

SAMUEL KENDALL

ASSOCIATES LTD



RIBA Chartered Architect, Surveyor,
Architectural Technologist,
HSE Principal Designer (CDM).
Registered Head office:-
The Old Forge, Main Street, Catwick, BEVERLEY,
East Riding of Yorkshire, HU17 5PH.

Website: www.samuelkendall.co.uk

PROPOSED ALTERATIONS & EXTENSIONS
AT
4 LORING ROAD, RAVENSCAR, SCARBOROUGH,
NORTH YORKSHIRE, YO13 0LY
FOR
MR & MRS MASON

1639/PP



DESIGN & ACCESS STATEMENT

Planning Portal Reference Number PP-05628940 - Planning Application Number 2016/0807/FL

To be read in full accordance with the following appended drawings, as scheduled below:

2016/39/01A (04.11.16)	Ground Floor Plan as Existing	scale 1:50 @ A3
2016/39/02A (04.11.16)	First Floor Plan as Existing	scale 1:50 @ A3
2016/39/03A (04.11.16)	Second Floor Plan as Existing	scale 1:50 @ A3
2016/39/04B (15.11.16)	Elevations & Section as Existing	scale 1:100 @ A3
2016/39/05A (04.11.16)	Site & Roof Plan as Existing	scale 1:100 & 1:200 @ A3
2016/39/06A (15.11.16)	Ground Floor Plan as Proposed	scale 1:50 @ A3
2016/39/07A (15.11.16)	First Floor Plan as Proposed	scale 1:50 @ A3
2016/39/08A (15.11.16)	Second Floor Plan as Proposed	scale 1:50 @ A3
2016/39/09A (15.11.16)	Elevations as Proposed	scale 1:100 @ A3
2016/39/10A (15.11.16)	Site Plan & Roof Plan as Proposed	scale 1:100 & 1:200 @ A3
2016/39/11A (15.11.16)	Sections as Proposed	scale 1:100 @ A3
	Location Plan	scale 1:2500 @ A4



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Dated – 17th November 2016

SAMUEL KENDALL ASSOCIATES LTD - CHARTERED ARCHITECT - ARCHITECTURAL TECHNOLOGIST – PRINCIPAL DESIGNER (CDM) - SURVEYOR
Joint Managing Directors

Linda Samuel HND(ArchTech) Stephen N Samuel HND(ArchTech) BA(Hons) DipArch(Leics) ARB(RegArch) RIBA
Company Secretary – Linda Samuel HND(ArchTech)

Registered Company Number 5591217 - Registered Head Office - The Old Forge, Main Street, Catwick, Beverley, East Yorkshire, HU17 5PH
A Royal Institute of British Architects Chartered Practice (1843970) since 1998, operating a policy of continuing professional development.

**PROPOSED ALTERATIONS & EXTENSIONS AT 4 LORING ROAD, RAVENSCAR,
SCARBOROUGH, NORTH YORKSHIRE, YO13 0LY FOR MR & MRS MASON**
(Portal Reference Number PP-05628940 - Planning Application Number 2016/0807/FL)

INTRODUCTION

We have been engaged by Mr & Mrs Mason, who have recently acquired the freehold ownership of 4 Loring Road, Ravenscar, Scarborough, North Yorkshire, YO13 0LY, to provide Professional Architectural Services in connection with the preparation of design proposals for the above to extend and remodel their existing dwelling, in accordance with the enclosed detailed design proposals and associated details.



FULL PLANNING APPLICATION

To this end, please find enclosed a Full Planning Application for the above, comprising the completed application forms, the accompanying written Design & Access Statement below and Certificate A, together with a cheque in the sum of £172.00 and copies of the following measured drawings, submitted through the Planning Portal via Reference Number PP-05628940, Planning Application reference number 2016/0807/FL:-

2016/39/01A (04.11.16)	Ground Floor Plan as Existing	scale 1:50 @ A3
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PLANNING HISTORY

A desktop study of recent Planning History for this site has been undertaken. It has established that a number of Planning Applications have been determined in respect of this residential dwelling.

1. Full Planning Application reference number **NYM/2004/0441/FL** - Insertion of a Dormer Window to the rear Elevation for Mr Bachelor & Ms Lentell - Approved with Conditions - 2nd August 2004 (Planning Officer Mr M Miller);

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2. Full Planning Application reference number **NYM/2005/0304/FL** - Erection of a Conservatory at the rear for the applicants, Mr & Mrs Bachelor - Approved with Conditions - 8th June 2005;
3. Full Planning Application reference number **NYM/2014/0131/FL** - Erection of two storey side extension, single storey rear extension with porch to front elevation for the applicants, Mr Michael Bachelor - Approved with Conditions - 25th April 2014; Planning Case Officer Mrs J Bastow.

It is understood that the First and Second of the above scheduled Planning Approvals were implemented, but the third was not, it technically still being valid until 24th April 2017.

PLANNING POLICY

The Planning and Compulsory Purchase Act 2004 (Section 38) requires that applications for Planning Permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The 2012 National Planning Policy Framework (NPPF) and the current Local Plan are also material considerations. NPPF has as part of its core principles a presumption in favour of sustainable development and that all Local Planning Authorities should look for solutions rather than problems in determining a Planning Application. They should work proactively with the applicant to secure development that improves the economic, social and environmental conditions of an area.

From a review of all applicable Planning Policy, there appears no reason not to support the construction of these proposed works, given the current precedent that exists with the still valid (until 24th April 2017) Planning Permission for a larger, wider, higher and generally more extensive design proposal, which the current owners and applicants do not desire.

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DESIGN & ACCESS STATEMENT

The existing semi-detached dwelling at 4 Loring Road, Ravenscar and its associated curtilage land is located to the south of Loring Road, (Easting 498486, Northing 501157, Ravenscar and comprises a semi-detached dwelling with outbuildings in the freehold ownership of Mr & Mrs Mason.

This application site is located within the partially developed village of Ravenscar, where development of an extensive settlement was proposed in the early part of the Twentieth Century, but only partially implemented following the layout of roads and sewers, centred on the (now closed) railway station at Station Square.

As a result, there are few residential properties dotted around this part of Ravenscar, this particular dwelling forming part of a group of four substantial Edwardian styled properties, immediately to the west of the (now closed) Scarborough to Whitby coastal Railway Line, now a valuable amenity accessway giving good recreation amenity access to this part of the National Park.

Having recently purchased the freehold, the applicant wishes to (i) erect a side extension both smaller in width and height to the currently approved side extension to increase the available floor area of this existing dwelling at both ground and first floor levels under a pitched roof and (ii) replace an existing pitched glass roof over a covered space sited between a boundary party wall and the existing single storey kitchen extension, with two large lantern rooflights set within a supporting framework, that will be both far better insulated and more accessible than the current pitched glazed arrangement, which is difficult to adequately maintain, the current rainwater disposal provision being somewhat lacking!

DESIGN & MATERIALS

This design proposal has been professionally designed by a fully qualified and well experienced Chartered Architect (of 37 years+ experience) to harmoniously integrate and be complementary to the scale and massing of the built form of the existing dwelling, without any loss of amenity to any adjoining neighbours, to the east of this existing dwelling.

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A full dimensional survey has been undertaken by the architects of the existing dwelling and immediate site curtilage. Accurate, "as existing" AutoCAD drawings illustrating the existing dwelling, outbuildings and boundaries in plan, section and elevation have been subsequently prepared and are enclosed as part of this formal Planning Application.

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The proposed side extension is to be constructed in fairfaced brickwork with render to match that is use on the external faces of the existing dwelling, under a pitched roof finished in red plain clay tiles, the fenestration in white uPVC framed with argon filled double glazed sealed units to match the existing.

The works proposed to the rear are to comprise the removal of the existing pitched glazed roof structure in favour of two double glazed roof lanterns, appropriately flashed on all sides and set into a structural supporting textured GRP finished waterproofed roof structure, all walls being retained in-situ as existing. An indented patio door set will enclose the internal space giving direct pedestrian access to the private rear garden area, with a covered external setting are being created beyond.

The additional accommodation will provide for a covered, enclosed, storm porch over (essential for significant parts of the year, given the exposed location on high ground, high up above the coastal cliffs), the existing principal entrance door giving access to the existing and proposed parts of the dwelling, the proposed extension also providing for a Utility Room with WC off.

At first floor level, it is proposed to create an additional ablution facility in the form of a shower room with WC and wash hand basin over, accessed from the existing first floor landing. The replacement of the unsuitable existing glazed roof at the rear will be a significant improvement, allowing for the creation of a large family dining kitchen dayroom area, following the removal of certain existing walls.

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WELL INTEGRATED DESIGN SOLUTION

In preparing the design for these proposed works, professional design decisions have been made to ensure that it is fully integrated into the mass and form of the existing dwelling, and read as such at distance, utilising complimentary external materials appropriate to its setting, with the opportunity of significantly improving the roof insulation through the incorporation of a high performance insulation system to the pitched roof, giving a balanced fenestrated composition.

These clearly evident contextual design generators have been taken from the existing dwelling grouping to enable the main bulk of these extensions to be well integrated and complementary to the massing of existing dwelling.

SCREENING & LANDSCAPING

The existing boundaries to the dwelling are already well defined with a mixture of brickwork walling, timber stock fencing, mature hawthorn and privet hedges enclosing the private dwelling garden area along the boundaries. All boundary treatments will be retained in their existing established state and no work is proposed to them as part of this design proposal, as it is not deemed to be necessary.

All boundaries provide satisfactory screening to both this dwelling from the public domain, which in this instance is Loring Road, located immediately to the north of the site. The proposed works, by their very nature and form are effectively well grouped with the existing buildings and as such are read as a cohesive grouping and will not impinge in any way on the amenity of adjoining dwellings to the east.

SURFACE WATER DRAINAGE

The surface water drainage will be discharged via the extended and remodelled uPVC rainwater goods to the existing rainwater drainage system, situated on site.

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FOUL WASTE DISPOSAL

The foul waste will be discharged via the extended and remodelled uPVC foul waste pipework to the existing foul drainage system presently servicing this dwelling.

SUMMARY

These residential remodelling and extension works will enable the applicant to improve and upgrade their current dwelling amenities in a purpose design, fit-for-purpose facility that is specifically designed to enhance and offer a positive contribution to the existing setting, in a harmonious and sympathetic manner without any loss of amenity to the immediate dwellings, or its setting. It represents a sustainable form of development in a sustainable location.

BENEFITS

- Professionally designed, sensitive and sympathetic design, respectful of its setting;
- High-Performance building specification;
- Ultra high performance insulation package offering low demand for heating and cooling;
- Improved access for ambulant disabled people;
- Use of Solar Gain to positively temper the internal environment of this extended and remodelled dwelling;
- Matching and complimentary external facing materials;
- Significant reduction in its current Carbon Footprint;
- No loss of amenity to surrounding dwellings.



We trust the enclosed information provided within the attached Design & Access Statement will form a material part of this Planning Application Submission and is deemed sufficient to enable you, as defined under the NPPF, to positively process this Full Planning Application, but should you require any further supplementary information to enable you to issue a Planning "Notice of Decision" approving this particular Planning Application, please do not hesitate to contact us.

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This statement is prepared as part of this particular Planning Application, reference number PP-05628940 by:-

Signed

Stephen N Samuel HND(ArchTech) BA(Hons) DipArch(Leics) ARB(RegArch) RIBA

RIBA Chartered Architect - Architectural Technologist - Principal Designer (CDM) - Surveyor - Adjudicator

for and on behalf of Samuel Kendall Associates Limited.

Dated: 17th November 2016.

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Principal Designer (CDM), Surveyor, Project Manager

Registered Head Office:

The Old Forge

Main Street

Catwick-in-Holderness*

BEVERLEY

East Riding of Yorkshire

HU17 5PH



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*Catwick is uniquely recognised as only one of fourteen so-called "Doubly Thankful" villages in the whole of the UK, where all men who went to both the First & Second World Wars returned, and furthermore Catwick is the only "Doubly Thankful" Village in the whole of the East Riding of Yorkshire.

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