
Design & Access Statement (Amended)

Applicant: Mr & Mrs R Page

Site Address: 8 New Road, Kirkbymoorside

Proposal Description: Erection of a new build bungalow and garage within the existing domestic curtilage of 8 New Road, Kirkbymoorside on land to the east of the existing dwelling

Design Statement

Use

1. 8 New Road is currently home to the applicants. The suite contains a number of structures for residential use including a principal dwelling, workshop and kennelling. The principal dwelling is a single storey bungalow sitting on a footprint of 180 square metres within a domestic curtilage of over 3,500 square metres. For the avoidance of doubt, the entire site is now and will remain residential in nature.

2. The applicants intend to move into the new dwelling upon completion and hope to retain the existing dwelling. The existing dwelling will be released to the private rented sector until such time as it is required by a member of the applicants own family. It is worthy of note that the applicants have lived on and owned the site at 8 New Road for over 40 years, raising a family who are still resident in North Yorkshire although not currently at home. An additional dwelling will allow the extended family to live in close proximity to the applicants and provide much needed support in the coming years.

3. The proposed new build single storey dwelling will occupy a footprint of 230 square metres. In addition the applicants hope to build a workshop and store, the roof of which will house a 4 kilowatt array of photovoltaic panels. The workshop would occupy a further 140 square metres. The siting of the new dwelling follows the same build line as the existing properties on New Road and is set back from the A170 as recommended by the Rural Design Guide alluded to in the pre-planning advice of 28 November 2013. Together the existing and proposed buildings under the scheme would occupy 641 square metres which represents 18% of the available site area of over 3,500 square metres.

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4. As is noted on the application form, the number of residential units on the site will rise from 1 to 2 under the proposed scheme.

Location & Environment

5. Policy SP5 of the Ryedale Local Plan (General Location of Development and Settlement Hierarchy) defines Kirkbymoorside as a Market Town and Local Service Centre. As such it is defined as focus for growth in the Council's Spatial Strategy.
6. The Development Limits for Kirkbymoorside defined in Policy SP3 cross the garden to 8 New Road. The same boundary identifies the Visually Important Undeveloped Area (VIUA) as defined by Policy SP16 (Design). However this is not an altogether logical. The applicants would like to stress that the planned scheme lies entirely within an existing residential site and makes no use of agricultural land or open countryside. Given the mature evergreen screening that exists to the northern and eastern boundary's and the single storey nature of all proposed structures on the site, the applicants believe the proposed scheme to have no detrimental impact on the VIUA that bridges the gap between the applicants own domestic curtilage and the hamlets of Keldholme and Kirkby Mills to the north and east respectively. Given the existing level of mature screening that exists on the site, the applicants believe that the character and amenity of the surrounding area are preserved under the proposed scheme.
7. The site benefits from an existing additional entrance providing access and egress to the proposed new dwelling from the cul-de-sac which is New Road, negating the need for the creation of an additional dropped kerb adjoining the A170 and maintaining highway safety. The proposed entrance is illustrated on the block plan supplied.

Layout, Scale & Appearance

8. The proposed dwelling has been designed to meet the needs of a mature couple with a large extended family. The dwelling has three bedrooms with family and en suite bathrooms, together with kitchen and living space supported by ancillary plant and utility areas. The accommodation is arranged over one floor. The room sizes and storey heights are typical of a design of this nature giving an overall appearance that is not excessive in terms of size or scale. The eaves height has been kept to a maximum of 2.7 metres at its
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highest with a maximum ridge height of 5.7 metres. The applicants believe the proposed dwelling will not look out of place alongside the existing dwelling which is similar in nature. Much of the design and functionality present in the existing single storey dwelling has influenced the design of the proposed dwelling allowing continuity of appearance with the traditional local vernacular architecture already present on site.

9. Materials have been chosen to reflect those present within Kirkbymoorside at the same time as helping the applicants to achieve their desire of designing a sustainable energy efficient home. Visible materials include a traditional slate roof over brick and render walls hosting timber painted windows and doors. This external appearance is consistent with many homes found in Kirkbymoorside and adorns a highly sustainable energy efficient property.
10. The structural envelope of the building will be of timber frame construction achieving a high level of airtightness allowing the applicants to take advantage of mechanical ventilation with heat recovery. The applicant hope to integrate heat pump technology into the property supplemented by both an array of photovoltaic panels, to power the necessary pumps and to off-set lighting bills, in addition to solar collectors to supplement the demand for domestic hot water. Grey water will be harvested for use in the garden and room sealed log burners used as a back up to the primary heating system. Doors and windows will exceed the demands of current building control requirements minimising heat loss and helping to reduce carbon emissions.
11. An innovative design has been chosen deliberately to complement the modern design of housing in this stretch on the south side of the A170. Policy SP16 calls for local distinctiveness to be reinforced. This repeats para 58 of the NPPF which says that planning decisions should aim to ensure that development responds to local character while not preventing or discouraging appropriate innovation.
12. The proposed workshop will allow the applicant – Mr Page, who is a retired joiner – to continue his passion for cabinet making.
13. The applicants hope to build a sustainable home, fit for purpose in their retirement that allows them to remain within the **Service Centre** of Kirkbymoorside at the same time as having minimal running costs and little impact on the environment.

Access Statement

14. The proposed dwelling is by design accessible as it needs to meet the requirements of the applicants in their retirement. Designed on a single level, all internal rooms are served by a 900mm wide doorway (minimum) with the WC conforming to the requirements for wheelchair access. The WC is sufficient in size to convert to a wet room with wheelchair access should this be required going forward. All 3 double bedrooms would allow wheelchair access to at least one side of a king-size double bed.

 15. The open plan nature of the living and kitchen space linked by double doors allows for ease of movement for wheelchair users, elderly members of society, and those with restricted mobility as well as more able bodied and the young. The house needs to be fit for purpose for the extended family which in the case of the applicants spans 4 generations.

 16. The existing access route along the northern edge of the site means that the planned development will have little impact on highway safety or any of the existing or adjoining dwellings on New Road.

 17. For the avoidance of doubt, no pedestrian rights of way or public footpaths are affected by the proposed scheme.

 18. On 19 November 2014 the Council asked for appropriate references to be made to Local Plan policies SP3 (Affordable Housing) and SP11 (Community Facilities and Services).

 19. SP3 requires financial contributions on the basis of 9% of private sales revenue. However the applicant believes that this has now been superseded by a ministerial statement of 28 November by which developer contributions on single and other smaller sites are no longer required.

 20. Under SP11 financial contributions may be required towards the provision of community facilities and services. Currently this is done by Section 106 agreements although in future the Council intends to replace them with a more comprehensive Community Infrastructure Levy (CIL). The Applicant notes the possible requirement and is prepared to discuss appropriate requests.
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21. Conclusion - The proposal is commended to the Council. It meets the needs of the Page family and helps provide a further housing site for the town without visually extending the town into the open countryside or the VIUA or otherwise creating any disadvantage.

[ENDS – December 2014]