

Design and Access Statement

Reference 85, West End Kirkbymoorside for Miss Fiona Mackirdy.

The property has been recently purchased by my client with the intention to convert the original dwelling into a holiday let property. Miss Mackirdy was interested to discover a second small dwelling to the rear which has not been occupied in recent times. There are no services to this property except one socket outlet, not even a sink but there is an old cast iron range and main drainage is close by.

By demolishing the outbuildings and outside toilets the two units can be given common bin locations. The smaller unit will be accessed from the footpath right of way which passes to the right of the property and it will also share a gated egress from the rear area which will become a garden after the demolition work is completed.

Although the rear unit is small it will become perfectly adequate for two people and the location on the fringe of our small town will provide all the services and attractions holiday visitors may require. The work to be undertaken will convert a very damp and neglected cottage and the utterly neglected rear dwelling into thoroughly modern, fully insulated accommodation entirely able to add to the tourist facilities offered by Kirkbymoorside.

Although the development is within the Conservation Area my client will seek to replace the front street windows with the lower maintenance UPVc but choosing a style very close to the existing sash windows as she has observed that several properties along West End have had such windows installed. It is also true that other than the replacement of these windows and the sealing against vermin, birds and damp of all but one flue no changes to the external appearance of the visible front or side of the dwelling/s are proposed.

The parking problem may be addressed by my client including the use of the town car park in the letting cost of No 85 and the smaller unit.

JP.

RYEDALE DM

21 JAN 2016

DEVELOPMENT
MANAGEMENT

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