

## Design & Access Statement

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Ground Floor Extensions to Porch & Utility Room.  
First Floor Extension to Bedroom

to

Heather Lea, Glaisdale



imaginative architecture + engineering design

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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 and Listed Building application submitted to North York Moors National Park and illustrated on drawings: -

D12181-01 Location & Block Plan  
D12181-02 Existing Plans & Elevations  
D12181-03 Proposed Plans & Elevations

### 1.2 The Existing Situation

The existing property is situated within the village of Glaisdale, close to the through road and adjacent a small village green.

Glaisdale is a long 'chain' village which has developed generally following this road.

Heather Lea lies to the north west end of the village as the road heads for Lealholm.

The building itself is an individual design and not particularly traditional.

It has a new grey tiled roof. The walls of the main original house are brick, with concrete lintels generally and a concrete headed course to the front.

The rear extension is rendered.

All windows are brown upvc.

It is illustrated on the following pictures. The pictures also show the number of alterations that have occurred to the property over its life time.



Photograph 1  
Part front elevation



Photograph 2  
Rear elevation



Photograph 3  
Side (south) Elevation



Photograph 4  
Side (north) Elevation

### 1.3 Liaison

Prior to this application being submitted a pre-application enquiry was submitted to the Planning Authority.

The following full Planning & Listed applications have been produced to add further detail, while taking note of the positive and constructive Pre-Application response from the Authority.

The response was generally positive, with advice given on area and extension design.

## 2.0 Proposals

### 2.1 Design

Our client's proposals seek to refurbish and extend the house to provide family accommodation and at the same time, consolidating the alterations that have been historically made with external changes which will improve the appearance.

Externally the existing ground floor kitchen extension will be further extended to provide a utility room. Above this and the kitchen, a first-floor extension will provide improved bedroom and bathroom space. The third bedroom will now be a reasonable single room of 7.5m<sup>2</sup> instead of the current 'box room'.

The bedroom 1 will be able to incorporate an ensuite, which means the bathroom will be shared by 2 bedrooms. The design of the extension follows that of the original house but smaller. It will have a hipped roof which will tie into the existing hipped roof and its narrower size will provide visual relief to the main house roof and provide a 'step' in three of the four elevations.

Due to the current external wall appearance and construction of the new extension, all of the walls will be finished with a through coloured render.

All windows will have new art stone heads and cills, doors will have new heads.

A small extension to the entrance porch will mean that the area can be used for general cloaks storage and its extended canopy roof will give cover.



**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 of Design & 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 give a gain to the general amenity of the area.

When considering Policy CO17, we have ensured that extended design does provide a subservient appearance to that of the main house, the outline of which is still obvious.

The difference of width across the rear of the house of the ground and first floor extensions provides a stepping of the construction. This reduces the visual massing and adds interest to the appearance.

Also, the replacement of plain concrete heads/cills with an ‘Art stone’ version provides a more pleasing view and traditional appearance.

Alterations to windows has been carried out to balance the elevations and address the current Ad Hoc positioning.

In terms of floor area: -

Original dwelling, total for both floors	10.5m <sup>2</sup>
Proposed dwelling, total for both floors	139.5m <sup>2</sup>

#### **4.0** Access

##### 4.1 External

This is unaltered. The property has both good vehicle and foot access, along with a detached garage.

##### 4.2 Internal

This has been improved by the creation of a larger entrance porch and the combining of 2 rooms to improve circulation space.