

# Design and access Statement

Construction of single storey extension to existing studio and placement of a preconstructed timber accommodation Pod.

Windy Ridge  
Egton  
Whitby  
North Yorkshire  
15/01/24

## 1 Historical Information

Windy Ridge is an old farmhouse style dwelling which had a refurbishment a number of years ago. 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 single storey building extension to house a private home gym. The Gym will be attached to the existing Studio so will be well back from the passing country road that the property is situated on. The timber preconstructed accommodation Pod will provide living accommodation for family members in a modern unit that is constructed in sustainable materials and will provide an economic self-contained space for expanding family members without further altering the existing house.

## 4 Design Principles

The development of the Gym is so designed so as to blend in with the existing main house 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 as will the accommodation Pod.

## 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. The Pod is a new innovation for accommodation that has proved popular for it's economy and sustainable construction method's for the past few years

## 6 Environmental Impact

There is no anticipated impact to the environment

## 7 Access

Access is by the existing entrance.

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## 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 to provide a private home gym. Locate a preconstructed living Pod to provide accomodation for family members in a Sustainable economic envirolment	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 use of the Pod will create a useful addition to the main house accomodation without changing the footprint, but provide a modern private family sleeping arrangement. The gym will provide healthy exercise without the need to travel to local amenities.	The extension to the studio. matches the previous house extension in external finish. It matches the low single storey height both at ridge and wall. The pod is to be located at higher part of the site to have little 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.

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