

Planning, Design and Access Statement



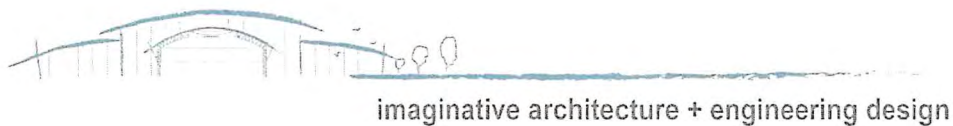
Proposed Replacement of Conservatory with a Garden Room
and the Store with a Kitchen Extension

at

Croft View, Thorpe Bank, Fylingthorpe, Whitby, YO22 4UA

for

Mr. S. & Mrs. C. Wright



bhd
partnership

Address: Airy Hill Manor, Whitby, North Yorkshire YO21 1QB

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1.0 Introduction

Croft View, although not a Listed Building, is an attractive traditional dwelling in terms of its size, scale and proportions and materials and is located centrally within the Conservation Area of Fylingthorpe near Robin Hoods Bay.

It is a double-fronted, two-storey semi-detached house, on the south-east side of Thorpe Bank, approximately 100 metres away from the cross-roads to the north east and the village shop and approximately 35 metres away from the junction with Thorpe Green Bank to the south-west.

The frontage has an open aspect to the north-west over Caytam Cottage, to the fields beyond, rising over farms and buildings known as the Croft, upwards towards Raw to the north-west and St Stephens Church to the north-east.

To the rear is a large open grassed area, known as Kingston Field, which is managed by the local community and which forms a beautiful natural green space, with wild flowers in the summertime.

The proposals are located at the rear of the property and all are single storey with a large proportion sitting in the same footprints as the existing buildings.

2.0 Existing Property

The existing property is a two-storey, double fronted, traditional house, Georgian in its overall appearance and style, consisting of white painted brick walls, with stone cills and lintels to window and door openings.

There are stone ridges and water tabling or coping stones at the verges of the gable walls to the slate covered roof. The windows to the main house are of white painted timber frames, whilst the rear Conservatory consists of white upvc windows and entrance door.

To the rear and left there is a small Kitchen, being brick built and a "lean to" mono-pitched structure, built against a high brick-built boundary wall.

Within this boundary wall is a timber boarded external door, which provides access via a footpath to the rear and Kingston Green.

The roof to the Kitchen consists of slates which due to the mix of angles, results in a rather tortuous shape.

A range of small outbuildings to the rear and right, consisting of a small boiler house (attached to the dwelling) and another small store room, being a former external wc., form two outbuildings, built of brick and painted, under a mono-pitched slate roof and with timber painted boarded doors and a small window.

The Conservatory is a two-sided structure that sits on the back of the house and has one end (to the west) open to the Kitchen to form ease of access and the other (to the east), consisting of a central single door with windows to each side. The Conservatory has a glazed wall facing south-east, overlooking Kingston Green and a low brick wall below. The windows and door are all of white upvc and the roof is also glazed.

In front of the Kitchen stands a painted boarded timber store, approximately 2.4m long x 1.8m wide, with small timber framed windows in two walls and an external door to the end. This abuts the rear of the Kitchen and has a low mono-pitch roof clad in felt and flashing to the Kitchen wall. A short length of picket fence and gate then extends from the end of the Store to the high brick boundary wall.

Whilst this description may read as though there is a varied assortment of outbuildings at the rear which are unattractive, they are all well-maintained and are neat and tidy.

It should be noted that as all of the properties surrounding Kingston Green have their outbuildings and rear elevations facing on to this Green, there is therefore an eclectic mix of buildings and stores which vary in size, height, materials and condition. Many of which incorporate upvc windows and doors.

There are three traditional matching windows visible to the rear of the house above the outbuildings and one smaller window at ground floor level to the right of the Conservatory.

3.0 Proposed Alterations

The proposals consist of the following: -

- The removal of the existing Conservatory and replacement with a Garden Room, built on the same footprint and to the same size. The existing low brick walls will be retained and high-quality white sliding sash windows are proposed, using Heritage Rose upvc products with slim frames and glazing bars to two elevations fitted, along with a similar quality glazed door in the side elevation facing north-east. It will have a slate mono-pitch roof to match the house, along with two conservation style rooflights in grey, being 550mm wide x 980mm long.

The roof and walls will be insulated and the proposed ceiling will be fitted to the underside of the roof. This will then provide a much more “usable” space, with more stable temperatures and therefore a pleasant space in which to live.

- The existing timber Store is to be removed, along with the large slate mono-pitch roof over the kitchen plus the inset door (forming a window to the south-east) and wall within the existing Kitchen.

The Store will be replaced with brick-built walls on the same footprint and painted to match the house and the Kitchen, extended a little to position the external wall alongside the timber boarded door in the high boundary wall.

The roof over the extended Kitchen, in the location of the Store, will be pitched with the ridge running back to abut the main house. The ridge and coping stones will be of natural stone and the roof will be of natural slates, reusing those on the existing Kitchen roof.

The proposed new roof over the remaining area of the Kitchen will be of lead, with rolls formed at 600mm centres approximately and cut and dressed to suit the shape required, fitted to plywood sheets.

The proposed windows will consist of Heritage Rose white sliding sash upvc slim frames and glazing bars and have natural stone lintels and cills. (Details attached).

These alterations will provide a larger Kitchen and are better suited to longer periods of living in the property by the applicants and their family.

4.0 Impact on the Conservation Area

Croft View is an attractive traditional dwelling, particularly when seen from the front on Thorpe Bank.

This will not be altered in any way at all and therefore this will not have any impact on the Conservation Area or the street scene.

The existing rear elevation is clearly not as traditional and therefore not as attractive.

However, the proposals are considered to significantly improve the appearance of the rear of the property for the following reasons: -

- The existing Conservatory and roof is to be replaced with a Garden Room consisting of a slate roof, along with conservation rooflights and high-quality Heritage Rose white vertical sliding sash upvc windows and similar quality door to replace a much older large upvc framed windows, a glass roof and a upvc door.
- Please note that the quality of the proposed windows are such that they have been previously approved in other Conservation Areas within the North York Moors National Park, including Aislaby, near Whitby.
- The existing timber boarded Store and felt roof is to be replaced with a brick-built extension, painted to match the existing house. A pitched slate roof to match the house and natural stone copings plus ridges and lintel plus cills to the window openings.

A traditional lead roof is proposed on the remaining angular element of the Kitchen roof.

Therefore, given the use of high-quality traditional materials and roof design, the impact on this part of the Conservation Area is considered to be extremely positive and will therefore significantly improve the Conservation Area.

5.0 Pre-Application Advice

A Pre-Application was prepared and submitted on 4th August 2021, reference NYM\2021\ENQ\18020, this included two different sketch scheme designs.

One being relatively contemporary, with large areas of glazing and the other being more traditional in appearance. The response letter, dated 19th August 2021, from Helen Stephenson, Senior Planning Officer, provides clear advice with regard to the preferred option of traditional materials and design given the appearance of the existing dwelling and its location within the Conservation Area.

As a result, the applicants have agreed to follow that advice and hence the proposed design submitted with the full application which it is trusted will be considered to satisfy that advice.

In addition, the Planning Officer raised the matter of compliance with the Planning Policy in relation to the proposed extensions being no greater than 30% of the area of the existing dwelling and this is referred to below.

6.0 Calculations in relation to the proposed increase in floor area

Area of existing dwelling at ground floor $9\text{m} \times 6.5\text{m} = 58.5\text{m}^2$

Total area of existing dwelling $59.5\text{m} \times 2\text{m}$ (ground and first floor) = 117.0m^2

Allowable Extension at 30% of $117\text{m}^2 = 35.1\text{m}^2$

Actual extension = Approximately 21% of existing dwelling.

Area of proposed Garden Room = $3.6\text{m} \times 2.5\text{m} = 9\text{m}^2$

Area of proposed Kitchen = $10.35\text{m} + 1.825 + 0.75 = 12.925\text{m}^2$

Area of existing Outbuildings, Boiler and Store = $2.5\text{m} \times 1.1\text{m} = 2.75\text{m}^2$

Total Area: $\underline{\underline{24.675\text{m}^2}}$

Therefore, the proposed extension is within the 30% rule and complies with this Planning Policy.

7.0 Compliance with Planning Policies

The proposal is considered to comply with the following Planning and Local Plan Policies currently in affect:

7.1

- PPG 15 - Planning and Historic Environment
- Local Plan Policies

7.2

- Core Policy A – Delivering National Park Purposes and sustainable Development
- Core Policy G – Landscape, Design and Historic Assets
- Development Policy 3 – Design
- Development Policy 4 – Conservation Areas
- Core Policy J – Housing
- Development Policy 19 – Householder Development

7.3 Design Guide Part 2 - Extensions and Alterations to Dwellings

7.4 Maximum area of proposed extension to be no greater than 30% of the existing dwelling. The proposed extension and existing outbuildings equate to approximately 21% of the existing dwelling.

Therefore, for these reasons, consideration for approval of this application is requested.

8.0 Photographs of the existing rear buildings



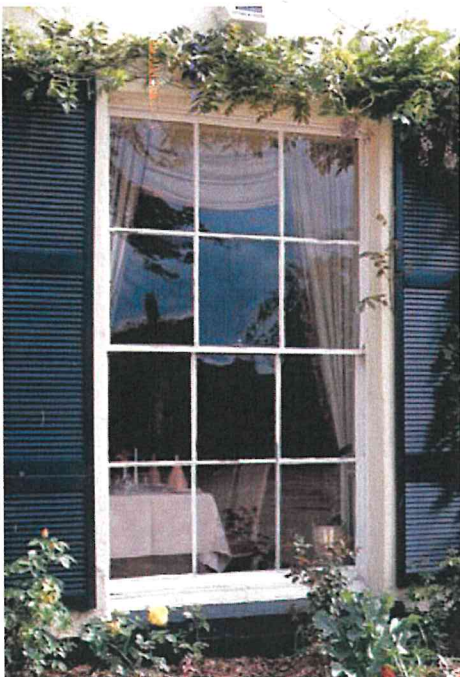


Rose
Collection
Conservation Brochure

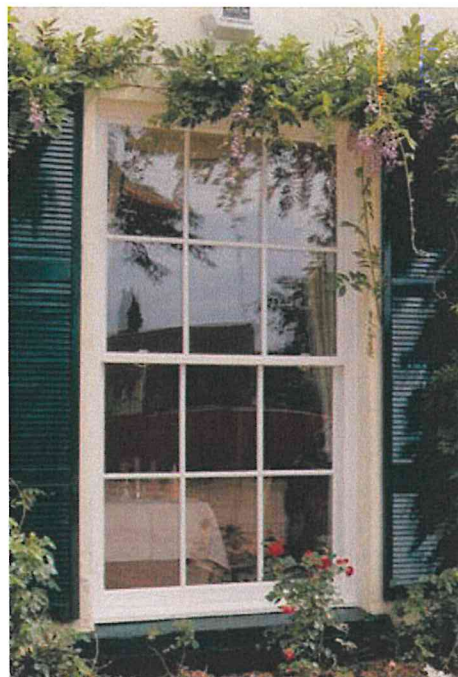


Discover why the Rose Collection has been approved in some of the UK's most sensitive conservation areas.

Slim sightlines. Run-through sash horns. Mechanical joints. Packed with authentic features.



Before



After

Ross-on-Wye

Location: Ross-on-Wye, Herefordshire

Product Details:

50 of Roseview's Heritage Rose windows were installed in an 11 bedroom hotel in a conservation area. Ultimate Rose was specified as it was able to closely replicate the style and detailing of the original timber windows.

Specifier:

Castle Lodge Hotel, Ross-on-Wye, Herefordshire

Heritage rose

...the quintessential period sash window, brought into the 21st century.



Heritage Rose is designed with heritage and conservation projects in mind, and simply oozes period charm and character.

Featuring traditional detailing found in classic period sash windows, Heritage Rose comes in a range of colours and finishes, and with a wide range of options to suit your customers' needs.

It also has the slimmest sightlines of any sash window on the market, and scores top marks for security and energy efficiency, helping to keep homes warm and safe.

In short, Heritage Rose is the quintessential sash window, brought into the 21st century.

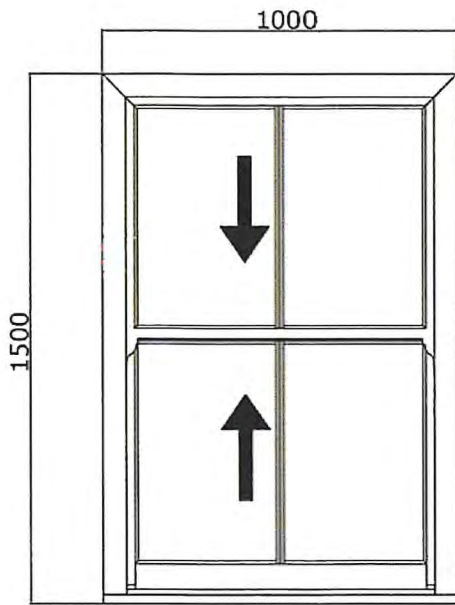
Features & options

Base profile	Rehau
Woodgrain	Optional extra
Profile detail	Putty-line bevelled
Run-through horn	Optional extra
Corner detail	Welded
Polished welds	Optional extra
Meeting stile	44mm
Deep bottom rail	Standard
Anti-jemmy bar	Not available
85mm slim mullion	Option
A rated energy*	Standard
Secured by Design	Optional extra

** dependant on glass specification*

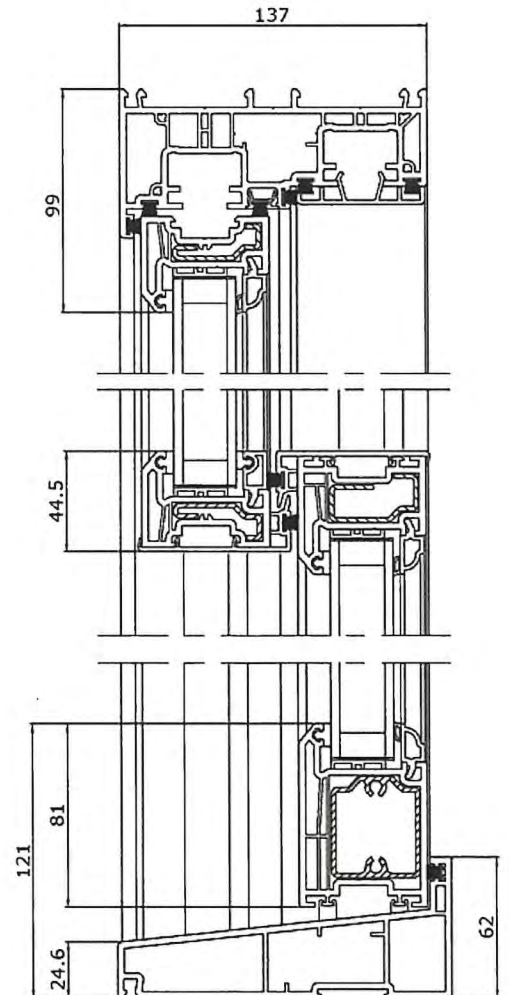
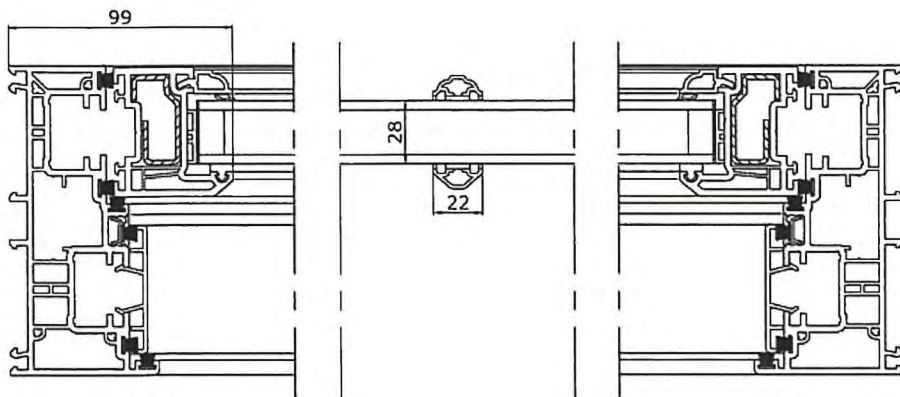
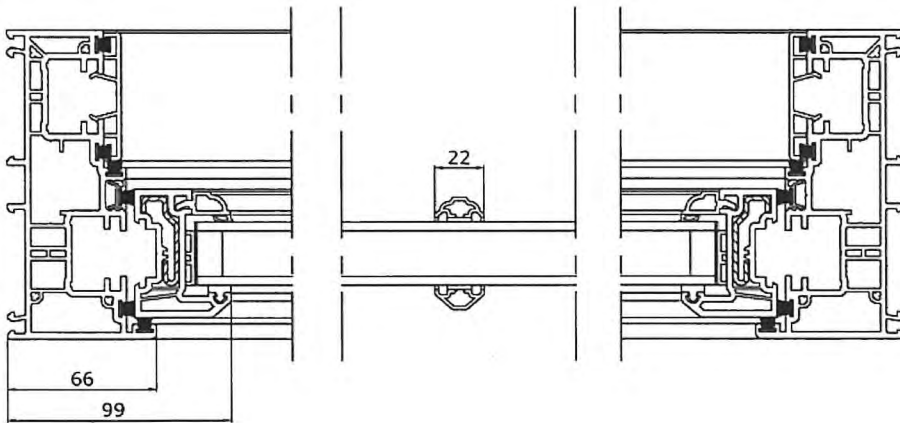
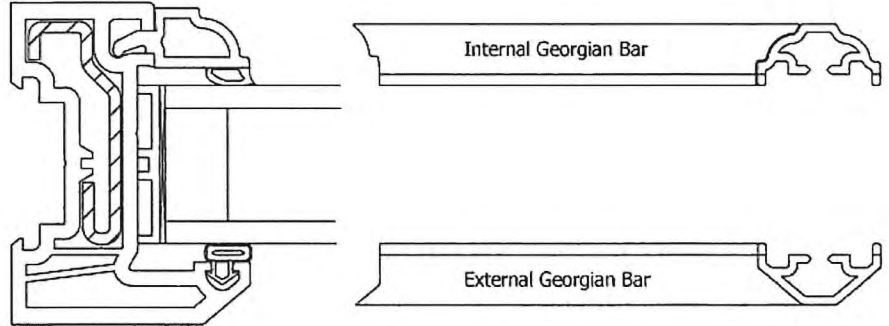
Rose
collection

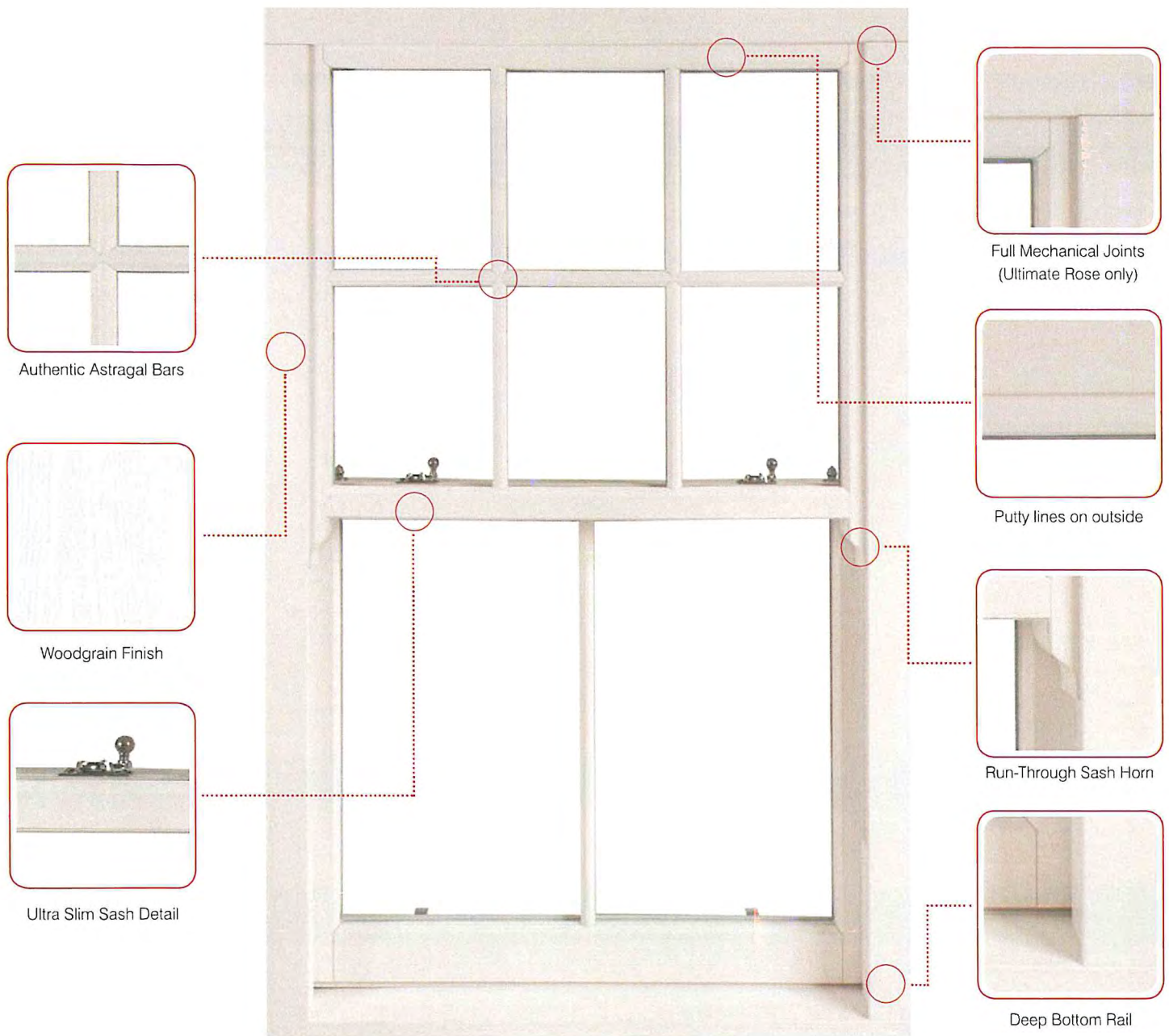
Technical drawings



UK exposure category	Air permeability		Watertightness		Resistance to wind load			
	Class	Maximum test pressure	Class	Maximum test	Class	P1	P2	P3
2000	3	600 Pa	7A	600 Pa	A5	2000	1000	3000

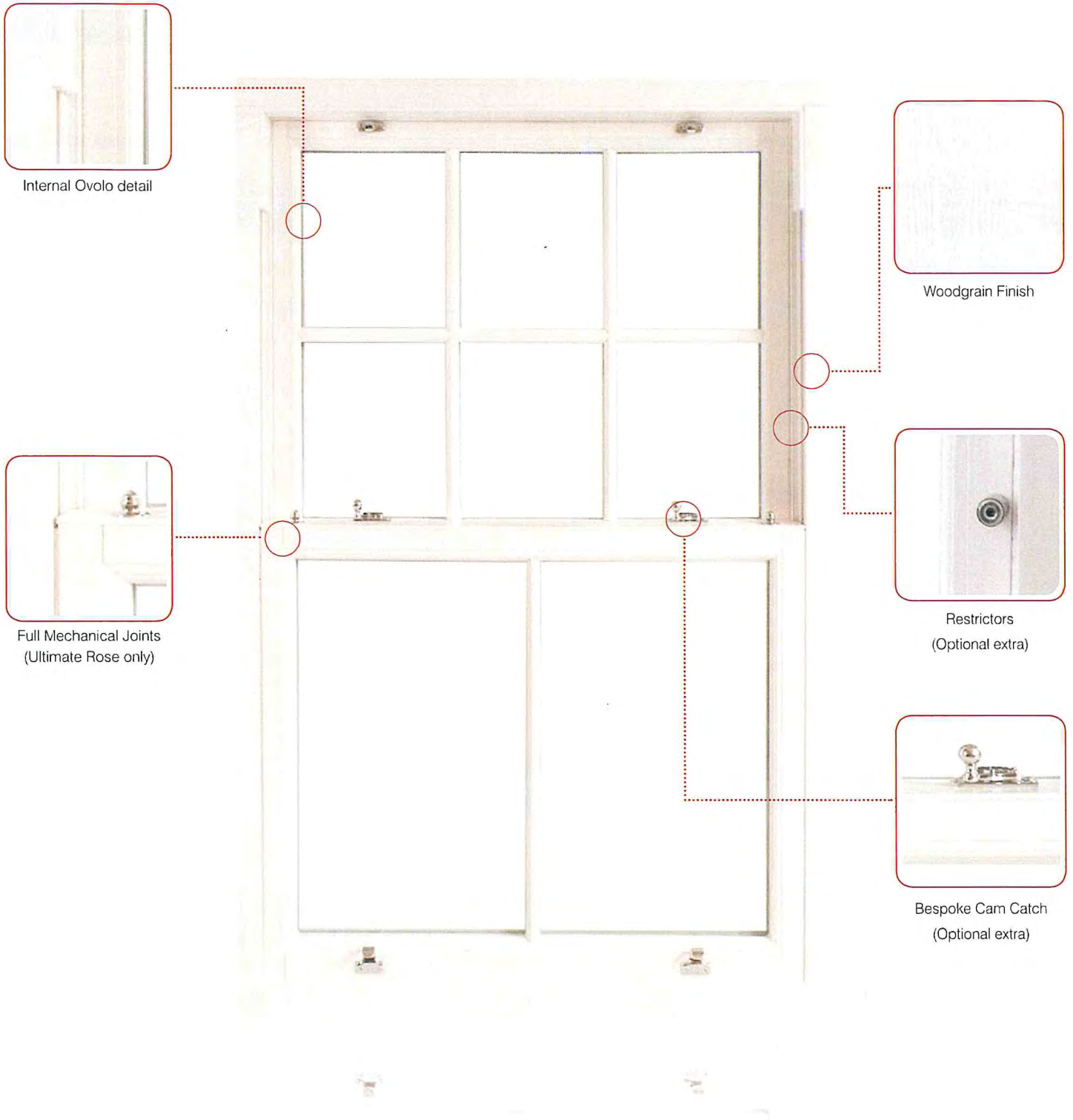
Maximum Sizes (White profile):
Slim/Intermediate Sash Option 1500mm X 3000mm
Intermediate/Large Sash Option 1800mm X 3500mm





Designed to replicate the fine details of an original timber sash, the Heritage and Ultimate Rose are the pinnacle of uPVC sash windows. Features include:

- Full mechanical joints - no welds used on the window, mimicking traditional joinery. (Ultimate Rose only)
- Run-through horn - continuous part of the sash
- Woodgrain finish - looks and feels like timber
- Bespoke traditional furniture (optional extra)
- Limit stops for enhanced safety and security (optional extra)
- Authentic surface mounted astragal bars - in a range of period designs
- Modern benefits include:
 - Energy 'A' rating as standard
 - Tilt facility for easy cleaning
 - Maintenance free - no more painting!



The Rose Collection is available in a range of colours, textures and finishes

Hardware Colours



Chrome



Satin



Brass

Foil Colours



White Woodgrain



Cream Woodgrain



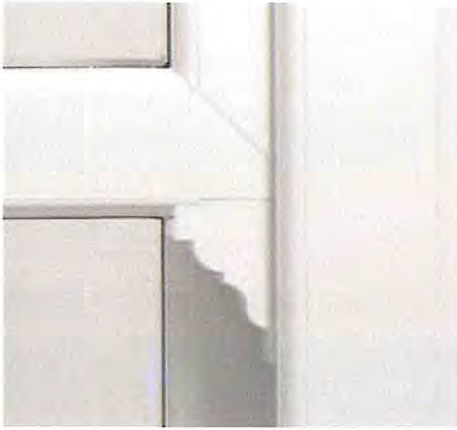
Golden Oak



Rosewood



Other finishes available upon request



Windows with clip on sash horns (above) are not usually allowed in conservation areas whereas windows with run-through sash horns (below) have been approved.



Windows with welded corners (above) are not usually allowed in conservation areas whereas windows with mechanical joints (below) have been approved.



uPVC in Conservation Areas

Sash windows are quintessentially British; they've been an important part of our architectural heritage from the late 17th century right through to the early 20th.

However, original windows can be unsecure, draughty and cold and - unless properly maintained throughout their lifetime - often found in a state of disrepair. As a result, many original sash windows have been replaced, often with inappropriate low-cost casements.

Fortunately, measures have been introduced to stop this process. Sensitive and important buildings are granted Listed status, which prevents any changes being made to the fabric or appearance of the building. More commonly, areas of architectural or historic interest are designated as conservation areas in order to preserve their character and appearance.

Historically uPVC has not been allowed in conservation areas, as modern windows couldn't replicate the traditional window features that contribute to an area's character. However improvements in technology and design have allowed us to create a range of fully authentic uPVC sash windows that have earned their place as a viable alternative to timber.

As the UK's leading uPVC sash window manufacturer Roseview Windows are at the forefront of this. We have been manufacturing for more than 30 years, culminating in the creation of The Rose Collection – the most authentic uPVC sash windows on the market.

Take our Ultimate Rose window as an example. We've spent years designing authentic details into Ultimate Rose, and the result is a class-leading window with woodgrain finishes, industry-leading slim sightlines, putty-effect glass lines, timber-style mechanical joints and our in-house designed run-through sash horns. Features like these make all the difference, and many find it hard to spot the difference between Ultimate Rose and traditional timber.

We believe that sensitively-designed, high-end uPVC sash windows are a suitable alternative to timber in the conservation market. We also believe that where original windows have been replaced with inappropriate alternatives, the The Rose Collection can help restore a building to its original appearance.

We take a pro-active approach to conservation areas. Our Managing Director Willie Kerr is a member of the Glass and Glazing Federation's Traditional Window Group, which serves to inform conservation officers and English Heritage on the benefits of uPVC and why sensitively-designed windows could be allowed in conservation areas.

We regularly talk to conservation officers ourselves and demonstrate our windows to them, so they can see for themselves whether they are appropriate for use. As a result of our efforts, Roseview products have been accepted for projects in dozens of conservation areas across the UK.

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Roseview *windows*

Established in 1977, Roseview Windows are the longest established uPVC sash window manufacturer in the UK.

Based in the picturesque market town of Olney for 30 years, our fifty-strong workforce manufacture uPVC vertically sliding sash windows for conservation, trade, residential and commercial markets. Our modern 30,000 square foot factory contains top of the range machinery, which - in combination with our fully trained and highly experienced staff - help us to ensure absolute accuracy and quality in all the sash windows we manufacture.



Willie Kerr
Managing Director

Our Managing Director - Willie Kerr - has been in the window manufacturing industry since the early 1970s, and spent his early years working as a REHAU technician. This gave him a firm foundation in REHAU window profiles, which - of course - he has been able to pass on to our staff.

Our top specification window, the Ultimate Rose, is the culmination of years of

extensive research and development. It was designed specifically to look exactly like an original timber box sash window and be suitable for conservation areas, where timber windows have long dominated.

Our Heritage and Ultimate Rose windows are both based on the Rehau profile system, arguably the leading uPVC VS system. The Rehau profile has the slimmest sightlines of any VS system, a deep bottom rail, authentic putty lines and is available in a range of woodgrain finishes.

We have taken this market leading system several stages further, adding our in-house developed run-through sash horn and full mechanical joints to deliver windows that are a true alternative to timber.

In recognition of its authentic aesthetics, the Ultimate Rose was awarded New Product of the Year at the prestigious G-Awards in 2013.