

NYMNPA

12/11/2021

Design and Access Statement

Removal of existing rooflights and existing chimney replaced with new windows and doors to sunroom, and erection of replacement greenhouse at Smoothmans Cottage, Egton Lane, Egton, YO21 1UG

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Introduction

This document has been prepared by Reed Studio; the information contained is to assist NYMNPAs in reviewing the proposed development.

Proposed Development

The development consists of the following:

- Removal of 2No. existing roof lights located within sunroom
- Removal of existing chimney breast located within sunroom
- Existing side windows replaced
- Existing rear windows and doors replaced
- Replacement greenhouse
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Smoothmans Cottage is a traditional built cottage and has been altered and extended substantially over the years but does retain some features that are reflective of the local vernacular.

The proposed works are mainly contained within the existing sunroom which was granted planning permission in 2005.

It is felt the proposals are minimal and will have minor impact on the cottage and within the landscape in general.

Pre Application Advice

A pre application was carried out in July 2021 to gain the Authority's view on the works. There were some concerns regarding the properties prominent position within the open countryside, which is visible from wider views across the landscape. There were concerns regarding the proposed glazing in terms of design and the impact that the glazing might have on the dark night skies over the National Park.

In this document it is hoped it can allay any concerns the Authority might have on the proposed development.

The concerns can be broken down into two:

- extent of glazing has the potential to be harmful to the appearance and proportions of the host property and landscape, and,
- the impact of light spill can be detrimental to the dark skies which has a direct impact on local wildlife

Extent of glazing has the potential to be harmful to the appearance and proportions of the host property and landscape

In the original pre application drawings, the external wall corners were removed and replaced with steel columns. The new design has been developed, taking on board the case officer's comments and the design now shows the external wall corners left in place with stone between head of window and existing roof verge. This change reduces the glazing impact and potential harmful effect on the host dwelling and surrounding landscape.

Scale

The scale of the proposed works is modest and mainly replacing windows and doors 'like for like'. The increase in glazing where placing the existing chimney breast is limited and follows the existing window style of the sunroom. There is a variety of existing door and window styles, scales and proportions on the property.

Appearance

Overall, Smoothmans Cottage is built in natural stone, along with the sunroom extension. The natural stone corners are retained on the sunroom, and additional stone is introduced between the head of the window and roof verge. The retention and introduction of stone helps blend the traditional appearance of the cottage with the modern appearance of the proposed works, reducing any potential impacts within the wider landscape.

The impact of light spill can be detrimental to the dark skies which has a direct impact on local wildlife

Planning policy ENV4 Dark Night Skies is regarding external lighting that impacts on dark sky policy. The proposed works will actually reduce light spill because two existing roof lights will be removed.



Above is the proposed elevation submitted for pre application advice. The stone wall was removed and replaced by steel columns. The window frame went up to the underside of roof verge.



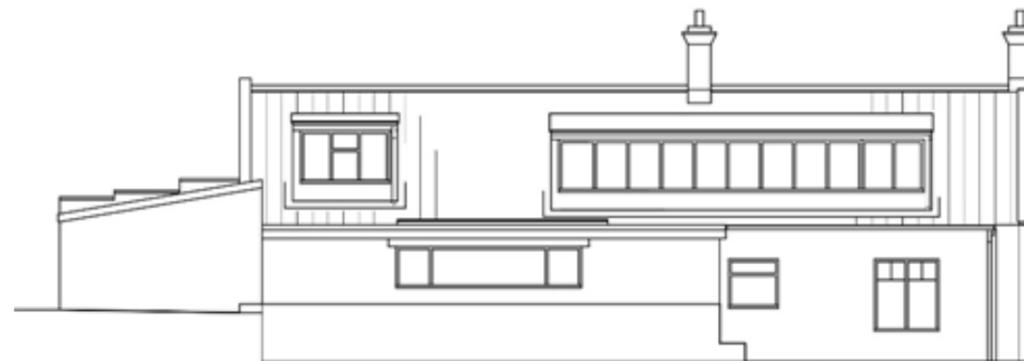
Above is the proposed elevation submitted with this application. Note the existing stone wall corners have been retained and stone walling is shown between the head of the window and underside of roof verge.

Precedents

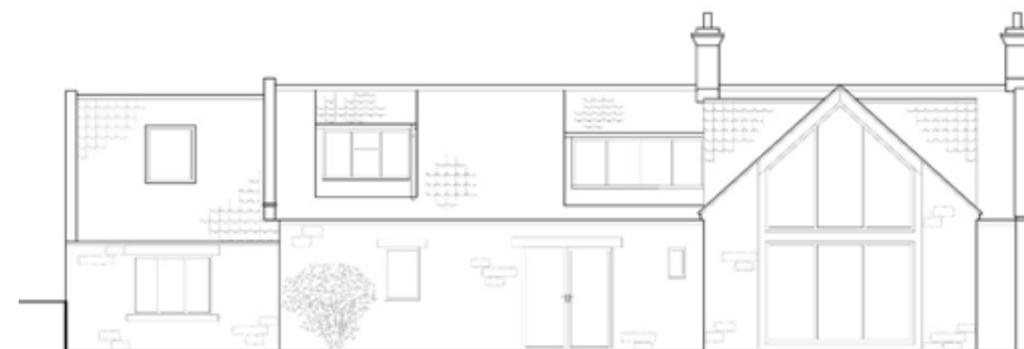


In NYMNPAs Design Guide for advice on appearance and proportions it shows an image of a modern extension on a traditional dwelling within the Parks, see image opposite.

It may not have the gable glazing and it is unclear whether it has a prominent position in the countryside, but none the less it is a large expanse of glazing where the only connection it has to the original host property (based on the photo) is the lining through of the window heads.



Existing elevation



Proposed elevation

In addition, there was a planning application located in the Aisably ward at Selcrete Cottage, Guisborough Road which is in a similar location in terms of open countryside with exposed and open views to the rear. Selcrete Cottage project included a replacement extension with similar glazing style and design to what is proposed in this application. Selcrete Cottage planning application was approved in 2019, planning application number: NYM/2019/0757/FL. Proposed drawing below opposite.

Conclusion

As shown in this document, the proposals are in keeping with the design, scale and proportion of the host dwelling while not having any significant adverse impact on the surrounding landscape and reducing the light spill by removing two existing roof lights.





