

NYMNP A

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Ref: 390/01 LA
4th June 2021

NORTH YORK MOORS NATIONAL PARK AUTHORITY
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Dear Sirs

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RE: HOUSEHOLDER APPLICATION FOR HOUSE EXTENSION AT NEWTON HAYE, SNEATON, YO22 5JD

We have been commissioned to work up proposals for the extension to the above property which has recently been purchased as a family home by our clients. The house dates from the 1960s or early 1970s and comprises a two-storey stone-built house with a concrete tile roof and a single-storey felt flat-roofed linked garage with exposed boiler housing and a modern timber conservatory with a flat roof to the south. Whilst the existing house is constructed in stone it is by no means a traditional building and is built as an uninsulated cavity wall construction with large window openings, uPVC windows and box eaves and verges with uPVC rainwater goods.

A detached garage double block, loose box and tack room was granted permission in 2004 and was constructed shortly after to the north of the house (NYM/2005/0873/FL). The whole site comprises just less than 0.4 acres and sits on the valley side with panoramic views to the west. The grade II listed Newton House and outbuildings lie approximately 125m to the northwest lower down the slope and partially screened by mature trees.

A pre-planning application was submitted for a larger scheme that extended to the side and rear of the existing property with a total uplift in floor area of 115% over the existing living accommodation. The proposed scheme demonstrates a significant reduction from this which will reduce the impact of the built area. The redesign has taken into consideration other concerns raised in the pre-planning application regarding being subservient to the existing house and reducing the amount of potential light spill into the countryside.

The proposals for the attached householder application are to extend at the first-floor level to the side (south) and at the ground floor to the rear (west) of the original house. The side extension is on the first floor and sits above the existing garage with a setback from the front elevation and therefore a large setback from the existing front line of the garage, this setback ensures that the proposed first-floor extension is subservient to the existing house. This is emphasised with a lower ridgeline, hipped end to the building and cladding of the extension and existing garage in timber which will unify the end of the building. The proposed extension extends to the rear of the house, which allows the rear elevation to have a gable form that sits nicely alongside the existing building adding interest. This extension contains a new master bedroom suite which allows the adjustment of the existing floor plan to accommodate three similar-sized bedrooms across the back of the house for the client's children that will enjoy good daylight levels and views across the countryside, whilst allowing the incorporation of an office which is a requirement as the clients work from home.

The rear extension is single storey and extends 3.5m beyond the existing rear elevation with an overhang and flank walls extending a further meter. This contains a sitting room linked to the kitchen and a dining room, which has been designed so that the splayed reveals and overhang reduce the impact of light spill over the countryside, whilst still allowing two generous sized openings that are in line with modern window opening sizes. The existing conservatory is proposed to be rebuilt in a style to match the proposed extension but will remain unheated and used as a conservatory/sunroom space and is therefore excluded from area calculations in line with the residential floor space guidance. This will also have a solid roof instead of a glazed roof as the existing one, to reduce light pollution. The internal arrangement of the house is also proposed to be altered to create a large entrance hall and staircase in the centre of the extended house, relocate the kitchen and backup space. These changes optimise the existing dated layout of the house, linking the extension to the existing house, realigning the stair to allow for a cloak and boot room off the stair hall and relocating the entrance door to balance the elevation. A new double-height window has been added to the stair hall to improve the visual aesthetic of the entrance elevation, which is currently rather lacklustre and is dominated by the boiler.

In terms of appearance, the proposal retains the stonewalling to the original house and contrasts this with a contemporary style to the extension using timber cladding below a pitched slate roof to create a modern barn-like look that is in keeping with the area. Large windows overlook the valley as with the original house and conservatory, however, as discussed above these have been amended in design from the pre-application scheme to reduce the impact on the area. The existing house is proposed to be re-roofed in slate to link into the new extension roof as the concrete tiles are at the end of their recommended life span. All new windows to be aluminium. The proposed flat roofs are to be a green roof and planted with wildflowers.

The size of the proposed extension does not significantly extend the footprint of the original dwelling and compared to the previous pre-application scheme this proposal represents a much-reduced increase in area over the original dwelling (not including the garage or conservatory) of 50% which marginally exceeds the 30% stated in Policy CO17 of the local plan, however, there are examples locally of much larger increases in built form due to extension as can be seen in application ref NYM/2012/0457/FI.

It is considered that the following point combines to provide special circumstances that justify the additional floor area increase over the prescribed 30%:

- The house will be upgraded to create a modern bedroom family home that suits the needs of our client's family for the foreseeable future.
- The Clients both work from home and the provision of a home office will allow for the creation of a specific work area without compromising one of the bedrooms.
- The additional downstairs floor space allows for the inclusion of a utility/plant room, this will house a large, insulated water tank and the air-source heat pump indoor unit which will increase the sustainability of the dwelling and future proof the house.
- The design is considered to improve the aesthetic of the existing dwelling and re-plan the layout to work well for a modern family, prolonging the life span of the building and ensuring its future use.
- The proposals incorporate natural materials and green roof systems into the design, enhancing the sustainable credentials of the building. And slowing water runoff into the countryside.

- The new additions to the building will be well insulated, the increase in existing habitable room sizes afforded by the extensions will allow the existing building to be sufficiently insulated. This in conjunction with high-performance aluminium windows and doors will bring the performance of the building up to modern house standards.

We consider that the revised scheme is well balanced and affords a good level of family accommodation whilst making key changes to the dwelling that will unify the look of the overall building which will sit well within the surrounding area. We believe that the single-storey rear extension could be achieved via permitted development. If this was constructed as permitted development, then the floor increase for the first-floor extension represents a 26% increase in the residential floor area.

We believe that a high-quality contemporary extension will enhance the appearance of the original house and the form of the proposal responds to the existing form and lack of symmetry of the dwelling. There are no neighbouring properties whose residential amenity will be affected by the extension.

Our clients are a local family having lived in Ruswarp for many years and would like to increase the size of their new home to accommodate their family that are requiring more space as the children grow up. The client is a local business owner who employs several members of staff. We would welcome the chance to discuss these proposals with you and to hear your views on the style and size of the proposed extension.

We trust that the above explanation adequately describes the proposals at this stage. In the meantime, please do not hesitate to contact me should you have any questions.

Yours faithfully

Joe Rilev

for and on behalf of Shaw and Jagger Architects Ltd.

Enc

Ref: 390/01/LA/01

Date: June 2021

EXTENSION OF NEWTON HAYE,
LOUSY HILL LANE, LITTLEBECK, WHITBY,
YO22 5JD

DESIGN AND ACCESS STATEMENT
FOR THE REFURBISHMENT AND EXTENSION OF THE
RESIDENTIAL PROPERTY

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JAGGER**

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CONTENTS

1.0 INTRODUCTION

2.0 APPRAISAL

3.0 ASSESSMENT

4.0 EVALUATION

5.0 DESIGN LAYOUT

6.0 CONCLUSION

7.0 APPENDIX

1.0 INTRODUCTION

- 1.1 The purpose of this design and access statement is to set out the rationale behind the extension of Newton Haye, a detached stone-built family dwelling on the outskirts of the village of Sneaton.
- 1.1 The proposals are to sympathetically refurbish and remodel the interior and exterior of the existing house to form a contemporary single-family dwelling. The proposals look to add new extensions to maximise daylight and living space whilst increasing the overall aesthetics and performance of the existing building.
- 1.2 The scheme is considered to satisfy the provision of local and national planning policy. It represents the reuse of previously developed areas of the site whilst retaining the integrity of the farm and surroundings, and looks to make use of sustainable technologies in the heating, hot water and construction elements of the build safeguarding the site for future generations.
- 1.3 The development in the form proposed is considered to enhance the character of the existing buildings.



Figure 1 –Aerial view of site and relation to the surrounding countryside

2.0 APPRAISAL

2.1 The purpose of this section is to provide an appraisal of the site and its context.

2.2 The site is in the open countryside, located at Newton Haye, Lousy Hill Lane, Littlebeck, Whitby, YO22 5JD.

2.3 An extract of the site location plan can be seen below. The plan shows the planning application area in red and the additional client owned land in blue. The site location plan is not to scale (a scale copy is included in the supporting planning drawings).

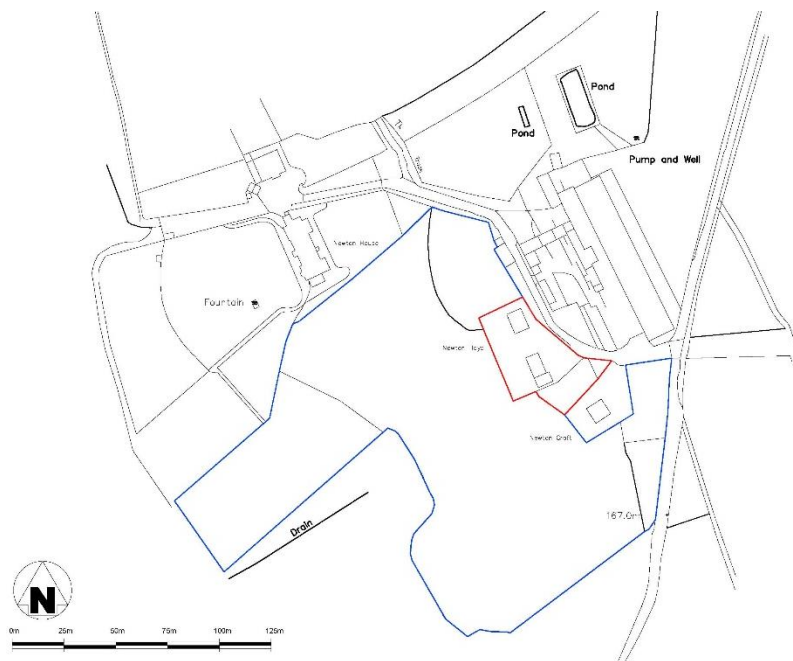


Figure 2 - Site Location Plan

2.4 There is currently vehicular access to the site directly off Lousey Hill Lane to the northeast via an access drive. This is to remain unchanged.

2.5 The house dates from the 1960s or early 1970s and comprises a two-storey stone-built house with a concrete tile roof and a single-storey felt flat-roofed linked garage with exposed boiler housing and a modern timber conservatory with a flat roof to the south. Whilst the existing house is constructed in stone it is by no means a traditional building and is built as an uninsulated cavity wall construction with large window openings, uPVC windows and box eaves and verges with uPVC rainwater goods.

2.6 A detached garage double block, loose box and tack room was granted permission in 2004 and was constructed shortly after to the north of the house (NYM/2005/0873/FL). The whole site comprises just less than 0.4 acres and sits on the valley side with panoramic views to the west.

2.7 The grade II listed Newton House and outbuildings lie approximately 125m to the northwest lower down the slope and partially screened by mature trees.



Photograph 1 –Existing house (centre) from the rear



Photograph 2 – View of front of house from access drive

3.0 ASSESSMENT

- 3.1 The purpose of this section is to provide an assessment of how the characteristics of the site, its location and policy context have informed the preparation of the design of the refurbishment and extension of the house

Physical

- 3.2 A building survey including plans and elevations of the extent of the house has also been produced. This has provided a solid interpretation of the layout of the house on which to base our designs.
- 3.3 A Protected Species survey has not been carried out on the site. The house is in full-time occupation and has storage in the roof, so is considered not suitable for the nesting of bats.

Social

- 3.4 The social context of the proposed development can be described as an existing residential property with an outbuilding set within generous grounds.
- 3.5 It is anticipated that there will be no adverse impacts to the residents generated by the proposed works. The house is set back from the highway and well-screened from public view by trees to the south of the property, the house is partially visible across the fields/valley. The works will enhance the existing aesthetic of the house which is considered to be of poor quality and will better define the entrance.
- 3.6 The works to the building aim to modernise the building adding additional floor space to increase the quality of living and sustainable credentials turning the property into a high-quality family dwelling.
- 3.7 The nearest neighbouring dwelling is to the south. The proposals respect and consider the living conditions of this dwelling, particularly by minimising the overlooking in this direction.

Economic

- 3.8 The residential status of the site and type of proposed renovation does not give rise to any change in the economics of the site, other than that of the employment created by the design and construction of the project on a short-term basis.
- 3.9 The proposals do include the creation of a home office as the clients work from home.
- 3.10 Access from the road via the existing entrance and parking space will remain unaffected.

Planning Policy

3.11 The pre-application enquiry that was submitted under ref NYM\2021\ENQ\17477 assessed the initial scheme in relation to local policy and particular Policy CO17. Policy CO17 requires new development within the domestic curtilage to take full account of the character of the local area and special qualities of the National Park. The development will only be permitted where: the scale, form, position and design do not detract from the original dwelling or its setting; the development does not adversely affect the residential amenity of neighbouring occupiers or that of the host property; the development reflects the principles set out in the Authority's Design Guide. To achieve a subservient extension, Policy CO17 states that extensions should not increase the total habitable floor space by more than 30% (unless there are compelling planning reasons for a larger extension) and that the design detail complements the architectural form of the original dwelling.

- The proposed amended scheme has been reduced in size significantly so as not to detract from the scale of the original dwelling. Whilst the proposed is above 30% increase in the existing habitable floor space it is considered there are compelling reasons for this in relation to home working and the sustainable improvement of the house that are set out under the bullet points of the design layout section.
- The revised design is considered to complement the existing building in its massing and use of materials and detailing. The side extension is subservient when seen from the approach to the building.
- The proposals are designed with the use of sustainable technologies in mind as the client is keen to make use of the positive enhancements they can bring to the efficient running and energy conservation of the existing building. They will make use of an air source heat pump, with a well-insulated storage tank. The development will be thermally insulated to exceed current Building Regulations requirements.
- The proposed amended design includes chamfered reveals and overhangs to the rear extension to reduce light spill and address the authority's dark night sky status.

4.0 EVALUATION

4.1 The purpose of this section is to evaluate the information gathered from the previous sections and identify the constraints and opportunities that were considered during the design of the proposed development.

Constraints

4.2 The identified constraints are as follows:

- Respect the character and appearance of the existing buildings and their immediate surroundings.
- The impact of the development on the landscape setting and character of the site.

Opportunities

4.3 The identified opportunities are as follows:

- Incorporation of sustainable materials and technologies into the existing building.
- Maximise the layout of the existing building and through extension create a modern family dwelling that allows for both living and working.
- Safeguarding the long term future of the dwelling within a countryside setting.

Conclusion

4.4 The constraints and opportunities identified and evaluated have influenced the design of the proposed refurbishment and extension of Newton Haye. This allows us to set out key areas to preserve and areas more suited to change and ensures visual amenity and the wider landscape have been regarded within the design of the scheme.

5.0 DESIGN LAYOUT

- 5.1 The purpose of this section is to describe the proposed works to Somerby Farm Barn and illustrate how this was informed by the evaluation.
- 5.2 The proposals for the attached householder application are to extend at the first-floor level to the side (south) and at the ground floor to the rear (west) of the original house. The side extension is on the first floor and sits above the existing garage with a setback from the front elevation and therefore a large setback from the existing front line of the garage, this setback ensures that the proposed first-floor extension is subservient to the existing house. This is emphasised with a lower ridgeline, hipped end to the building and cladding of the extension and existing garage in timber which will unify the end of the building. The proposed extension extends to the rear of the house, which allows the rear elevation to have a gable form that sits nicely alongside the existing building adding interest. This extension contains a new master bedroom suite which allows the adjustment of the existing floor plan to accommodate three similar-sized bedrooms across the back of the house for the client's children that will enjoy good daylight levels and views across the countryside, whilst allowing the incorporation of an office which is a requirement as the clients work from home.
- 5.3 The rear extension is single storey and extends 3.5m beyond the existing rear elevation with an overhang and flank walls extending a further meter. This contains a sitting room linked to the kitchen and a dining room, which has been designed so that the splayed reveals and overhang reduce the impact of light spill over the countryside, whilst still allowing two generous sized openings that are in line with modern window opening sizes. The existing conservatory is proposed to be rebuilt in a style to match the proposed extension but will remain unheated and used as a conservatory/sunroom space and is therefore excluded from area calculations in line with the residential floor space guidance. This will also have a solid roof instead of a glazed roof as the existing one, to reduce light pollution. The internal arrangement of the house is also proposed to be altered to create a large entrance hall and staircase in the centre of the extended house, relocate the kitchen and backup space. These changes optimise the existing dated layout of the house, linking the extension to the existing house, realigning the stair to allow for a cloak and boot room off the stair hall and relocating the entrance door to balance the elevation. A new double-height window has been added to the stair hall to improve the visual aesthetic of the entrance elevation, which is currently rather lacklustre and is dominated by the boiler.
- 5.4 In terms of appearance, the proposal retains the stonewalling to the original house and contrasts this with a contemporary style to the extension using timber cladding below a pitched slate roof to create a modern barn-like look that is in keeping with the area. Large windows overlook the valley as with the original house and conservatory, however, as discussed above these have been amended in design from the pre-application scheme to reduce the impact on the area. The existing house is proposed to be re-roofed in slate to link into the new extension roof as the concrete tiles are at the end of their recommended life span. All new windows to be aluminium. The proposed flat roofs are to be a green roof and planted with wildflowers.
- 5.5 It is considered that the following point combines to provide special circumstances that justify the additional floor area increase over the prescribed 30%:
- The house will be upgraded to create a modern bedroom family home that suits the needs of our client's family for the foreseeable future.

- The Clients both work from home and the provision of a home office will allow for the creation of a specific work area without compromising one of the bedrooms.
- The additional downstairs floor space allows for the inclusion of a utility/plant room, this will house a large, insulated water tank and the air-source heat pump indoor unit which will increase the sustainability of the dwelling and future proof the house.
- The design is considered to improve the aesthetic of the existing dwelling and re-plan the layout to work well for a modern family, prolonging the life span of the building and ensuring its future use.
- The proposals incorporate natural materials and green roof systems into the design, enhancing the sustainable credentials of the building. And slowing water runoff into the countryside.
- The new additions to the building will be well insulated, the increase in existing habitable room sizes afforded by the extensions will allow the existing building to be sufficiently insulated. This in conjunction with high-performance aluminium windows and doors will bring the performance of the building up to modern house standards.

5.6 We consider that the revised scheme is well balanced and affords a good level of family accommodation whilst making key changes to the dwelling that will unify the look of the overall building which will sit well within the surrounding area. We believe that the single-storey rear extension could be achieved via permitted development. If this was constructed as permitted development, then the floor increase for the first-floor extension represents a 26% increase in the residential floor area.

5.7 We believe that a high-quality contemporary extension will enhance the appearance of the original house and the form of the proposal responds to the existing form and lack of symmetry of the dwelling. There are no neighbouring properties whose residential amenity will be affected by the extension.

6.0 CONCLUSION

- 6.1 This design and access statement has been produced in respect of a planning application for the refurbishment and extension of Newton Haye.
- 6.2 The primary purpose of this statement is to explain the evolution of the design for the proposed development and show regard to best practice and guidance. It has intended to show how the design and access components of the development have been informed by the appraisal of the site and its context.
- 6.3 Relevant local and national planning policy has been followed in the process of design.
- 6.4 It has been shown that the works respect the areas of importance within the site, scale, and visual impact on the surrounding area. Environmental impact and sustainability have also been key design concerns.
- 6.5 The proposed works have been designed to update the house to provide comfortable family living, with up-to-date standards of accommodation and convenience, within the existing constraints of the site.
- 6.6 The proposed construction methods aim to reduce waste and promote local craftsmanship.
- 6.7 Overall the proposed development is well-considered and respects the site and the local and context.