

28 NOV 2014

DESIGN AND ACCESS STATEMENT
DEVELOPMENT MANAGEMENT

14/01/19/ful

DEMOLITION OF COMMERCIAL GARAGE AND CONVERSION OF FLAT AND STORE INTO TWO FLATS AND CONSTRUCTION OF 2No. SINGLE STOREY, ONE BEDROOMED DWELLINGS AT 142 WESTGATE, PICKERING

This application is a re-submission of an expired application Ref: 09/00600/FUL and includes a risk assessment on land contamination as required by the Environment Agency.

142 Westgate is situated on the North side of Westgate near its junction with Potter Hill. It is within the town's development's limits and conservation area as defined by The Ryedale Local Plan. The frontage building is currently in commercial use at ground floor level with a first and second floor residential flat and a large single storey dilapidated building of 277m² used as a commercial garage. In addition to this there is an open forecourt area.

We are proposing a scheme to refurbish the existing living accommodation and create a ground floor flat within the existing frontage building. The existing commercial garage would be demolished and replaced with 2No. one bed roomed single storey dwellings each with garden area. The new building will have a footprint area of 87m², an eaves height of 2.3 metres and a ridge height of 4.7 metres.

The new dwellings have been specifically designed to replicate traditional simple outbuilding as may typically be found in such locations. The profile of this new building will be a considerable reduction from that of the existing garage premises and together with the use of brickwork and pantiles for its construction should be far better suited to neighbouring buildings and land uses than the existing garage premises.

We are proposing 1.8 high boundary wall/fence to enclose a garden area and gravelled/paved communal court yard which will have a gated access from Westgate thereby creating a safe and secluded residential area. Access into each new dwelling will comply with Part M of the building regulations. Access to the existing first floor flat would be via a new internal staircase making this unit self contained.

It is proposed that the site would only have pedestrian access and that any parking requirements will be met by existing facilities within the town however, due to the nature of the accommodation and its location close to the town centre, it is likely that car parking may not be required.

Policies SP2 SP4 & SP12 of the Ryedale Plan Local Plan Strategy are relevant to this development and we consider that the proposed scheme is an appropriate use for this site. National planning policy supports the development of previously used sites in towns. The development will have a positive effect on the locality by removing the dilapidated garage premises and refurbishment of the existing frontage building.

List of enclosures:

Planning Application Form
Drawing No's 0912081 & 0912082
Location Plan
Preliminary Risk Assessment