

DESIGN AND ACCESS STATEMENT

30TH October 2017

PROPOSED EXTENSION TO EXISTING CAR PARKING AREA AT BURGATE HOUSE. PICKERING. FOR MR & MRS OXLEY.

Burgate House, 17 Burgate fronts on to Burgate and its garden and parking area runs through to Willowgate where it has the benefit of vehicular access. The proposed extension to the parking area comprises an existing disused piece of land to the north of the existing parking area.

Burgate House site extends to 630 square metres and the proposed extension 252 square metres. Both areas of land are within the towns development limits and conservation area as defined by the Ryedale Local Plan.

We are proposing minimal changes which would provide significant improvements to vehicular access and parking arrangement by providing an additional 3No car parking spaces. The land would require clearing of vegetation and a grasscrete surface being laid to provide a discrete hard surface suitable for vehicles. The existing buttressed brick wall would have a 4m section removed to create the access and be made good in reclaimed bricks to match the original.

The existing overall perimeter boundary to 18 & 19 Burgate will be altered to give additional enmity space to the two dwellings. Timber fencing will be used to delineate the spaces. The area will be landscaped with box hedging and some native shrub and tree planting.

The Existing pedestrian access to Nos 18–20 Burgate will be reinstated as is.

The Ryedale Plan, Local Plan Strategy Policies SP12, SP16, SP19 & SP20 are relevant and have been examined together with National Planning Policy at the Pre Application stage 16/01636/PREAPP refers. The proposed works are minor and will be of benefit in provide additional car parking spaces.

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