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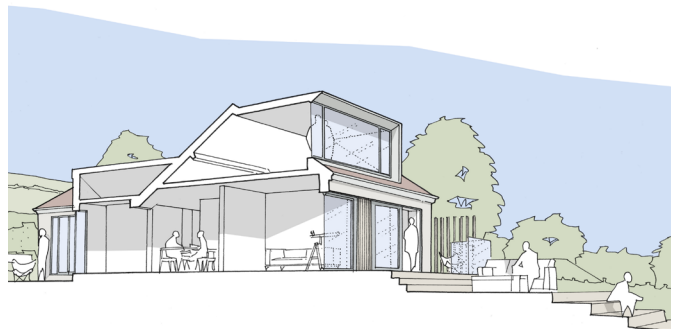
**Appletree Cottage, New Dormer Window, External
Alterations & Landscaping**

Appletree Cottage, Whitby Road, Robin Hood's Bay,
North Yorkshire. YO22 4PD

for Martin Povey

Design and Access Statement

January 2022



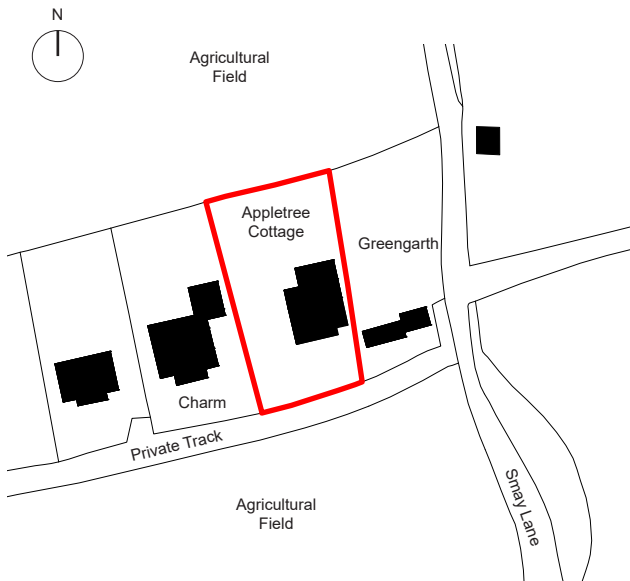
ian hazarchitect
North Yorkshire

1.0 Introduction

This design statement supports the planning application by Martin Povey for the proposed alterations to his property, Appletree Cottage. The proposals include the construction of a new dormer window to the front pitch of the existing roof, alterations to the external elevations, and the creation of a new external decked area to the front garden.

This Design Statement should be in read alongside the related planning application drawings.

Ian Hazard was appointed as architect to review the feasibility of the project and to produce design proposals for the required alterations.



Site Location Plan - Not to Scale

2.0 The Site

The property is situated on the northern periphery of the coastal village of Robin Hood's Bay, near Whitby, in the Scarborough District of North Yorkshire, within the Fylingdales parish. The plot is also located within the Coast and Coastal Hinterland landscape character area of the North York Moors National Park.

Appletree Cottage is one of eight private dwellings built in the second half of the 20C on the Eastern side of the B1447, as it climbs steeply away from Robin Hood's Bay. The character and style of the dwellings along the track is generally traditional, other than Charity and Crestbank to the West of Appletree cottage, which have been renovated and extended in a more contemporary style.

The principle vehicle and pedestrian access to the site is via the privately owned track, from Whitby Road, the B1447.

The plot, which slopes gradually up toward the north, and more steeply down toward the south east corner, contains the primary dwelling, and a small shed and a greenhouse along the rear site boundary.

The site sits outside of the Robin Hood's Bay Conservation Area, and enjoys panoramic views south, over Robin Hood's Bay towards Ravenscar.

3.0 The Existing Property

The existing dwelling is a detached bungalow, understood to have been constructed in the mid 20C. The original form of the property is simple and rectangular in plan, with a dual pitch roof with gabled ends.

Two dual pitched roof single storey additions have been constructed to the rear of the property, and a single pitched single storey extension has been added to the side of the property.

The majority of the accommodation is arranged at ground floor level and provides two bedrooms along with the typical living accommodation. A small additional space is provided within the Attic which is accessed via a small spiral stair. Externally two balconies are present at the front of the property, providing views out across the Bay.

The dwelling is constructed from traditional load bearing masonry walls with rendered finish and the roof is constructed from timber, with a rosemary clay tile covering. The external windows are UPVC framed double glazed.



Appletree Cottage primary elevation photographed from the south



Appletree Cottage side elevation photographed from the west



4.0 The Proposed Development

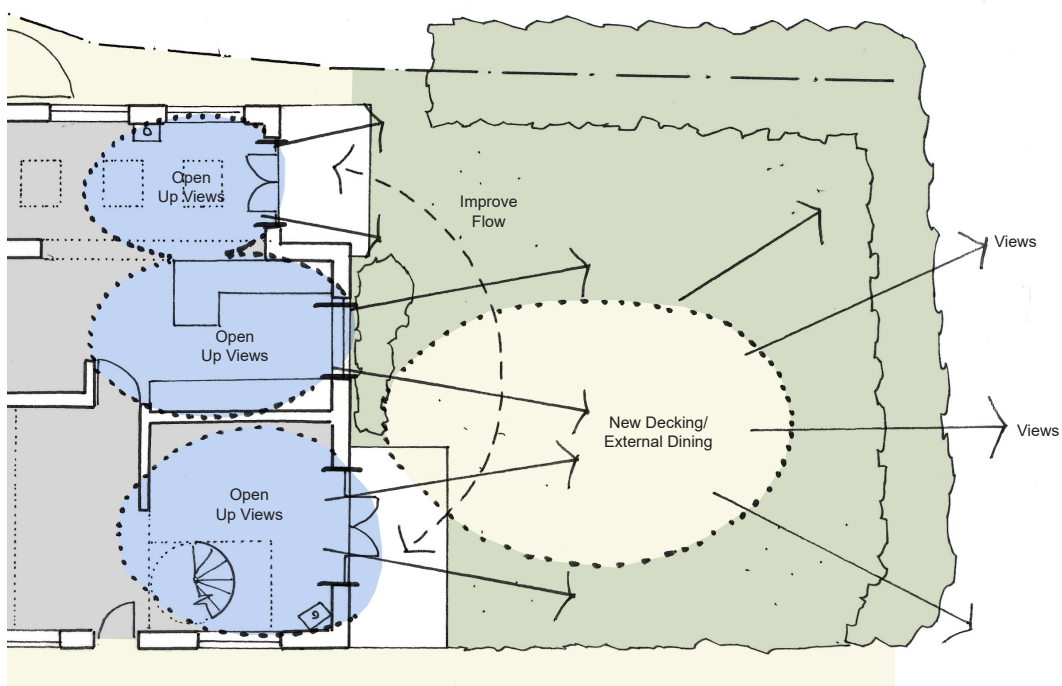
The existing property is in generally good condition internally and externally and the level of functional accommodation provided is generally reasonable for the scale of the dwelling, and for the Client's purposes.

However, the second Bedroom at Ground Floor level is compact, and the additional space within the Attic is also limited spatially by the eaves of the roof. With this in mind, the property struggles at times to provide comfortable Bedroom accommodation for family and guests.

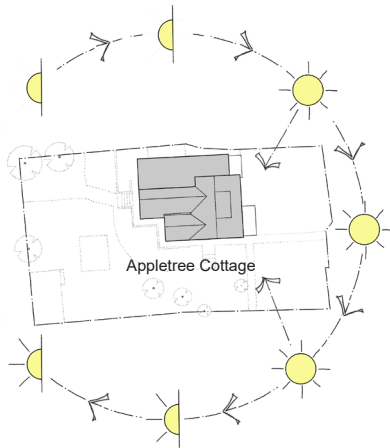
Although the situation of the property offers the potential for spectacular panoramic views from the primary accommodation arranged to the south along the primary elevation, the thick UPVC window frames to the existing French doors, and the external timber hand railing detract from the views. The steeply sloping garden to the front also prevents a meaningful and direct connection between internal spaces, the external garden and the landscape views beyond. At present direct access to external space at the front of the property is limited to the two existing balconies. Once in the garden, the topography is such that views from the garden are then limited by the hedge planting to the boundaries.

With the above in mind, the proposed development is intended to:

- Improve the functional bedroom accommodation in the Attic with the addition of a new dormer window, that offers more space and improved views out to the landscape.
- Improve the functional connection between the internal ground floor spaces at the front of the property, and the garden
- Improve the landscaping to the front of the dwelling, so that is can provide level functional external space, and views of the landscape beyond.



Illustrated Client Design Brief - Ground Floor level



Sun path diagram

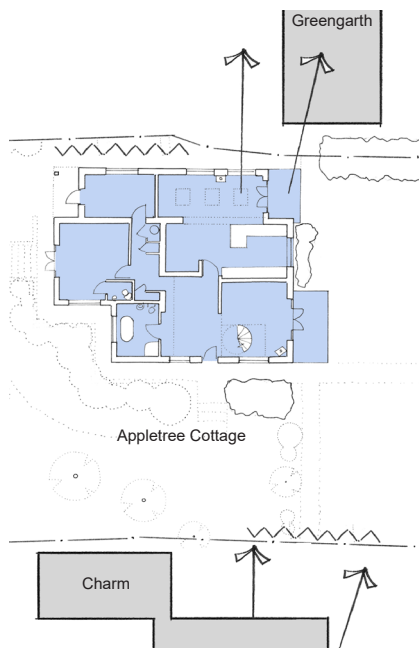
5.0 Site Constraints & Opportunities

The relatively private situation of the plot and the views of the landscape and seascape that it offers is the primary asset of the property.

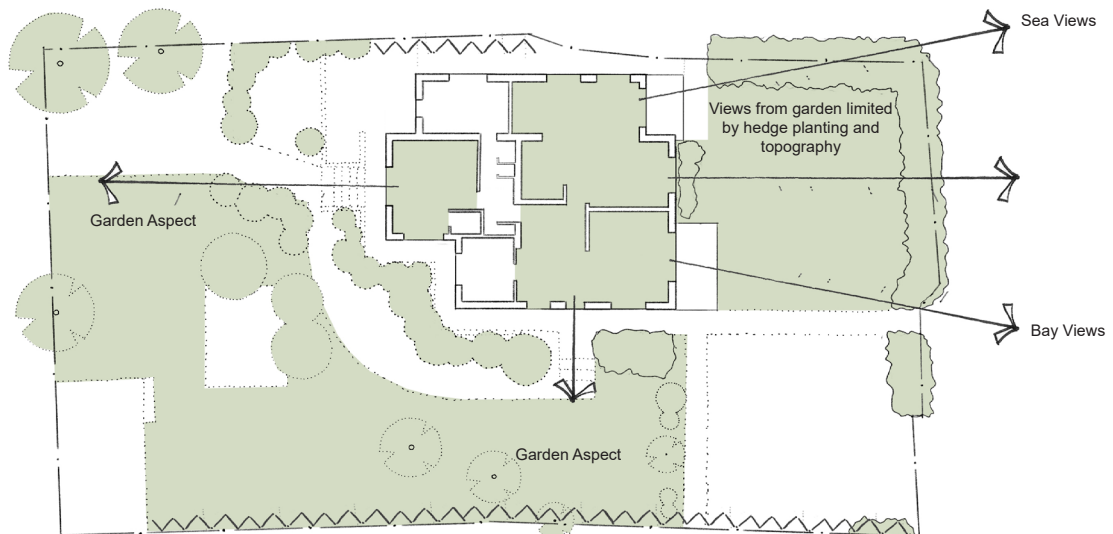
The primary elevation of the property is also south facing, so the primary living spaces located at the front of the property benefit from day long sunshine, throughout the year.

The mature and generous garden setting of the dwelling allows for a pleasant interaction between the dwelling and the garden, but this is impeded toward the front of the property by the topography of the site and the design of the primary elevation.

The topography of the landscape toward the end of the private track that provides access to the properties is such that the property to the west of Appletree Cottage (Charm) is higher than Appletree Cottage, and that Appletree Cottage is higher than Greengarth to the east. Consequently, there is a degree of existing overlooking from Appletree Cottage into Greengarth (particularly from the existing balcony), and a very limited degree of overlooking from Charm into Appletree Cottage. A tall timber fence along the western boundary of Appletree Cottage provides a good degree of privacy along this boundary.



Existing overlooking



Garden Aspect and Landscape Views

6.0 Design Proposals

In terms of the alterations to the primary elevation of the existing property, the replacement of the existing dormer with a new larger dormer to provide improved functional space and views, without the dormer feeling incongruous or imposing is perhaps the most onerous aspect of the design brief. The use of materials such as zinc and timber, along with larger areas of glazing is proposed to create a more lightweight feeling to the new dormer, to balance the increased size. Whilst glazed cheeks to the new dormer were considered, to further reduce the visual weight of the form, it was felt that they may impact negatively upon the amenity of the neighbouring properties by creating additional overlooking into Greengarth and new overlooking into Charm.

The alterations to the existing openings to the Ground Floor spaces to the primary elevation, to improve existing views and provide direct garden access have been considered along with the new dormer as a complete composition, that seeks to establish symmetry and order to the elevation more generally.

The existing balconies and visually obtrusive handrails are proposed to be removed and a new, stepped external deck area, created. The new decked area provides a functional, level, external seating area that provides views of the landscape above the existing hedge planting. Where handrails are necessary, frameless glass handrails are proposed to limit the visual impact they have upon the views to the landscape from the internal spaces.

Given that the neighbouring property Greengarth is set considerably lower than Appletree Cottage, it is not anticipated that the new decking will create additional overlooking.

The existing low level retaining walls to the rear of the property are proposed to be re-configured to create a new rear, private, courtyard area that provides an additional external area that follows the path of the sun around the property into the later Summer evenings.

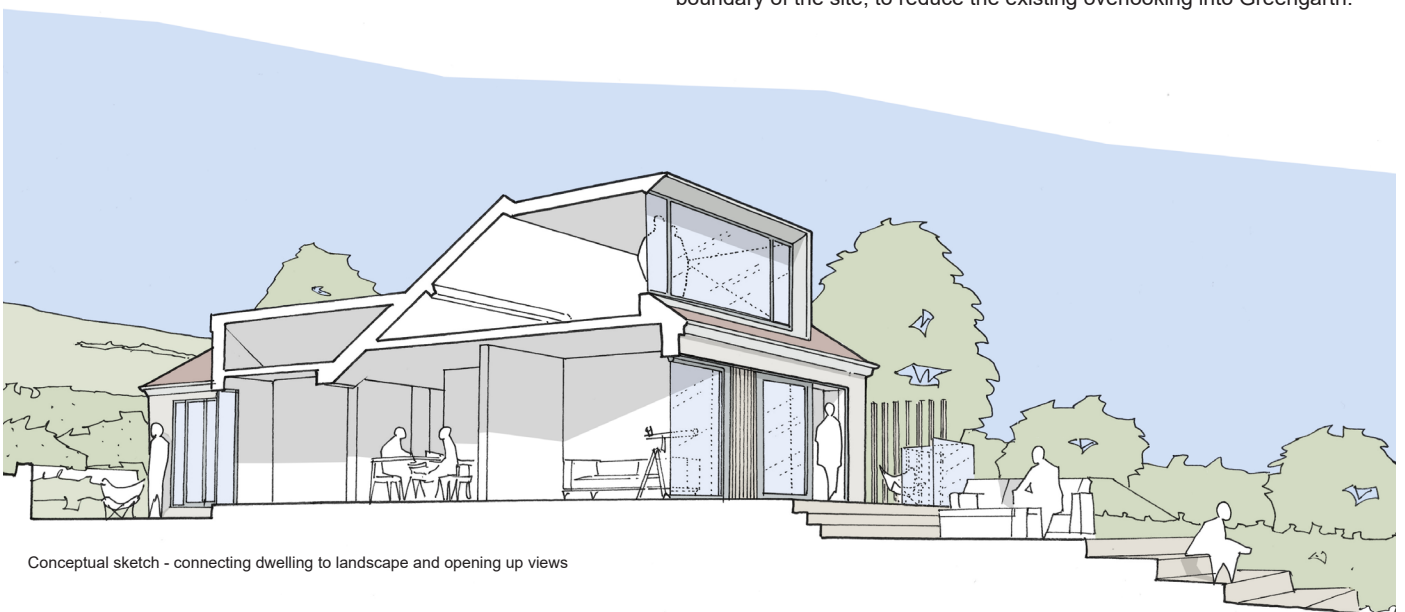
A new timber screen is proposed to the existing balcony along the East boundary of the site, to reduce the existing overlooking into Greengarth.



Existing elevation - asymmetrical and irregular



Proposed elevation - creating symmetry and order



Conceptual sketch - connecting dwelling to landscape and opening up views



Zinc clad dormer windows



Zinc clad dormer window



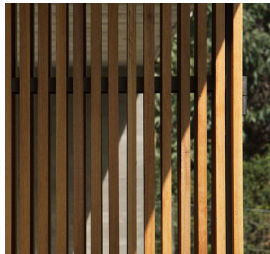
New render finish



Western Red Cedar Cladding



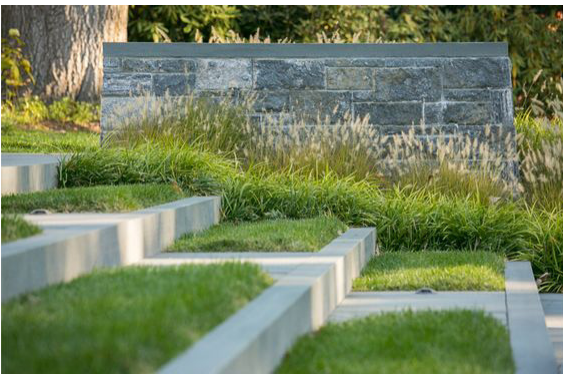
Aluminium Framed Glazing Systems



Timber slats - privacy screening



Stepped timber decking



Integrating hard and soft landscaping

7.0 Access & Parking

The existing access into the property and parking will remain as existing.

A new semi-permeable driveway surface is proposed to replace the existing gravel surface.

8.0 Materiality

The proposed natural and authentic materials for the new dormer, zinc, timber and glass, are intended to provide a lightweight appearance to the dormer that mitigates the visual impact of its increased size. These materials are also low maintenance and robust within the exposed coastal location.

The existing UPVC framed windows are proposed to be replaced with polyester powder coated aluminium framed, double glazed, windows.

The existing render is proposed to be replaced with a new external render finish.

9.0 Ecology

Given that the roof covering to the outbuilding was installed in the late 20C, has closed eaves, and by default of it being a flat roof, does not have a habitable roof void, it is considered very unlikely to provide a habitat for bats and breeding birds.

10.0 Consultation

When the initial conceptual design proposals were prepared for the project, the Pre-Application Advice service had been withdrawn by the Local Authority as a result of heavy workloads, so Pre-Application consultation with the Authority was not possible.

11.0 Conclusions

The architectural design proposals within this Design and Access Statement have been developed in response to the applicant's Design Brief, the form, scale and massing of the existing dwelling and the constraints and opportunities of the site.

The proposals have also been developed in the context of sections 12 of the National Planning Policy Framework (NPPF), and in line with the current *North York Moors National Park Authority Local Plan 2020 Policy C017 - Householder Development*. Reference has also been made to the *North York Moors National Park Authority Design Guide Part 2: Extensions and Alterations to Dwellings, Supplementary Planning Document*.

With this in mind, the form, scale and materiality of the replacement dormer window have been designed to reduce the visual mass of the new dormer, to remain subservient as an addition to the original dwelling, and to avoid negative impact upon the amenity of the neighbouring properties.

The proposed alterations to the ground floor primary elevation have been carefully designed, along with the new dormer, to ensure that the remodelled elevation as a composition has architectural coherence and order.

The proposed external landscaped areas to the front of the property are not expected to impact negatively upon the amenity of the neighbouring properties in terms of creating additional overlooking. A new timber screen is proposed to the existing balcony, to reduce the existing overlooking into Greengarth.

The proposed materials and architectural detailing more generally are intended to be natural, simple, and authentic, to provide a high quality alteration to the building, that complements the existing property and the surrounding area.



Proposed perspective view - Primary elevation

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