

DESIGN AND ACCESS STATEMENT

For House Extension at Heystones Manor Farm, Aislaby.

AMOUNT

First floor extension with roof storage space above. The propose of the first floor extension is to create a Physiotherapy Room

LAYOUT

The Physiotherapy room will have access via the first floor existing corridor, which leads to the sleeping areas. It will also be served from the ground floor via a new home lift installation. The Physio room will also have an adjacent kitchenette and dining area to be used in conjunction with activities in the treatment area.

SCALE

The first floor extension will sit on top of the footprint of the existing kitchen area below. The new extension will measure 5.5m x 8.9m, the new roof above will extend further to encapsulate the existing first floor bathroom and storage space. A small ground floor protrusion will be formed to house the new home lift. The height of the new extension will be 5m to the ridge from existing first floor level.

LANDSCAPING

The existing landscaping will not be affected by the extension works.

APPEARANCE

The property is predominately stone walls with some areas of horizontal timber boarding and slate vertical tiling. The roof is predominately pantiles with some areas of flat roof. The doors and windows are timber. The proposal is construct the walls in stone with horizontal timber boarding to the east end where the extension adjoins existing timber boarding along with the new lift enclosure. Slate vertical tiling will be used on the new west elevation dormer to match the adjacent existing dormer. Flat roofs to the new dormers with new timber windows throughout.

ACCESS

There is to be no change to the current principal access with the addition of a home lift