

NYMNPA
30/06/2020

30 June 2020

Development Control
North York Moors National Park
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Dear Sir

**Proposed One and two Storey Rear Extension and Detached Garage
Carlton Grange, Carlton in Cleveland**

On behalf of our clients, we hereby submit a householder planning application in connection with the above.

The following documents have been submitted via email

A copy of a 1:1250 location plan
Existing plans and elevations
Proposed plans and elevations
A completed application form
A copy of the design statement and Heritage Impact Assessment
Existing photographs

A cheque for the sum of £206 is attached to this letter.

I trust that you will find everything satisfactory however if you require any further information please do not hesitate to contact me.

Yours sincerely

Tony Harrison
Director
chartered architect ba(hons) dip arch riba

PROPOSED REPLACEMENT GARAGE AND ENTRANCE GATE AND ONE AND TWO STOREY REAR EXTENSION AT CARLTON GRANGE, CARLTON IN CLEVELAND

DESIGN STATEMENT

Carlton Grange is a predominantly early 19th century two storey semi detached house located at towards the southern end of the village and is joined to Far End Cottage to the south. Vehicular access is via the north with a shared gravel drive to the east and a detached timber garage located to the east. The property has a large garden to the east with a footbridge leading over Alum Beck to an area of land within my clients ownership called Sturdy Hill (or the Bull Ring). There is also a private enclosed garden to the rear with a painted rendered summer house. Pedestrian access to the garden is via a pedestrian gate to the north which is accessed off the drive between Carlton Grange and Primrose Cottage. The property is constructed from coursed tooled natural stone with a pantile roof and has 3 no gabled dormers to the front with painted timber windows. To the rear the property has been extended in the past with 2 No flat roofed single storey extensions.

My clients have bought the property with a view to it becoming a long time home for their growing family.

The proposals include the replacement of the dilapidated detached garage to the east with a new cedar clad timber framed 3 bay garage and log store. The position of the garage has been amended to provide an improved drive and turning area which will interfere less with the parking arrangements of Far End Cottage and provide a much more useable turning area. The proposed garage will be positioned so that it is comparable with other existing garages to the north. The roof of the garage will be clad in natural slate.

The existing bridge that crosses the beck to access Sturdy Hill, will be re located and constructed from timber to create a more sensitive replacement of the existing rusty metal bridge. The design will be similar.

It is also proposed to add a timber 5 bar vehicular gate and a pedestrian gate at the entrance to the site to improve security. The pedestrian gate will remain unlocked at all times to allow access across the public right of way which crosses the drive.

The front of the house will remain unchanged, but at the rear it is proposed to remove the painted rendered summer house and the two more recent single storey extensions and create a one and two storey extension to provide an enlarged master bedroom suite at first floor and an open plan kitchen/dining/sitting room and new rear entrance at ground floor.

The form of the extension at first floor will mirror the existing rear gable and will be constructed from matching stone to the north facing wall and all first floor walls. Matching water tabling and kneelers will be used to mirror the existing detailing. The roof to this part will be formed in matching clay pantiles.

The gap between the gables will have a flat roof and a parapet wall and will be finished in a self coloured off white render.

The existing single storey extensions will be replaced with a more contemporary glazed extension with a projecting zinc fascia which will continue across the two storey extension to allow the scale of the two storey extension to be visibly reduced. This projecting zinc detail also creates a visible separation between the stone to the upper gable and a more contemporary treatment of the lower walls through the use of render and a vertical zinc cladding below the large gable window.

The existing windows to the rear elevation will be replaced with grey powder coated aluminium. The north west facing wall of the extension will be formed in matching stonework with a painted timber and glass door leading into the new rear lobby.

2 No traditional conservation rooflights will be positioned on the new roof, either side of the new rear stone gable.

The approach in terms of the design has been to respect the existing character of the building and use traditional forms and materials for the parts of the proposed extension that will be visible from the front. The north west facing elevation will remain traditional in appearance and subservient in terms of scale.

The lower private parts of the proposed extension will create a subservient yet contemporary addition with a sympathetic palette of materials that will create a subtle contrast to the existing building and allow my clients to take full advantage to the south west facing garden.

The policies against which the proposals will be considered are DP 3 Design, DP 4 Conservation Areas and DP 19 Householder Development.

We feel that the proposals comply fully with these policies and would not be detrimental to the existing property, the wider setting within the conservation area or have any impact on neighbouring properties.

IMPACT ASSESSMENT ON THE HERITAGE ASSET

Existing Character and Appearance

In accordance with core policy G of the Local Development Framework which sets out to assess the potential impact of development on the Heritage Asset and evaluate the measures taken to ensure that the proposal contributes to the asset, we have prepared the following statement.

Generally the village of Carlton in Cleveland and most of the buildings fronting the main roads within the village are of a traditional nature using traditional materials such as stone and pantile, which all combine to give a very strong and well defined street scene.

The use of traditional materials to the visible north west elevation will serve to reinforce this traditional aesthetic, and the replacement of the existing garage will be in keeping with other traditional outbuildings in the same location.

The proposed extension has been designed to be subservient to the existing property and the use of more contemporary materials has been carefully considered so as not to dominate the property or be visible from the public and shared access drive.

We feel that the proposed extension and replacement garage would serve to enhance the existing building, safeguard it's future and would contribute significantly to the setting of the building and the wider setting of the Heritage Asset.



Front elevation viewed from the garden



Existing vehicular access



Existing vehicular access



Existing garage building to be replaced



Existing garage to be replaced



Existing outbuilding within the rear garden to be removed



Existing single storey rear extensions to be removed.



Existing bridge to be replaced with a new timber bridge.