

# **Drawing Design Solutions Ltd**

**Architectural specialists in domestic & residential design**

Director: Peter Belt Chartered Architect RIBA  
Director: Carl McKirdy BTEC, HNC.  
Director: Jennifer Belt.  
Registered No. 8698524

Suite 4  
Wellington House  
1 Wellington Road  
Bridlington  
East Yorkshire  
YO15 2BA

Tel: 01262 672096  
Mob: 07756 254103  
Email: ddsarchitecture1@gmail.com

---

PLANNING, DESIGN AND ACCESS STATEMENT

FOR

NEW DETACHED DWELLING

AT

FOXHOLES MANOR  
GANTON ROAD  
FOXHOLES  
NORTH YORKSHIRE  
YO25 3QL

DATE: 20.01.2017

CONTENTS

Planning, Design & Access Statement

|                                | Page |
|--------------------------------|------|
| 1. Introduction.....           | 3    |
| 2. Site, Surrounding Area..... | 3    |
| 3. Proposed Development.....   | 4    |
| 4. Siting.....                 | 4    |
| 5. Materials.....              | 4    |
| 6. Access.....                 | 4    |
| 7. Landscaping.....            | 4    |
| 8. Conclusion.....             | 5    |

## **1. INTRODUCTION**

- 1.1. This Design and Access Statement has been prepared to support a Full Planning Application for a detached dwelling and new vehicular access within the existing garden of Foxholes Manor.
- 1.2. The applicants currently reside in the Manor and have been in occupation for some 45 years and are well acquainted with the majority of residents within the village and surrounding area.
- 1.3. The application is situated within the garden/orchard area to the north of the Manor and adjacent to an existing 2.3m high boundary wall. Access to the new dwelling is proposed from a position just north of the present northern entrance/exit to the Manor but through a tree belt which has seen recent decline of some trees which have fallen due to disease and wind damage.

## **2. SITE & SURROUNDING AREA**

- 2.1. The site is situated within the development limits of Foxholes village to the west of Ganton Road at the northern end of the village. Church Farm is situated just north of the application site behind the tall chalk wall and there are some existing and new two storey dwellings to the eastern side of Ganton Road facing the application site as frontage development.
- 2.2. There are a variety of house types in the village ranging from detached modern infills to traditional brick cottages with pantile roofs. There is the odd occurrence of chalk building materials which are now restricted to the older form buildings or boundary walls. There are a few buildings with slate roofs except for buildings such as the Manor and some farm buildings.
- 2.3. The only Listed Building in Foxholes is the Church of St. Mary designed by *G Fowler*, which is situated to the north of the application site and north of Ganton Road. Foxholes Manor the former Rectory. Largely rebuilt by the Rev, Richard Sykes c.1800. Red brick, five bays, three storeys. Hipped slate roof with overhanging eaves. Later central porch added.
- 2.4. The setting of Foxholes Manor as seen from the south is impressive with wooded gardens, gravel paths and driveways. The main driveway located to the south of the manor, has two entrances gates onto Ganton Road and shown on the location plan. Each entrance having wrought iron gates and wrought iron pillars.
- 2.5. The wooded gardens of Foxholes Manor are excluded by the Development Limits and the trees from these gardens extending up Ganton Road to the north side of the secondary entrance to the rear of the Manor.

### **3. PROPOSED DEVELOPMENT**

This application is to seek planning approval for a single four-bedroomed dormer bungalow with an integral double garage and a new vehicular access.  
Walls to the dwelling in red brickwork, Natural slates to the roof, both brickwork and roof covering to match Foxholes Manor. Windows and door in white UPVc, with gutters and fall pipes in black UPVc

### **4. Siting**

- 4.1 The siting of the proposed dwelling takes advantage of the rear garden to Foxholes Manor. This was historically a vegetable garden for the Manor but has reduced over the years to become a lawned garden to the western end.
- 4.2 The ground level is generally flat although raised slightly by approx. 1.2m in relation to the ground floor level of the manor house.
- 4.3 There are mature trees bounding the east and west boundaries of the site and an existing high chalk wall to the north. The southern boundary of the application site is more open to the manor house but would be separated by more planting and close boarded fencing.

### **5 Materials**

- 5.1 A mixture of materials can be found in the surround area of Foxholes Manor. Red bricks to walls, Natural slate, pantiles and concrete tiles to roofs. Windows and doors generally white UPVc with the exception of farm outbuildings in painted softwood.

### **6. Access**

- 6.1 We are proposing a new vehicular and pedestrian access to the new dwelling just north of the existing access to Foxholes Manor. This is situated in an area where trees have recently fallen and needed to be removed as they blocked Ganton Road. It is anticipated that some existing diseased trees will be removed and a new planting regime organized with the Local Authority Tree/Landscape Officer.
- 6.2 The existing brick wall fronting the site on the eastern side will be retained but an entrance for the new driveway will be cut through it. Solid timber electric gates will be installed to ensure that when closed the continuity of the screen wall will be maintained. A post box and access bell will be situated adjacent to the gates and built into the wall.
- 6.3 The driveway will be cut through the existing embankment and landscaped accordingly. It is anticipated that the access will be at least 3.7m wide to allow emergency vehicles through.
- 6.4 The driveway is expected to be set with pin curbs to each side and with a suitable hardcore base. This would then be covered with a groundforce mesh and topped with gravel. The mesh will prevent the gravel from creeping but a concrete/stone gravel bar will be situated on the boundary line with the highway to prevent creeping.

- 6.5 An access driveway of this type is permeable and allows roots of shrubs and trees to be both nourished and protected.

## **7. Landscaping**

- 7.1 As mentioned above a regime of trees and shrub planting will be instigated between the highway and existing garden wall and either side of the proposed new driveway.
- 7.2 The existing chalk wall to the north side of the application site is to be retained and protected.
- 7.3 Other boundaries to the site will be close boarded timber fencing to a height of 2.0 metres.
- 7.4 The remaining garden will retain the lawned effect with some borders and some ornamental and fruit trees.
- 7.5 The courtyard inside the old wall will be as the driveway in hardcore with a restraining grid and gravel topping to remain permeable.
- 7.6 Paving around the dwelling will be in sandstone effect pavers 600 x 900mm.

## **8. Conclusion**

- 8.1 As the development is within development limits and is not in an area where development is restricted we see no reason why such a dwelling should not be constructed on the brownfield/garden site.
- 8.2 The applicants own the site which is part of the site of Foxholes Manor and have been in occupation for 45 years.
- 8.3 The size, scale and appearance of the proposed dwelling retains some of the character of the Manor but has some modern features so as not to match it exactly.
- 8.4 The reduced size of the proposed dwelling will allow the applicants suitable accommodation in their retirement after spending so many years in the Manor.
- 8.5 We are open to discussion with the various officers of the Local Planning Authority to create an appropriate development within this site.