

Design & Access Statement

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

Rockstone, Dauby Lane, Kexby, York

Location & Use

The existing site lies east of York within the village of Kexby, and is currently used for the purpose a holiday let.

Proposals

The proposals are to change the use of the holiday let to an annex subservient to the host dwelling – no construction works are proposed to complete this.

Layout

The layout is formed over two floors with the ground floor comprising of a kitchen, living room and cycle/bin store. To the first floor is a bedroom and ensuite bathroom.

Access

Existing access arrangements to the site remain unchanged.