

Design and access Statement

Construction of single storey extension to form a home gym.

Windy Ridge
Egton
Whitby
North Yorkshire
10/04/24

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

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

5 Construction and Appearance

The construction materials of the extension will sandstone to match the existing dwelling. All under a pantile roof.

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 to 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 The gym will add a much needed facility for leisure activities and will not effect the actual accomodation of the main dwelling.	After discussions with the Park's the previous application for the Gym has been reduced in size reducing the visual affect of the building.

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.....