

NYMNPA

29/07/2019

From: Dan Smith
Sent: 29 July 2019 12:01
To: Harriet Frank
Cc: Pddesign Mail
Subject: NYM/2019/0347/FL - Grove Cottage, Fylingthorpe

Dear Harriet,

Further to your recent discussion with Allison and Paul, please find attached an updated drawings and design statement with the rendering of the front elevation removed. If you need anything else please don't hesitate to get in touch.

Kind regards

Daniel Smith ACIAT, BSc (Hons)
Senior Architectural Technician
for and on behalf of PDDesign Consulting Ltd



North
The Sidings
Old Station Masters House
East Cowton
North Yorkshire
DL7 0DS

South
Unit 1, The Swan Centre
Rosemary Road
London
SW17 0AR

w. www.pddesign.co.uk

This email is confidential and is intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient and you have received this email in error then any use, dissemination, forwarding, printing or copying of this email is strictly prohibited and you should contact the sender by return email and then delete all the material from your system. Any views or opinions expressed are solely those of the author and do not necessarily represent those of PDDesign Consulting Limited. We have taken precautions to minimise the risk of transmitting software viruses, but we recommend that you carry out your own checks to limit your risks in this regard. We cannot accept any liability for any loss or damage as a result of software viruses resulting from this email.

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

219045 – Grove Cottage, Fylingthorpe

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.
- 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.

219045 – Grove Cottage, Fylingthorpe

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

219045 – Grove Cottage, Fylingthorpe



Existing Rear Elevation



Existing Access

219045 – Grove Cottage, Fylingthorpe



Aerial Image

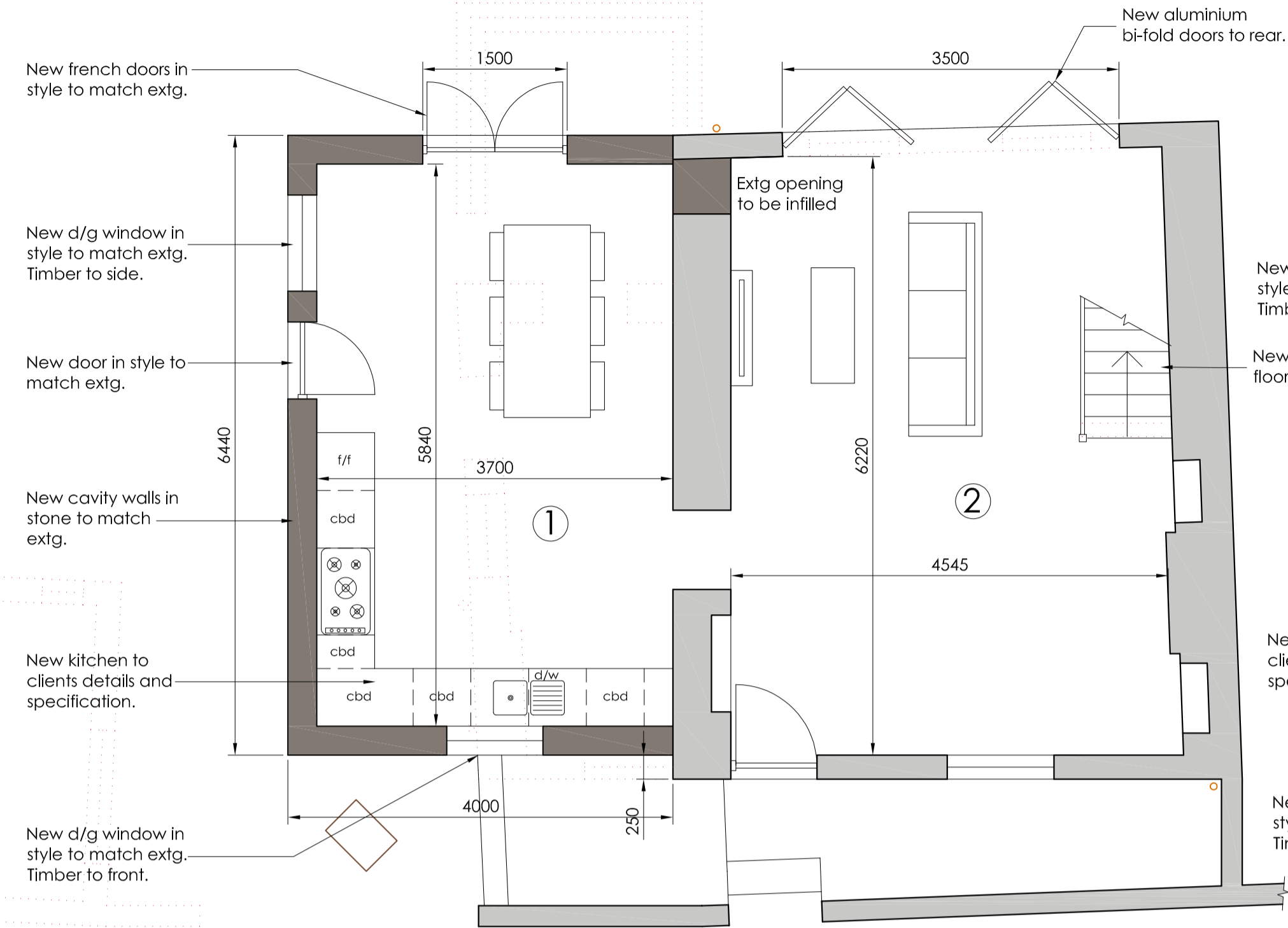
Proposed

AMENDED

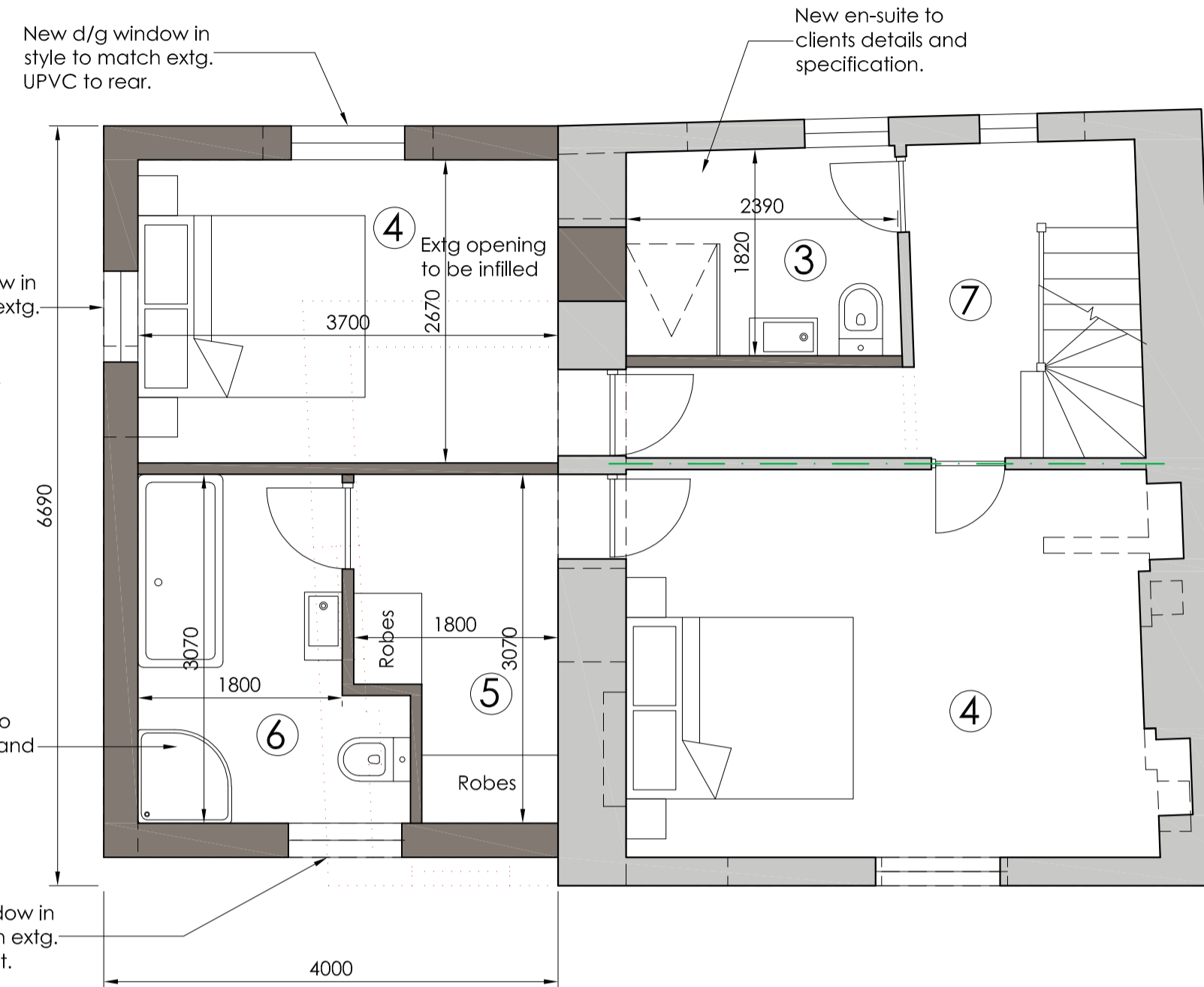
NYMNPA
29/07/2019

NOTES A1

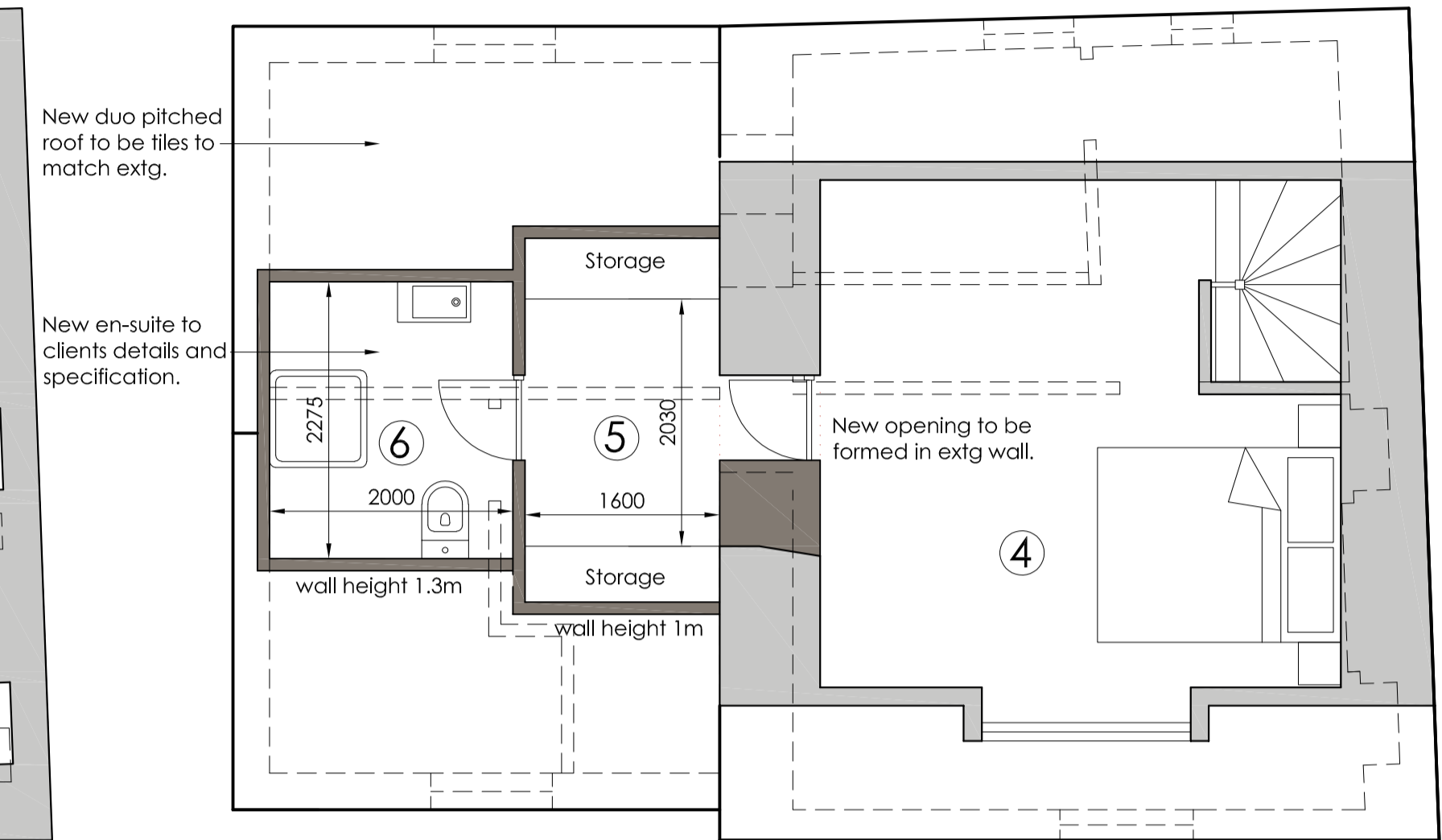
1. this drawing is to be read in conjunction with all relevant architects & engineers drawings & specifications.
2. do not scale from this drawing.
3. all dimensions to be checked and confirmed on site by the contractor. any discrepancies to be reported to PDDesign Consulting Ltd immediately.



Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50



Proposed Loft Plan
Scale 1:50



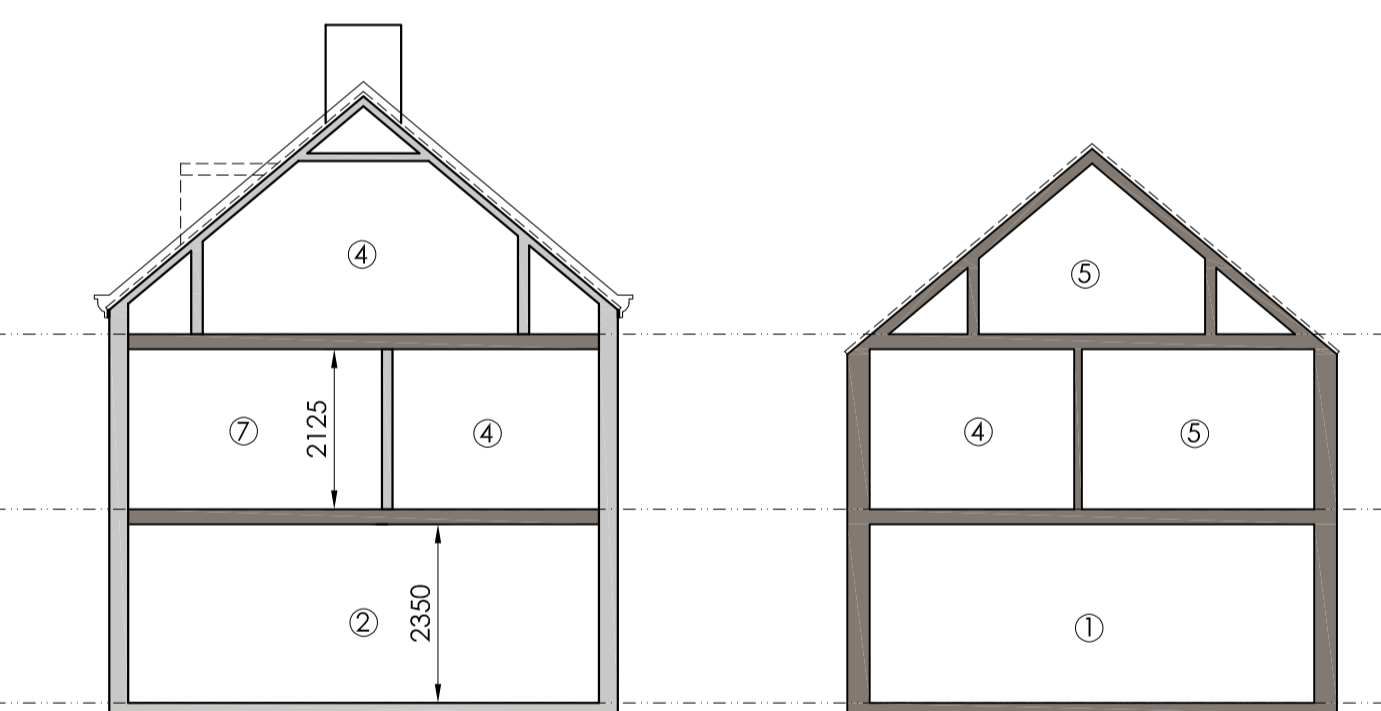
Proposed Front Elevation
Scale 1:100



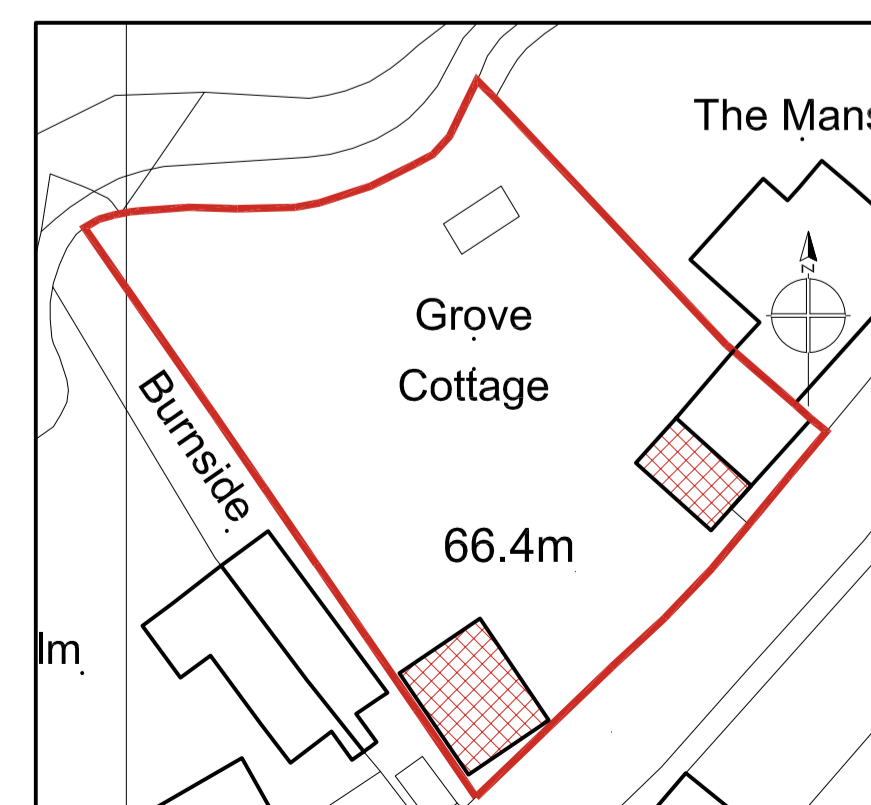
Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100



Proposed Sections
Scale 1:100

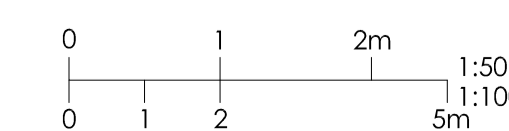


Proposed Block Plan
Scale 1:500

1. kitchen/dining
2. family
3. bathroom
4. bedroom
5. wardrobe
6. en-suite
7. hall

legend

- existing structure
- new structure
- structure removed
- structure under
- structure over
- existing drainage
- new foul drainage
- new s.w.drainage
- new steelwork



Rev	Date	Made by	Amendments
P5	29.7.19	db	main house front wall to stay as extg
P4	10.7.19	db	front elevation revised
P3	14.5.19	db	planning issue
P2	10.5.19	db	updated prior to meeting
P1	1.5.19	db	issued for information

© Copyright PDDesign Consulting Ltd. All rights reserved. The drawing must not be reproduced without permission. Do not scale drawings. All dimensions to be verified on site and any discrepancies to be notified in writing.

Client:
Allison Calvert

Project:
**Grove Cottage, Thorpe Bank
Fylinghorpe, Whitby
YO22 4UA**

Project Description:
**Two Storey Side Extension, New Vehicular
Access and Proposed Garage**

Drawing Name:
Proposed Plans, Elevations & Site Plan



Job Number:
219045

Date:
1.5.19

Drawn By:
DBS

Drawing Status:
Planning

Scale:
1:50, 1:100@A1
1:100, 1:200@A3

Revision:
P-01 P5