

## **DESIGN AND ACCESS STATEMENT**

**Date:**

26<sup>th</sup> May 2015

**Prepared by:**

Alex Green

**Applicant and on behalf of:**

Mr & Mrs J. Standen

**Address:**

Woodmans Cottage  
High Street  
Cropton  
Near Pickering  
North Yorkshire  
YO18 8HL

**Application Type:**

Proposed new dwelling to the rear garden of Woodmans Cottage, Cropton.

**Notes:**

This statement is to be read in conjunction with drawing 14/35 01 and 02

**Introduction**

Woodmans Cottage is located in the village of Cropton which lies in the District of Ryedale and is with in the North Yorkshire Moors National Park.

Cropton is a small and attractive Moorland village without a village shop and no public transport links. The village however boasts a church, a chapel and a recently refurbished village hall. The village hall is an integral part of the small community.

Given villages restraint and lack of day to day amenities younger families in Cropton are generally required to leave and look for more affordable and convenient accommodation elsewhere. This is detrimental to the community and goes against the ethics and requirements outlined in the Parish Plan.

The applicants Mr and Mrs Standen have lived in the village for a large percentage of their lives. Mrs Standen is an active member of the community and has become integral to the village over a long period of time. Both Mr and Mrs Standen are highly respected in the village and this is reflected in the heartfelt letters provided by local residents including neighbours which serve on the Parish Council. A copy of these letters has been included with this planning application.

Over recent times Mr Standen's health has deteriorated and as a result Woodman's Cottage where they have lived for over 30 years is no longer suitable for Mr Standen's additional needs. Given the lack of suitable accommodation elsewhere in the village of Cropton unless a new purpose built dwelling can be constructed to meet Mr Standen's health requirements the only alternative will be

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for another long serving family to leave the village. Given the respect for Mr and Mrs Standen in the village this would create a large void in the local community.

As a result we have collectively taken the decision to submit a formal application to construct a new dwelling in the rear garden of Woodman's Cottage. Given the unprecedented nature of this application we submitted a pre-application and a positive response was not received. However in our opinion the planning officer did not consider the justifications for the proposals and considered it an application for the purposes of profit.

There is a huge interest in this application throughout the village of Cropton and it goes without saying that the whole community is whole heartedly in support of the proposals. This is reflected in the letters of support received which have been appended to the formal application.

#### **Appearance**

The High Street is the main road which runs thru the village of Cropton. There are number of properties which face the High Street and include deep rear gardens which include built forms. Generally the built forms are ancillary to that of the main house which face the High Street, however it is understood that some of the ancillary type buildings have been converted for the purposes of additional accommodation and holiday lettings. It should be noted that a number of the ancillary buildings are outside of the development limits.

The proposed new dwelling will follow a familiar trend to that on the High Street and will be ancillary in appearance to the main house which is Woodmans Cottage. The proposed dwelling is a single storey dwelling and the ridge height does not exceed that of Woodmans Cottage despite the fact it is built on elevated existing ground.

In order to ensure the new dwelling is in keeping the materials will reflect those materials which give Woodmans Cottage its character. The new dwelling will comprise of natural stone walling with natural stone heads and cills at any openings and a pan tile roof. The doors and window styles will mirror those on Woodmans Cottage and the finer elements such as guttering and chimneys will also be similar in appearance and detailing.

#### **Scale and Proportion**

The scale and the proportion of the new single storey dwelling has been considered and a long and narrow dwelling has been designed to ensure proposed ridge heights are kept to a minimum. It is also important that the new dwelling remains ancillary in appearance to that of Woodmans Cottage.

The new dwelling sits in a large rear garden and as a result the new dwelling is not intrusive to either of the neighbouring properties adjacent.

#### **Amount of Development**

The amount of development has been considered and both the new dwelling and Woodmans Cottage still boast significant gardens despite the uplift in the number of dwellings on the site.

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### **Use**

There is no change of use proposed with this development. The application has been made with the sole purpose of safe guarding a respected elderly couple's future in the village.

### **Layout**

The layout has been specifically designed to meet DDA requirements for a person who is bound to a wheelchair and in need of extra care. This is reflected by the layout and the oversized nature of the living room, open plan kitchen, hallway, bedroom 1 and en Suite. An additional bedroom and bathroom which are none DDA compliant are also provided in the likely event that carers are required to stay overnight at the property.

### **Ecological Impact**

The existing site is vacant and there are no trees, shrubs or hedges which will require removal prior to any works been undertaken.

Although the site history is not fully known, the only known use for the land is agricultural over 125 years ago and therefore it is assumed that there are no contaminated land concerns.

### **Access**

Woodmans Cottage includes a shared drive for the purposes of access to the rear gardens of Woodmans Cottage and the adjacent neighbouring property. The drive closest to Woodmans Cottage is the only area currently available for parking to Woodmans Cottage.

The proposals include the need for an additional dwelling and as a result special consideration has been given for off street parking. 5No. spaces have been allocated for both Woodmans Cottage and the new dwelling. The area for parking will also allow vehicles to suitably manoeuvre on site which we believe will mitigate any highway concerns regarding vehicles reversing down the drive and onto the main road. This is a significant improvement on the current parking arrangements where vehicles are either required to park off site or at the side of Woodmans Cottage. The existing parking arrangements require vehicles to reverse onto the High Street.

Level access is provided to the principle entrance and other external doors. The dwelling is all on 1 floor and internal doors will be wide enough to allow wheelchair circulation. The new dwelling will be DDA compliant to meet the requirements for a wheelchair user.

It is also important to note that the new dwelling will meet the required Code for Sustainable homes rating of Code 4.

### **Siting**

Following comments received in the pre-application the new dwelling has been located to be as close to the development limit line as possible. The new dwelling sits on the middle of the site and does not impact negatively on either of the neighbouring properties.

Whilst considering the above it is important to note that a Householder Planning Check will be undertaken to make some alteration works to Woodmans Cottage. The intended works will consider

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the overall scheme and the principle entrance door which currently is on the side elevation facing the drive will be relocated.

**Summary**

Although this is an unprecedented planning application for the village of Cropton the proposals do not negatively impact on the village and the merits and justifications for the application are to maintain the future wellbeing of the local community.

The residents in Cropton are not in support of mass development in the future should this application be successful. The collective motive for this application to safeguard the local community in the future. We are hopeful that the assigned planning officer and planning committee can take this view when considering this application.

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