

## DESIGN AND ACCESS STATEMENT

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Prepared - Thursday, 02 August 2018

The following design and access statement has been carried out for:-

### **354 Strensall Road, Earswick, York**

#### Proposals

The project involves the conversion of an existing garage & store to holiday lets to the rear of 354 Strensall Road, Earswick. The proposals divide the garage to create 2No holiday lets managed by the host dwelling with the existing access being shared with 354 Strensall Road.

Along Strensall Road and Moor Lane (off Strensall Road) there are already a number of holiday lets and cottages in use with no adverse effect on the local area.

#### Layout

The floor layout of the proposed holiday lets provides living space, a kitchen, bedroom space and an ensuite shower room in each unit.

#### Appearance

The appearance of the proposed holiday lets has not been changed from that of the garage and as such is fitting to the host dwelling and existing street scene. The materials used to construct the original garage (planning ref: 3/35/40A/PA) match the existing dwelling in size and colour to ensure that the garage did not stand out or look out of place.

#### Access

The existing front access arrangements for 354 Strensall Road remain undisturbed. Access to the rear is via the existing side gravelled driveway. The proposed holiday lets receive the same access arrangements as the host dwelling.

Surrounding the proposed holiday lets is a large amount of gravelled driveway providing parking for the host dwelling and enough car parking space for the holiday let guests. Both the host dwelling and the holiday lets retain a minimum of 2No parking spaces each with space left over and access to the rear gardens/paddock of the host dwelling remains undisturbed using the gravelled driveway alongside the holiday lets.