

DESIGN AND ACCESS STATEMENT

Proposed new dwelling on the land to the rear of Carpenters Croft, Amotherby.

For

Mr Johnson

By

Richard Webster

Of



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RYEDALE D.C.

19 JAN 2010

DEVELOPMENT CONTROL

10/00029/Ful

Project number	Project title
PD042	Proposed development of single dwelling on the plot to the rear of Carpenters Croft, Amotherby, Malton YO17 6TG. Following Outline Planning Application; 07/00429/OUT and Appeal; APP/Y2736/A/07/2056317.

Assessment carried out by	Date
Richard Webster	06 <sup>th</sup> January 2010

### **DESIGN AND ACCESS STATEMENT**

#### **1 SITE ANALYSIS**

- 1.1 The proposed plot was formally part of land attached to Porch House, Amotherby. This land has now being split into three plots, two of which have being developed, Carpenters Croft and Cairn Cottage (refer to site block plans and OS location plans) The remaining plot, redlined in the OS site location plan, is the plot this application refers to. North of the proposed site is land / gardens attached to Winifred Cottage. East is land / gardens attached to Ryburn. South is the access road from the B1275 Malton to Helmsley road, Carpenters Croft and Cain Cottage. West is the village boundary with countryside beyond. (Refer to site block plan and site location plan).
- 1.2 The site is accessed from the B1275 Malton to Helmsley road via the existing access road between Carpenters Croft and Cain Cottage. Amotherby has road and bus links to Malton which has good links to the Local and National Public Transport System.
- 1.3 The proposed developments lies within the site boundary as identified on both the site block plan and site location plan.
- 1.4 The site is relatively level.
- 1.5 The existing footprint of the site is 586.5m<sup>2</sup>.

#### **2.0 PROPOSAL**

- 2.1 The proposal is to construct a new 4 bedroom dwelling on the identified plot.
- 2.2 The proposed development is within the development limit of Amotherby and will fall under small scale infill housing.

#### **3.0 DESIGN PRINCIPLES**

- 3.1 The existing gravelled drive would be extended into the proposed development site as shown on the Proposed Site Block Plan, Drawing PD042-03 allowing sufficient turning and parking space for residents, deliveries, emergency services and guests. The gravel drive and parking spaces also provide a permeable finish minimising surface water run off.

- 3.2 It is the agents and the applicants view that the proposed development will not result in the loss of, or have any material adverse effect upon the character or appearance of any Visually Important Undeveloped Areas, land of recreational value, or other open spaces important to the character of the settlement.
- 3.3 The proposed development would provide a quality residential environment that reflects local distinctiveness in terms of location, scale, proportions, layout, materials, design, relationship to the street and size of plot and would maintain or enhance the character of the settlement. In addition, the density of the development would avoid the inefficient use of land whilst respecting local character
- 3.4 It is the agents and the applicants view that the proposed development will provide a quality residential environment. The proposed dwelling is well set back from the main road almost unseen from public view. The proposed dwelling will be in character with the two recent developments of Carpenters Croft and Cain Cottage sharing similar materials and detailing. The ratio of site area to square meters of floor area is almost exactly the same as Carpenters Croft.
- 3.5 The proposed development would not have a detrimental impact upon the safety of pedestrians and road users (including cyclists) or the free-flow of traffic upon the highway network and, an appropriate amount of off-street parking would be provided.
- 3.6 The existing access road from the highway (B1275) is already constructed to serve Carpenters Croft and Cain Cottage. The proposal would be to extend the gravel drive to provide access / parking / turning to the new development. This wouldn't affect the safety of other road users or the free flow of traffic upon the highway network.
- 3.7 The proposed development will not have a material adverse effect upon the existing amenities of adjoining properties. An important feature of the design brief was that the proposed development be designed to minimise the impact on the neighbouring properties.
- 3.8 The proposed dwelling has being positioned to the North West of the site maximising the distance away from existing dwellings. The proposed design includes for hipped roofing to the West and East gables. This will minimize the impact of the development to existing properties to the East and any views from the countryside to the West.
- 3.9 Planting and landscaped screens, as indicated on the Proposed Site Block Plan; PD042-03, will also maintain privacy. To the East the existing beach hedge will be in-filled and thickened with new planting. Landscaped screens will also be planted either side of the proposed garage to maintain privacy from Carpenters Croft. At the time of the outline application it was the intention of the neighbour to the North (Winifred Cottage) to erect a ne boundary fence to the adjoining land as they maintain that boundary.
- 3.10 The proposed development will provide a satisfactory standard of residential amenity.
- 3.11 The proposed dwelling will be a substantial four bedroom house set in ample grounds with sufficient parking facilities.
- 3.12 The proposed development takes appropriate account of the local housing need requirements in terms of the type of dwellings to be provided.
- 3.13 The site is not an important area for its nature conservation interest or historic or archaeological importance.

- 3.14 A red buff brick is proposed for all facing walls in a style and colour to match adjacent new developments. Similarly clay pantiles will be used to finish the roof in a style and colour to match the existing adjacent buildings. Painted white timber, double glazed, sliding sash windows will be used throughout. Painted timber, double glazed doors will also be used throughout including the three folding sliding doors to the rear South and West elevations.
- 3.15 The proposed development has being designed to give the maximum amount of privacy and light to the most used rooms. These rooms are concentrated along the South and West elevation which are set furthest away from neighbouring properties. The existing garages to Carpenters Croft and Cain Cottage and the proposed garage to the new development together with the landscaping / planting further enhance the privacy of new and old.
- 3.16 The new development has being designed to maximise the natural advantages of the site. The design takes advantage of a South and West facing rear elevations allowing maximum natural light into the "most used" living accommodation. This has the effect of creating a pleasant "light" living environment and cuts down on the use of artificial lighting.
- 3.17 The development has being designed to be as sustainable as possible. Levels of insulation could be incorporated into the building in excess of current building regulations. Double glazed units are to be used throughout the development for all door and window openings. The fitting of an energy efficient boiler with a high SEDBUK rating will further increase the energy efficiency of the building. It is also the applicant's intention to fit a ground source heat pump to increase the sustainability of the development. The use of permeable gravel for the drives / parking spaces minimise surface water run off. The planting of new shrubs / trees / hedges to form landscaped screens to neighbouring properties will help lower the developments carbon emissions.
- 3.18 Foul water drainage for the proposed development will be connected to the local mains drain. Surface water will be connected to a new soakaway, location to be confirmed.

#### **4.0 DESIGN PRINCIPLES DESIGN SOLUTIONS**

- 4.1 The following drawings show the Design Solution and form the basis of the Planning Application:

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|---|----------|--|
| 1 | PD042-01 | Proposed Ground and First Floor Plans.           |
| 2 | PD042-02 | Proposed Elevations.                             |
| 3 | PD042-03 | Existing and Proposed Site Block Plans.          |
| 4 | PD042-04 | Proposed Garage Plan and Elevations And OS Plan. |

#### **5.0 SITE ACCESS / CAR PARKING**

- 5.1 Vehicular and pedestrian access to the site is via the existing access from the B1275. (Refer to site location plan).
- 5.2 New off street parking is to be provided for a minimum of 2 cars. Parking has also being provided for the proposed development in the form of a detached garage.

**7.0 BUILDING ENTRANCES**

7.1 Access into the proposed dwelling will be flat and level and in accordance with Building Regulations.

**8.0 PLANNING POLICY**

The following planning policies have being considered, above, while developing this scheme

**Ryedale Council local plan policy;**

H7 – Residential developments within settlements.

**National Planning Policy Statements (PPS)**

PPS1 - Delivering Sustainable Development.

PPS3 – Housing