
DESIGN, ACCESS & HERITAGE STATEMENT

for: **Proposed Two Storey Side
Extension, New Vehicular Access,
New Garages & Internal Alterations**

at: **Grove Cottage, Thorpe Bank,
Fylingthorpe, Whitby, YO22 4UA**

date: 14th May 2019

Job no: 219045

issued for: Planning

Description

Grove Cottage is a semi-detached residence which sits within the Fylingthorpe Conservation Area. It was built in the early-mid 18th Century. The dwelling is 2 storey, with a gable end to one side and an adjoining wall to 'The Manse' at the other. It has an existing two storey side addition which has been added to the gable end. The external walls of the dwelling are all stonework (primarily painted) with the exception of the front wall of the main house which is brickwork (also painted). There has also been a conservatory added to the back of the side addition. The roof to the main house and side addition are covered in red tiles. At the front of the main house there is a small flat roofed dormer window.

Windows to the building are a mixture of upvc and timber in both a sash and casement style and are double glazed.

Brief

The brief is as follows:-

- Proposed demolition of existing side addition/conservatory and construction of new two storey side extension.
- Front wall of main house to be rendered.
- Internal alterations including new staircase.
- Demolition of existing garages/outbuildings.
- Construction of new combined garage/shed including retaining wall to southern corner of the site.
- Construction of new vehicular access.

Design

Please note that pre-application advice has been sought from North York Moors National Park Authority for the proposed works. Ref: NYM\2019\ENQ\15248. It should be noted however that whilst initial feedback was provided, to the best of our knowledge formal comments from the Building Conservation Officer were not received.

Side Extension

The new side extension has been designed to incorporate an open plan kitchen/dining room at ground floor and an additional bedroom and en-suite to first floor. There will also be another en-suite located in the roof space.

The extension will be constructed using materials to match the main house, with the walls being stone and the roof being tiled to match the main house.

The extension will be set back from the front wall of the main house and lower than the existing roof to ensure that it remains subservient. This has been done in line with guidance received in the pre-application advice mentioned above.

New windows which have been proposed within the extension will be upvc & double glazed in a sash style to match the existing house. The windows to the rear of the extension will be upvc with timber windows to the front and side. To the rear of the property we are proposing a set of double glazed French doors, which will be in upvc. We are also proposing a set of aluminium bi-fold doors to the rear of the main house, the colour of which will match the other windows/doors at the dwelling.

Main House

It is proposed as part of this application that the front wall of the main house will be rendered. The existing painted brickwork wall is in poor condition. It is felt that cleaning the brickwork would cause damage to the existing superstructure, potentially causing structural issues, and that a rendered finish would be a better solution. Renders have been applied to buildings nearby on Sled Gates and on Thorpe Lane.

New Garage/Outbuilding

The proposed new outbuilding is to be located to the southern end of the site, and will be close to the boundary with Burnside.

As part of the works a retaining structure is to be put in place to allow for the building to be set as low as possible on the boundary. The roof pitch has been kept as low of possible to minimise impact on the neighbours.

The outbuilding is to be constructed in stonework to match the main house, with a upvc door and window also to match. The roof is to be tiled in a colour to match the roof of the main house.

New Vehicular Access

Due to the proposed side extension being wider than the existing addition a new access to the property is required.

A new turning head has been allowed for in accordance with Appendix G2 - North Yorkshire Highways Residential Design Guide

The recommended 33m visibility splay cannot be achieved at the site due to the buildings adjacent to the property. It should be worth noting however that the access to the property would only be moving 3m further up the slope of Thorpe Bank, and this will allow better visibility than the current arrangement. Better visibility will also be gained due to the step back of the side extension and the demolition of the existing outbuildings.

Summary

We believe that our proposals are in keeping with the existing property and area, present no significant impact to the neighbouring properties or to the surrounding conservation area, and complement the existing building.

All materials and styles have been chosen to match the existing building and area, and therefore, we see no reason why the proposals should not be granted Planning Permission.

Photographs



Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation



Existing Access



Aerial Image