

NYMNPA

24/06/2024

**DESIGN & ACCESS**  
**&**  
**HERITAGE STATEMENT**

**Stone Lea,  
Low Hawsker,  
Whitby.**

Proposed 1 & 2 storey rear extension rebuild.

DATE: June 2024.

SCHEME: Proposed 1 & 2 storey rear extension rebuild.

APPLICANT: Mr. & Mrs. Biott

PROPOSED USE: Domestic Dwelling.

DESIGNATION: National Parks.

#### EXISTING PROPERTY

The property is a traditional stone built property with parking to the front and a large garden area to the rear, The property has been extensively extended over the years with a front extension, a garage to the side, an early 2 storey extension to the rear with a conservatory either side.

The 2 storey extension to the rear is an older extension and is poorly constructed and has issues with damp internally. The design of the extension is not in keeping with the traditional design of the cottage and the external elevations appear to be a render patterned to look like blockwork.

Either side of the 2 storey rear extension are conservatories. These are stone dwarf walls with glazing over and a PVC tri wall roof. The rear face of the conservatories are slightly in from the rear face of the existing 2 storey extension and the rear face of the wall does not run straight through. These conservatories also are not in keeping with the traditional design of the cottage.

## THE DESIGN.

The client wishes to remove the rear extensions and conservatories and replace them with a design that enhances the rear elevation of the cottage by creating a design that fits in with the traditional appearance of the original building. The new extension wall also remove the damp problems from the older extension and create a more thermally efficient property.

The extension will be in punch faced stone and incorporate stone copings to the gable and stone lintels and sills where appropriate. Tiles will be clay pantiles to match the existing.

It is intended to create the extension to the same frontprint as existing however, the rear wall of the extension will be constructed flush through along the full length. This will mean bringing the rear wall of the conservatories out slightly from the current positions and this will create a slightly larger footprint. This will fall foul of the planning's 30% rule however it is considered that bringing out the rear wall slightly will enhance the design as well as ensuring that the internal space will not be reduced due to a required slightly thicker cavity wall overall.

The design also reduces the number of downpipes to the rear wall. The current arrangement is a mismatch of different pipe runs and the new extension will incorporate an internal SVP with an air admittance valve and a simpler run of downcomers, cleaning up the rear elevation. The extension is pulled in slightly on the garage side to allow for a traditional downcomer to the rear of the main building.

It is considered that proposal will significantly enhance the aesthetics of the rear elevation of the property and does not detract from the overall design of the original property.