

**Proposed Oak Framed Garden Room
Lingers Hill Cottage
Thorpe Lane
Fylingthorpe
North Yorkshire**

Design and Access Statement

June 2016 Rev A

Introduction

The Design & Access Statement has been prepared as required by the Town & Country Planning Act 1990 (as amended by the Planning & Compulsory Purchase Act 2004) and (amended by General Development Procedure (England) 2006). This document has been written in accordance with National Planning Policy advice given in Circular 01 / 2006 (DCLG) "Guidance on Changes to the Development Control System" the level of detail in this document is appropriate to the scale of the application.

The Design & Access Statement relates to a planning consent to, "construct an oak framed garden room to the side of an existing dwelling in Fylingthorpe." The application has been submitted to the North York Moors National Park Authority.

The purpose of this statement is to illustrate the processes which have been undertaken in the development of the proposals, in terms of design and access. The document has been prepared in accordance with the recommendations of the CABE guidance "Design + Access Statements".

The principal intention of this document is to demonstrate the quality of the place proposed by the development, its general accessibility and inclusiveness.

Pre-Application Discussions & Negotiations

Pre-application advice has been received from Jill Bastow, Senior Planning Officer 27th April 2016 – planning reference NYM/2016/ENQ/12168.

The current scheme has taken on board Jill Bastow's comments and recommendations to reduce the extension in length and remove high level windows to the roadside elevation. We feel it is now an acceptable scheme for the property and for the area.

Physical Context

The application site is to the side of Lingers Hill Cottage which sits within the residential area of Fylingthorpe, North Yorkshire. The house is a dwelling with a large rear garden.

General Character / Street scene

The application site is located on Thorpe Lane outside of the Conservation area. The property has a neighbouring and adjoining dwelling on one side and the disused railway line to the East.

The property is bounded on one side by residential properties. The property lies within the National Park Area though the building has not been listed.

The building has been altered in relatively recent times by previous owners. The property comprises a 18th Century two storey stone and tiled house.

To the West are cottages with large gardens bounded by boundary hedges.

Site Appearance / Visibility

The proposed extension is visible from the road with adjacent residential properties being close up to the roadside and close to the boundaries the rear garden areas are well screened.

Building Styles and Materials

The principle materials for this area of Fylingthorpe are stone, red facing brickwork with slate or pantiled roofs and the existing dwelling conforms to this palette and is constructed of stone with pitched tiled roof. The building also has parapets, stone ornate kneelers, black PVC rainwater gutters and down pipes.

Social Context

The proposal site is outside the main centre of the village of Fylingthorpe.

The proposal to construct a single storey oak framed garden room to the dwelling would be in keeping with the local vernacular. The proposal would not result in any impact on amenity of local residents, provides a similar comfortable relationship with Lingers Hill Cottage and its grounds and makes the building clearly readable and respects the character of the existing fabric.

Economic Context

The proposals would provide jobs at the construction phase for local builders, plumbers, electricians etc.

Materials

Walls: Stone

Roof: Clay pantiles;

Windows: High performance double-glazed and argon-filled hardwood windows;

Rainwater goods: Black UPVC guttering and down pipes to match existing;

We believe that the standard of design of the proposal and materials are of a high quality. It respects the character of the existing fabric, responds to the locality and has been designed in a highly sustainable manner in respect of its construction and performance.

Design Principles

The proposed extension has carefully considered proportions designed sympathetically to the character of the existing cottage, incorporating careful use of traditional materials and utilising a modern oak timber frame. The materials and details are in keeping with the surrounding area.

The entire East elevation has been glazed full height with slender timber windows to maximise the views out to the coastline. The proposals aim to enhance the appearance of the main stone elevation which is to remain exposed and to create a usable, comfortable space for the existing occupants.

The scale of the development is in keeping with the surrounding properties as the proposal is a subsidiary structure to the main building, both in form, massing and appearance. The overall appearance of the proposed extension is also in keeping with the local area as many of the adjacent dwellings are detached two storey set in generous plots of stone and tiled construction with single storey extensions.

Our proposal essentially involves minimal impact to the existing house or any other neighbours. The extended element of the scheme aims to embrace original design features sympathetically with a simple contemporary pitched roof oak structure to the side of the main house to provide an extended family space. We have purposely kept the extension single storey so as to be subservient to the main house. The proposed extension is smaller in comparison to the main dwelling to reflect its subordinate nature in the context of the existing house. This will be consistent with the general scale and character of development in the locality.

The proposed extension would not result in direct overlooking of rooms to the neighbour's property nor their amenity space. The extension would not cause any significant loss of light to neighbours as the extension is sited to the East of the property.

The development blends well with the varied type and form of buildings along this side of Thorpe Lane, there is no uniformity of dwelling design and in design and siting terms the development will fall within the general parameters of neighbouring developments.

The design seeks to create a light bright family living space, benefiting from the sun and views of the garden and coastline. Our aim has been to create the essential character of a traditional local building. We are expressing a rediscovery of old techniques to create a striking but practical design.

The design is based on using an oak framed structure using mortise and tenon joints with wooden pegs for the new extension. The oak structure becomes part of the beauty and character of the property. We ensure that all the timber on our projects comes from well-managed woodland. Competent registered joiners i.e. FSC certified or PEFC make up the oak structures and timber supplied with supplier's chain of custody registration number to ensure timber is from a sustainable source. We are committed to the use of oak as a core material in our sustainable projects and combine the best of traditional construction methods with modern technology.

Local building materials give towns or districts their own local character and identity. To ensure the individuality of these areas is retained, new development should be constructed

of materials appropriate to the area and in keeping with adjoining buildings. The intention is to utilise local natural materials where possible, including stone, tiles and timber.

The new oak extension respects the locality, enhancing the character of the area in terms of design, scale, massing, height, density, layout, materials and colour. The extension will be relatively modest in size clearly defining the new and the existing structures.

Conclusion

The proposals are for a high quality oak framed single storey extension.

In accordance with Policy there is no adverse impact on any features of special architectural interest in fact the proposed oak framed extension will contribute to the character and appearance of the Area.

This application seeks to fully integrate with the context and atmosphere of the area, whilst providing much needed additional family accommodation.

The proposals for the new extension to Lingers Hill Cottage has been carefully considered to have the minimum detrimental impact on adjoining occupiers and the visual amenities of the area.

The use of materials to match the existing and the adoption of many adjoining details are sympathetic to the local vernacular.

Taking all these factors into account and having regard to all material considerations we trust the Planning Department will support our proposals.