

## Design and Access Statement



Single Storey Extension and Dormer Window

At

Oak Mount, Thorpe Lane, Robin Hood's Bay, YO22 4RN

For

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## **1.0 General**

### **1.1 The Statement**

This Statement is submitted to accompany an application to North Yorks Moors National Park Authority for a new single storey extension within the rear yard area.

- D12656-01 Location and Block Plan
- D12656-02 Existing Plans and Elevations
- D12656-06 Proposed Plans and Elevations

The details within the Statement are intended to assist all parties when considering the proposals.

### **1.2 The existing situation**

The property is located on the Western edge of Robin Hood's Bay as it abuts the adjacent village of Fylingthorpe. It is about 600m from the old centre of Robin Hood's Bay.

Robin Hood's Bay is classed as a 'Larger Village' within the Settlement Hierarchy as set out in the Local Plan.

Thorpe Lane has been developed in relatively modern times. The dominant style of dwelling is semi-detached housing. The two or three more traditional buildings are set within the more recent development.

Finishes on the more modern houses are either brick or render to the walls with various styles of tiled roofs.

The subject building has pebble dashed render to the walls and a Rosemary tiled roof. A single storey offshoot is finished the same way and appears original.

To the gable wall there is two-storey timber clad extension.

Windows and doors are white Upvc.

There is a concrete pad to the rear where a garage used to sit and a rendered summer house/store sits to the West side.

Whilst the road Thorpe Lane is to the North of the site the front is considered to be the South elevation.

The property has a very generous garden plot and forms the West end of the built environment.



Photo 1  
Front (South) and partial side



Photo 2  
Front and adjacent property





Photo 3  
Part side elevation



Photo 4  
Part side elevation (North)



Photo 5  
Rear elevation and offshoot



Photo 6  
Rear elevation of the row

## **2.0 Proposals**

### **2.1 Requirement**

The requirement is to maximise the potential of a unique site while providing family accommodation of a reasonable but modest scale.

As you will see on the Plans, the current kitchen is more of a 'galley' kitchen with minimal space and set to the rear of the home looking over the drive.

The proposals on the ground floor seek to open up the dwelling to the potential of its location, to enjoy the views to the South and West.

To do this a corner extension is proposed. This will house a kitchen and living room to provide the main functional area of the house on a daily basis.

A new remodelled entrance with adjacent utility and WC is created to suit more practical needs of a family.

The first floor changes the stair position to allow better access and use of floor areas.

This is combined with an enlarged bathroom to improve the habitation.

The attic room will have a dormer to the front to enjoy the views and a dormer to the rear for a WC on that level.

To the rear, the offshoot has been widened to give enough room for a separate bedroom and shower room.

### **2.2 Design**

The extensions to the main house have been designed to look very much as extensions to avoid ambiguity using steel sheet roof and timber or composite planks to the walls. As mentioned previously the glazing will be incorporated to allow appreciation of the location.

To the rear a more traditional approach has been taken with finishes to match the existing dwelling.

Focus has been on upgrading a tired dwelling to one which will create desirable accommodation for the occupants and that enhances the amenity of the area.

### **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**

Policy CO17 and the Design Guide noted in 3.1 seek to rationalize design by providing advice on referred styles, sizes and amenity protection.

The proposals are very distinct from the original house which has very limited architectural merit in its original form.

The dwelling in its current state is relatively standard in terms of architectural character. Inappropriate historic changes have eroded its original design. Therefore, more innovative design alterations if well executed would add to the general amenity as a whole.

The strength of this property lies fully in its orientation and site location.

The massing of the extensions is subservient to the main house, the outline of which is still the dominant feature.

The front Southwest corner of the property remains visible at first floor level. The form of the existing house is still apparent, although in this instance it is questioned whether it is relevant.

Its setting in the landscape will not change a great deal. It forms the end of a built environment running West out of Robin Hood's Bay. The materials used will be subtle when viewed within the landscape. Dark roof sheets, dark framing to the glazing and timber finished planking gives a soft appearance.

It is worth noting at this stage that the street scene from Thorpe Lane will be a continuation of the traditional view. The Southwest corner extension is very much obscured from view. It is relatively small, with a projection of 1.5m (front) and 2.6m (side) being modest and less than a single garage.



Amenity enjoyed by the only neighbouring property remains unaltered. As just noted, the 1.5m forward projection is set in from the Party Wall line by about 950mm which would fall behind the notional 45° line from the centre of the adjacent window.

In terms of the 30% increase restriction, we have calculated that we do exceed this by 4.5%. Details of the calculation will be provided.

Although over the 30%, it is felt that the additional allows rooms of a reasonable but not large size to be included and elements such as a small utility area for the improved habitation of occupants.

#### **4.0 Access**

##### **External**

The external access to the property is unaltered.

##### **Internal**

This is improved due to the increased space, amended stair position and additional features.