

Land at Corner of Chapel Road &  
Forkers Lane, Settrington.

Design & Access Statement

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# Introduction

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- 5 Flood Risk Assessment
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## 1.0

The application, of which this Design Intent Statement is part, is for 2 no. two bedroom house in the village of Settrington, east of Malton.

### Client

The Birdsall Estates Company Ltd.

### Architect

Bramhall Blenkharn  
The Maitings  
Malton  
North Yorkshire  
YO17 7DP

01653 693333



Site Location



# Site Context

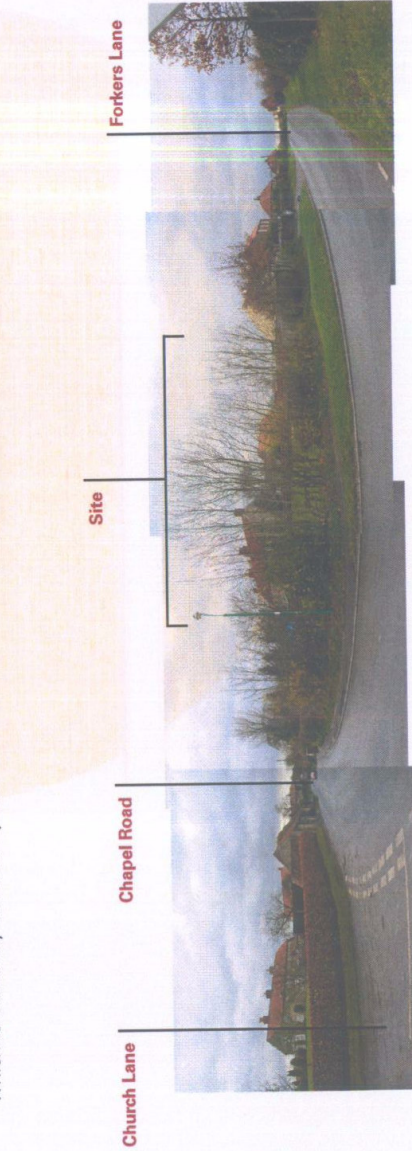
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## 2.0 Site Context & Proposals

The site is situated on the corner of Chapel Road and Forkers Lane on the eastern edge of the village of Settrington, and on the edge of the conservation area / development limit boundaries for the village. The site currently acts as part of the garden / paddock to the adjacent property no.19 Chapel Road. The land to the north of the site sits beyond the village conservation area boundary, subsequently the neighbouring properties along Forkers Lane are of a range of 20th century building styles, with little reference to the historic village context of which they are part. Immediately east of the site sits a short terrace of three no. grade II listed estate cottages, which are of strong character and representative of the architectural style of the Settrington conservation area.

The current site boundary to the Chapel Road and Forkers Lane elevations is a poorly maintained amalgam of hedge row, self seeded trees and close boarded fencing, this is contrasted on the opposite side of the road by a low and well maintained Beech hedge row (photo 5 - page 7) and it is intended this hedgerow be replanted to replicate this.

This proposal is for two no. two bedroom properties, of scale, design and position to complement the adjacent listed cottage properties. Their position on this prominent corner will help reinforce the entry point to the village, which is currently defined by the run of more modern properties along Forkers Lane.



Panorama showing site from junction of Chapel Road / Forkers Lane

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## 3.0

The design of new buildings within rural settlements such as Settrington is considered at a national policy level in **Planning Policy Statement 7** (Sustainable Development in Rural Areas) which recognises the “*considerable historic and architectural value*” such settlements provide and consequently requires that “*development respects and, where possible, enhances these particular qualities.*” The importance of good design is also tackled in **Planning Policy Statement 1** (Delivering Sustainable Development) which demands new developments “*are visually attractive as a result of good architecture and appropriate landscaping.*” Through the considered use of the combinations of materials, the size and type of fenestration and the elevational construction, all of which have been informed by existing buildings adjacent to the site, the building sits comfortably within the village context.

Throughout the pre-planning design process, a number of meetings, both on and off site, have been held with Ryedale District Council Development Control and Conservation officers to ensure the proposals within this application meet the high standards required for a site of this nature.

Given it’s position on the corner of one of the main routes into the village, the site is recognised as a prominent one. This prominence is further strengthened by the built context in which it sits, namely the listed cottages adjacent and opposite to the site. These cottages clearly define a building line, set back above Chapel Road, and it is this historic building line that is used to establish the position of the proposed buildings on the site. **Policy H7 A(i)** states that development should not result in “*the loss of open spaces important to the character of the settlement.*” The position of the proposed buildings, towards the rear of the site, will mean that the majority of the site that forms the visible open corner to this point of the village is left undeveloped and so is not lost.

The scale and detailing of the adjacent cottages is broadly representative of the architectural style prevalent in the Settrington village conservation area, and as such it is proposed that the design of the new dwellings mirrors closely the design of the existing buildings, in line with **Policy H7 A(ii)**. A photomontage comparison of the site showing it in it’s existing state as well as with an indication of the proposed properties can be found on page 12 of this document.

With regard to effect on existing residential amenity (**Policy H7 A(iv)**), given the nature of the site and the existing utilised building line, the buildings sit close to the gable of the existing bungalow to the rear of the property. The proposed buildings, due to the cottage nature of their design, have relatively low eaves and ridge and are off-set from the Forkers Lane building line of which this bungalow is part, allowing maximum light to the two smaller windows on this elevation. This can be seen on dwg. 858\_102\_G and the aerial site photo to be found on page 8

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of this document. With regard to fenestration, every effort has been made to limit windows and overlooking from the rear of these properties, in line with the design of the existing three cottages (Page 7 – photo 2). As such, all bedrooms and main living spaces are located to the front (south) of the dwellings, with ancillary (utility and first floor landings) and kitchens to the rear. Where possible, heritage grade rooflights are proposed to further limit windows to this elevation.

It is felt that the provision of two no. two bedroom recognises the need for smaller family housing in the local area, in line with **Policy H7 A(vi)**.

Substantial pre-submission consultation has been had with representatives of North Yorkshire Highways Department, to ensure issues of highway safety and vehicle access have been adequately considered. An existing access vehicle access point to the public highway can be found on the Forkers Lane boundary of the site, it is proposed that this be widened to allow vehicle access onto the site. Due to the existing boundary planting to the site, the existing visibility splay to this entrance does not meet with national guideline and as such it is proposed that, as the boundary hedge to the site is replanted, it is pulled back across the corner of the site to allow for the full 30 metre splay required. The replacement of the existing hedge boundary with a lower better maintained Beech hedge whilst improving visibility generally to this corner, will also form a better boundary to the public highway at this entrance point to the village. The provision of three no. on-site parking spaces is in line with national guidance on parking provision.

These proposals will require the removal of some hedgerow and planting, however following consultation with the Ryedale District Council Conservation department (and with reference to **Policy C4**) it is not felt that these are of high amenity value. A full pre-development tree survey also accompanies this application.

The site is positioned outside the historic village core identified in the Local Plan, however it is felt that these proposals meet with the attendant **Policy H12**, in that they reflect the traditional pattern of development for the village.



# Vehicular Access & Accessibility

## Flood Risk Assessment

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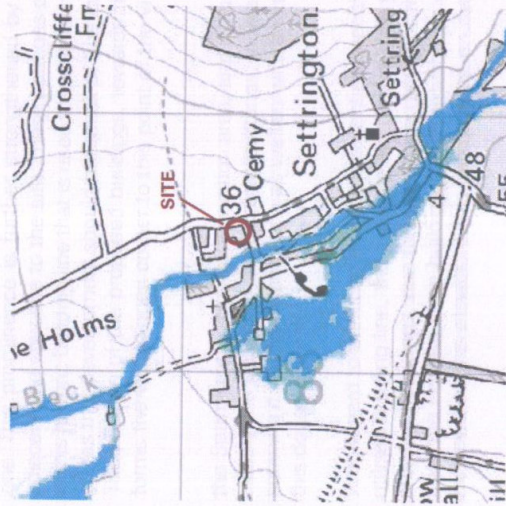
### 4.0

This property has been designed to meet the requirements of **Part M** of the Building Regulations (*Access to and Use of Buildings*) as a minimum standard.

Consideration has been given to the potential issues that could be raised by traffic, including meetings and discussions with a representative from the Local Authority Highways Department. As previously stated, the existing adjacent vehicle access to Forkers Lane is to be widened, and the boundary hedge to the site re-planted to allow for adequate and safe visibility for this entrance. The provision of three no. parking spaces on-site is in line with national guidance.

### 5.0

From information available on the Environment Agency website, it has been determined that the site falls outside the area prone to significant flooding risk and at this time the annual chance of flooding of the site is considered to be 1:1000 (0.1%)



Flood risk map for site from environment agency website

# Conclusion

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## 6.0

### Conclusion

- The application is for a two no. two bedroom new-build cottages in the village of Settrington.
- The site sits on the edge of the village conservation area, and as such sits between buildings of traditional village character and more modern dwellings with no local reference in their architecture.
- Whilst close to adjacent properties, it is not felt that these proposals will have a material impact on them.
- A building of a line, massing and style informed by the neighbouring listed cottages is representative of the architectural style of the village and will strengthen the character of this corner as an entry point to the village.
- As part of this application, the existing hedgerow will be removed and replaced with a better quality and better maintained Beech hedge that reflects existing conditions opposite whilst allowing adequate visibility splays.
- Highways access and safety is not anticipated to be an issue following discussions with the highways authority. Off-street parking is provided for the property.

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1. View to site north from Chapel Road
2. Rear of existing adjacent cottages
3. Neighbouring properties to Chapel Road
4. Neighbouring properties to Forkers Lane, outside conservation area
5. Beech Hedge and properties opposite to Chapel Road



# Scheme Drawings

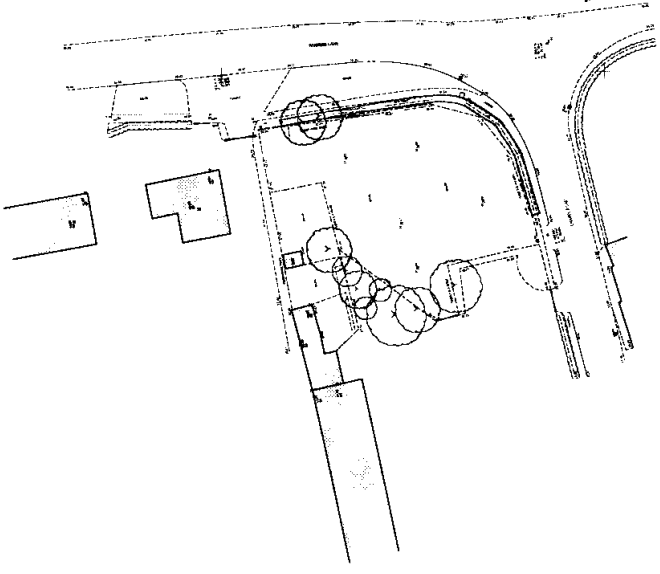
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Site Aerial Photograph (N.T.S.)

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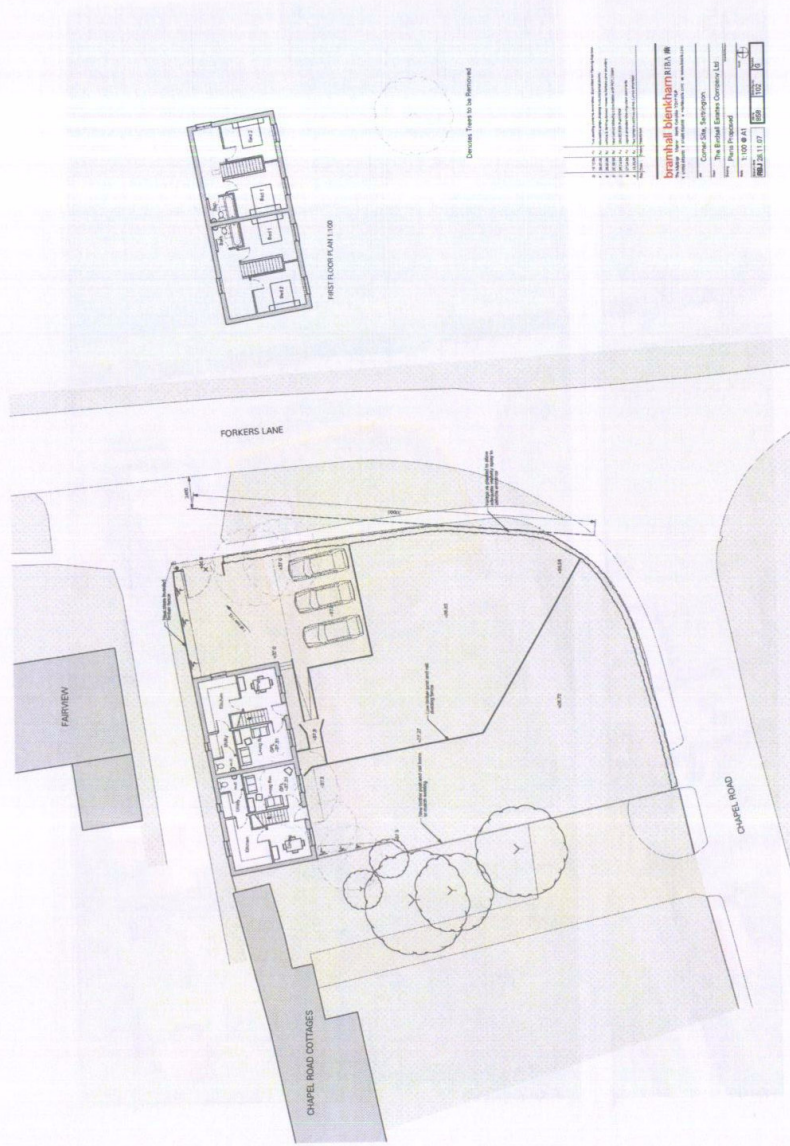
Circle 1: Details of the proposed development to be shown on the site plan.

W01116 - 0 - Rev 1  
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Existing Site Plan (N.T.S.)

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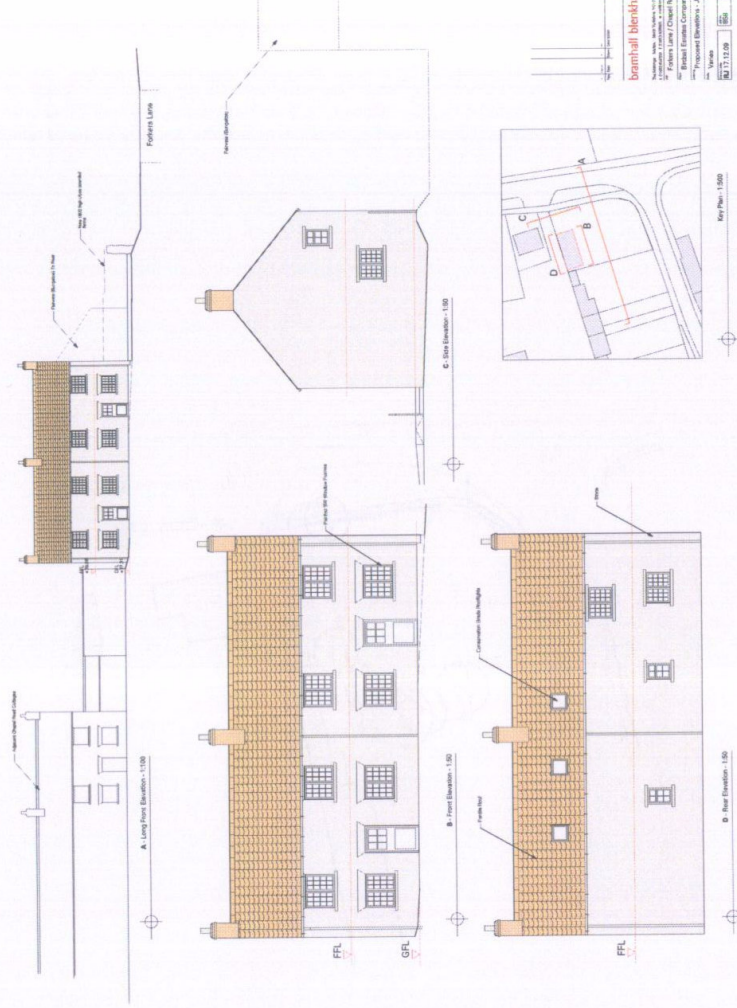


Proposed Site Layout (N.T.S.)



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Proposed Elevations (N.T.S.)

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Site Existing - Chapel Road Elevation



Site Proposed - Chapel Road Elevation (Photomontage)