

# Design and Access Statement

NYMNP

10/11/2023



Proposed Rear and Side Extension to Granary Cottage  
Sleights, YO22 5EX

For

Sam Leadley and Sarah Little

**BHD Design Ltd**  
**Airy Hill Manor, Whitby, YO21 1QB**

## 1.0 General

### 1.1 The Statement

### 1.2 The Existing Situation

## 2.0 Proposals

### 2.1 Requirement

### 2.2 Design/Siting

## 3.0 Context/Policies

### 3.1 Policies

### 3.2 Context Relating to Policies

## 4.0 Access

### 4.1 External

### 4.2 Internal

## **1.0 General**

### **1.1 The Statement**

This statement is submitted to accompany an application to North Yorks Moors National Park Authority for the extension and refurbishment of Granary Cottage.

- D12531-01 Location and Block Plan
- D12531-03 Existing Plans and Elevations
- D12531-04 Proposed Plans and Elevations

Our clients are the recent owners of the property and appreciate the building's setting within the National Park.

They seek approval to carry out the alterations in a manner which will help long-term sustainability of the property and halt the historic lack of investment into the property's fabric.

The building is in part traditional but not listed or in a Conservation Area.

### **1.2 The existing situation**

The house was originally constructed as half of a semi-detached property with stone walling and a pantile roof.

It is situated about 1.5km out of the main built-up area of Sleights village, just 100m along a small road leading off the A169 (Blue Bank) to Littlebeck village.

The North York Moors National Park boundary runs around the edge of Sleights 1km North of the subject building.

As well as the front and rear gardens Granary Cottage has a stable and paddock to the South.

Over the property's life there have been many alterations, generally of poor quality which have not helped the standard of the property or its sustainable future.

This application along with substantial economic investment and energy from our clients seeks to create a sustainable family home in an area close to Sleights which provides many of the services close to hand.

The village has two pubs, railway station and two shops. A regular bus service runs along the A169 to York and a more local Sleights to Whitby service is also available.

Planning history shows:-

2008 Approval for a small infill rear extension NYM/2008/0145/FL

1992 Approval for a small stable block 40342503



Photo 1  
View of part rear elevation



Photo 2  
View of part rear elevation 2

## **2.0 Proposals**

### **2.1 Requirement**

The scheme is based on a full overhaul to create an improved house which is an asset to both the applicants and the National Park.

Currently the property does neither. It has suffered from a lack of investment and poorly planned alterations by previous owners.

The applicants, a young couple both from Sleights who only recently bought the property, have seen it as a chance to create a nice house for their future as the large site and beautiful location embrace what is good and positive about the National Park.

Because of the state the property has been allowed to sink into, there can be no half measures.

As a dwelling it performs poorly on a number of levels: maintenance is constant, energy efficiency is very poor as is the general appearance from the rear.

### **2.2 Design**

The scheme replaces the artstone garage with a natural stone and pantile extension. This will be set lower than the main house roof but will have a pitch of about 45° to match the main house.

The rear elevation of this extension will have a perpendicular ridge to form an East facing gable.

A small Entrance Lobby will provide a transition between the clients' outdoor lifestyle and internal spaces.

Internally, the small living spaces will be knocked through which when combined with the former garage space will create a very practical living area.

During these works the large rear and smaller front elevation dormer windows will be fully refurbished. The felt roof will be replaced with dark grey GRP and the front and cheeks will be vertical boarded timber plank.

### **3.0 Context/Policies**

#### **3.1 Policies**

In respect of this statement, it is anticipated that the following policies will be used when considering the application:

- CO17 Householder Development
- Design Guide Part 2 Extensions and Alterations to Dwellings

#### **3.2 Context relating to Policies**

Developments are to be carried out to ensure the impact of the 'asset' (existing building) is not eroded and that the setting it enhances within the surrounding area is not eroded.

The designs have been created to improve current facilities whilst considering the importance of the Asset. We believe that as it is currently, the dwelling does not compliment the surroundings.

The proposed works are designed to improve the property and its effect upon the surrounding area.

Use of traditional materials will also bring the appearance back into a more acceptable backdrop to any views onto the site as stone walling and pantile roofing will proportionally be the dominant feature.

Policy CO17 requires that extensions are subservient to the main dwelling.

This advice is followed and works all sit below the existing ridge.

The roof over the Living area forms a step down from the Main House and the roof over the Entrance Porch creates another drop reducing the visual mass.

In terms of areas the existing property, not including the rear flat roof extension and front porch is 103m<sup>2</sup> with the new Living area being 44m<sup>2</sup>. This represents an increase of 42.4% which we appreciate is beyond the 30% within Policy.

However, in this instance we would ask that you consider the improvement in building stock.

Although the current layout provides a 2-bedroom cottage, it is both very small and the external structure is in such a poor state that a refurbishment would cost way more than the property's value. This would make it uneconomical to carry out. The applicants

have made big improvements internally to help their own quality of life but are now at the point of having to carry out more major works on the main fabric.

We believe that a combination of both the improvement of the housing stock and its impact on the area can be seen as a just reason to relax this element of CO17.

#### **4.0 Access**

##### **4.1 External**

The property is fortunate in that externally there is a drive and stables/outbuildings to the South for storage and vehicle parking.

##### **4.2 Internal**

Currently the layout is tight and cramped. The proposals create space to help with day to day living and compliance with modern requirements.