

Design, Access & Heritage Statement



Converting & Extending the Garage to form a Garden Room
& Pitched roof over Entrance Porch

to

Fern Dean, Thorpe Lane, Fylingthorpe, YO22 4TH



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1.0 General

1.1 The Statement

This document has been prepared to assist all parties involved during consideration of the Planning application submitted to North York Moors National Park and illustrated on drawings: -

D12201-01 Location & Block Plan
D12201-02 Existing Plans & Elevations
D12201-03 Proposed Plans & Elevations

1.2 The Existing Situation

The property is situated on the edge of Fylingthorpe village, on the main connecting road with Robin Hoods Bay.

It is not Listed and falls outside of the Fylingthorpe conservation area, the edge of which lies 200m to the west and covers the more historic village centre.

Fern Dean is a substantial 3 storey semi-detached property, constructed of coursed natural stone, with dressed stone details.

More modern additions include a lean-to side extension garage, which is brick built and a modern glazed lantern roof to the entrance porch.

The rear (north west) of the property is the same side as the highway. The property forms the boundary with the road footpath.

The principle elevation orientated to view south east is the furthest away from the highway.



Photograph 1
South east (front) elevation, brick garage to side



Photograph 2
North west (rear) elevation abutting the Highway



Photograph 3
Garage and Drive



Photograph 4
Glazed Lantern over entrance Porch

1.3 Liaison

Prior to this application being submitted a pre-application Permitted Development Enquiry was submitted to the Planning Authority. The Authority confirmed an application is required.

2.0 Proposals

2.1 Design

The existing garage is a brick-built structure, with timber encasement windows to the rear, steel up and over door to the front and profiled sheet roof. Concrete lintels are above the openings.

It is intended to extend the garage along the side elevation towards the rear of the property by continuing the brick wall on the Party Wall line by 2.4m. This side wall will also be increased in height by approximately 0.9m.

The Garden Room will then be formed by the provision of a chunky timber frame and glazing to both the front and rear elevations.

The roof will also be glazed with a patent glazing system. All glass to be treated with a light reducing film or factory finish to reduce light spillage.

Over the entrance lobby a modern lantern with a mock historic style has been installed.

As can be seen on the previous photograph, the installation is very poor, with the ridge and edges finished with adhesive band or tape. This is also the case for perimeter flashings. Unsurprisingly this construction leaks.

It is proposed to provide a new slate mono pitch roof to cover this area and provide a traditional reliable finish.

It will match the existing roofs in the same area and abut the existing stone wall with lead flashing dressed under the stone coping. The abutment closest to the house will be a lead valley gutter.

3.0 Context/Policies

3.1 Policies

We anticipate the application to be considered against the following policies, adopted July 2020, by the North York Moors National Park Authority: -

Strategic Policy C – Quality & Design of Development
Strategic Policy I – The Historic Environment

Policy CO17 – Householder Development

3.2 Context relating to Policies

We believe that the proposals for the applications comply with the requirements of these policies. Also, that our clients own desire for the project to improve the overall appearance of the property by carrying out works to the more modern and less attractive elements of historic alteration.

The garden room will sit as the existing garage does in the visual shadow of the main building. It will be very subservient to the main house, allowing the strong features of the building to continue to provide the dominant view.

The front and rear glazing on the extension provides views in the traditional manner, directly up the drive to the rear and down the garden at the front. The Party Wall will be solid as existing. This standard front to back orientation will ensure protection of the neighbour's amenity.

It is clear the alterations fall well below the 30% limit on additional floor space.

4.0 Heritage Statement

4.1 Asset Description

Although not in a conservation area, we feel that the design process has been carried out to consider and protect the heritage provided by the impressive main buildings.

This area and street scene is populated by generally large and well-proportioned buildings. There are exceptions and some of the later alterations have undermined the overall appearance.

Fern Dean has been fortunate in that the main structure has been retained and the minimal external alterations have not been dominant. As previously noted, the alterations will improve the character by replacing the 2 areas of modern change.

5.0 Access

5.1 External

Access arrangements remain generally as existing, although the drive entrance is to be widened to make its use for parking more realistic and therefore reduce the tendency to park on the road.

5.2 Internal

Again, this remains the same with the exception of improved living space, which for a house of this size is limited.