
Design Access Statement

Proposed conversion of existing business premises to form single bedroom residential house.

Site Address:

56 Potter Hill, Pickering, YO18 8AF

Site layout and history:

The building is situated within the Conservation Area of Pickering but lies outside the business district of the town. Constructed in brickwork on a stone base, the building has a red clay pantile roof with painted timber windows and door. This is a mainly residential area of Pickering. The current use of the building is shop/office which has apparently been its use since records began.

The Design:

This application is for the conversion of the building from business use to residential use. There will be no significant material changes to the building for this conversion, save for reinstatement of twin clay chimney pots and replacement of translucent pantiles to front elevation with a small velux centre pivot roof light, together with a similar velux roof light to the rear elevation. This work has been undertaken and therefore approval is requested retrospectively. (VELUX 55cm x 78cms)

The chimney stack has been stabilised and re-pointed, guttering repaired and refitted as necessary and cracked pantiles on the main roof replaced as required, like-for-like. The pantile roof to the existing rear extension has been carefully removed, rotten supporting timbers replaced and pantiles reinstated.

The Access:

The access within the building and surrounding the property will remain unchanged. Parking facilities are not provided as there is no external space, but is currently available as on street parking.

In our opinion the proposals comply with all planning policies associated with this type of development and create a new sustainable use for this building which will have no adverse impact on its surroundings or general appearance of this property or area.

We hope that you will agree that these modest proposals are sympathetic to the area and help maintain its character. We therefore hope they will meet with your approval.
