

Design and Access statement



Proposed new detached garage

Location:

Cragside

Crambeck

Welburn

York

YO60 7EL

Location – Site plan



Figure1– 1:500 Site plan

The applicant site is located at the bottom of Crambeck village and is edged in figure 1 & 2 in Yellow.

The north and west sides of the site are bound by surrounding woodland. The south side adjoins the highway and is a mixture of stone wall and drive way access. The eastern boundary adjoins the neighbouring property, Woodside cottage which is segregated with a mature hedgerow.

The dwelling is attached to Woodside cottage having originally been part of the main house. It occupies a plot of approximately 166m² which was formally part of the castle Howard Estate.

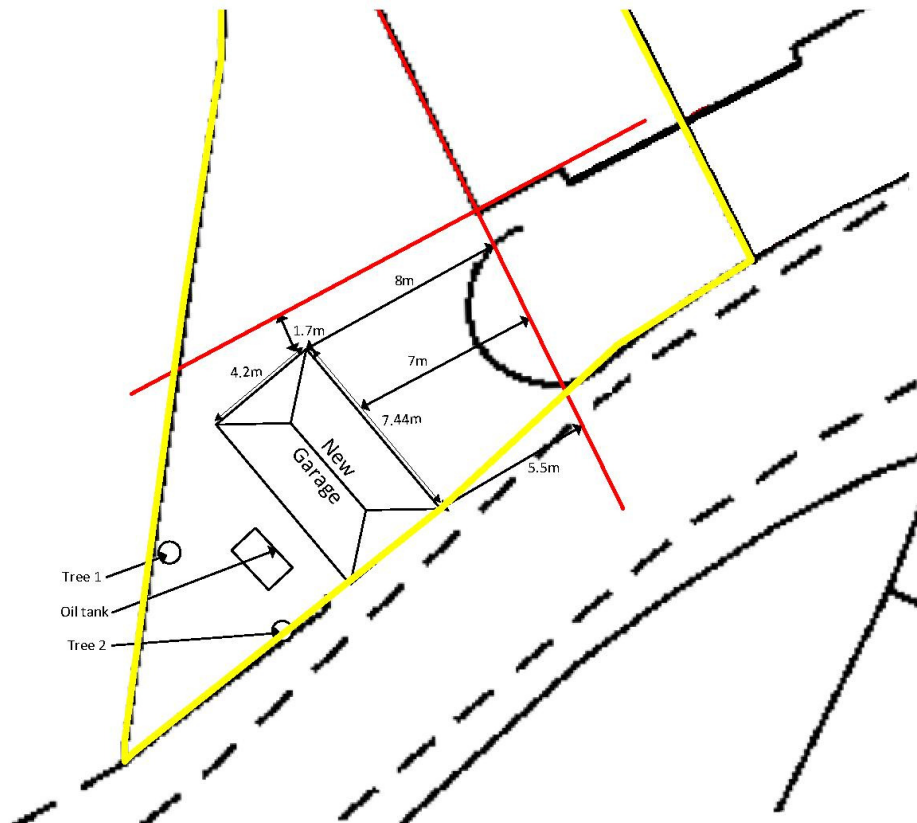


Figure 2- 1:200 Site Plan (Red cross for reference, Yellow line denotes site boundary)

The existing stone wall to the left of the proposed development will be finished to adjoin with the new garage. To the right of the garage will remain as access to the remaining driveway, with the existing garden wall in front of the main property.



Figure 3- Existing driveway (Garage foot print indicated with bamboo canes)

Access

The site is accessed via the adjoining highway.

Ample parking is currently available on the site for 5 cars.

The new garage will have vehicle access directly from the highway. This will replace part of the existing opening onto the driveway.

Proposed Design

Roof – The roof will be a hipped design with slate construction, to match the existing and surrounding buildings.

Walls – The walls will be constructed of rendered concrete blocks, the corners will have exposed stone to match the existing and surrounding buildings. The exterior will be rendered and painted with Weathershield York White to match the existing extension.



Figure 2- Existing extension

Pedestrian Door – Will be constructed of hardwood timber to match the existing stained timber front door.

Window – Will be constructed of hardwood timber to match the existing painted windows.

Garage door – Will be roller shutter type with a wood effect design to blend with the existing front door.