

NYMNPA

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# **HISTORIC, DESIGN & ACCESS STATEMENT**

August 2020

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## **BALCONY TO THE REAR OF WOODCROFT, EGTON, WHITBY. YO21 1TX**

Agent: Arcane Design Studio

Client: Mr. N.W and Mrs.T.A.Bennion

This Historic, Design and Access Statement is submitted in support of a planning application for a Balcony to the rear of Woodcroft. (Retrospective)

## **HISTORIC BACKGROUND**

This building is not listed by Historic England as having any Architectural Historic Interest.

Originally constructed in the 60s this bungalow with 'Artstone' walls and pan tiled roof rectangular in plan.

The Bungalow was extended in 1974 to the rear a timber boarded construction forming a loggia and balcony.

A complete redesign in 2010 created a lower ground floor and much of the existing interior repositioned together with a new staircase.

# **DESIGN**

## **Assessment - The Site and its Context**

### **Physical Context**

The application site is within the village of Egton, a civil parish of Scarborough. Egton is predominantly residential with local amenities, typical of a village of this scale. To the South of the site is The Village Hall, a large, single storey Artstone building, with a tiled roof, with allotments to the rear.

To the West is Red house Farm, a two storey, stone, detached farmhouse with outbuildings, stone features and slate roof. To the East, there is the Doctors Surgery, again Artstone with tiled roof.

To the North open fields looking over to Glaisdale.

The site has a frontage of 27M and is approximately 44M in depth.

### **Local Distinctiveness**

The styles of architecture vary greatly in this area, although there is no one style that dominates the village, its varied traditional buildings create an old fashioned charm, typical of an English village. The other properties around the site are varying in style, although most of them have traditional character, they vary from detached dwellings to terraced cottages. There is no one specific style typical of the village, only that most of them are more than 100 years old, with some groups of modern estate bungalows and houses.

### **Sustainability**

The proposed balcony will be in keeping with the property itself, using green oak posts and stainless steel handrail, against the Artstone walls.

Stainless Steel wires are to be used between posts as glass could produce unwanted reflexion to neighbours.

### **Use**

The design proposes the provision of a balcony to extend the amenity space of the dwelling and to optimise the views over the countryside. It must be added that to all facing elevations of the balcony, the immediate neighbours are not residential.

# **ACCESS**

## **Inclusive Access**

The proposal will suit the need of outside space for the disabled through the provision of level access at the Entrance and W.C. facilities in accordance with the requirements of Part M of the Building Regulations. Woodcroft is on two levels with ground floor on the front (roadside) falling to lower ground floor to the rear (garden)