

Design and Access Statement



Extension and Alterations

Rose Cottage, Thorpe Green Bank, Fylingthorpe YO22 4TU



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1.0 The Statement

This statement is submitted to accompany an application to the North York Moors National Park Planning Authority for a single storey rear extension, gable high level window and minor internal alterations.

Drawings D11361-01A, 02A, 04C and 05B show details of the proposals.

This is to be read in conjunction with the Heritage Statement.

1.2 The Existing Situation

The house is a detached stone and pantile structure sat in a corner plot close to the centre of the village. It has an asymmetrical double fronted front elevation, with an Ad Hoc stone and slate extension to the lower east elevation, which uses the original side boundary wall to form one perimeter wall.

The rear has a number of more recent alterations that form a single and two storey extension both with mono pitch slate and pantile roofs. The last approval was NYM/2010/0074/LB.

The Historic England List No. is 1148708, the property is Grade II.

Fylingthorpe is classified as a Local Service Village within the spatial vision and strategies of the current (2008) plan of the National Park.

It forms part of an important asset within the National Park as it is closely linked with Robin Hoods Bay, the centre of which is less than a mile away.



Photo 1
Rear Elevation showing Mono Pitch Extensions



Photo 2
Rear/West Side View



Photo 3
Side Elevation (East)

2.1 Proposals

The application proposals involve the demolition of the single storey rear extension and its replacement with a larger single storey extension. The extent of the new build element will be limited by an existing stone wall that forms the back of the outside WC. This wall will require raising by approximately 600mm to accept the line of the new roof.

In relation to the host building the proposed extension is modest and subservient both physically and visually. It is considered that its impact on the amenity of the rear elevation is neutral given that it replaces an existing extension which is not original and of limited quality or appeal.

The new timber glazing is designed to control with and not mimic the more traditional timber openings and it is noted that no original openings are present on the rear and only 2 are situated on the side (west) elevation.

The new slate roof repeats the finish of the previous roof to be removed and like the contrasting windows provides a different but natural material from the main house roof. Two conservation style rooflights will be inserted in the new roof to improve light to the rear of the kitchen.

Also, on the rear elevation a new rooflight is proposed to spread light into the roof space bedroom. Whilst facing mainly north it will catch some light especially early morning.

The front and mainly original elevation is totally unaffected by the proposals.

On the east gable elevation, it is proposed to insert a small timber sliding sash window. Matching in detail the existing window but not symmetrical due to the offset chimney breast.

This style of opening is not uncommon in the area at high level on either side of the chimney stack and therefore carried out using the right traditional methods with stone head and cill it will not erode the asset building.

Internally there are limited alterations proposed to the attic floor. These changes include the removal of timber flank walls and the provision of an ensuite facility.

The walls to be removed are a modern addition to the building formed with sawn softwood and lined with gypsum plasterboard.

They were presumably provided for storage space. Doors into these walls are also of modern style and materials.



Photo 4
Stud Wall and Door, Attic Sitting Room

The ensuite will be created with no alteration to existing walls or openings. The stairwell up to the attic also remains unaltered.

2.2 Requirement

Previous extensions to the rear of the building, whilst helping improve living accommodation, fall short of fulfilling current living standards. In addition, they do not help the subject property in terms of visual merit.

The proposals seek to redress this situation by improving both the internal living space and by lifting the general appearance of the property.

The circulation space will also be improved and far more inclusive due to the improved kitchen and utility areas, whilst leaving the appearance, proportions and layout of the original house unaltered.

3.1 Policies

The proposals will be considered with regard to Local Authority Policies: -

Core Policy G: Landscape, Design and Historic Asset
Development Policy 3: Design
Development Policy 4: Conservation Areas
Development Policy 5: Listed Buildings

3.2 Context Relating to Policies

The proposals have, during the design process, considered the relevant policies to ensure compatibility with the design ethos of North York Moors National Park.

Generally previous sections deal with this but a list below helps clarify certain elements:-

- The extension is modest and subservient to the host building.
- The new extension can not be viewed with the existing front elevation.
- The design is not a copy of previous detail but a separate element that as policies prefer can easily be recognised as such.
- The internal alterations require the removal of 'modern' timber stud walls only. Their removal returns the room to its original size and proportions.
- The En-suite will be formed with no alteration of the existing structure.
- The high-level gable window which is proposed is designed along the lines of other apertures in the area.

4.0 Access

4.1 External

There are no alterations proposed to the external access of the house. The proposals do not create any intensification of use.

4.2 Internal

As noted previously the dwellings function will be greatly improved by the more spacious kitchen/dining and entrance area. These will also comply with Building Controls Document M 'Access and Use of Buildings'.