

Design & Access Statement & Heritage Statement

Proposed erection of detached 3 No garages
and estates office following demolition of
cement resin building for Mr. & Mrs. M Warcup

Manor Farm,
Lowfield Lane,
Haisthorpe
East Yorkshire

JUNE 2023

Martin Belt Architects

01262 229970

martinbelt.architects@gmail.com



Introduction

The following design statement is intended to accompany the full and listed building planning applications for Proposed erection of detached 3 No garages and estates office following demolition of cement resin building. This statement is to be submitted simultaneously with the application and is to be read in conjunction with drawn material.

Site Location

The property is situated in a rural position on the edge of the hamlet of Hasithorpe, which lies between Driffield and Bridlington. The site is situated in a sloping site. The property faces south and is situated at the end of a short track off Lowfield Lane

Planning and Heritage

The original Listed house was built around 1800 and is Grade 11, Manor farm comprises of a substantial 6 bedroom farmhouse with traditional outbuildings and approximately 32 acres of mixed grassland and arable land. The proposal is to erect a brick built 3 garages and Estates office, materials will be more in keeping with the surrounding buildings. Under the current East Yorkshire Borough Wide Local Plan, the land falls within the development limits of Bridlington where policy H2 of the Local Plan accepts the principle of development provided that it is of scale, character and density appropriate to the surrounding area and does not prejudice or conflict with the implementation of allocations made to adjoining land. These proposals are of scale and in character with the surrounding area and the density is appropriate in this location. The proposal has also been looked at in conjunction with policies EN1, EN19, TM4 and ENV6.

Layout

The layout in general will not be altered. There are no original features on the building which is to be demolished. The new building will be made up of brickwork walls, timber doors and windows and a pan tiled roof.

Landscaping

Not applicable

1.0 Sources

In developing these proposals, the following publications have been consulted: Office of the Deputy Prime Minister, 'Planning and Access for Disabled People – A Good Practice Guide'. Published 2003 by the ODPM. www.planning.odpm.gov.uk/padp/index.htm British Standards Institute, BS 8300:2001 'Design of buildings and their approaches to meet the needs of disabled people – Code of practice'. Published 2001. ISBN 0 580 380 38438 1. British Standards Institute, BS5588 Part 8:1999 'Fire Precautions in the Design, Construction and Use of Buildings – Part 8: Code of Practice for Means of Escape for Disabled People'. Published 1999. ISBN 0 580 28262 7. Office of the Deputy Prime Minister, Approved Document M 'Access to and use of buildings'. Published 2003 by The Stationary Office. ISBN 0 11 753901 5. Selwyn Goldsmith, 'Designing for the Disabled: the new paradigm'. Published 1997 by Butterworth-Heinmann. ISBN 0 7506 3442 1

2.0 Proposals

The proposals do not conform to all clauses of the Approval Document to Part M (AD-M), but it is believed that the proposals are in accordance with Regulations

M1, M2 & M3 of the Building Regulations 2000. That is; 1. Reasonable provision is being made for people (including disabled people) to gain access to and use the building. 2. Suitable independent access is being provided 3. Reasonable provision is being made for sanitary conveniences (M3)

3.0 Means of Escape

Means of escape and alarm systems are set out elsewhere in the submission for Building Regulation Approval.

4.0 Conclusion

Adequate provision is made in the proposal to accommodate for disabled, wheelchairs on the ground floor & ambient on the rest.