

## Design Access Statement

### Redevelopment of 1 Main Street, EMBSAY

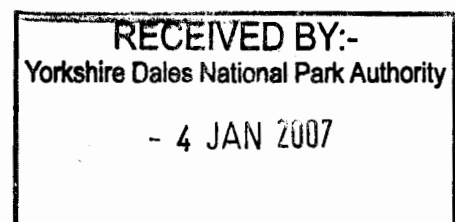
**Brief** - To provide a replacement Hairdresser shop with a one bedroom flat over, and 2 no 2 bedroom houses adjacent.

**Site** - 1 Main Street is on the north side of Elm Tree Square, within Embsay Conservation Area. The site currently contains a two storey brick built former CO-OP shop, latterly used as a hairdresser shop. There is an adjacent public car park to the east, and a public house to the west. Opposite the site is a terrace of 2 storey houses.

**Consents gained** - Outline planning permission for construction of new shop + flat and 2 no houses - C/26/714 dated 2-8-06.

Conservation Area consent for demolition of existing shop, construction of new shop + flat and 2 no houses - C/26/714 A/CC dated 26-7-06.

An agreement has been made between the applicants and YDNP restricting the flat + houses to local occupancy.



Architectural Design - The massing and some details of the building design were agreed at outline consent stage, together with siting and highway access.

The building is in the form of a short terrace with ridge parallel to the frontage. The building is set back from a widened footway and set east of the existing stone wall to the public house yard.

The eastern gable is set on the car park boundary line.

The shop alone has a single storey lean to extension to the north side. The two houses have small rear yards but an open northerly aspect with long distance views.

It is proposed to use random reclaimed stone walling with squared quoins and some stone surrounds to openings, under a reclaimed blue slate roof. Window frames and doors will be painted.

Access - One car space is to be provided to each new house, in the form of paved wheelways with gravel centre strip. The adjacent public car park will serve the shop use. These items have all been approved at outline consent stage.

Landscaping - There are shrub planting beds on each frontage.

Drainage - The site is already served by a combined drain to the public sewer.

Access - level access will be available at each ground floor doorway, and the building will be designed to Part 'M' of the Building Regulations to provide full access for all.

Architect

December 2006

APPLICATION FOR FULL PLANNING PERMISSION

Town and Country Planning Act 1990

Please read the notes before completing this form and answer all questions (block capitals)

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Planning Ref No (for office use): <b>C/26/714 B</b>	
<b>1. Applicant</b> Name <b>MR + MRS K GUDGEON</b> Address ..... ..... ..... ..... E-mail .....	<b>Agent (if any) to whom correspondence will be sent</b> Name <b>JR WHARTON, ARCHITECT</b> Address ..... ..... ..... ..... E-mail .....
<b>2.</b> a) Full address or location of the site to which this application relates and site area, if over 0.1 hectare, indicate the boundary of the site in RED on the plans submitted, which should be based on an up to date Ordnance Survey map <b>1 MAIN STREET</b> <b>EMBSAY</b> Site Area if over 0.1 hectare .....	
b) Tick if applicant owns or controls any surrounding land and indicate its boundary in BLUE on the plans submitted in respect of 2 a) <span style="float:right"><input type="checkbox"/></span>	
<b>3.</b> State applicant's interest in the site, eg owner, tenant, prospective purchaser etc <b>OWNER</b> <span style="float:right">O/L APPROVED 2.08.06. C/26/714</span>	
<b>4.</b> Please tick to confirm that the application is for full planning permission <b>RESERVED MATTERS</b> <input checked="" type="checkbox"/>	
<b>5.</b> Full description of proposed development, including the purpose(s) for which the land and/or buildings are to be used <b>CONSTRUCTION OF NEW SHOP + FLAT + 2 NO 2 BEDROOM HOUSES</b>	
<b>6.</b> Tick if the proposal involves: a) erection of new building(s) <input checked="" type="checkbox"/> d) demolition <input checked="" type="checkbox"/> b) alteration of existing building(s) <input type="checkbox"/> e) change of use <input type="checkbox"/> c) extension of existing building <input type="checkbox"/>	
<b>7.</b> If residential development, state number and type of dwelling units proposed, (if known) ie houses, bungalows, flats and also the number of bedrooms each dwelling will have (if known) <b>1 NO 1 BED FLAT      2 NO 2 BED HOUSES</b>	
<b>8.</b> State the type, colour and texture of materials to be used externally in the construction of the walls and roof Walls <b>RECLAIMED STONE, SAWN STONE SURROUNDS</b> Roof <b>RECLAIMED BLUE SLATE</b>	

**RECEIVED BY:-**  
 Yorkshire Dales National Park Authority  
 - 4 JAN 2007

9. New or Existing

a) How will surface water be disposed of? EX DRAIN TO SEWER is this:  New  Existing

b) How will foul sewage be dealt with? EX DRAIN TO SEWER is this:  New  Existing

c) How will water be supplied? MAINS is this:  New  Existing

10. Tick if the proposal involves:

a) construction of a new vehicular access to a highway?

b) alteration of an existing vehicular access to a highway?

c) car parking spaces

indicate number of car parking spaces: 2 (existing) 0 (additional) 2 (total)

If the means of access and/or car parking is to be considered indicate the position of the new access on the submitted plans

11. Tick if the proposal involves:

a) felling trees?  LEYLANDS - OVERGROWN

b) planting trees?

c) removal of hedging?

If any boxes ticked, indicate positions on the plan

12. Tick if a public right of way (eg footpath, bridleway) crosses the site

13. Tick if you know there are listed buildings on the site

14. If existing building, give approximate age: 1920 ?

15.

a) Present use of buildings/land SHOP + STORAGE OVER

b) If presently a building plot or vacant:

i. what was the last use (if known)? IN USE

ii. when was the last use discontinued (if known)? -

16. Tick if the application is for industrial, office, warehousing, storage or shopping purposes (if ticked complete part 2 of this form on page 4)

17. I have calculated the required fee as follows:		18. I enclose herewith the sum of £ <u>1060</u> as payment of the fee for the determination of the accompanying application (cheques to be made payable to Yorkshire Dales National Park Authority)
Type of Development	Fee	
Extensions or alteration to a dwelling	.....	
Residential development (Full)	<u>795</u>	
Erection of other buildings (Full)	<u>265</u>	
Engineering or other operation	.....	
Other applications	.....	

I CONFIRM THAT THE ABOVE INFORMATION IS ACCURATE AND COMPLETE

SIGNED ..... DATE 2-1-07

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**  
**Certificates under Article 7**

Under Article 7 of the Order, an appropriate ownership certificate must accompany this application. This is necessary to confirm that anyone who has a material interest in the property has been notified of the application. It is an offence to knowingly provide false information.

**PLEASE COMPLETE AND SIGN THE DECLARATION**

**DECLARATION – PLEASE TICK ONE BOX AND SIGN WHERE APPROPRIATE**

None of the land which the application relates forms part of an agricultural tenancy.  
 Signed ..... Date 2-1-07

~~The requisite notice has been given to every person, who 21 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:~~  
 Signed ..... Date .....

Name(s) of Tenant(s)	Address	Date of Service of Notice
.....	.....	.....
.....	.....	.....
.....	.....	.....

**PLEASE COMPLETE AND SIGN ONE RELEVANT CERTIFICATE A, B, C OR D**

**CERTIFICATE A (If you are a freehold owner of all the land to which the application relates).**

I hereby certify that:

1. No person other than the applicant was an owner [note (1) below] of any part of the land to which the application relates at the beginning of the period of 21 days before the date of the accompanying application.

Signed ..... Date 2-1-07

On behalf of .....  
 (insert applicant's name if signed by agent).

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**CERTIFICATE B (If you do not own all of the land to which the application relates).**

I hereby certify that:

1. The requisite notice has been given to all persons who, 21 days before the date of this application, were owners [note (1) below] of any part of the land to which the application relates.

Name of Owner	Address	Date of Service of Notice
.....	.....	.....
.....	.....	.....
.....	.....	.....

Signed ..... Date .....

On behalf of .....

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**CERTIFICATE C: If you cannot complete Certificate B because you cannot trace all the owners of the land to which the application relates.**

**CERTIFICATE D: If you cannot complete Certificate B because you cannot trace any of the owners of the land to which the application relates.**

**NB:** Certificates C and D obtainable from the National Park Authority on request.

**NOTE (1):** "owner" means a person having a freehold or a leasehold interest, the unexpired term of which is not less than 7 years.

**PLANNING APPLICATION FORM – PART 2**

**ADDITIONAL INFORMATION REQUIRED IN RESPECT OF APPLICATION FOR INDUSTRIAL, OFFICE, WAREHOUSE, STORAGE OR SHOPS.** (Those questions relevant to the proposed development to be answered.)

MEASUREMENTS MUST BE IN METRIC

1.	In the case of industrial development, give a description of the processes to be carried on and of the end products and the type of plant or machinery to be installed.			
2.	If the proposed forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development.			
3.	Is the proposal related to an existing use on or near the site? (If YES please explain the relationship.)	YES/NO	EX SHOP	
4.	Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? (If YES please give details including gross floor area of such premises and state your intentions in respect of those premises.)	YES/NO	EX SHOP 60M <sup>2</sup> STORAGE OVER 60M <sup>2</sup>	
5.	Please indicate the changes in floorspace expected. In the first column you should include any buildings you expect to demolish on the site.	Floorspace		
		Existing (if any) including proposed demolition	To be retained in existing buildings	In proposed new buildings
a)	What is the total floorspace of all buildings to which the application relates?	120M <sup>2</sup>	0	40M <sup>2</sup>
b)	What is the amount of industrial floorspace included in the above figure?			
c)	What is the amount of office floorspace?			
d)	What is the amount of floorspace for retail trading (excluding storage)?			40M <sup>2</sup>
e)	What is the amount of floorspace for storage?			
f)	What is the amount of floorspace for warehousing?			
6.	Please indicate changes in manpower.	Office	Industrial	Other
i.	How many staff are currently employed on the site to which the application relates?			
ii.	How many will be employed on the site after development is completed?			
iii.	How many staff do you propose to transfer from premises outside the site?			
iv.	Details of the premises affected by transfers referred to under iii above?			
7.				
a)	What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes.)			
b)	How many parking spaces have been allocated?	ADJACENT PUBLIC CAR PARK		
		i.	For employees	
		ii.	For visitors	
8.	What is the estimated vehicular traffic flow to the site during a normal working day? (Please indicate all vehicles except those used by individuals employed driving to work.)			
9.	What are the proposed hours of operation?	MON FRI - 8-30 AM - 6-00 PM SAT 8-30am - 1-00 PM		
10.	What is the nature, volume and proposed means of disposal of any trade effluent or trade refuse?	BIN INSIDE REAR LOBBY		
11.	Will the proposal involve the use or storage of any materials classed as hazardous substances?	YES/NO If Yes please specify.		
12.	Does the proposal imply any special requirements with respect to public utilities, eg water, electricity?	YES/NO		