

Sunny Crescent, Hackness

PLANNING DESIGN AND ACCESS STATEMENT

Mr & Mrs Allen
Sunny Crescent, Broxa Lane,
Hackness

NYMNPA

07/10/2021



RIDGE CONSULTING ENGINEERS LIMITED

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Sunny Crescent, Hackness

INTRODUCTION

This Design and Access Statement has been produced for Mr & Mrs Allen to support the proposed rear / side extension to Sunny Crescent, Hackness. This statement is to be read in conjunction with the submitted documents.

THE SITE & EXISTING BUILDING

The existing building is a semi-detached property on the edge of Hackness village, fronting onto Broxa Lane occupying an elevated position set back from the road.

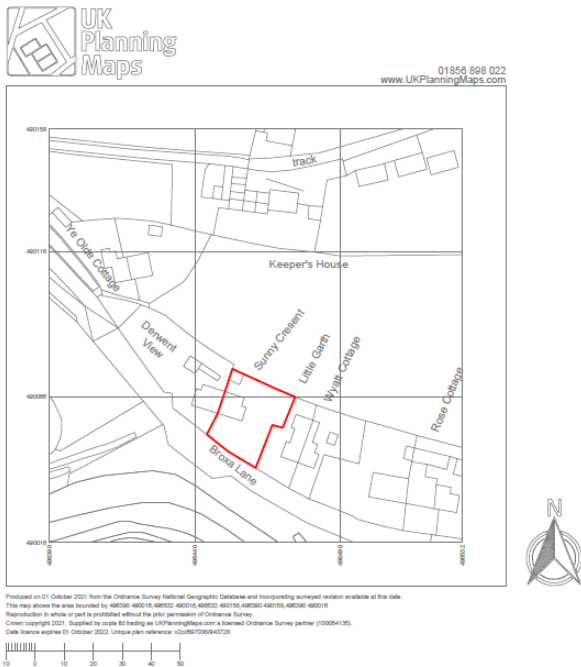


Figure 1 - The Site Location



Figure 2 - View of Sunny Crescent from Broxa Lane

CURRENT USE - RESIDENTIAL PROPERTY

The building is currently laid out as a 2 bedroomed cottage, with rooms to the ground floor and within the roof space. Having been used as a rental property by the previous owners and subsequently empty for the past year, the current owners are keen to update the existing cottage and create their forever family home.



Figure 3 - View on existing property model

PROPOSED DESIGN

The proposal is to extend the existing two bedroomed property to include an additional bedroom upstairs as well as a larger and more functional family kitchen room on the ground floor. The need for the extension has arisen out of the existing property occupiers spatial requirements as a young and growing family.

The design has taken into account development policy 19 with regards to height, form, position and design as well as the affect on neighbouring properties and occupiers.

The extension is set back from the original dwelling, with a lower roof than the original building, acting as subservient to the original house and not detracting from the qualities of the original property.

The proposed materials are the same as the original materials, including stone walling and clay pantile roofs, with timber hardwood windows and doors, remaining of small scale and in keeping with the property. The proposed exception to this are the proposed bifolding doors, which will allow more light into the property and provide the important connection between the indoors and the extensive garden areas.

The proposed extension would replicate the features of the existing building through use of materials and replicating details such as the timber trims to the front dormer window and the stone parapets to the gable ends.

A small area of flat roofing is proposed to create vital head room in the middle of the property and allow better use of the space available without enlarging the footprint of the property unnecessarily. This would be hidden from view via the gable walling and parapet.

The design has been carried out with any impact on local amenity carefully considered, as well as any impact on neighbouring properties. By keeping the extension towards the rear there is minimal impact on neighbouring properties. The space towards the rear of the existing building is occupied by footpath and outbuildings, with the land steeply sloping upwards to the rear. Neighbouring views and or sunlight would not be obstructed by the proposed extension.

By renovating and extending this property to a high standard, with minimal impact on neighbour's and respectfully towards the existing property, in-keeping in both design and use, we believe the proposed design meets the requirements of the North York Moors National Park planning policies. We also believe it would preserve the building, giving it further longevity, as well as enhance the area, allowing for modern family living whilst maintaining the traditional features and values of the original property.



Figure 4 - View on proposed property model



Figure 5 - View towards East from Sunny Crescent



Figure 6 - View towards West at rear of Sunny Crescent



Figure 7 - View towards North of Sunny Crescent

ACCESS & PARKING

The access to and from the site is via the front entrance steps directly off the road. This will remain the same. The allocated parking spaces are directly opposite the property over the road and this will also remain the same.

There is no public access through the site and this will not change.

ARBORICULTURAL STATEMENT

There is a small decorative conifer tree which we intend to remove in order to create a patio area outside of the new kitchen and lounge doors.

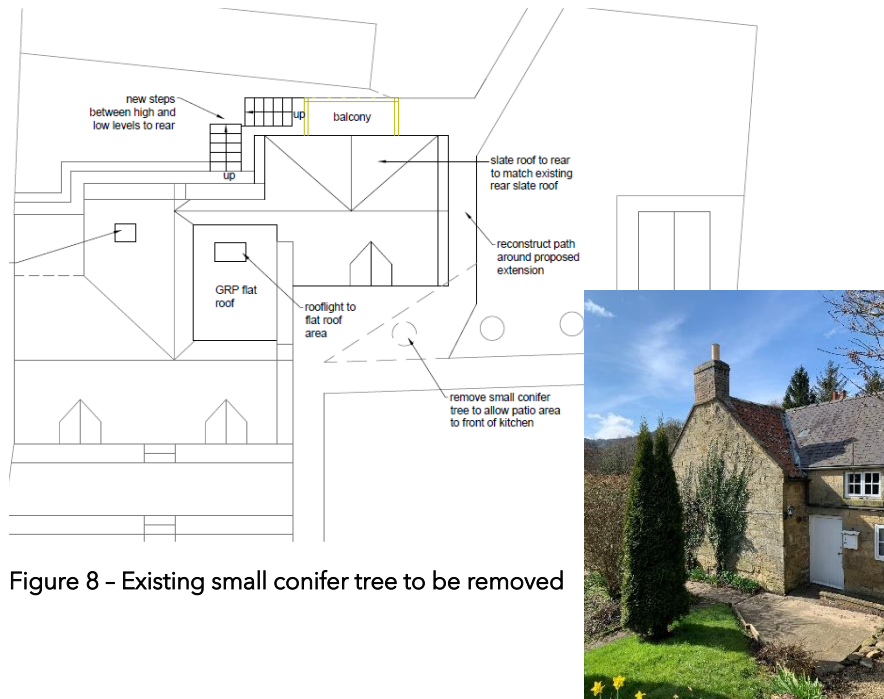


Figure 8 - Existing small conifer tree to be removed