

Job No 1487

BUMBLE BEE HOLE, HARWOOD DALE, SCARBOROUGH YO13 0LA

Proposal for alterations to the existing dwelling

DESIGN AND ACCESS STATEMENT

1 Background Information and Site Location

- 1.1 Our client is the owner of Bumble Bee Hole - a traditional stone house with pantile roof on a site of approximately 12 acres close to the village of Harwood Dale. The house is surrounded by its own land and not in close proximity to any other houses.

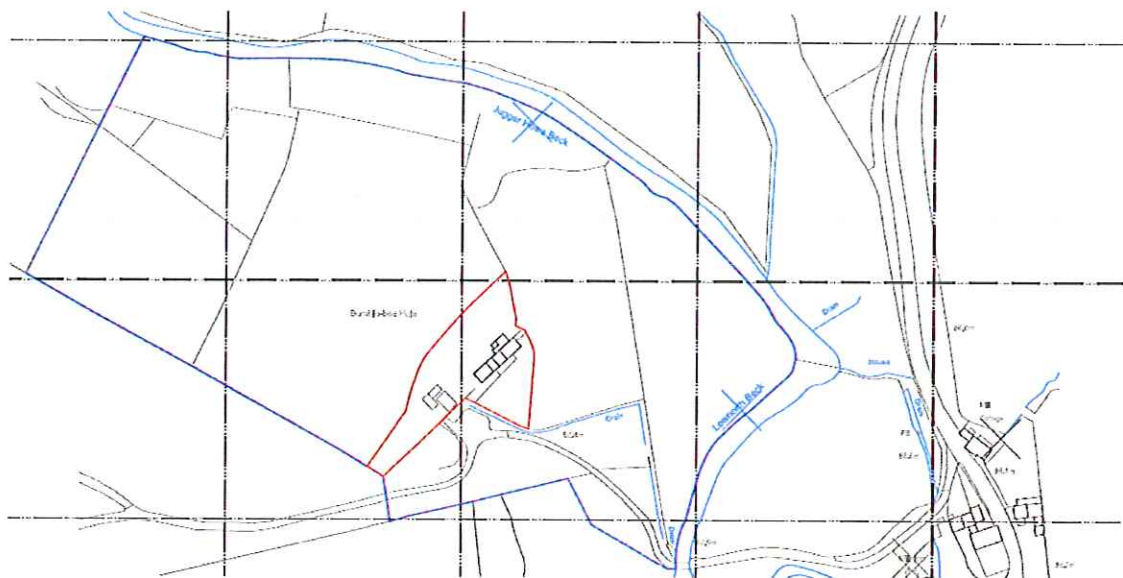


Fig.1 Location Plan

2 Existing house:

- 2.1 The oldest part of the house is 2 storey and more recent areas are single storey with some rooflights. Prior to about ten years ago (when our client bought the house) the house had been altered and a number of extensions added, not always in a manner sympathetic to the original house.
- 2.2 In 2006 Planning Approval was obtained for lean-to extensions on both the south east and north west elevations. These were not carried out, and in 2013 a further Planning Approval (ref NYM/2013/0053/FL) was obtained for an extension on the south east entrance side of the house only, together with improvements to some of the windows. This work has been completed, and has considerably improved the south east side of the house.



FRONT ELEVATION - AS EXISTING

Fig.2 South east elevation prior to the 2013 improvements



FRONT ELEVATION - AS PROPOSED

Fig.3 South east elevation following the 2013 improvements

3 Proposal

- 3.1 Our client now wishes to undertake the glazed link part of the extension previously approved under the 2006 Planning Approval, which has now lapsed. The proposed form is only marginally different to that approved in 2006 (see below).



Fig 4 Elevation as existing

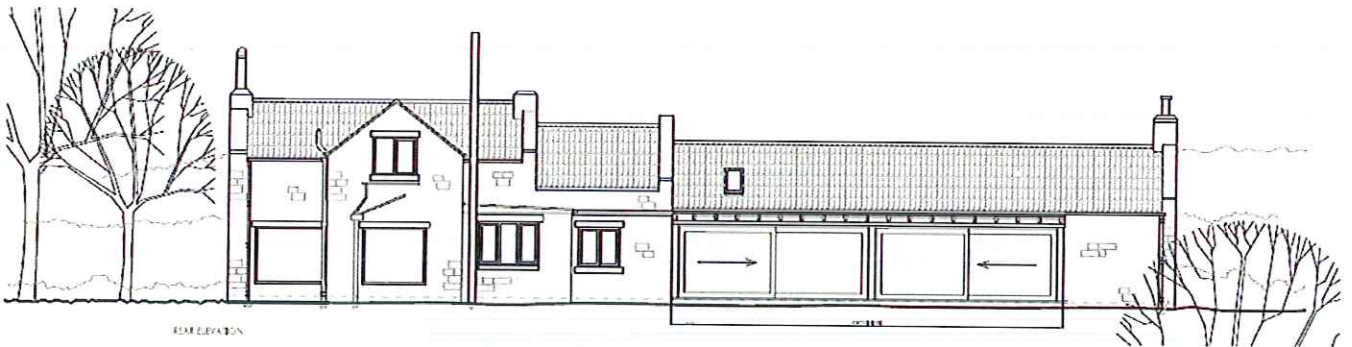


Fig 5 Elevation proposed in 2016

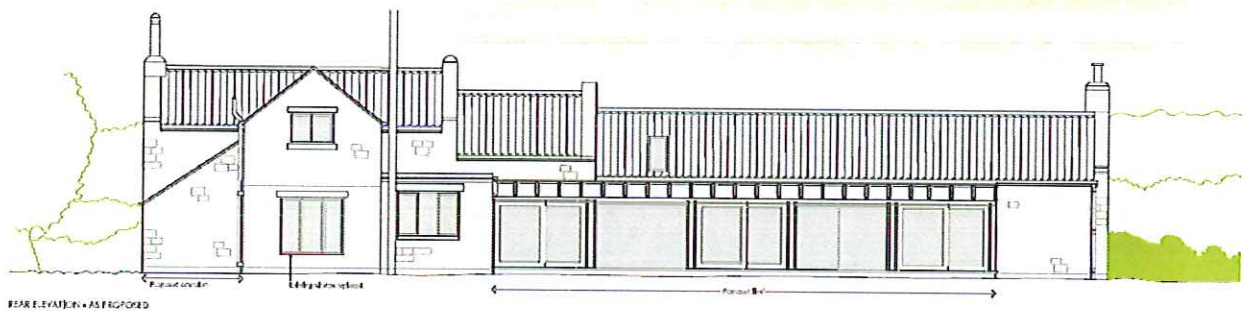


Fig 6 Elevation approved in the 2006 Planning Approval

4 Design Considerations

- 4.1 The proposed changes will enhance the appearance of this side of the house and will be done in high quality materials, whilst also improving the thermal properties of this part of the house.
- 4.2 The proposed work includes removal of the sitting room bay window and hipped roof which are unsympathetic to the character of the original house.



Fig.7 Rear of house as existing



Fig.8 Part north-west elevation with sitting room bay window



Fig.9 Interior with sitting room bay window

5 Access

- 5.1 Access for vehicles and pedestrians is via the existing track which leaves the road at the Mill Inn, Harwood Dale. The proposals will not alter this arrangement and there will be no changes to parking provision or arrangements.
- 5.2 Access to the house remains in a position close to the present entrance and will comply with current Building Regulations as appropriate.



Fig.10 South-west gable end and parking area

Refer to drawing nos. 1487-01, 02, 03, 04, 05, 06 for further details.

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