



Design & Access Statement
The Lodge, Moor Lane, Haxby
15.01.24



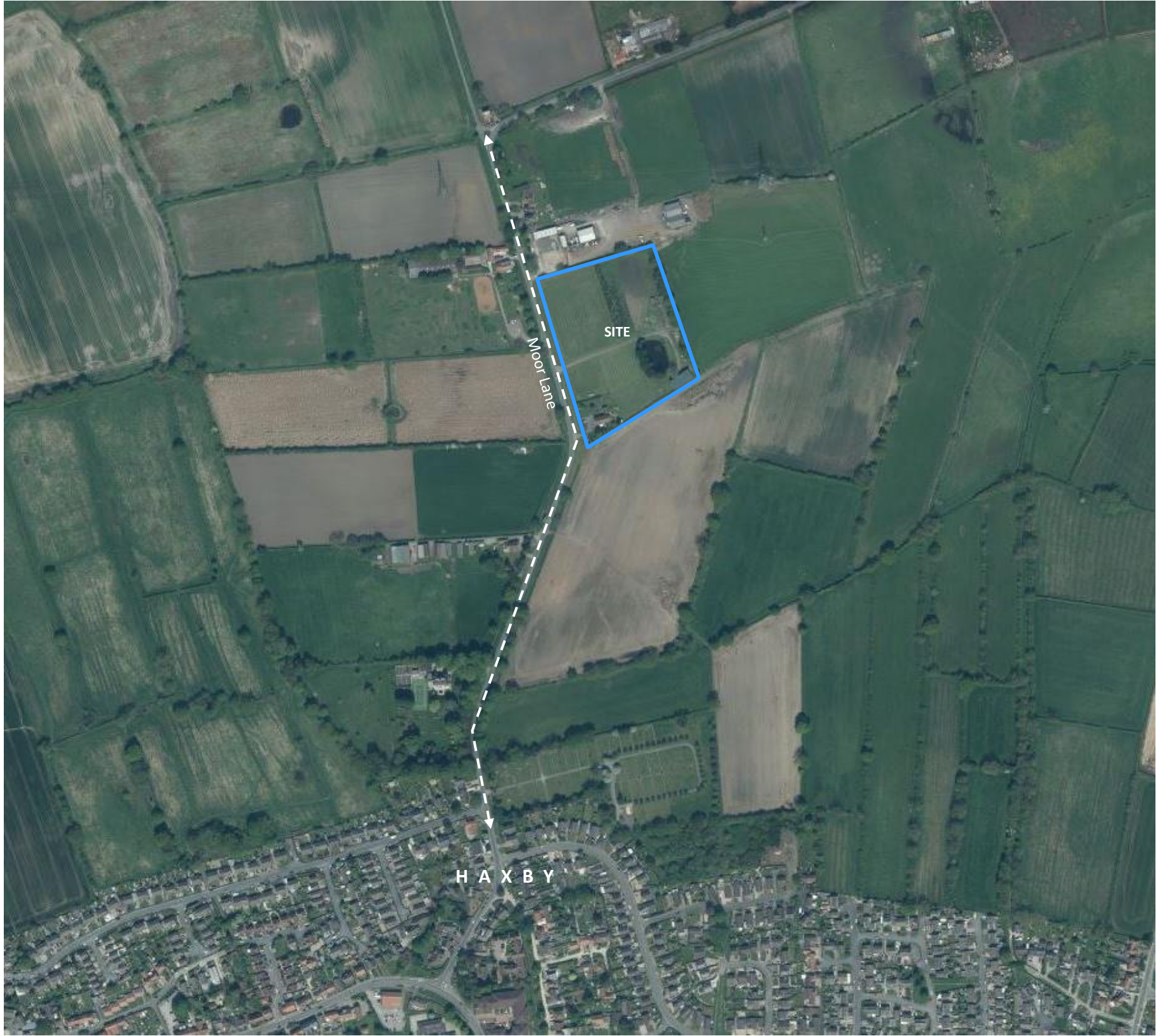
The purpose of this document is to provide the local planning authority with relevant information and design rationale for the proposed development at The Lodge, Moor Lane.

The lodge is a rural farm house situated on circa 2.5ha of open land. The land also includes three agricultural buildings and a large pond.

The proposal seeks to demolish two of the agricultural buildings (referenced 01 & 02) and erect a single storey dwelling in their place.

1.0 INTRODUCTION

2.0 SITE ANALYSIS



The site is relatively flat, surrounded by mature hedgerow with native shrubs/trees along the Eastern boundary. The Lodge and the three agricultural buildings reside on predominantly moan grassland. The Northeast quarter of the site is used to grow varieties of spruce trees. A large Pond is situated on the Southeast quarter of the site. An asphalt drive cuts through the centre of the site to access the three outbuildings.

THE LODGE

The Lodge is a two storey brick dwelling with a dual pitched roof. A single storey garage element forms an L-shaped footprint. The Lodge has direct access off Moor Lane with a large hard surface for parking/turning.

AGRICULTURAL BUILDING 01

Is an aging single storey disused agricultural building with timber clad walls and a metal corrugated roof.

AGRICULTURAL BUILDING 02

Is a single storey agricultural building with blockwork walls and a metal corrugated roof.

AGRICULTURAL BUILDING 03

Is a double height, single storey agricultural building used for storage. The walls utilise a contemporary profiled metal cladding sat on top of a concrete plinth. Two roller shutter doors provide access.





The Lodge



Agricultural building 01



Agricultural building 02



Agricultural building 03



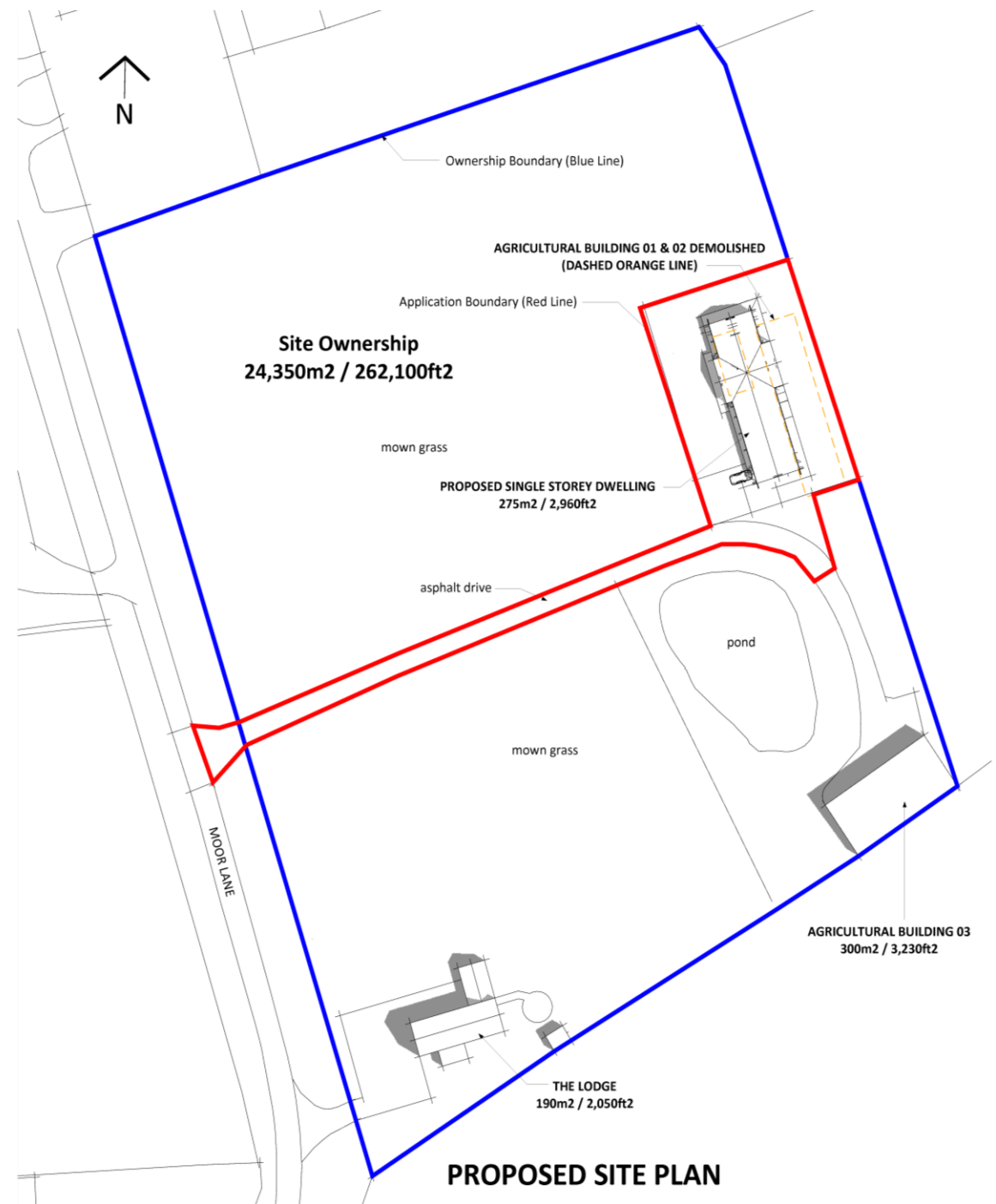
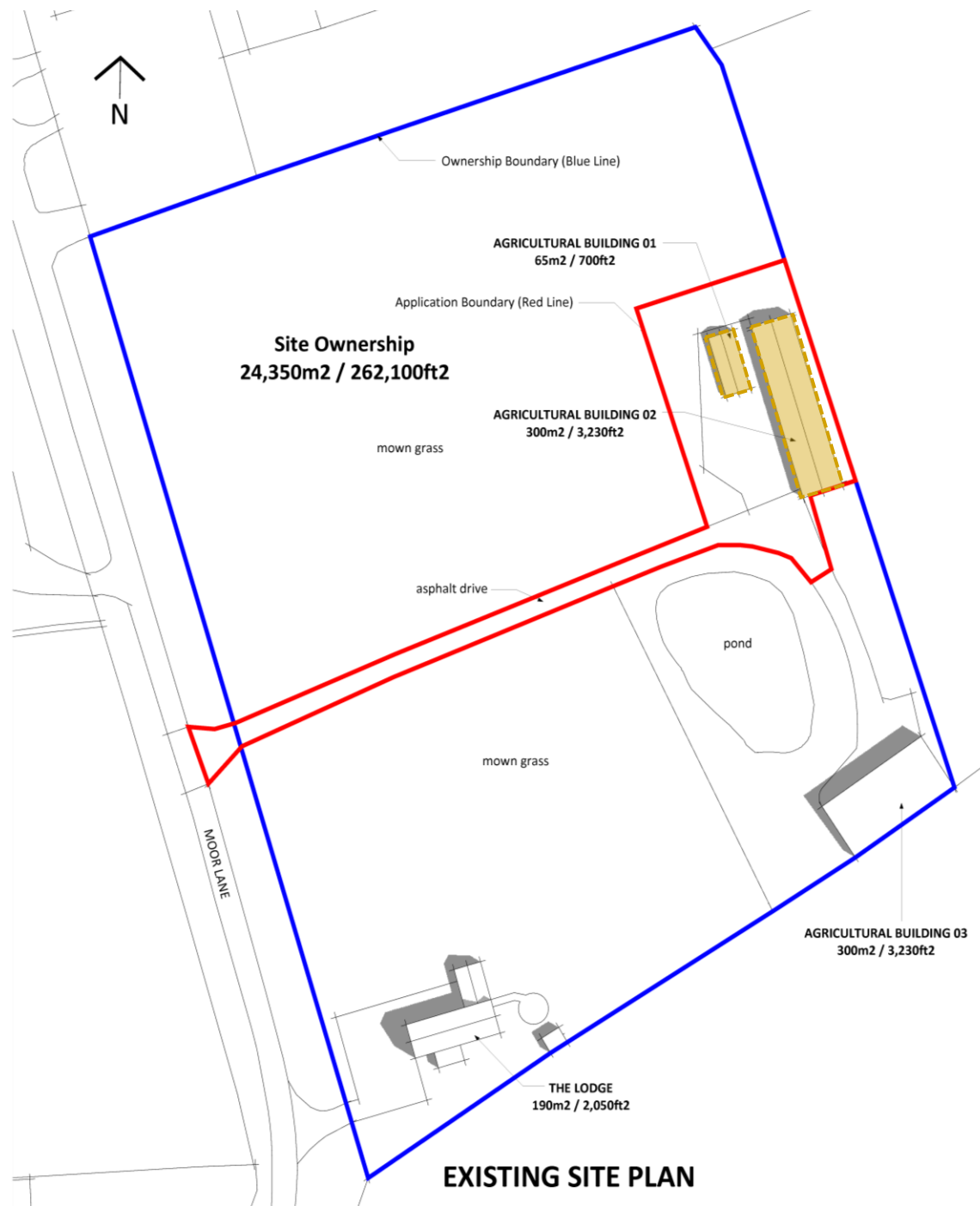


Street View 01



Street View 02

3.0 DESIGN



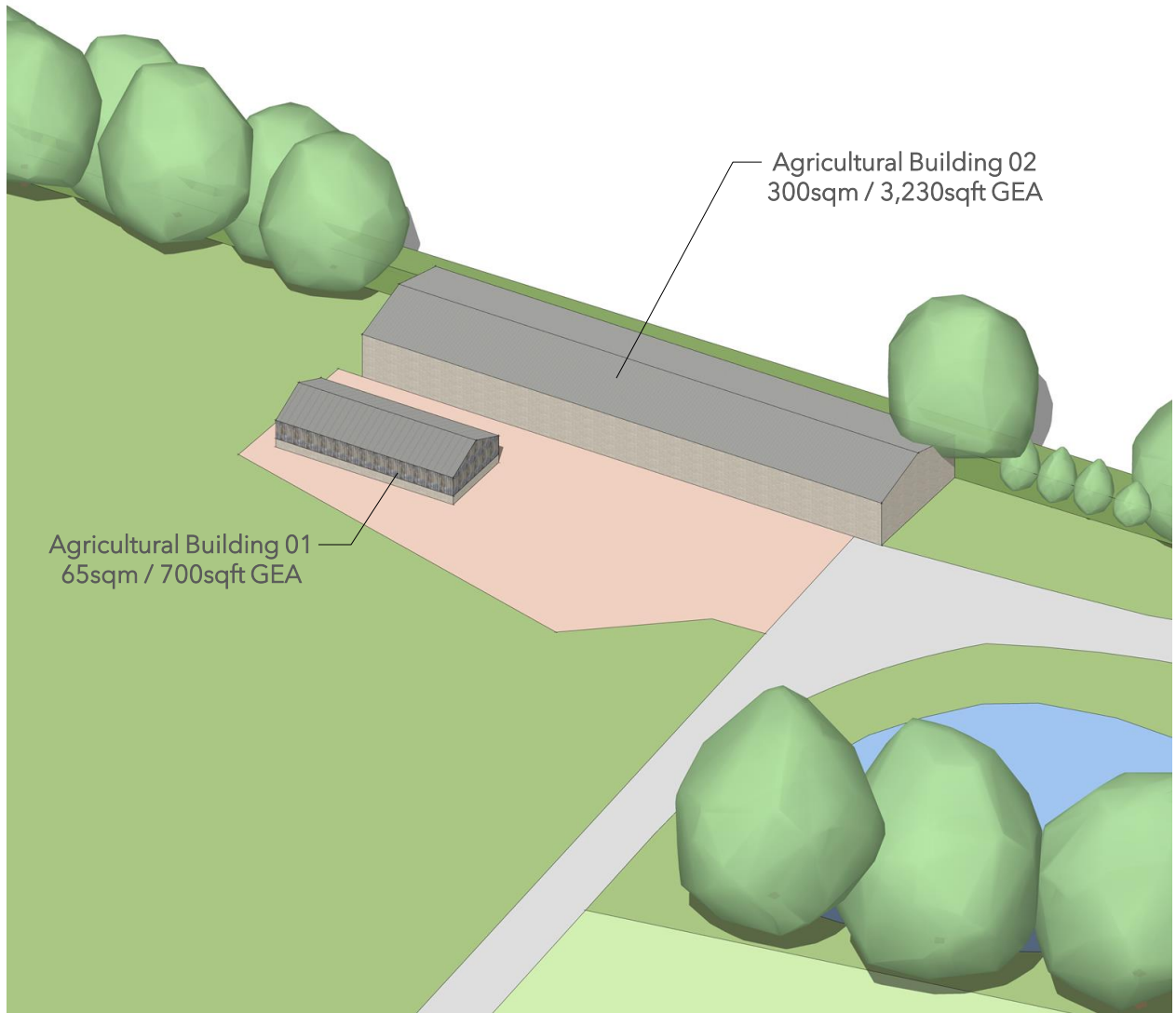
 Agricultural buildings to be demolished

The proposal seeks to demolish agricultural buildings 01 & 02 and erect a single storey 4 bed dwelling in their place.



The existing buildings on the application site are agricultural in their form but not in use. There are several residential properties residing along Moor Lane. Haxby is located a few hundred meters to the South of the site, and provides many local amenities for residential development. The proposed residential development is in keeping with the surrounding context.

- Existing residential use class
- Current Planning Application for 800 houses: 23/00160/OUTM

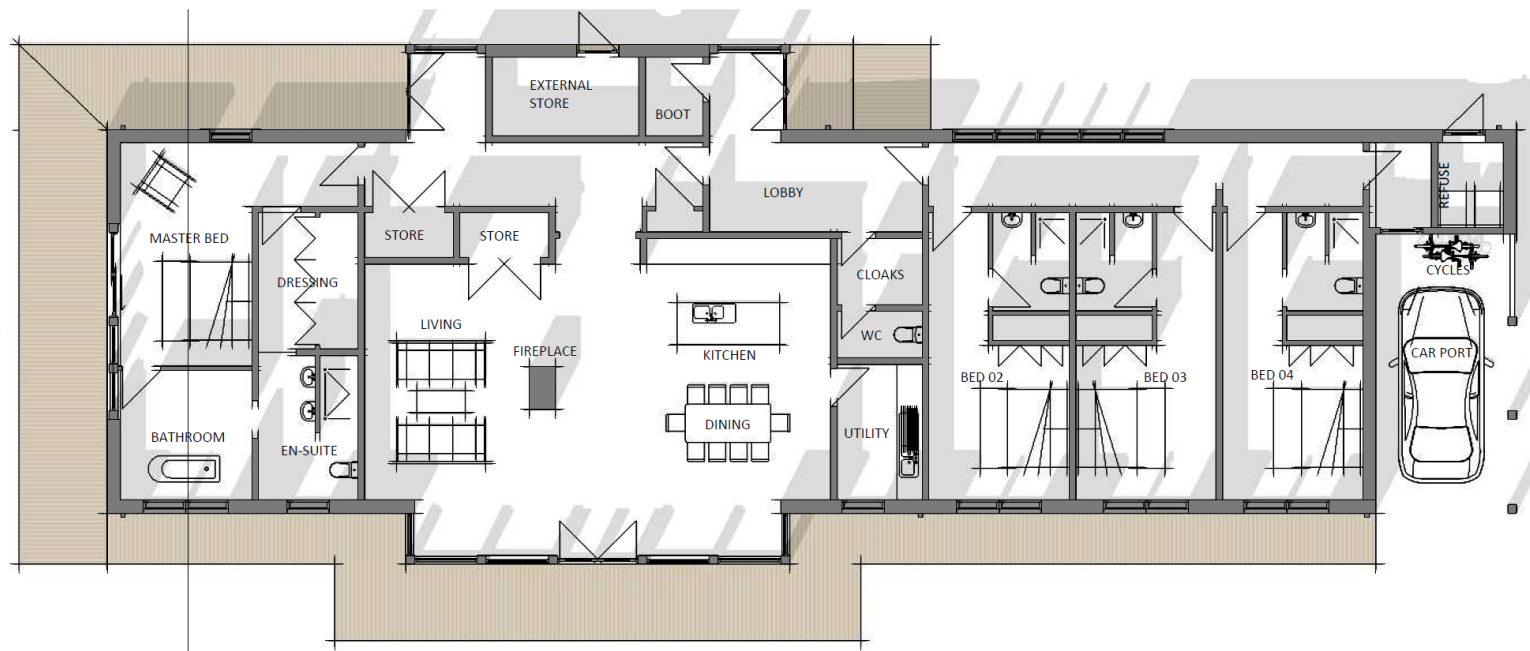


Existing Site

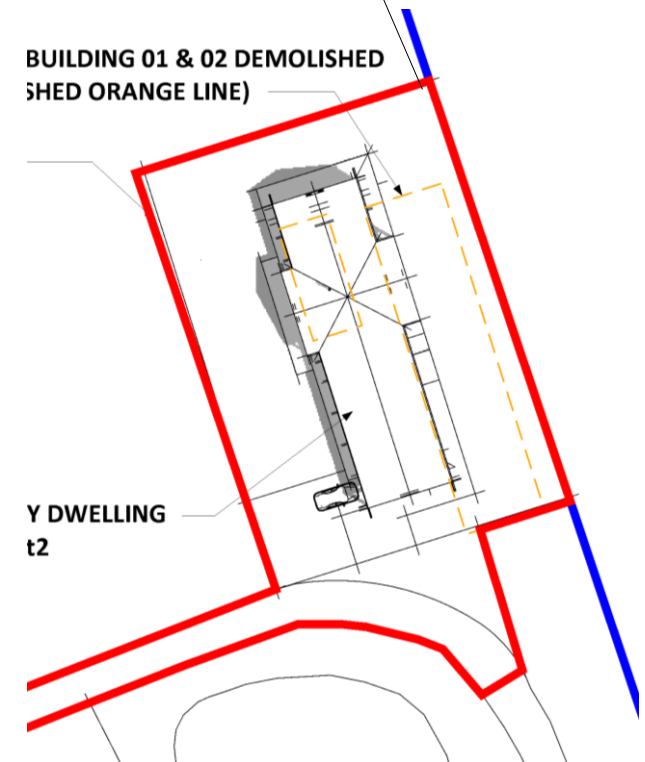


Proposed Site

The proposed dwellings footprint is a similar area as Agricultural Building 02, and is suitable in size to accommodate a 4 bedroom dwelling.

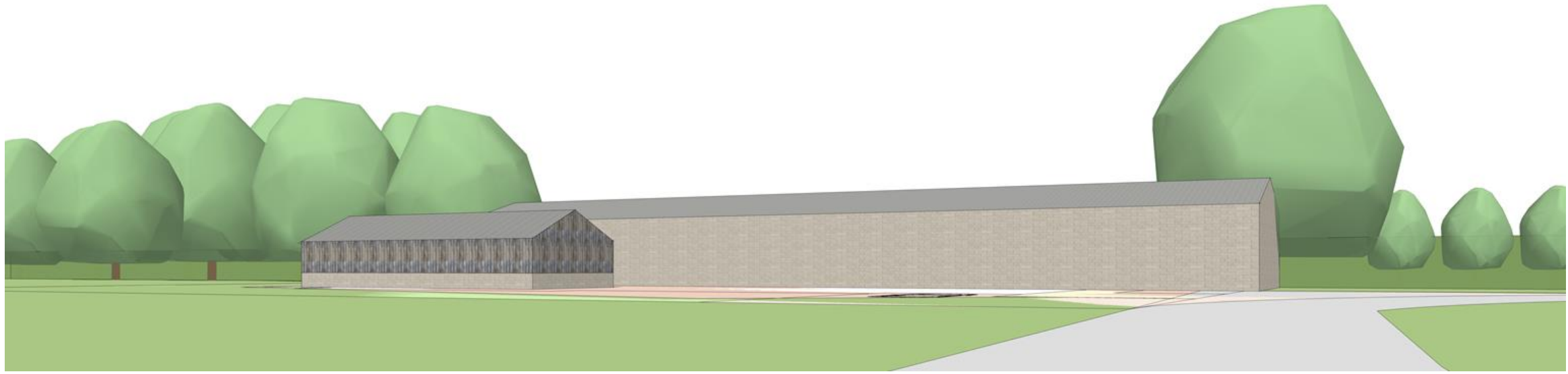


The proposed dwelling is situated away from the boundary of the site for ease of construction and protection of the existing hedgerow.



The footprint of the proposed dwelling has been situated away from the boundary of the site (and that of agricultural building 02) for ease of construction and protection of the existing hedgerow.

The dwelling offers generous family accommodation, with four bedrooms and a large open plan kitchen / dining / living space. Oriented just off an West to East axis, each space benefits from panoramic views and passive solar heating strategies.



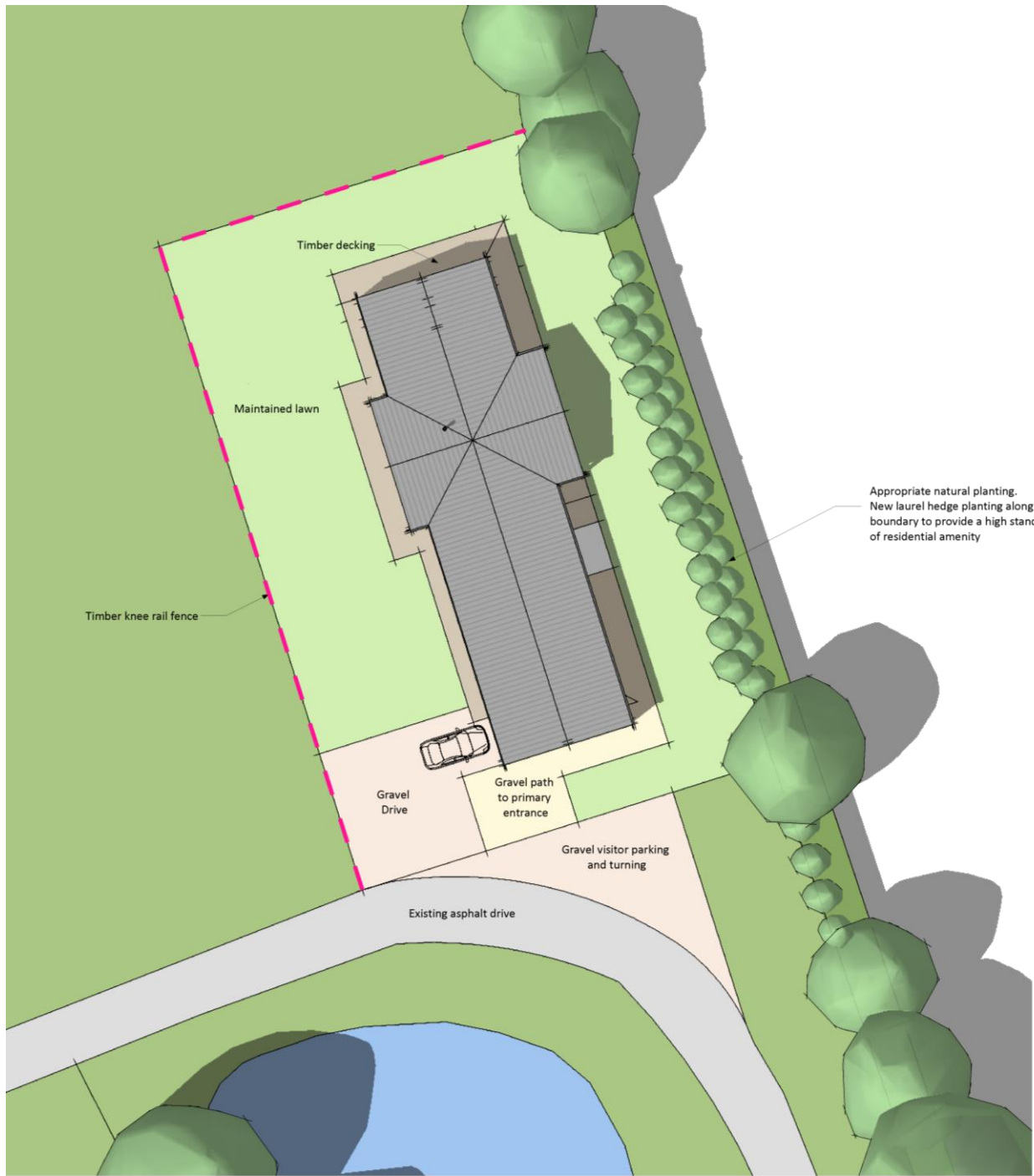
Existing



Proposed

The proposed dwelling is modest in its scale, and with minimal impact to its setting. The eaves height of the dwelling match that of the existing agricultural building 02.

Proposed landscaping is minimal to retain the character of the site. The sites boundary is identified by a proposed timber knee rail fence. Gravel surfaces are proposed for parking and pathway to the dwellings entrance. The existing asphalt drive will be maintained. The existing hedgerow will be managed and maintained.

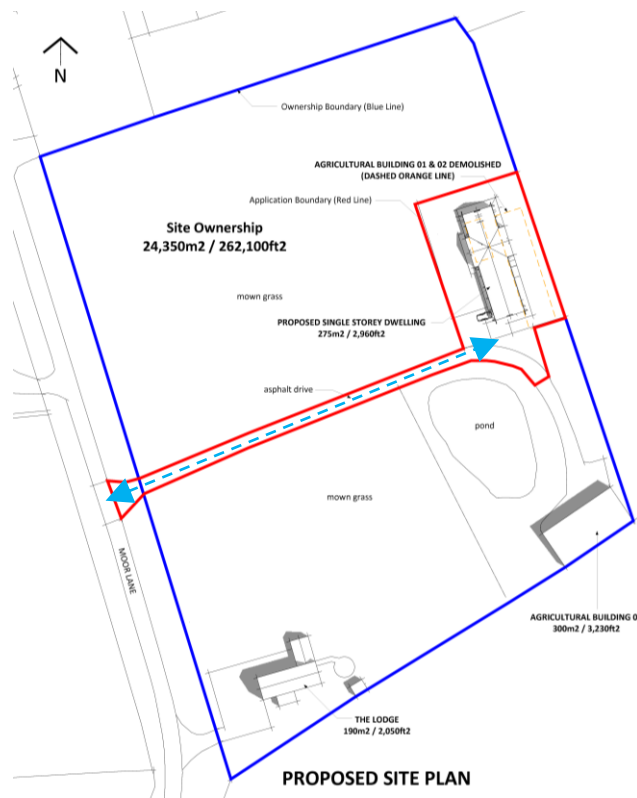


Appropriate natural planting.
New laurel hedge planting along East
boundary to provide a high standard
of residential amenity

Single Storey Dwelling_ PROPOSED LANDSCAPE PLAN



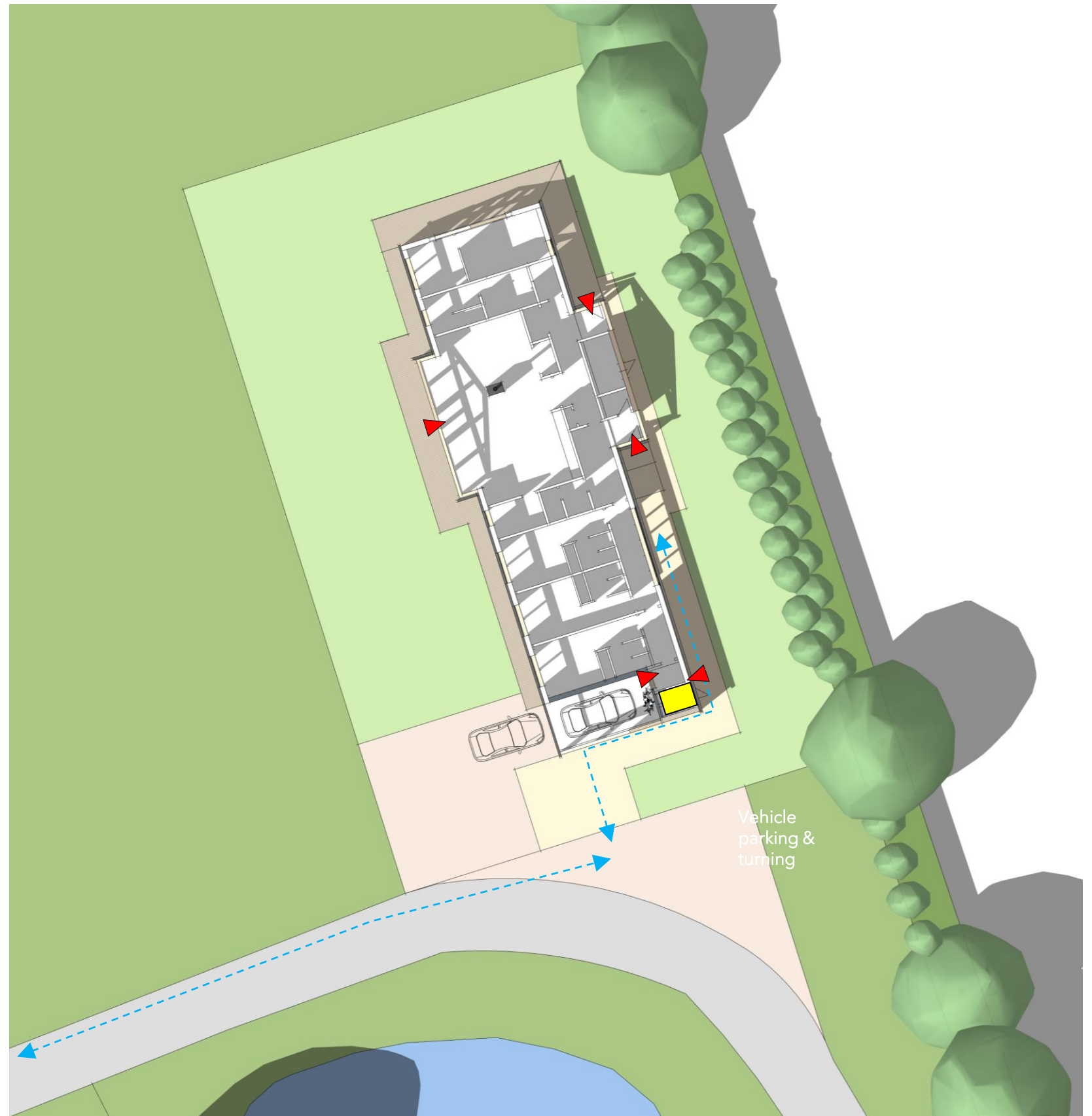
The proposal's appearance is a nod to the existing contextual barn typology. It utilises simple rectangular forms with pitched roofs. The materials and construction will be of high quality and primarily comprise of timber clad walls and a metal profiled roof. Openings are either framed with hardwood beams or dark grey metal. All fascia's and trims will be dark grey.



Above. Showing access from Moor Lane and along existing drive.

Vehicular and pedestrian access into the site will remain unchanged - utilising the level asphalt drive. Parking is situated adjacent to the dwelling and the refuse bin location. Refuse collection will be off Moor Lane, at the start of the drive. The proposed dwelling will have level threshold access to each entrance.

- Vehicular and pedestrian access
- Dwelling entrances
- Refuse bin



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