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Design and Access Statement (revised)

New House, Goose Track Lane, West Lilling

Initial Concept

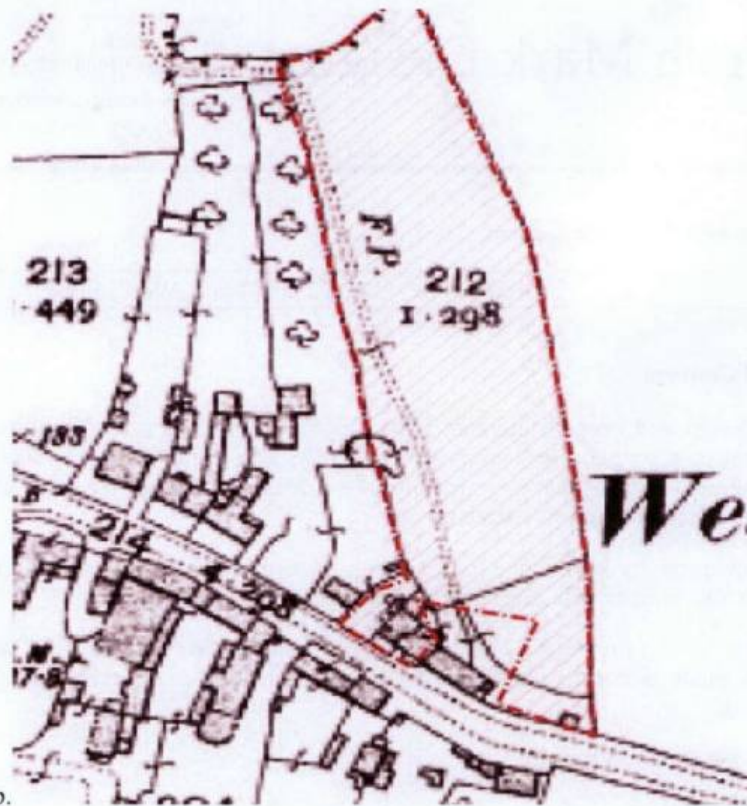
This design and access statement is to support the planning application for a single dwelling adjacent to a property known as Rose Cottage West Lilling. This scheme is to build an infill development on land that was previously two dwellings in a simple cottage style to blend in with the mix of styles within the streetscape.

The new property is intended to be of high performance and built to the code 4 of The Code for Sustainable Homes with a very small carbon footprint.

The site having previously been occupied by at least two dwellings for which the footings are still in place is considered therefore as a brown field site development with a replacement dwelling.

The site is outlined in red.





Enlarged view of map.

The new house would provide much needed housing in the area while occupying what is previously developed land that is unsuitable for gardening as most of it still contains the remains of the previous structure.

The recent addition of the large paddock to the rear makes it a perfect house for a possible smallholding or for some one with horses, both of which are in short supply as most new houses come with no add on space for such activities.

The house would be a good sized family home with the added studio for use by artisan or home worker, it's relationship to the rear paddock gives security for it's use, but access to the paddock is separate and not confined by the house.

Location

The site is located in the small village of West Lilling, just outside Sherriff Hutton and within the Ryedale area.

It is a ribbon arrangement of housing along a country road and the site is at the westernmost end of the development limit but within its boundary.

The Site

The road frontage is 17.4m and with over 6,000m² the total site is extensive, but the development part is 238m² of which the proposal house occupies 84.5m² (35%).

Design Philosophy

Within the village are a range of styles and materials, the proposal is to blend these into a mixture of brick and render, with staggered face will break down the massing. This is intentional, also it gives best use of the land shape as does the split level layout make best use of the slope of the land across the depth of the house.

Strategy

The site lies in what is termed "other villages" within the local plan so development is limited to consolidation of new development within the current building limits, this site fulfils that policy.

SP21

As the site is brown field and an infill within the open spaces left by demolition of previous structures therefore is a replacement dwelling, but a restriction to local needs would be acceptable.

SP12

The proposal recognises the character of the village and keeps within that framework also removes an unsightly gable end that is Rose Cottage with its large flat roof rear extension.

Plan Policy 13

The proposal will contribute to the overall appearance of the village by removing what looks like and is, a demolition site.

Plan Policy 16

The design is to make best use of the site and create an environment for a family home with space to work for artisan use, with a provision for a working studio as part of the house for home working.

SP19

The proposal is fully in line with the policy for sustainable development, and the general guidance of the National Policy Framework.

Flood Risk

The area is not within any flood risk as clearly shown on the mapping from the Environment Agency.

Ecology

There are no nesting sites for birds or bats on the site and no obvious signs of badgers.

Contamination

The site was walked as part of the measured survey and apart from brick rubble there are no obvious signs of any contamination or spillage of any sort.