

Vincent & Brown

Dasket Hill, Sheriff Hutton

Design & Access Statement
July 2020

Introduction

This design and access statement, prepared by Vincent & Brown, is submitted on behalf of Slittenham Farm in support of the proposed erection of 16 holiday let cabins and site office.

The proposals include:

- Construction of 16 holiday let cabins.
- Office cabin.
- Play area.
- New improved site access from road from Dasket Hill.
- Formation of an attenuation pond to the bottom of the site.

This proposal will provide a high-quality scheme, helping to provide new holiday let opportunities in an extremely desirable area on the outskirts of Sheriff Hutton.



Location

Sheriff Hutton is a village and civil parish in the Ryedale district of North Yorkshire, ten miles north by north-east of York. The village is a convenient 10 minute drive from the A64 making it easily accessible. The site is located towards the outskirts of Sheriff Hutton, (E466648/N464902).

There are two bus services to Sheriff Hutton, 182 service and CastleLine, providing transport links to York and Malton. The bus stops closest to the site can be found on Main Street and Cobble Ln.

Sheriff Hutton amenities within walking distance of the site include: a car garage, post office, church, pub and cafe. There is also a monthly village market attended by a selection of local artisan businesses.

The site is currently uninhabited with no existing buildings and has an established access route to the north from Dasket Hill.

Area of the site is: 16107 m²
1.61 HA



Surrounding Area

The site is perfect for holiday lets, providing a beautiful setting for a quiet countryside getaway outside the city centre, catering to the need for accommodation for tourists as 'staycationing' becomes more prevalent post Covid-19. With only a camping and caravanning club site available, more permanent structures are required to meet the accommodation needs.

With the appeal of the Howardian Hills on it's doorstep and only a short drive to reach York city centre the site provides a wealth of opportunities for holidaymakers.

The site is only an 11 minute drive from Castle Howard and a short 22 minutes to Eden Camp Modern History Theme Museum. In addition, there is also the appeal of a short drive or bus ride to Malton, Yorkshire's award winning food town, and York, home to JORVIK Viking Centre.

Within Sheriff Hutton itself the remains of Sheriff Hutton Castle, a Norman motte and bailey structure, can also be observed.



Sheriff Hutton Castle.

Top left: Howardian Hills.
Top right: Castle Howard.

Existing Site

The site, with existing access provided via Dasket Hill, is currently unoccupied, with no existing structures present. A telegraph pole is situated in the centre of the field running across East to West.

The site is bordered by native trees along each boundary, along with hedgerow. The eastern and southern boundaries run parallel to Dasket Hill and Cornborough Rd respectively.

The boundary is a mixture of native large trees and hedge which separates the site from the neighbouring fields and obscures it from view by the main road and residential properties.



View 1



View 2



View 3



View 4



Site Strengths & Opportunities

- Open countryside to the North.
- Limited views of Sheriff Hutton Castle can be seen from the South of the site.
- Trees and hedge provide privacy and screening from the roads and nearby residential houses.
- Site entrance moved further south along Dasket Hill to improve visibility.
- Significant level change between Cornborough Rd and the site.



Site Design & Access



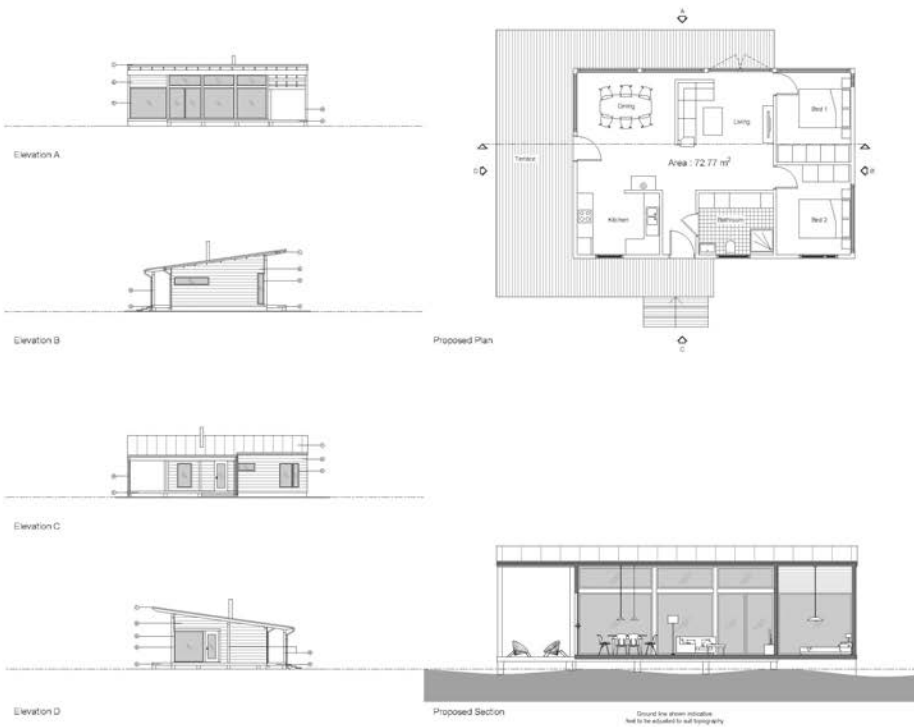
- The development is set behind high hedges and tree coverage providing privacy for both the holiday cabins and the village residents.
- Differentiation in orientation of the cabins creates privacy for each dwelling and provides a more organic layout to the site.
- Views are directed to avoid overlooking between cabins.
- Cabins are oriented so that covered terraces are private from the access roads.
- Orientation reflects the slope of the field with views directed down the natural slope.
- A new site entrance will be created to the south of the site from Dasket Hill, improving visibility upon exit of the site - see highways report.
- An attenuation pond will be formed at the lowest point of the site for drainage, also creating a feature point within the site.
- A playground is positioned behind the welcome office, opposite the attenuation pond.
- Planting around the site will form private outdoor spaces for each unit.

- Orientated South for Sun
- Orientated for Views
- New Site Entrance
- View Direction
- Covered Terrace
- Restricted Views

Precedents



Proposed Design Context - Typical Unit 01



Three typical units will be constructed across the site, using high quality and sustainable materials, that will work with the natural lay of the land.

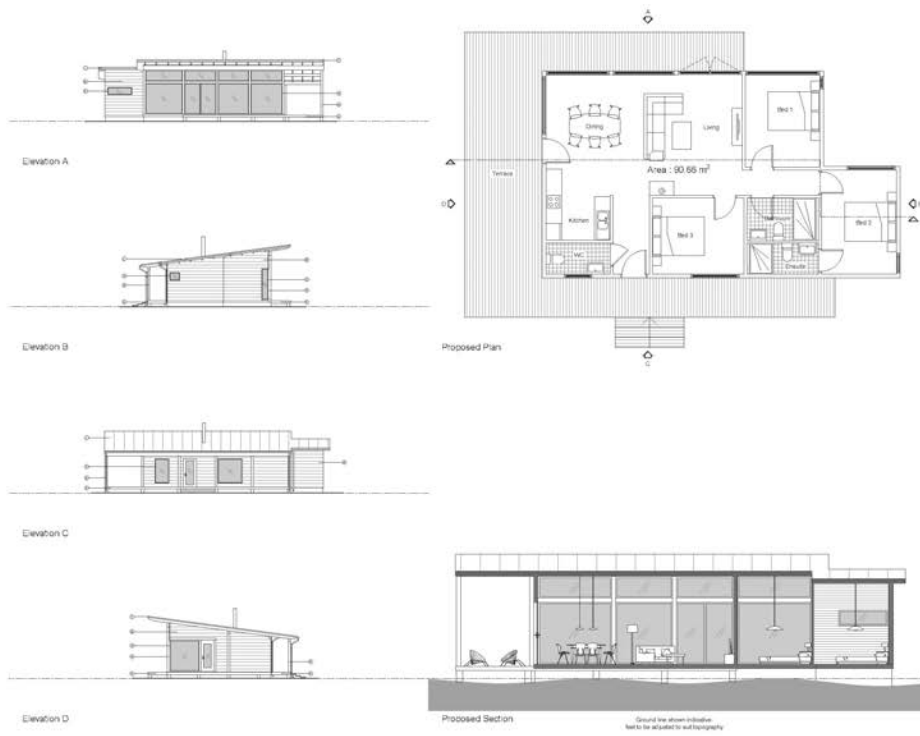
A high level of glazing has been implemented to the front of each cabin to maximise light and view opportunities, whilst the rear has smaller windows to retain privacy between each plot, and prevent overlooking.

The units will be built in timber with standing seam roof to offer a high level of sustainability.

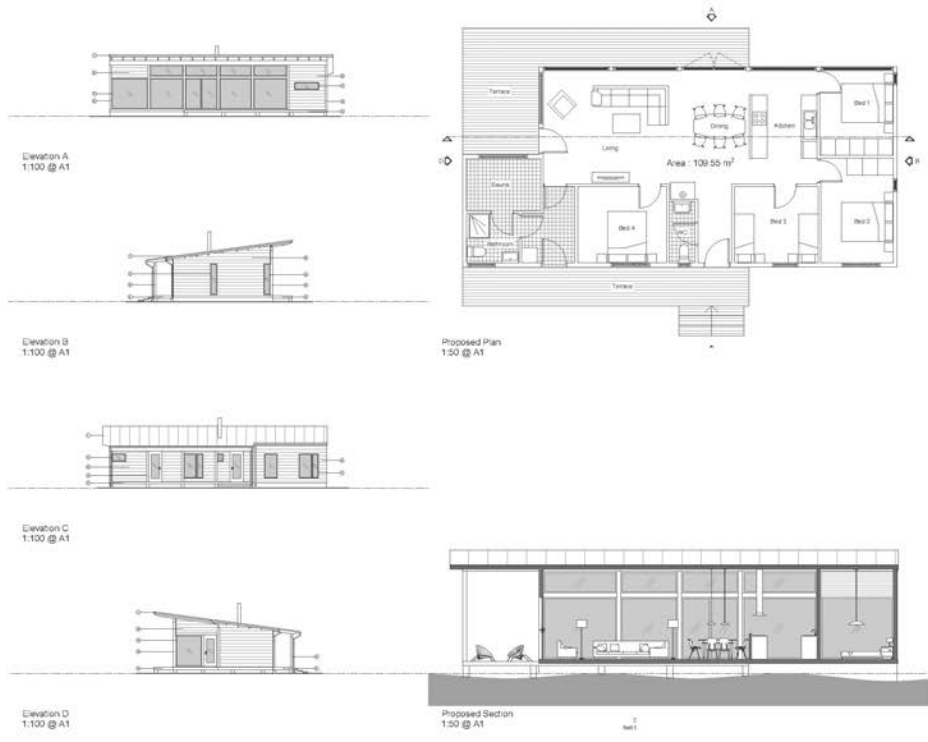
The mass of the cabins is visually reduced with a low unidirectional pitched roof to reduce the impact of the development.

Each unit is built on timber stilts to retain and make a feature of the historical ridge & furrow topography present on site. This removes the need for heavy excavation and foundation work.

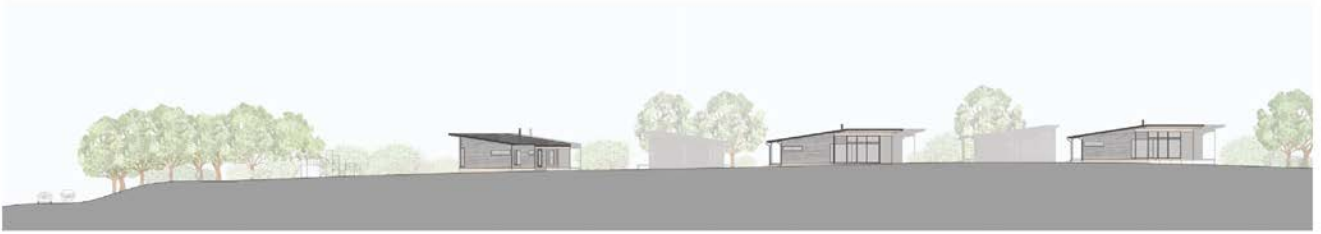
Proposed Design Context - Typical Unit 02



Proposed Design Context - Typical Unit 03



Site Section



Landscaping

The units will be divided with strategically placed shrubbery which will afford privacy to each unit whilst maximising view potential.

Each unit is provided with a private external area, including seating and BBQ area.

An attenuation pond will work functionally for drainage whilst creating a positive outlook in addition to views from the southern units.



Sustainability

The units will be made from timber sourced from sustainably managed forests that are PEFC-certified. The PEFC label guarantees that the timber has been sourced sustainably.

Each unit will meet the demand for high levels of energy efficiency and longevity making them more environmentally friendly. The timber works as a carbon sink meaning the cabins will have a low carbon footprint materially, and the reduction in the use of concrete means the construction process is also more carbon efficient.

Planning policy and modern building practices will inform sustainable and low carbon energy design of the proposals. The proposed development supports both the local and national policies, helping to deliver new, sustainable buildings which will also provide an economic, social and environmental growth to the local and wider area. The key sustainability strategies of the development are:

- Biodiversity
- Energy and carbon emissions
- Flood risk
- Health, safety and well being
- Pollution
- Sustainable construction
- Sustainable drainage
- Transport
- Waste management
- Water efficiency and conservation

The proposal will comply with the National Planning Policy Framework.

The proposed development will draw tourists to the area helping support and contribute to the local economy and prosperity.

Every effort has been made to create a development which will enhance the area and lessen the impact of new development. We believe this development fulfils the brief.



Access

The existing access to the site is half way along the eastern border from Dasket Hill. The proposal includes the relocation of the site entrance further south from Dasket Hill in order to improve visibility upon entering and exiting the site.

Each unit is accessible by car with it's own designated parking spots, with provision for turning circles at the end of each access road to allow for manoeuvring.

Each unit has been designed in accordance with Part M.



- Allocated unit parking
- Arrivals/Office parking
- Visibility splay
- ⋯ Vehicle access to units
- ← Proposed entrance

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