

Drawing Design Solutions Ltd

Architectural specialists in domestic & residential design

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Design and Access Statement (Including Heritage Statement)

Proposed Extension and Alterations at 2 Redhill Cottages, Storr Lane, Hackness, for Mr & Mrs R. Blades.

Jan 2017

1.0 – Introduction

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a statement covering design concepts and principles and access issues to be submitted with an application for planning permission. Guidance on the contents is provided in Section 3 of DCLG Circular 1/2006. This statement is being prepared to accompany an application on behalf of Mr & Mrs Blades for a single story extension to the rear of 2 Redhill Cottages, Storr Lane, Hackness, for residential use only.

The statement is to be submitted as part of the planning application and will form part of the planning register.

2.0 – The Process

The existing property at 2 Redhill Cottages, Hackness, is a two story semi detached dwelling located in a spacious rural setting. The rear of the application site is obscured from the highway by a retaining wall and hedge and the adjoining neighbouring property which has a large rear extension. The plot size provides a maximum width of 8.9 meters with an overall depth of 46 meters approximately.

The property falls within the North York Moors National Park conservation area and an associated Heritage Statement will accompany this application.

The front south elevation of the property looks down a decent length garden towards a parking area, a further strip of garden and then over the valley. The west, side elevation faces a combined retaining wall and hedge approximately 2500mm high, beyond which are stunning open views across a hillside and valley. The rear northerly elevation faces up a long sloping rear garden towards a boundary hedge. The east side elevation adjoins/faces the neighbouring property and/or garden.

3.0 – The Use

The property is currently a private dwelling, the application requests permission for an extension for residential use only. The property will remain a private dwelling.

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4.0 – Design & Proposal

The proposed application requests planning approval for permission for a 7.5 meter wide x 7.5 meter deep single storey extension to the rear of the property; this will partly make use of the external structure of the existing out buildings. The proposal is to form an open-plan kitchen/dining/day room area with a porch and provide a new ground floor shower room and small utility area. Much consideration has been given to the design of the proposal so as to compliment the external appearance of the rear of the dwelling. The size and shape of the proposal is somewhat dictated by the available area and contour of the plot and the suggested finishes are purposely in subtle contrast to the existing rather than an attempt to use matching materials out of context.

5.0 – Scale

The scale of the proposal has been kept to a minimum to take into consideration the views of the planning authority in relation to dominance and to reduce the impact on the surrounding area; consideration has been given to the colours of materials used. The lack of window openings to the east side elevation and the discreet location, height and layout will mean that the proposal will not obscure light or overlook the neighbouring dwelling. Owing to the location of the application site in comparison to Storr Lane the proposal will not be visible from the public highway as it will be obscured by a retaining wall and hedge and the adjoining neighbouring property which has a large rear extension.

6.0 - Landscaping

The landscaping is not affected by this application and will remain as existing.

7.0 – Appearance

The proposal will be constructed in cavity walling and finished in treated vertical cedar boarding, subtly stained. The doors and windows will be painted timber to match the existing dwelling. The gently sloping roof of the extension will be clad in slates to match the existing roof.

8.0 – Access

The dwelling has direct pedestrian access from the public footpath and highway adjacent (to the east) of the pair of cottages. Emergency vehicular access to the property is provided via the driveway at the front of the cottages.

Services to remain as existing, connected to an existing septic tank.



H5 – Heritage Statement

Background

This statement is being provided following the decision by the North York Moors National Park Authority to designate the area a Conservation Area.

Policy Framework

Government advice and policy is set out in Planning Policy Statement 5 "Planning for Historic Environment" in which it is stated that there is a high priority to objectives of development enhancing or preserving the character or appearance of the Conservation Area. If any proposals conflict with these objectives, there will be a strong presumption against the granting of planning permission.

Saved Policy Env6 of the Joint Structure Plan states that the setting, character or appearance of strategically important buildings, features and historical/architectural areas should be protected and where possible enhanced.

Saved Policy EN19 of the adopted Local Plan relating to Conservation Areas requires any development to enhance the character of the area.

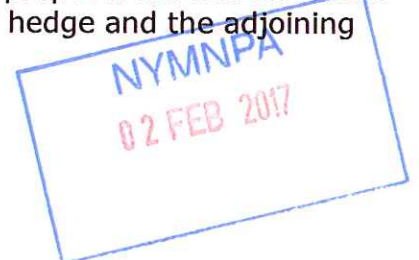
Context

The designation of the Conservation Area is to protect the continued preservation of listed and significant unlisted buildings in the local area. The designation would also promote investment opportunities, which could assist in stimulating the regeneration of the area. The rural village environment dominates the conservation area and there are large areas of open space/farm land or natural environment that feature within this area.

The character of the application site is an attractive semi detached period cottage with external walls constructed in a mixture of dressed and undressed stone and the main roof clad in slates. Although not closely located, other existing dwellings within the nearby surrounding area are primarily one-and-a-half to two storey's in height and of a similar style of construction.

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Owing to the location of the dwelling in comparison to Storr Lane the proposal will not be visible from the public highway as it will be obscured by a retaining wall and hedge and the adjoining neighbouring property which has a large rear extension.



The proposed application requests planning approval for permission for a 7.5 meter wide x 7.5 meter deep single storey extension to the rear of the property; this will partly make use of the external structure of the existing out buildings. Much consideration has been given to the design of the proposal so as to compliment the external appearance of the rear of the dwelling. The size and shape of the proposal is somewhat dictated by the available area and contour of the plot and the suggested finishes are purposely in subtle contrast to the existing rather than an attempt to use matching materials out of context. The proposal will be constructed in cavity walling and finished in treated vertical cedar boarding, subtly stained. The doors and windows will be painted timber to match the existing dwelling. The gently sloping roof of the extension will be clad in slates to match the existing roof.

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The use of appropriate materials should ensure that the proposed development would make an interesting addition to the existing dwelling that would enhance the character of the local Conservation Area.

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