

# Design and Access Statement

37 Riverside Walk, Strensall, York YO32 5RZ for Joanne Russell

## Location

The site is within the curtilage of No 77 Riverside Walk, Strensall. The area is predominately post 1990 residential properties. Further to the North East is the Village Main Street with amenities. Riverside Walk has a footpath running along the Western boundary of the existing property. The existing dwelling is a 3 bedroom semi-detached house. The property is outside the boundary of the Strensall Conservation Area.

## The Proposal

The proposal is to allow the applicant to operate a dog grooming room. This would be provided by converting the existing garage into a home working space. As the business operates on a one-to-one, appointment-based treatment, there would be little impact on the surrounding residents.

## Amount

Conversion of the existing garage into the grooming room, with an existing WC for client use and a kitchen area for Proprietor use. The internal footprint of the garage is 13m<sup>2</sup>

## Layout

The site is 0.02 hectares in area. The garage conversion would not require any additional external works.

## Scale

There are no external building works therefore the scale of the property remains unaffected

## Landscaping

The lawned private amenity space to the rear of the property is unaffected by the works. The garage conversion does not require any landscaping.

## Appearance

The conversion of the existing garage would be carried out using uPVC windows and doorsets to replace the current garage door. The development is to use locally sourced sustainable materials wherever possible and will be constructed to meet current Building Regulations with regards to energy efficiency.

## Access

The property on North West of the village has the benefit of good access to the village itself and York via Strensall Road and the A1237 for road users. There is a regular bus service (routes 5/5A Strensall to Acomb via York Theatre Royal) on Brecks Lane for clients visiting the treatment room. Cycling in the area is popular with well established on/off-road routes – secure parking is provided for cyclists. The existing drive has parking for 2 cars on a gravelled drive. The business would operate on a drop-off basis but the Applicant intends to offer a collection service which will reduce any requirements for parking. The business operates on a one to one basis with approx.. 5-6 clients per day for 4 days a week. The highway directly to the front of the development provides access for emergency and service vehicles. The pedestrian access to the front is to be retained. A bin area will be retained for waste/recycling storage that is currently within the front garden space. The access to the grooming room for clients would be level with low thresholds. The proposed works will be carried out to meet current Building Regulation requirements, including Ground floor toilet to meet Document M requirements.