

1 NEW LAITHE CLOSE, SKIPTON

Design and Access Statement
PP-12314061 – Householder Planning



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DESIGN & ACCESS GUIDE

RESIDENTIAL DEVELOPMENT OF 1 NEW LAITHE CLOSE,

SKIPTON

Development proposals

(See current drawings; NLC-002-003)

The development consists of:

- Restructure of exterior boundary and secondary walls
- Removal of existing conservatory
- Replace existing windows.
- Remove rear door and introduce window.
- Remove rear windows and introduce Bi-Fold windows.
- Introduce 2 x Velux or similar.
- Introduce solar panelling to main roof.

The site is located off New Laithe Close, Skipton.

This document will set out the design route to this planning application, namely the redevelopment of a quality stylistic residential development.

The design guide will look at the architecture and site context of this development to justify the decisions leading to this application.

Area Character

The site is situated off the Harrogate Road. Skipton, a market town and civil parish in North Yorkshire. Skipton is on the River Aire and the Leeds and Liverpool canal. To the South of the Yorkshire Dales. It is situated 27miles Northwest of Leeds and 38miles west of York.

The site is located close to the centre of Skipton. The area directly surrounding it is built up with a mixture of small terrace and detached houses.

The A59 runs close to property, leading from Merseyside to York. Skipton has its own railway station which is located 1.3 miles from the site.

Material use and buildings styles in the surrounding area is varied however the majority utilise the use of local limestone and sandstone as well as timber façades and a mixture of stone or slate roofs. This is reflected in the styles of buildings currently surrounding the site.

Development Appraisal

The development consists of a 5 bedroomed property with a private garden to the front, side and rear of the property, as well as parking and garage to the side, leading off New Laithe Close.

The property was built in 1994.

The restructure of the exterior boundary walls will enhance the garden space by including a currently unusable space. It will provide a secure space for children to play. Whilst enabling a walled kitchen garden to be protected from pests and intruders.

The internal restructure will provide a better living space with better access to the garden space via the bifold doors. It also provides better access to the garage.

The introduction of Velux windows to the roof will provide better natural light to the studio/office and spare room currently situated in the attic space.

The introduction of solar panels will enable the household to produce some of its own energy.

Overview

The style, design and materials used in the proposed drawings have been carefully designed to be deliberately contextual and sympathetic to the existing dwellings in the area.

ACCESS STATEMENT

The existing front door entrance will remain the same, accessed from New Laithe Close. There is also Vehicular access from New Laithe Close and parking for two cars as well as a garage. There is level access into the house via the garage. There are also rear Bi-fold doors with access to the Rear Garden. The ground floor has full level access.