

TITLE Design Statement

PROJECT Demolition of existing single storey dwelling and outbuilding and construction of 2 dwellings at 31 Thornton Road, Pickering.

CLIENT H Auckland & K Dunnett

VERSION 1.0 **DATE** 30.11.18 **DRAWING NO's** 181 129 01 to 03

OVERVIEW

The Bungalow is an existing single storey dwelling situated to the north side of Thornton Road at the eastern end of Pickering. The site is within the town development limits as defined by The Ryedale Local Plan. We are proposing total demolition of the existing dwelling and associated detached garage and its replacement with 2 No two storey dwellings with integral garages.

The following planning policies are relevant to this development:

National Planning Policy Framework NPPF (2012)-

Section 6 – Delivering a Wide Choice of High Quality Homes

Section 7 – Requiring Good Design

Section 11 – Conserving and Enhancing the Natural Environment

Ryedale Plan – Local Plan Strategy

SP1 – General Location of Development and Settlement Hierarchy

SP2 – Delivery and Distribution of New Housing

SP16 - Design

Peter Rayment Design Ltd. Upgang, Westgate, Thornton le Dale, Pickering, YO18 7SG

SP19 – Presumption in Favour of Sustainable Development

SP20 – Generic Development Management Issues

IMAGES



Front elevation to road (south)

DESIGN

The existing dwelling sits within a large plot of approximately 902 square metres. The property is inadequate in design, layout, thermal efficiency and land use. We propose demolition of the existing structure and the redevelopment of the site with 2 No four bedroomed dwellings which will be constructed to meet the expectations associated with modern family homes. Each new dwelling will have integral garaging and ample parking and amenity space.

The proposed dwellings will be constructed in brick under a tiled roof. The building proportions will better reflect those of neighbouring dwellings and others elsewhere in close proximity.

ACCESS & BOUNDARIES

Vehicular and pedestrian access to the site is solely from the existing private drive immediately to the south of the site. This in turn connects to Thornton Road. Early consultation with NYCC Highways Department suggested support for the proposal.

Site boundaries will remain as existing except for refurbishment and maintenance. A new division between the two sites will be in close boarded fencing at 2.0m high between the rear gardens and between the dwellings, dropping down to 1.2m high between the front gardens.