single residential dwelling is considered to be fully compatible with the existing surrounding land uses, which are also private residential dwellings, and would not prejudice their continued operation. The design of the new house follows the principles established in Policy SP16 (see section 4.9 above). It is felt that the new house will have no adverse impact on amenity or safety. Vehicular and pedestrian access to the site from Middlecave Road will remain as existing.

Access / Flood Risk Assessment

- 1 Introduction
- 2 Site Existing
- 3 Site Proposed
- 4 Planning Policy
- 5 Access & Accessibility
- 6 Flood Risk Assessment
- 7 Scheme Drawings

5.0 Access & Accessibility

The property has been designed to meet the requirements of Part M of the Building Regulations (*Access to and Use of Buildings*) as a minimum standard. Level access from carparking to primary entrances and external areas.

6.0 Flood Risk Assessment

From information available on the Environment Agency website, it has been determined that the property falls outside the area prone to significant flooding risk as demonstrated below on the Environment Agency flood risk map (Fig. 15).



Fig. 14; Flood risk map extract from Environment Agency website (site identified by red circle)

Scheme Drawings

- 1 Introduction
- 2 Site Existing
- 3 Site Proposed
- 4 Planning Policy
- 5 Access & Accessibility
- 6 Flood Risk Assessment
- 7 **Scheme Drawings**

7.0 Scheme Drawings

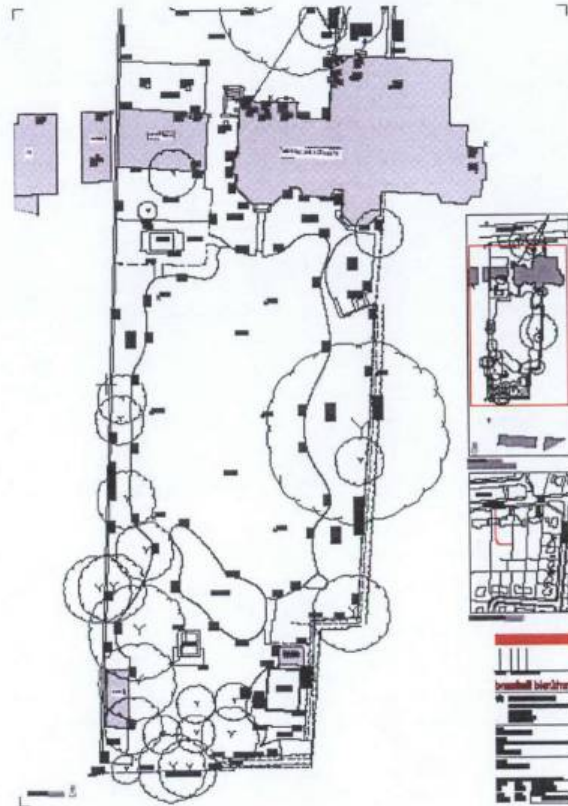


Fig. 15: Existing site

Scheme Drawings

- 1 Introduction
- 2 Site Existing
- 3 Site Proposed
- 4 Planning Policy
- 5 Access & Accessibility
- 6 Flood Risk Assessment
- 7 **Scheme Drawings**

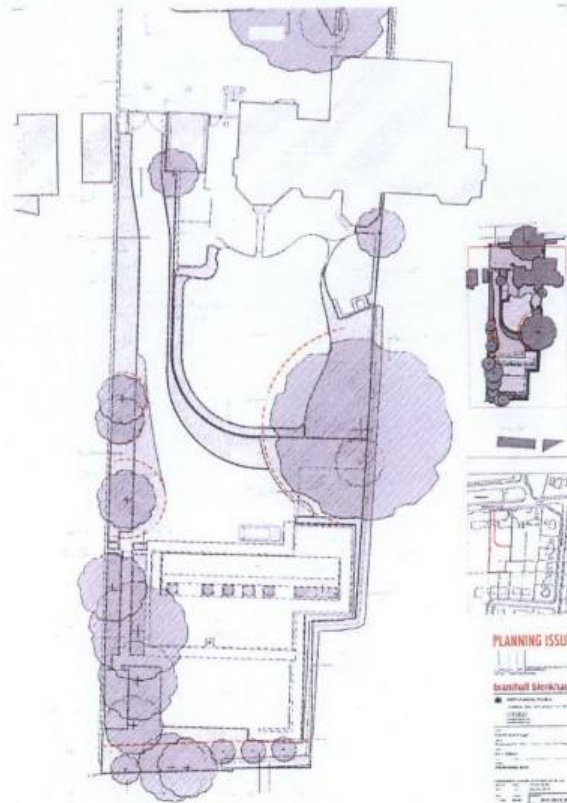


Fig. 16: Proposed site

Scheme Drawings

- 1 Introduction
- 2 Site Existing
- 3 Site Proposed
- 4 Planning Policy
- 5 Access & Accessibility
- 6 Flood Risk Assessment
- 7 **Scheme Drawings**

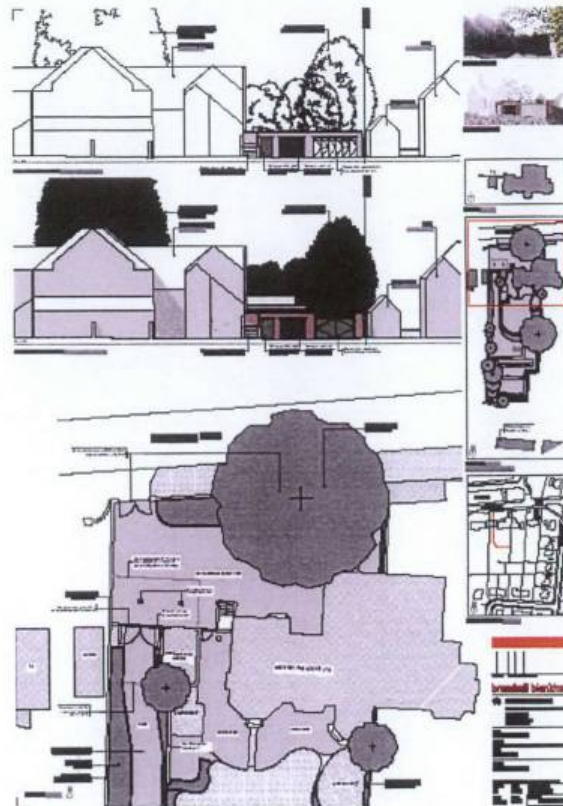


Fig. 17: Proposed plans

Scheme Drawings

- 1 Introduction
- 2 Site Existing
- 3 Site Proposed
- 4 Planning Policy
- 5 Access & Accessibility
- 6 Flood Risk Assessment
- 7 **Scheme Drawings**

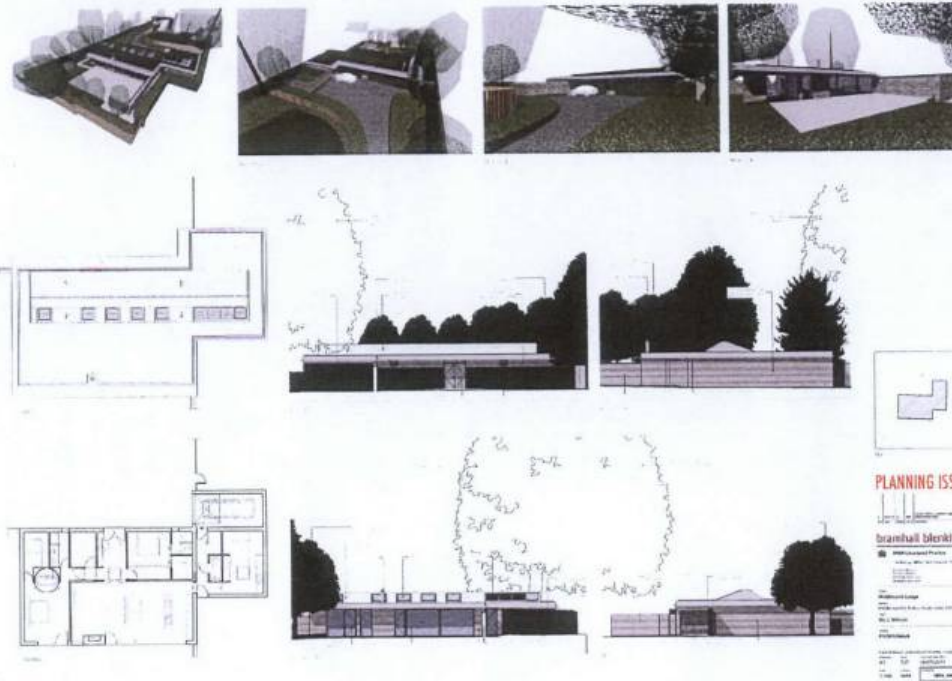


Fig. 18: Proposed elevations