

Design and access Statement

Construction of rear single storey extension.
Construction of front pitched roof Dormer.
Revise existing store into a store and Studio.

At
Windy Ridge
Egton
Whitby
North Yorkshire
25/10/22

1 Historical Information

Windy Ridge is an old farmhouse style dwelling which had a refurbishment a number of years ago and is now in need of modernisation and maintenance work. The area is of mixed housing along with some commercial properties and planned and actual construction of new properties on either side of Windy Ridge

2 Existing site and surrounding area

The property is typical of the design of property within the North York Moors but is isolated by more modern properties both existing and planned.

3 Proposed Description and Planning Policies

The development will see the construction of a rear single storey building which will be subservient to the already low ridge height of the existing building and with modern Bi-fold doors to the South aspect to give the interior a large area of natural light where the existing building has very small windows and therefore requires the use of artificial light. The extension is to be constructed towards the North gable so will be well back from the passing country road that the property is situated on. The Pitched Roof Dormer will also allow more natural light to illuminate the first floor. The existing detached store will be used for a studio and store.

4 Design Principles

The development is so designed so as to blend in with the existing but will give a modern touch to an old property and as stated above be more efficient in the use of power requirements in this day of much required savings.

5 Construction and Appearance

The construction materials of the extension will be rendered block to match the existing end gable and front rear quarter of the existing dwelling. All under a pantile roof.

6 Environmental Impact

There is no anticipated impact to the environment

7 Access

Access is by the existing entrance.

Applications for Minor Works

For applications for small-scale works of a minor nature a lesser amount of information may be required within a Heritage Statement to understand the impact of the proposed works on the significance of a heritage asset. Examples where a reduced amount of information is required could include the erection of a satellite dish on a Listed Building or within a Conservation Area; the replacement of windows or doors on a non-Listed Building within a Conservation Area; or the replacement of a modern fireplace with a more traditional design in a Listed Building.

In these cases applicants may prefer to submit a Heritage Statement in a table format that incorporates the following headings:

What is significant about the heritage asset?	What works are proposed?	What impact do the works have on the part of the heritage asset affected?	How has the impact of the proposals been minimised?
Part of the Egton Heritage Conservation Area	Construction of a small single storey extension and pitched roof Dormer Change existing store building into store and Studio	All the works proposed will enhance the quality of the accomodation as the existing building is typical of its era having small windows and inadequate room sizes to suit modern living. The extra natural light will help reduce future use of artificial lighting	The main rear extension is subserviant to the existing property which is only around 1.5 storey heigh both at ridge level and wall height. The extension is set back from the road to reduce any visual impact. Though a very large new property is being built to the East of the property with a further terrace of houses to the west . Plus two more dwellings planned for the South across the main road It is felt that the proposals will have very little impact .

Please note that it is the applicant's responsibility to submit sufficient information with their application to understand the impact of the proposals on the significance of any heritage assets affected. If you are in any doubt about the extent of information that is required and to avoid delays in validating your application please contact the relevant Officers to discuss this prior to submission.

continued overleaf.....