

## Horton Stainsacre Whitby YO22 4NT Two Storey front extension

---

Design and Access Statement for:

Horton  
Stainsacre Lane  
Stainsacre  
Whitby  
YO22 4NT

NYMNPA

17/08/2020

### ***Existing Site***

Horton is situated to the North end of Stainsacre a couple of miles south of Whitby. The house is one of a distinctive pair of semi distanced houses built in the 1920/1930 Art Deco style.

The existing front porch to be replaced on the front face by a two-storey extension in keeping with the style of the property's period and design.

The existing building has its own main entrance and car park. The home provides accommodation for myself and my wife

The proposed works relate to the replacement of the existing porch to enlarge the living room and the two front bedrooms allowing for additional space when our family wish to visit.

It is my understanding that none of the buildings within the site boundary are listed or form part of a conservation area.

### ***Rationale for Change***

The existing building was originally constructed as a small family home, we would like to upgrade the property and allow for adequate family space and increase the thermal properties of the building

Due to the wide range of property designs in the area I see that the proposed works will not have a detrimental effect on the visual site boundary, the foot print is still considerably set back from the boundary of the property so will not affect the driveway.

### ***Proposal and Design***

The proposed building will be located along the West elevation of the existing building. This will overlap the current location of the existing ground floor porch.

The extension will allow for a single bed to fit in the current box room and make room for storage and wardrobe space which is currently lacking in the property.

## **Horton Stainsacre Whitby YO22 4NT**

### **Two Storey front extension**

---

The proposal will provide 7.3m<sup>2</sup> of living space on the ground floor and 11.5m<sup>2</sup> sleeping/office accommodation on the first floor

The proposed extension will be finished in White silicone render to match the existing side wall building with a flat roof system.

#### **Access**

No changes will be made to any of the access points within the boundary. Main access routes will not be affected.

#### **Flood Risk Assessment**

The proposed site is in a low flood risk area, as defined by the Environment Agency, therefore the development will remain in a low risk flood zone.



Concept design

Horton Stainsacre Whitby YO22 4NT  
Two Storey front extension

---

