

DESIGN AND ACCESS STATEMENT

Proposed Barn Conversion

Grove Farm

Goodmanham YO433HX

For

Mr & Mrs Donohue

1. Introduction

Brierley Groom LLP has been instructed by Mr & Mrs Donohue to prepare detailed design proposals in support of a Planning Application for the a new dwelling house formed largely within the existing barn buildings, Grove Farm, Goodmanham as detailed on the drawings.

The application proposes a new dwelling over two levels with associated gardens and off street parking.

This application is supported by the following plans and documents that should be read in conjunction with this document:-

- Location Plan 1:1250
- Proposed Site Layout Plan 1:100
- Proposed Elevations & Floor Plans 1:100
- Topographical Survey 1:100

2. Site Evaluation

The application site is roughly rectangular parcel of land measuring approximately 0.03 hectares in area. The site lies west of the Main Road to the rear of Grove Farm.

Goodmanham is a small village in the East Riding of Yorkshire. It is situated approximately 2 miles to the north-east of Market Weighton. The village is situated on the Yorkshire Wolds Way National Trail.

3 Measured Survey

A detailed survey of the site has been undertaken by PD Survey, which includes a comprehensive grid of levels. The survey accurately records existing boundaries, trees, hedges and other landscape features. A copy of the measured survey is attached with the Application.

5. Analysis

It is felt that they proposed development will have the following positive contributions to the site:

- The siting, orientation, layout preserves views into and out of the site, and features that contribute to the character and quality of the local environment will not be lost.
- The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.
- A high standard of design detailing has been used which complements that of the local vernacular.

- Adequate provision for storage and waste management facilities has been made.
- Good quality sustainable design and construction techniques are incorporated in the development including measures to minimise energy use and where possible use energy from renewable sources.
- The design takes account of the safety, security and access needs for all potential users of the development and provides car parking provision in line with the standards adopted by the Authority.

We believe that redevelopment of this site will enhance the conservation area and will bring a positive contribution to the local environment.

6. Design Statement

Design Concept

The design concept adopted for this site has been to:

- To develop the site in such a way that the new building compliments the existing buildings and the site's location within the village.
- Respond to the scale, massing and detail of nearby existing buildings, respecting the traditional vernacular whilst providing a dwelling that caters for today's standards of living
- To maintain the character of the village whilst providing a flexible and functional dwelling that meets today and future requirements.

The replacement building maintains generous separation distances between adjacent dwellings.

We would suggest that with such separation distances between dwellings, both, adequate front & rear gardens, eaves & ridge respectful of neighbouring properties, a high quality architectural design, the highest quality materials this proposal does not dominate the site & is perfectly acceptable & adheres to Planning Policy.

The development has been designed ensuring that it is in harmony with the existing landscape features and compliments the nearby vernacular architecture.

7. Policy Context

National Planning Policy Framework (NPPF)

The NPPF was published in February 2019 and sets out the governments planning policies for England and how these are expected to be applied.

The planning system should contribute to the achievement of sustainable development. To achieve sustainable development, the planning system has three overarching objective: economic, social and environmental objectives. Paragraph 14 advises that at the heart of the framework there is a presumption in favour of sustainable development.

Principle Of Development.

The NPPF has not introduced a general presumption against the development of gardens, it merely removes this as a positive factor in determining such applications.

Impact on Neighbours' Living Conditions

The NPPF states that development should create places with a high standard of amenity for all existing and future users. It goes on to state that decisions should avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.

8. Brief Flood Risk Assessment

The development lies in the Environment agencies 1 in 1000 flood risk area. The development is categorised as having up to a 0.1% (1 in 1000) chance each year of being affected by extreme flood from rivers or the sea. Therefore, no detailed flood risk assessment is required.

9. Access Statement**Vehicular Entrance**

Vehicle access to the site is through the existing access from the main road to the south of Grove Farm. Appropriate on-site vehicle parking and turning is created within the site.

10. Conclusion

This report highlights that this scheme has been designed to be sympathetic and in harmony with the existing location, and context. The proposal respects the existing character of the area by providing a decent set back from the public highway and retaining existing landscape features including the protected trees and boundary hedgerows.

Neighbour amenity would be protected and the proposal would provide sufficient off street parking.

Limited materials and high transparency have been used to maintain the individual character whilst providing a functional and individual dwelling. The siting, mass, and scale of the building has all been carefully considered.

The scheme is in keeping with the local Planning Policy and regulations, which apply to this site. It is suitable for residential development. The scheme has been shown to be sympathetic to its surroundings.

Goodmanham provides users with a choice of travel modes, through the provision of good access by these more sustainable modes and therefore in keeping with local and national Transport Strategies.

The proposed development should be considered acceptable with regard to the relevant national, local and neighbourhood planning policies.