

18th October 2023

Design & Access Statement

Change of use of outbuildings to provide additional living accommodation, convenience store creation of 3 dormer windows at The Goodmanham Arms Goodmanham Road Goodmanham York

The following information has been provided because the site lies within the conservation area of Goodmanham. Care and consideration have been given to respect the area and adjacent properties that the proposed scheme will blend in better than what is currently there.

Use

The Outbuildings to the public house are to the rear of the former car park. The intension is to retain the buildings and remove the rotten doors and replace them with the frontages shown on the proposed elevations and add 3 dormers to the front. These are currently stores and an access to a rear property.

The convenient store is simply this, as the village does not have a shop my client wants to provide a convenience store to provide the community with basic food essentials saving them the time and cost of using a motor car to the nearest shop in the next village some 2 miles away. The additional accommodation is for son and daughter to stay over when they are back from university, they are not intended to be self-contained units just somewhere to rest & sleep.

Layout

Due to the nature of the site the outbuilding is in a perfect location and a reasonable condition for conversion, we can achieve the change of use without changing 3 of the elevations, the only elevation to change will be enhanced and provide the access required. They are intended to be single rooms to ground floor with insulated walls floors and ceilings with a damp proof membrane.

Access

The existing access to the current site is to be retained, access to the proposed converted buildings is to be as the current access is too.

Landscape and Design

With two of the sides of the building are on the boundaries these can't be changed, the others sides are already established so there is no intended changes to the outside areas, immediately outside the building is tarmac hardstanding and this will remain, so especially accessing the convenience store will have a level threshold to access the building making it wheel chair friendly from the highway right up to the converted building.