Project number	Project title
PD313	Change of use from workshop to two-bed annex, home office and games area.

Assessment carried out by	Date
Richard Webster	14th August 2020

DESIGN AND ACCESS STATEMENT

1 SITE ANALYSIS

1.1 The Manor House is a substantial detached property set within its own grounds on the corner of the main B1257 Malton to Helmsley road and Amotherby Lane. Set within the grounds is a large single storey building that was formally used as a workshop; this is the subject of this application. (Refer to site block plan and site location plan).

1.2 The Manor House is best accessed off directly off the main road (B1257) via an existing vehicular and pedestrian access. Amotherby has bus links to Malton which in turn has connections to the local and national public transport system.

1.3 The proposed development lies within the site boundary as identified on both the site block plan and site location plan.

1.4 The site is relatively level.

1.5 The existing footprint of the site is 730m^2.

2.0 PROPOSAL AND RATIONAL

2.1 The applicants have recently purchased the property and are keen to develop it to suit their own requirements. The previous owners utilised part of the main house as a separate annex for visiting family and friends. The applicants plan to incorporate this back into the main house to suit their lifestyle and their young family.

2.2 The applicants are still keen to have an annex where visiting family and friends can be accommodated. The applicants also require a separate office space to run their respective businesses from. The previous owners used the application site as a workshop which is not now required. The solution, to maximise the potential of the site, is to develop the existing workshop into a separate annex and office space.

3.0 DESIGN PRINCIPLES

3.1 As described above the applicants are proposing to convert the existing workshop into a two-bed annex, home office and games area. The existing footprint is retained bar the removal of the small lean-two to the East elevation.

3.2 It's proposed to incorporate several new window, door and rooflight openings to the existing elevations and roof slopes to maximise the amount of natural light within.

3.3 The existing felt tiles will be replaced with new slates to match the existing property.

3.4 The internal space is effectively split in two. The Northern end will house the residential annex and includes an open plan kitchen / living area with a separate bathroom serving two bedrooms. The annex is accessed via the existing opening in the North elevation. The Southern end is accessed via a new door to the East elevation. The proposed door leads to an open plan space hosing a secondary workstation, kitchenette, W.C and games area. A separate self-contained office is accommodated off the open space. The existing hot tub, which currently serves the existing annex, is re-located into a new room within the development. (refer to drawing PD323-02)

3.5 A small patio area is proposed to serve the new annex to give privacy to visiting family and friends if required. The proposed annexe will not unacceptably reduce the level of private amenity space about the host dwelling due to the substantial grounds in which the property sits. The main house retains a substantial garden area to the South and West of the existing property.

3.6 The proposed annexe will not unacceptably reduce the level of private amenity space to the neighbouring properties given the distance between the proposed annexe and neighbouring properties.

4.0 DESIGN PRINCIPLES DESIGN SOLUTIONS

4.1 The following drawings show the Design Solution and form the basis of the Planning Application:

1	PD313-01	Existing Floor Plans and Elevations.
2	PD313-02	Proposed Floor Plans and Elevations.
3	PD313-03	OS Site Location plan & Existing & Proposed Site Block Plans

6.0 SITE ACCESS / CAR PARKING

6.1 Two dedicated parking spaces are provided for the new annex however ample parking and turning space is available within the site (refer to drawing PD313-03).

7.0 BUILDING ENTRANCES

7.1 All accesses to the building are to be wheelchair accessible and in accordance with current Building Regulations.

8.0 PLANNING POLICY

The following planning policies have been considered, above, while developing this scheme

The Ryedale Plan – Local Plan Strategy;

SP1 – General Location of Development and Settlement Hierarchy
SP2 – Delivery and Distribution of New Housing
SP12 - Heritage
SP13 – Landscape
SP16 – Design

SP19 – Presumption in Favour of Sustainable Development
SP20 - Generic Development Management Issues
National Planning Policy Framework (NPPF)

Section 6 - Developing a wide choice of quality homes
Section 7 - Requiring good design