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**PROPOSED ALTERATIONS AND EXTENSION TO ‘SEAGROVE’
HOOD LANE CLOUGHTON SCARBOROUGH**

NYMNPA

14/12/2020

ACCESS and DESIGN STATEMENT

ACCESS

Access to the property via 2 accesses of Hood Lane is unchanged and is not an issue in this case.

DESIGN

The design issues relate to 4 aspects of the works to be carried out as follows:

1. SINGLE STOREY EXTENSION AT THE FRONT (ROAD FRONTAGE)

This is a small extension. It is in scale with the existing front elevation which has a single storey appearance. The roof pitch will match the existing as will the materials. To maintain the main line of the existing building and avoid a ‘ railway carriage’ appearance the front elevation will be set back from the existing front face. The scale and proportion will be maintained.

2.2 STOREY EXTENSION AT REAR

Whilst the extension will have a flat roof which is different to the main roof in this location it will project approx only 1.8m and will be secondary to the main roof. The rear view will not unduly interfere with the existing eaves line and from a distance the main pitch roof will dominate. The design will be very simple with no additional projecting balconies or other structures (the existing rear elevation had a projecting balcony). In view of the simplification/modernization of window design throughout it is considered that the simple design is the most appropriate. The grey eaves line formed by the roof drip and gutter along with the use of matching stonework are sympathetic to the existing colours and the new roof covering (see item 4)

3. REPLACEMENT OF ALL WINDOWS

Whilst the existing windows are consistent in colour and materials (generally white u.p.v.c) there are many different designs with small panes to the front, some projecting windows, some large openings with top lights only and doors to a projecting balcony. The new windows will be consistent and of simple design. The simplicity of design will improve the appearance of the property from every aspect.

4.REPLACEMENT OF ROOF COVERING

The existing roof covering (large Redland Stonewold concrete slate) is in need of attention and it is intended to replace the existing roof with a smaller Redland slate which gives a traditional slate appearance The new extension to the front will obviously be roofed with the same material.

To summarise the concept of the alterations is change the patchwork appearance of the whole building with clean unfussy lines formed by new more modern window patterns and consistent features. At the same time the traditional character of the building will be retained.