

NYMNP

10/08/2022

IMPROVEMENTS & ALTERATIONS

LAUREL COTTAGE
STAINSACRE
WHITBY

for

ROB & EMMA GREEN

Planning Statement

date: July 2022
job ref: 22.08

**The
Sustainable
Design
Studio**

DESIGN & INNOVATION FROM CREATIVE THINKING.....

DESIGN & ACCESS STATEMENT

1. INTRODUCTION

This planning application seeks permission for a scheme of improvements, alterations, and small extension to an existing dwelling.

The property has had a previous extension, believed to have been constructed in the 1970's and is suffering from a lack of maintenance. It is understood the property has been empty for some time.

2. SITE ASSESSMENT

The property is located within the village of Stainsacre, in the North York Moors National Park. A cottage property constructed in natural stone with evidence that this may have been an agricultural building converted to a dwelling many years ago. The first-floor small pane 'Yorkshire Light' horizontal sliding sash window also appears to be an original period feature.

The property has a small front garden onto Stainsacre Lane, and a long rear garden which runs alongside Summerfield Lane, the eastern end of which has semi derelict garages/stores.

There are mains water and electric at the property. Foul sewage and roof water drainage is discharged to existing drains.

3. DESIGN

The design proposals put forward are as follows:

- Ground Floor to become an open plan living space at the front with the existing rear extension kitchen modernised and extended to create an improved space and ground floor wc/wet room. A new staircase and position will improve the living space.
- First Floor to be altered and remodelled to provide an improved bedroom space with en suite. The existing dormer is to be altered to improve headroom and natural light. The front roof slope to have a conservation style rooflight for improved natural light and views.
- The existing rear extension shallow pitch roof is to be remodelled and extended to form a flat roof, with rooflight, and a sedum finish.

The design of the scheme is to embrace sustainable design principles and create a high-quality rural dwelling.

The existing stonework is in a reasonable condition and will be retained with repairs carried out. Existing windows are to be replaced with new timber windows of similar design, and a new timber bi-fold door is to give access to the rear patio and garden. The existing first floor Yorkshire Light will be retained and repaired/refurbished to ensure this is openable and can achieve longevity as it is acknowledged this is an important desirable feature on the building and the street scene that should be retained. The existing rainwater system is cast iron & PVCu, and this will be replaced with new black powder coated aluminium in a profile as existing. New foul drainage connections where visible are to be black PVCu.

The choice of materials on the project is to reflect recyclable and circular economy thinking with minimum/appropriate use of plastics and reflect the heritage and historical nature of the existing building.

4. RENEWABLE ENERGY & SUSTAINABLE DESIGN

The existing building has no central heating system and hot water is provided by an old hot water cylinder with immersion heater. There is an existing 'range' with a back boiler but there is doubt this is in good working order. To enhance comfort, it is proposed to use electric underfloor heating for space heating and an unvented pressurised 'Mixergy' energy efficient hot water cylinder with immersion heater for hot water requirements. Electric heating, and all electrical demand will be connected to a suitable tariff so that all electrical energy consumption is from renewable sources.

A mechanical ventilation system will be installed to allow air changes in the kitchen area, en suite and wet room to ensure a good air quality and indoor environment. Natural ventilation is provided to habitable rooms via opening windows.

5. DRAINAGE

Existing drainage connections are to be used for new foul sewage requirements (kitchen, en suite and wet room). Existing roof water drainage will remain unchanged, connected to existing drains.

6. USE

The use as a dwelling is unchanged and appropriate for the building. However, the proposed improvements and alterations are essential to create a comfortable and efficient living space suitable for the occupants.

7. SCALE

Although limited in size, the floor plans demonstrate that the accommodation is suitable for a one-bedroom dwelling that will provide a comfortable environment for the occupants. The previous layout of two bedrooms offered cramped accommodation which would be unsuitable, and rather than look at the option of a large extension, the design chooses to retain the cottage feel with one bedroom.

8. LANDSCAPING

The garden to front and rear will be landscaped appropriate to domestic use. The existing derelict garages/store will be removed, and the bases used as a hardstanding for parking.

The hedge to the front is to be removed and replaced with a timber picket fence.

9. ACCESS

Access to the property will remain unchanged. Usable parking is to be provided within the curtilage of the property so access and unloading from vehicles can be done off the road.

10. NATIONAL PARK AREA

The application site is located within The North York Moors national Park Area. It felt that the proposed alterations will not affect the street scene or have a detrimental effect on the area.

8. CONCLUSION

The scheme for improvements, alterations and extension is considered suitable for this property with minimal visible alteration and will provide a viable, and much needed, sustainable modern living accommodation within a traditional cottage setting that will in fact enhance the village street scene.

END OF STATEMENT

Stuart. E. Duckett
THE SUSTAINABLE DESIGN STUDIO

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**Emma & Rob Green
Laurel Cottage, Stainsacre, Whitby
Visual A - street view from the North West**

Project ref 22.08. June 2022 NOT TO SCALE

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Emma & Rob Green
Laurel Cottage, Stainsacre, Whitby
Visual B - street view from the North East

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Emma & Rob Green
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Visual C - birds eye view from the North East

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