



DESIGN AND ACCESS STATEMENT

PROPOSED FAMILY ANNEX ACCOMMODATION  
AND BATHROOM AND STUDY EXTENSION TO MAIN HOUSE

REDMIRE FARM  
TRANMIRE  
WHITBY  
NORTH YORKSHIRE  
YO21 2BW

CLIENT: MR. RICHARD HARRISON

AGENT: DON WATT  
6 WEST LANE  
DANBY  
WHITBY  
NORTH YORKS  
YO21 2LY



## INTRODUCTION

Redmire Farm occupies a secluded site with access to the A171 road.

The farm is a mixture of traditional farm buildings and modern ancillary farm buildings. Redmire Farm breeds and raises grass – fed beef.

The visual impact of the proposed work will be negligible as the buildings are screened by mature trees, hedges and existing buildings.

## USE AND AMOUNT

The proposed work will provide the following:

### FAMILY ANNEX

- Bedroom 1 18sqm
- Bedroom 2 20sqm
- Bathroom 20sqm
- Entrance Hall 19sqm

### EXTENSION TO MAIN HOUSE

- Ground floor study 16sqm
- First floor bathroom 16sqm

### FAMILY ANNEX

The proposed structure will consist of the following materials:

- Roof existing pan tiles reinstated
- Walls existing stone with thermal block work internal walls
- Windows painted soft wood
- Gutters and down pipes black half round gutters on gutter spikes with black down pipes

All above to meet current building regulations

- Car parking as existing for 8 cars
- Access as existing via farm track



## EXTENSION TO MAIN HOUSE

- Roof reclaimed pan tiles
- Walls reclaimed stone with thermal block internal walls
- Windows soft wood, painted
- Gutters and down pipes black half round gutters on gutter spikes with black down pipes

## DESIGN RATIONALE

The Authority's Design Guide parts 1, 2 and 3 have been used during the design process. The design has taken into account the existing building's characteristics. Consideration has been given to the potential impact of the work on neighbours. Neighbouring properties are not overlooked or over shadowed and the work does not harm the levels of amenities they already enjoy.

Careful consideration has been given to the size of the proposed structures in relationship to the size of the property's curtilage, surrounding properties and the needs of the client; thus ensuring that the building will be in harmony with its surroundings and in line with DP3 and the NYMNP Management Plan 1998.

The proposed house extension and family annex has been designed so that there is a simplicity of design and style with careful consideration for energy efficiency including energy efficient windows designed to allow a high level of natural day light.

Roofs have been designed to be at different levels in order to break up the mass of the building.

## COMPLIANCE WITH DEVELOPMENT POLICY 19

The proposed work complies with the Authority's above policy for the following reasons:

The work will not impact or adversely affect the residential amenities of neighbouring occupiers or result in inadequate levels of amenities for the existing dwelling. This is due to the size of the proposed work in relation to the curtilage of the property addressing 9.22 of DP 19.

The work will not harm the amenities of surrounding occupiers by reason of noise and disturbance, smells or other adverse impact. This is due to the situation of the properties.

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The proposed annex accommodation is ancillary in terms of its scale and specification being a single storey building which has 2 bedrooms and 1 bathroom as opposed to the main House with 3 bedrooms.

This accommodation also complies with Development Policy 19 by the fact that it is attached to the main house by means of an entrance hall.

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