

Design & Access Statement
Prospect Hill Cottage
Newholm
Whitby
North Yorkshire
YO21 3QT

1: Historical Information

Prospect Hill Cottage lies within the outskirts of Whitby. It is a small community with a mixture of old and fairly modern properties many of which have been altered to suit modern living expectations.

2 Existing site and surrounding area.

The property is similar to many others in the area.

3: Proposed Description

The development will see a ground floor extension to the rear of the property and the placing of a stable door to the front elevation which will replace the existing window and revert back to the original doorway

4: Design Principles

The construction will have little effect on neighbouring properties. It will replace a utility building that is of poor construction and provide a light and modern kitchen area. It will also give the benefit of an open view to the rear garden whereas most of the views at the moment are restricted by the location of the property.

5: Construction & Appearance

The building will be of block construction and on one elevation with a rendered finish and on the opposite elevation will be timber cladding. All under a pantile roof to match the existing.

6: Environmental Impact

There will be no impact to the area either visually or by any noise nuisance.

7: Access

There is no change in site access.