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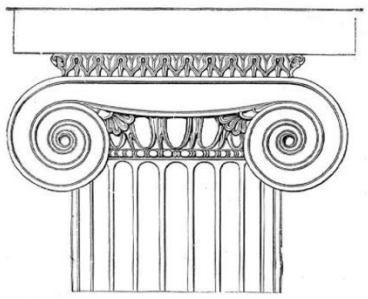

Smithy House, Thorncliffe

DESIGN STATEMENT

Smithy House is situated in the rural hamlet of Thorncliffe. The site boundary sits against Anchors Lane to the South, a minor road leading to the A53 to the East, a stream to the north and the neighbouring property (Hulme House) to the West. The land falls away to the stream to the North.

The area of land to the East of the site proposed for the minor development is currently occupied by a small timber shed. The land to the North of the property falls away sharply to the stream below.

Landscaping

The proposals seek to justify the ground levels to this areas by means of a concrete topped steel platform to allow level access from the existing York stone hardstanding to the relocated bunded oil tank and proposed new store. It is proposed that the ground cover is retained below the platform to allow the existing low level vegetation to remain.

Store

It is proposed to envelope the walls in horizontal shiplap boarding (stained) to reduce the perceived massing of the building and to be inkeeping with other small, agricultural style buildings in the area. It is proposed to cover the roof using vertical profile sheeting, with interspersed transparent sheets to allow natural light to the rear of the store; again the material is in-keeping with other agricultural style buildings in the area. The eaves and ridge heights have been kept to a minimum to reduce any potential visual impact from Anchors Lane. The existing mature hedgerow to the south boundary and vegetation to the West boundary will be maintained to further reduce any impact to the street scene and neighbouring property.