

# CLOSE, GRANGER, GRAY & WILKIN

BUILDING AND CIVIL ENGINEERING CONSULTANTS,  
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28 MARKET PLACE, GUISBOROUGH, CLEVELAND, TS14 6HF

NYMNPA

19/03/2019

## DESIGN & ACCESS & HERITAGE STATEMENT

**Side Extension to  
Low Laithes Farm,  
Hawsker.**

DATE: March 2019.

SCHEME: Single Storey Side Extension.

APPLICANT: Mr. & Mrs. Coates.

PROPOSED USE: Disabled Accommodation for Applicants Daughter.

DESIGNATION: National Parks.

### EXISTING PROPERTY

The property is an old farmhouse that is now being used as a dwelling. The building is a 2 storey property and consists of outbuildings and garden to the front.

The claimants daughter is disabled and has been from birth. Currently her bedroom is up a flight of stairs on the first floor and there are very limited facilities to assist in her care. Due to the age of the daughter, it is considered that the current limited facilities are no longer suitable and these should be updated to suit.

### THE DESIGN.

The proposed extension is to provide facilities to assist the care of the applicants daughter and also provide her with some privacy and a sense of independence as much as possible.

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The proposal involves the construction of a single storey extension to the side of the farmhouse to keep the facilities on the ground floor. The extension includes a bedroom with a shower/WC. The size of the rooms are such that allow access with the wheelchair.

The scheme will include a track lift system that will enable the lift to be used in both rooms and the wall between the 2 rooms will be of a suitable height to allow the lift to be transferred over the top between the 2 rooms. All facilities internally will be supplied by the Local Authority to suit the specific disability of the applicants daughter.

The design of the external elevations of the extensions fit in with the aesthetics of the farmhouse with slate roof, brickwork that will match the existing as close as possible. A set of patio doors will lead into the garden area. To the side, 2 small vertical windows will allow some light into the room. All doors and windows will be to a design to match the existing.

A small window to the gable will match the gable to the existing gable and 2 small conservation rooflights will allow light into the roofspace to provide storage as required.

We feel the proposal conforms to all the relevant requirements North Yorkshire Moors National Parks planning policies and to national guidelines.

We do feel that the works will complement the existing property and the scheme is not in conflict with any policies in the North Yorkshire Moors National Park Planning Authorities local plan.