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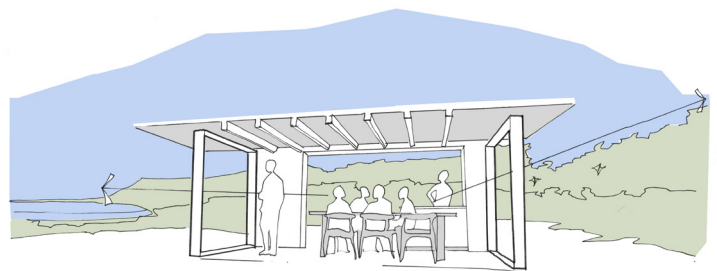
02/04/2020

**Charity, Single Storey Extension & Outbuilding  
Conversion**

Charity, Whitby Road, Robin Hood's Bay,  
North Yorkshire. YO22 4PD  
for Laura Sellers

**Design and Access Statement**

March 2020

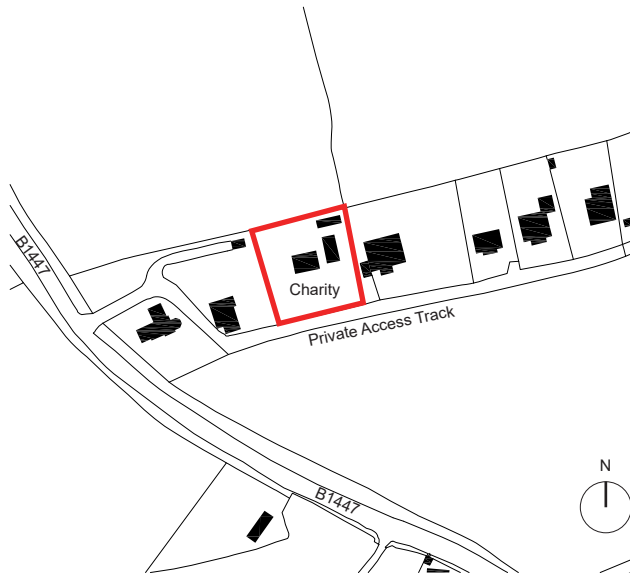


## **1.0 Introduction**

This design statement supports the planning application by Laura Sellers for the proposed extension and remodelling of her property in Robin Hood's Bay. The proposals include the conversion of an existing outbuilding into habitable accommodation, the extension of the existing dwelling to connect with the converted outbuilding, external alterations, and re-configured vehicle access and driveway.

This Design Statement should be read alongside the related planning application drawings.

Ian Hazard was appointed as architect to review the feasibility of the project and to develop the required design proposals.



Site Location Plan - Not to Scale

## 2.0 The Site

The property is situated on the northern periphery of the coastal village of Robin Hood's Bay, near Whitby, in the Scarborough District of North Yorkshire, within the Fylingdales parish. The plot is also located within the Coast and Coastal Hinterland landscape character area of the North York Moors National Park.

The site, Charity, is one of seven private dwellings built in the second half of the 20C on the Eastern side of the B1447, as it climbs steeply away from Robin Hood's Bay. The character and style of the dwellings along the track is generally traditional, other than the neighbouring property to the east, which has been renovated and extended in a contemporary style.

The principle vehicle and pedestrian access to the site is via a privately owned track, from Whitby Road, the B1447.

The plot contains three structures, a detached single storey dwelling, a single storey outbuilding, and a large timber shed.

The site sits outside of the Robin Hood's Bay Conservation Area, and enjoys panoramic views south, over Robin Hood's Bay towards Ravenscar.

## 3.0 The Existing Buildings

The existing dwelling is a single storey, two bedroom bungalow, which is understood to have been built in the early 1970's. The property has been in the ownership of the applicant's family since it was built.

The building is constructed of traditional un-insulated masonry external walls with an external render finish, a traditional timber roof structure, covered with modern concrete pantiles. The dwelling does not currently have a central heating system, and is generally in need of modernisation.

The existing outbuilding is constructed from masonry walls, with an in-situ cast concrete roof slab, weatherproofed with a bituminous felt roof covering. It currently provides a single garage to the north end, and spaces which have been used as additional habitable annexe accommodation for the dwelling towards the south. The outbuilding is un-insulated and does not have central heating.

The shed is constructed from and clad with timber, and previously used to house chickens.



Charity - Existing dwelling and outbuilding viewed from the south



Charity - Existing outbuilding viewed from south-east



Charity - Existing dwelling, outbuilding and shed viewed from the rear

#### 4.0 The Proposed Development

Originally, the property was built as a permanent dwelling for an older relative of the applicant. Currently, the existing property is held in a trust for the continued use and enjoyment of the applicant's family, and future generations.

Whilst the property does not function as a permanent dwelling for any specific members of the family at present, it is frequently used by the family as a holiday and social retreat, and is currently being used to provide week day accommodation for the applicant, who currently works locally within the area.

In its existing condition, the property struggles to accommodate the basic requirements of the applicant and her family. The external envelope is un-insulated, and given that the only form of heating is provided by electric storage heaters, the property is very cold during the winter months. The existing functional accommodation was originally designed to provide for the modest requirements of a single occupant, and is no longer sufficient to provide for the more modern and social use of the property by the applicant and her family.

Whilst the existing outbuilding currently provides a degree of additional annexe accommodation to the dwelling, it is un-insulated and not physically connected to the dwelling, so the accommodation that it provides is not considered satisfactory.

The existing car parking is very limited and restricted to the narrow driveway. When in use, the parked cars obstruct the views from the dwelling across the Bay to the south.

With the above in mind, the proposed development is intended to provide:

- Gas fired central heating system
- Additional bedroom accommodation with accompanying En-suite or additional Bathroom provision
- Larger, open plan living, dining and kitchen which exploits the views from the site
- New front porch element, to provide a protected external sitting area, to exploit views from the site
- Re-configure the parking to allow space to manoeuvre cars within the site, and to provide unobstructed views from the dwelling across the Bay
- Improve and modernise the general external appearance of the property, budget permitting

## 5.0 Site Appraisal

The position of the site in the landscape, provides spectacular views south over Robin Hood's Bay and north up over the adjacent farm land.

The orientation of the existing dwelling is generally south facing, so the primary spaces of the building receive good sunlight throughout the day, in Summer and Winter.

The plot offers a generous and mature garden setting to the dwelling, and as such there is potential for a pleasant interaction between internal and external space.

The site is relatively exposed to the south, particularly to south-easterly and south-westerly winds. However, the rear courtyard area formed by the arrangement of the existing dwelling and the outbuilding provides a good level of shelter from the elements.

The generally open character of the site also means that it feels quite public, and visible from the private access road. The existing dwelling particularly feels more prominent and exposed to passers by, whilst the existing outbuilding is more sheltered by the topography of the site, and more private as a consequence. The rear courtyard space provides a good degree of privacy both from the access road, and the neighbouring property.

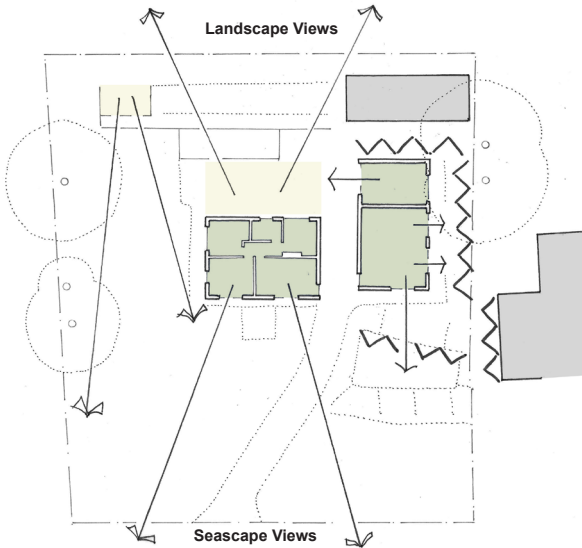
In terms of responding to the applicant's Design Brief, the primary question to be answered relates to the use of the existing outbuilding. The outbuilding represents approximately 50% of the built accommodation on the site, and because of the basic, un-heated, un-serviced, and un-insulated level of provision it provides, it is generally considered redundant. Any design proposals developed for the project need to address the question of the outbuilding, before consideration is given to extending the existing dwelling.

Whilst the outbuilding is currently considered functionally redundant, as a built element within the site it functions to provide a degree of privacy between Charity, and the neighbouring property to the east. It also encloses the rear garden area, creating the rear courtyard space which is considered a real asset in terms of usable external area.

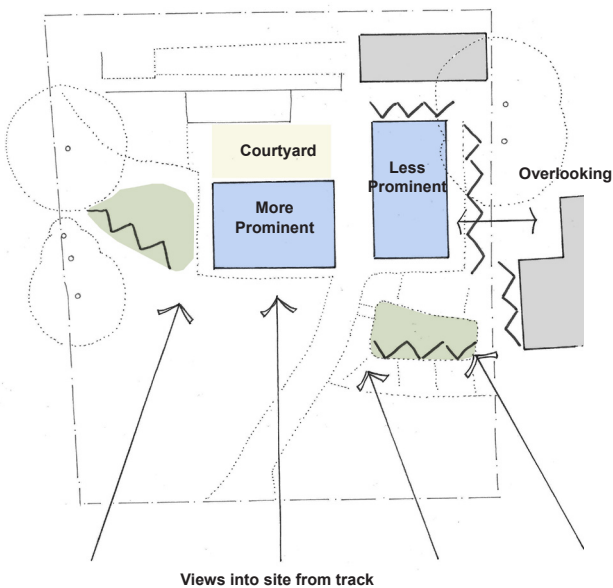
Architecturally, the simple form and massing of the dwelling do not present an issue, but the external materials are tired and in need of modernising and the PVCu framed windows and concrete roof tiles detract from the appearance of the property.

The outbuilding currently lacks any architectural character or quality that could be considered an asset to the property, other than its position on the site. As such, any re-development of the outbuilding will need to address these issues, so that functionally and aesthetically the building contributes to the site and the sense of place.

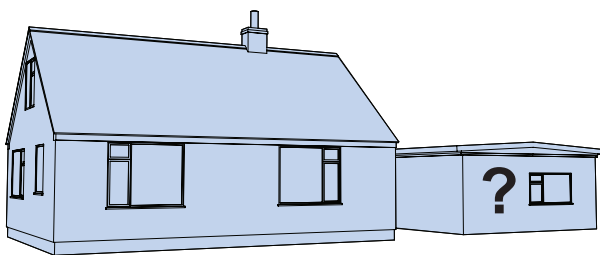
The differing architectural style of the neighbouring properties to either side of Charity suggests that proposals which sensitively bring together the traditional and the contemporary would be appropriate in this case.



Landscape views & garden aspect



Public & private areas of the site



Dealing with redundancy

## 6.0 Design Proposals

A series of initial design studies were developed with the applicant, to explore the optimum development of the site, in terms of providing the required additional functional accommodation. The studies also considered the question of what to do with the existing outbuilding, which although functionally redundant provides a degree of privacy to the site by its presence and position on the site.

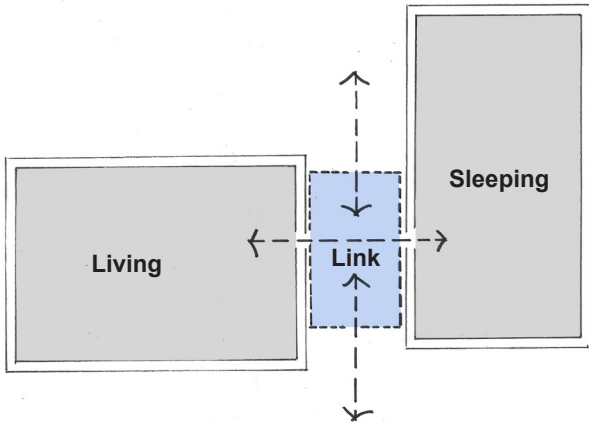
It was concluded, that as a generally sound structure, the outbuilding should be brought back into use, and connected to the dwelling by means of a highly glazed, contemporary, link extension. The large existing shed can be used to provide for the storage of items currently stored within the outbuilding.

The position of the outbuilding on the site relative to the topography and the available views suggests that it should be put to use to provide more secondary accommodation, that requires more privacy, along with a feeling of shelter and protection from the elements. Consequently, the converted outbuilding is proposed to be used for the additional sleeping and bathroom accommodation, freeing the existing dwelling up to be used for the more primary functions that will benefit from the views and exposure to sun light.

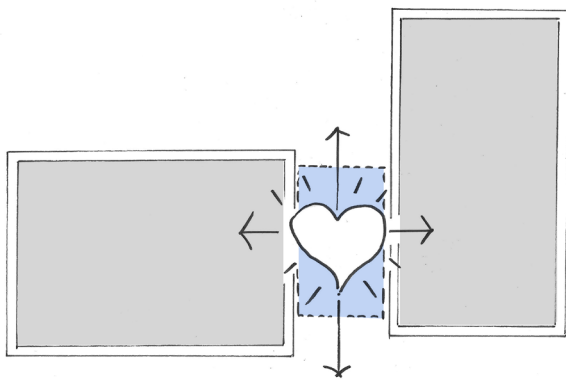
Given that the existing outbuilding has a flat roof, a new flat roof is also proposed rather than a dual pitched roof, to limit any impact of the development upon the neighbouring property to the east.

The available budget for the proposed development is limited so the new link extension should provide as much built functional value as possible, and not simply become a glazed corridor between the existing buildings. With this in mind it is proposed to give the link extension a dedicated functional role within the property, which is central to the social use of the space. Locating the dining facility within the new link extension will ensure that the space yields the maximum functional value, establishes a strong social and physical link between the sleeping and living areas, whilst exploiting the views available from the site.

A new porch area is proposed to the front of the property, providing for the applicant's functional requirements, whilst architectural and aesthetically connecting the outbuilding and the dwelling.

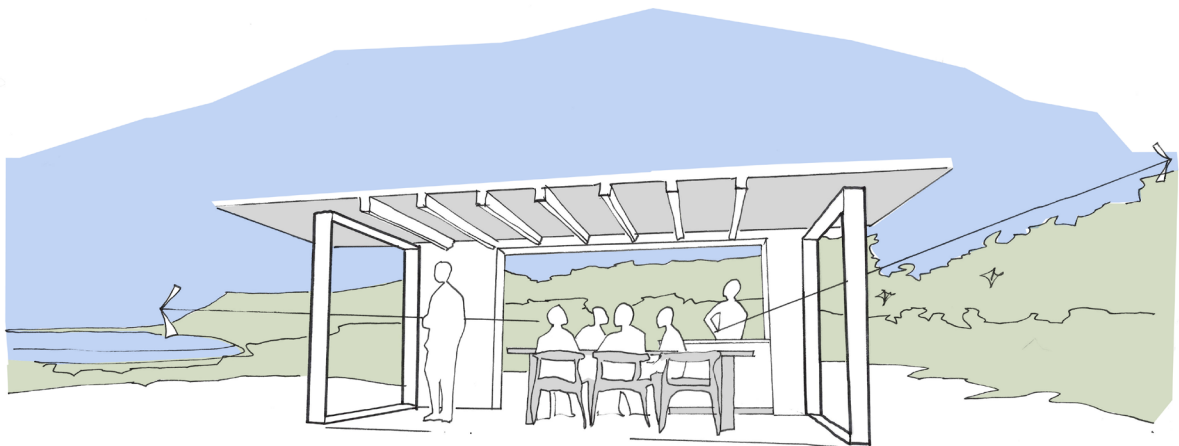


New link extension as physical connection between the existing buildings



**Link as Social Heart**

New link extension as social connection between existing buildings



Conceptual sketch illustrating the intent of the new link extension as the heart of the home, with framed views to the landscape beyond

## Existing Materials

### Roof - Dwelling



Concrete roof tiles

### External Windows

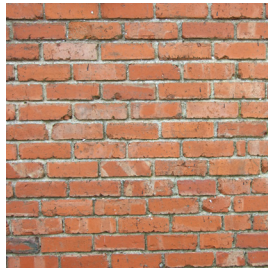


PVCu Framed Windows to dwelling

### External Walls



Painted Render



Brickwork - garage

## Proposed Materials

### Roof - Dwelling



Existing concrete tiled to be retained initially

### Roof - Future Upgrade



Clay Tiles

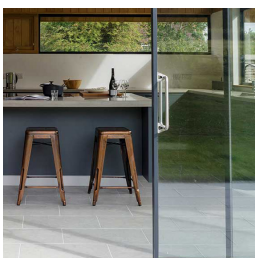
### External Walls - Dwelling & Garage



New render finish



Western Red Cedar Cladding



Aluminium Framed Glazing Systems

## 7.0 Access & Parking

In order to re-locate the car parking to an area of the site where the parked vehicles do not obstruct the views from the property, the vehicle access into the site is proposed as being re-located along the southern boundary. The existing vehicle access is proposed as being re-configured to provide a pedestrian access into the site. The existing landscape levels will be re-graded and lowered to minimise any visual impact of the cars to the neighbouring property to the west.

## 8.0 Materiality

The proposed material palette is informed by the materiality of the existing dwelling, the materials used on neighbouring properties, and the applicant's available budget. As such the a new render finish is proposed to both the existing dwelling and the existing garage. Limited areas of new timber cladding are proposed to visually soften the render, and to aesthetically connect the dwelling and the outbuilding. When additional funds become available in the future, it is proposed that the existing concrete tiles will be replaced with clay rosemary tiles.

## 9.0 Ecology

At this stage, the proposed development does not include work to the roof of the existing dwelling. The proposed development does include the removal and replacement of the existing bitumen based flat roof covering to the outbuilding.

Given that the roof covering to the outbuilding was installed in the late 20C, has closed eaves, and by default of it being a flat roof, does not have a habitable roof void, it is considered very unlikely to provide a habitat for bats and breeding birds. In addition, the applicant's have not witnessed bat activity in proximity to the buildings on the site.

## 10.0 Conclusions

The architectural design proposals within this Design and Access Statement have been developed in response to the applicant's Design Brief, the form, scale and massing of the existing dwelling and the constraints and opportunities of the site.

The proposals have been developed with a clear priority to maximise the overall functional accommodation in existence within the site, through their re-use and the minimum required new architectural interventions.

The proposals have also been developed in the context of sections 7 of the National Planning Policy Framework (NPPF), and in line with the current *North York Moors National Park Authority Local Development Framework Core Strategy and Development Policies - specifically Development Policy 19 - Householder Development*. Reference has also been made to the *North York Moors National Park Authority Design Guide Part 2: Extensions and Alterations to Dwellings, Supplementary Planning Document*, and the Pre-Submission Draft Local Plan - *specifically Strategy Policies C & F, and policies CO17 & CO18*.

With this in mind, the form and massing of the new link extension to the property has been designed to be read as subservient to the existing dwelling and to not compromise its simple character. At 16m sq in plan area., the new link extension is less than 30% of the area of the existing dwelling which is 64m sq. The proposals for the conversion of the outbuilding have been developed to minimise any impact upon the amenity of the neighbouring property, and to provide a new high-quality contemporary aesthetic that will contribute positively to the site and the existing dwelling.

The proposed materials and architectural detailing are intended to be natural, simple and authentic, in order to provide a high quality addition to the building, that compliments the existing property and the surrounding area.





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