

ACCESS AND DESIGN STATEMENT

**PROPOSED DIVISION OF EXISTING BARN
CONVERSION**

BROOK HOUSE BARN

HAWSKER

WHITBY

For

Mr D TROTTER

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JANUARY 2021

1.0 Design

1.1 Context

The building is an existing traditional stone barn conversion, converted in , we think around the year 2000, and since let as a dwelling.

1.2 Amount of development and impact on surroundings

Since the conversion it has become apparent that the overall size of the property makes for unsatisfactory occupation. It currently has four bedrooms with only one bathroom, and a large part of the upper floor is only partially usable as the floor has not been altered to allow for adequate headroom.

The proposal is to reduce the floor level internal where not currently carried out, to make the remainder of the upper floor usable, and introduce additional bathroom facilities more in keeping with modern living.

The building would then be divided and fully separated to make for two much better proportioned properties.

1.3 Appearance

It is proposed the amount of external alterations be limited to widening the porch with materials to match the existing, two additional velux windows and one additional window to enhance the internal vista, where there is photographic evidence of a previous opening.

2.0 Access

The application has no issues which affect access to, or within the property.