

Project number

Project title

PD261	Replacement of existing conservatory and porch with traditional style garden room / porch on existing footprints. Formation of a new dormer to the Eastern roof slope to form a new bathroom at first floor level. Replacement of modern window and refurbishment / replacement of any dilapidated windows with new windows in a style to match the original. Removal of timber shed / fences to create a larger parking / turning area to the East of the property.
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Assessment carried out by

Date

Richard Webster	13 th August 2018
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DESIGN & ACCESS STATEMENT

1.0 SITE ANALYSIS

- 1.1 Crown Cottage is a stone built, double storey, end terraced property which forms part of Lancaster Cottages.
- 1.2 Pedestrian and vehicular access to the property is off Cow Wath Bank (Refer to OS site location plan).
- 1.3 The proposed development lies within the site boundary as identified on both the site block plan and site location plan.
- 1.4 The area of the site is 1470m²
- 1.5 The site is relatively level dropping down to the South and West beyond the proposed site footprint.

2.0 PROPOSAL AND RATIONAL

- 2.1 The applicants have recently purchased the property and are keen to maximize its potential whilst improving the properties appearance. The original property has been added to over the years with extensions that are out of keeping with the original building. The brief was to replace these additions with extensions that are in keeping with the character of the original property.
- 2.2 The brief from the applicants also required internal alterations to update the property so it's fit for modern living whilst respecting the character of the original property.

3.0 DESIGN PRINCIPLES

- 3.1 As described above the applicants are keen to improve the character of the property by replacing some of the out-of-keeping alterations with extensions that match the host property. The proposal is to demolish the existing conservatory and porch and rebuild them on the same footprint. Both the proposed garden

- room and porch will be rebuilt using materials and details that match the character of the host dwelling.
- 3.2 The proposed garden room will have painted timber windows to match the bay window to the East elevation. This is to maximise the stunning views to the South and West from the proposed garden room. Its proposed to open up the ceiling of the garden room to create a light, airy feel completed by the inclusion of two rooflights in the roof slopes.
 - 3.3 The proposed porch will receive painted timber windows in a style and colour to match the existing windows.
 - 3.4 As described above the applicants are keen to update the property so its fit for modern day living. At present the property is served by a small bathroom on the ground floor and a very small poorly built W.C. in the second bedroom. The proposal is to demolish the existing W.C. and partition off part of bedroom 2 to form a new bathroom. The existing bathroom at ground floor will be converted into a utility space with a toilet.
 - 3.5 In order to allow sufficient head height to create the proposed new bathroom at first floor level a dormer window is proposed. The dormer will be formed with materials that respect the character of the original property.
 - 3.6 It is proposed to strip out the ceiling above the existing kitchen the addition of a further two further rooflights above will create a feeling of light and space in the small kitchen.
 - 3.7 The applicants are keen to rationalize the external parking area to the East of the property. It's proposed to remove the existing dilapidated timber shed and the timber fencing. This will allow a larger parking and turning area which will be beneficial given the tight access to Lancaster Cottages. A new stone wall with gate will be constructed as shown on the proposed site block plan maintaining privacy to the garden.
 - 3.8 The proposed development is sympathetic to the character and appearance of the original property.
 - 3.9 There is no inherent loss of private amenity space about the dwelling due to the large rear garden.
 - 3.10 The proposed development does not adversely affect the levels of amenity to the surrounding properties. The proposed development mirrors, the existing when viewed from the neighbouring Arch View in fact the eaves level of the proposed is lower than the existing wall height.

4.0 DESIGN SOLUTIONS

- 4.1 The following drawings show the Design Solution and form the basis of the Planning Application:
 1. PD261-01 As Existing & Proposed Floor Plans
 2. PD261-02 As Existing Elevations
 2. PD261-03 As Proposed Elevations
 3. PD261-04 OS Site Location Plan & As Existing & As Proposed Block Plan.

5.0 SITE ACCESS / CAR PARKING

- 5.1 The existing site access and parking will remain the same via the private access road from Cow Wath Bank

6.0 PLANNING POLICY

The following planning policies have been considered, above, while developing this scheme

North York Moors National Park Authority Local Development Framework; Core Strategy and Development Policies

Development Policy 3 - Design

Development Policy 20 – Extensions to Residential Curtilages

National Planning Policy Framework (NPPF)