

## DESIGN AND ACCESS STATEMENT

**PROJECT:** PROPOSED CONVERSION OF GARAGE INTO ANNEX  
INLCUDING EXTENSION AT  
GLEBE COTTAGE, THROPE LANE,  
ROBIN HOODS BAY, YO22 4RN

**APPLICANT:** MR M FENBY

**DATE:** 25th FEBRUARY 2020

**OUR REF:** 5825

## **1.0 INTRODUCTION**

- 1.1 This report has been commissioned by Mr M Fenby of Glebe Cottage, Thorpe Lane, Robin Hoods Bay.
- 1.2 This Report has been prepared by Mr Louis Stainthorpe. Louis Stainthorpe is a Chartered Building Surveyor. He holds a Honours Degree in Building Surveying and is a professional Member of the Royal Institution of Chartered Surveyors.

## **2.0 THE PROPOSED DEVELOPMENT**

- 2.1 This application is for conversion of the existing garage into an annex including an extension.
- 2.2 Associated works include access ramps serving the entrance doors of the conversion.

## **3.0 AMOUNT**

- 3.1 The proposal is for conversion of existing garage with an extension. The floor areas are as follows: -
- Existing garage 20.5m<sup>2</sup> GIA
  - Proposed extension 16.92m<sup>2</sup> GIA
  - Main access ramp to west 8.82m<sup>2</sup> footprint

## **4.0 USE**

- 4.1 Existing residential garage to be converted to residential annex accommodation including the proposed extension.
- 4.2 The need for the conversion is driven by the applicants age and health. Glebe cottage has accommodation over two floor levels with bedrooms at first floor. This presents a future issue to the applicant that the annex will resolve.
- 4.3 The applicant accepts that the converted garage shall not be occupied as a wholly separate independent dwelling and shall remain ancillary to the use of the main dwelling known as Glebe Cottage, shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit, and shall be used only for members of the family or the occupier of the main dwelling.

## **5.0 LAYOUT**

5.1 The layout is straightforward including bedroom, walk-in easy access bathroom, kitchenette and lounge. Existing set of garage doors to be retained in position but fixed shut. Access doors to the south and west.

## **6.0 SCALE**

6.1 Existing garage of standard domestic scale in context of the street scene. Modest size extension that is just large enough to accommodate the kitchenette/lounge use to this element.

6.2 Scale of the extension is subservient to the existing garage with reduced external wall height and lower ridge line.

6.3 Neighbouring properties unaffected by the scale of the extension. No adverse impact on the neighbours private amenity.

## **7.0 LANDSCAPING**

7.1 No significant proposed landscaping works. Access ramps to be created to the south and west to facilitate ease of use for those with limited mobility.

## **8.0 APPEARANCE**

8.1 The proposed drawings set out the design in full. Simple palette of materials as follows: -

- Walls: Extension to have vertically fixed timber cladding with low level brick plinth. No proposed changes to the existing garage walls.
- Roof: Extension to have matching plain clay tile finish with similar projecting eaves and gable barge board detailing as the garage in painted timber.
- Windows & Doors: Painted timber proposed with double glazing to comply with Building Regulations. Windows of timber casement design in similar format to the existing garage windows.

8.2 Overall appearance will be unobtrusive and restrained therefore no result in any harm to the street scene or wider landscape.

**9.0**    **ACCESS**

9.1    No proposed changes to the main site access arrangements. Access point from Thorpe Lane will be unaltered.

9.2    Shallow gradient ramps to be constructed to the entrance doors. Existing garage doors to be retained and fixed shut. Ramps are an essential part of the design given the intended use of the conversion. These features help future proof occupancy of the property/annex for the applicant.

**10.0**    **CONCLUSION**

10.1    The proposals are driven by a real need by the applicant to help them future proof the property so that they can continue to live in Glebe Cottage for many years to come. Proposals are simple, well designed and fulfil a genuine need whilst having no clear adverse impact.

10.2    Taking account the above, the development is considered to accord with the National Park planning policies and planning permission should be granted.

Louis Stainthorpe