

**DESIGN AND HERITAGE STATEMENT**  
**PROPOSED HOUSE ALTERATIONS**  
**12 PARK VIEW, GLAISDALE YO21 2PP.**  
**FOR FIONA CLACHERTY.**



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## **DESIGN AND HERITAGE STATEMENT**

**26<sup>th</sup> JANUARY 2021**

**12 PARK VIEW, GLAISDALE. YO21 2PP.**

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### **Background and Heritage Statement**

- 12 Park View is a typical estate house of the mid 1970's built on a fairly steeply sloping site with the highway being to a pitch of around 1 in 10. In those days many developments paid little attention to location and the house could be almost anywhere in the UK and no doubt a very different attitude would now be taken to design in this part of the national park.
- 12 Park View is constructed in an artificial stone to a random pattern with a concrete tiled pitched roof with overhanging fascias and barge boards. The roof itself is constructed in trussed rafters which span the whole building with nominal room partitions. Because of the sloping site a basement garage is located to the lower side accessed by a steep concrete drive. In very recent times an attractive raised terrace with a glass balustrade has been added to the rear to make the best use of the attractive views and southerly orientation.
- The applicant who has a local bakery business in the area would like to have additional space as the existing house has only a floor area of 75m<sup>2</sup> and often has to accommodate her children and their families in the future. She considered the best option would be to use the roof space which is quite generous to create extra bedroom space and a flexible space for Yoga.
- Externally the appearance of the house is very utilitarian and seems to lack a front door. Access currently is through a side door into the kitchen.
- David Bamford Architects have been practising for 38 years with most of the practises work being domestic from house extensions to small more intricate residential developments. Recent work includes the redevelopment of the Raithwaite estate at Sandsend with two hotels, 20 or so cottages and the remodelling of the Lakeside House.

## Design Statement

- Conversion of the existing structure for an extra floor is not straightforward as the existing structure has no internal support beyond the external walls and the interior is finished to a good standard. The best solution is to introduce a central support column which would provide primary support for the new floor and pick up a structural ridge. Further support would be provided with support beams above the floor level at the front and rear of the roof space to support the roof and dormer structure and give provision for hanging the new floor. This would allow the existing roof to be retained to the front of the property.
- The result would be to create a dormer which spans most of the rear elevation. The relatively new dormer to no 16 is broadly similar in section running from the existing ridge line to the window head and it makes a reasonably quiet statement that improves the appearance of the house. I envisage that with no 12 that the roof would be finished in a lead grey GRP with cedar boarding to the cheeks which naturally weathers to a pastel grey. I consider that this will also significantly enhance the appearance of the house whilst making a generally non invasive visual statement when viewed from a distance. Naturally the proposals do not lift the existing ridge line of the house.
- The proposed glazed entrance to the property will also add an appropriate focus to the front of the building and improve internal circulation. The proposed materials will generally match the existing and indeed it follows the line of the existing structure.
- The existing handrail to the front terrace is clearly visually unpleasant and it would clearly be a significant improvement if this was replaced with a glass balustrade as the rear terrace.

## Other Matters

- The proposals will not significantly increase the drained surface of the property.
- The development will have no effect on the foul drainage system.
- There will be no increase in overlooking of adjoining properties.
- The amount of car parking will remain the same.
- A bin storage area has been indicated to the side of the garage.

- It is not considered that the development will have any impact on local ecology.
- The property is not in a flood zone and there have been no problems with flooding.



Photograph of the rear elevation. An attractive terrace with a glass balustrade has been recently added. The dormer will not have a significant effect on the neighbouring properties.



Further photograph of the rear which shows the dormer to no 16 which has a similar section to that proposed.



Photograph of the front of the property again showing the fairly recent dormer to no 16.



Photograph of the existing roof space which is generous and has head space of about 2.7m.