

Design and Access Statement in support of Planning Application for The Coach House, Old Thornlea, Goathland, YO22 5LY

Its purpose is to give some background information relating to the context of the proposal and explain the design principles and details of access for disabled users.

Old Thornlea was built in the 1930s and consists of 1 quarter of the building. The property has been unoccupied for some time and will require considerable investment to return it to a habitable state.

The Coach House was given planning consent in 1990 as auxiliary accommodation to Old Thornlea. They share an access drive way and have historically been used as holiday accommodation. This use will continue as a family holiday home, with both brothers and their families using the property.

The Coach House is also in need of some modernisation to bring it in line with current standards. It is a simpler project to undertake and would provide comfortable accommodation while the more complicated house renovations are ongoing. On this basis it is proposed that the staircase be relocated to a central position to provide 2 bedrooms so that the family can stay comfortably while the main house is habitable. Enquiries show (Ref: 17613 and various emails from Oct to Nov 2021) that although the kitchen extension was not given planning permission it now has established use.

Design Principles

The proposal seeks consent for the removal of the large black timber doors to be replaced with glazing.

The original openings remain but the first floor level inside is lower thus necessitating the need for a transom detail to the joinery. The black boarded doors have a traditional harmony with the red brick and this will be retained with the black boarded transom details and black frames. The historic use of the building will remain apparent with no reduction in the scale of the openings yet brought in line with its usage by the glazing. The large sliding glass doors will be divided with black glazing bars to tie in with the existing sliding sash Georgian paned windows.

Access

The overgrown access from the road will be cleared giving a level approach to the property. A level entrance will give access to the Coach House in line with current building regulations and an access all downstairs WC.