

Proposed Dormer to Rear Elevation & Extension of Existing Garage to form an Oak Framed Granny Annexe

**Atlantis
Thorpe Lane
Robin Hoods Bay
North Yorkshire**



Design & Access Statement

March 2017

The Design & Access Statement has been prepared to support a planning application to, “create a new dormer and extend a redundant garage to construct an oak and glass granny annex to the rear of an existing dwelling in Robin Hoods Bay.” 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 and Access Statements.

This statement should be read in conjunction with the supporting information given to the local authority i.e. plans and elevations, which also illustrate and explain the design.

Planning Policy

the Core Strategy and Development Policies Document
Development policy 3
Development policy 19
the Supplementary Planning Design Guide Part 2 – Extension to Dwellings
National Planning Policy Framework paragraph 64

With regard to the above policies the proposals seek to fully integrate with the context and atmosphere of the existing area whilst raising the architectural standard with a new design remodelling the side and front façade of the existing garage. The proposal in our view is a reasonable size and scale relative to the existing properties. There will be no adverse impact on neighbours.

Pre-Application Advice

Formal pre-application advice has been received Ref No: NYM/2016/ENQ/12905 and the scheme has been amended and developed taking into account the Planning Officer’s advice at the time.

Our initial pre-application proposal was to build a granny annex in the generous side garden (East of the property) with a new joint access porch serving the existing house and the annex.

The pre-planning response from Mrs J. Bastow was that this would significantly reduce the amenity space for the original dwelling. Now the garden has been totally cleared of overgrown shrubbery and self seeded trees, some growing out of the walls of the property it can be seen the property has plenty of amenity space for the existing house and a separate annex.

Site Description and Surrounding Area

The application site is to the rear of Atlantis which sits within the residential area, but outside the Conservation Area of Robin Hoods Bay, North Yorkshire. The house is a dwelling with a large side garden located on the corner of Thorpe Lane and Wesley Road, Robin Hoods Bay. The property is semi-detached and has neighbouring dwellings at the rear and attached to one side.

The application site is situated within the Upper Bay of the village. The property occupies a large corner plot bounded on three sides by hedging and trees.

The property has been left vacant for several months and has not had any maintenance for many years; the current owner is currently renovating the property for their family and there is a requirement for additional, but separate independent living space for an elderly grandparent with a home office in the roof space. Similar semi-detached properties along Thorpe Lane have undergone alterations in relatively recent times with owners adding large extensions to the rear of their properties.

The property comprises a 20th Century brick garage to the North of the property accessed from Wesley Road which we propose to extend and convert into useable accommodation, but separated from the main house. The granny annexe will have its own parking space as a new vehicular access and parking space is proposed to the front of the existing dwelling as other properties along Thorpe Lane.

Design and Appearance

The NPPF support policies which promote good design and gives them weight. The proposed extension is contemporary in character with an exposed oak frame and glazing to the front elevation. The use of oak framing has been used at first floor on the proposed extension to visually lighten the mass of the building and improve energy efficiency of the building with a bespoke encapsulation system Wrightwall and Wrightroof by Oakwrights.

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.



Our initial proposal was to infill the gap at the East side of the existing house to provide an extended family annex. The infill gap (side garden) is well screened from the road and we feel has less impact than extending the garage to the rear. The original site entrance at the North side of the site will be maintained and a new entrance at the front will provide much needed off street parking. Please note there is no on street parking available on Thorpe Lane or Wesley Road. The applicant would ideally like to join the dwelling to an annex building at the side to allow a physical link between the two frequently used areas of the property and create additional space at first floor in the roof space of the proposed extension. We have shown the proposed granny annex extension to the rear where the garage is positioned as advised and purposely stepped the proposed extension so as to be subservient to the main ridge of the house.

The new annexe extension would be a well insulated structure to meet current Building Regulations and the external materials used would complement those of the existing dwelling.

The existing property is two storey with a room in the roof space accessed from a new loft staircase which requires a new dormer to the rear for headroom. The proposed annex would be one and a half storey, the 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 development blends well with the varied type and form of buildings along Wesley Road, and in design and siting terms the development will fall within the general parameters of neighbouring developments.

The proposed extension is contemporary in character with a section of glazing at first floor between the oak posts with crisp contemporary detailing.

Materials

Walls: All new brick walls to match existing with oak framing;
Roof: Small plain clay tiles to match existing house;
Windows: High performance double-glazed and argon-filled timber 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.

Access

There is existing access for one car off Wesley Road, as there is no on street parking allowed along Thorpe Lane and Wesley Road we are proposing a new vehicular access off Thorpe Lane and new driveway for an additional car parking space at the front of the property.

Vehicular paving in the vicinity of the granny annex will also be paved with wheelchair friendly materials. Pedestrian route to the entrance of the granny annex will also be paved with even non-slip paving that is suitable for pedestrian and wheelchair use.

The internal doors on the ground floor are wide enough to allow convenient circulation by wheelchair users. All requirements relating to Approved Document M1 have been complied with.

Conclusion

The proposals are for a high quality contemporary one and a half storey extension where the existing garage stands at present.

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 Atlantis have been carefully considered to have the minimum detrimental impact on adjoining occupiers and the visual amenities of the area.

Policy does not require new extensions to be replicas of existing buildings, but to have sympathy to them. We do not see any harm arising from this contemporary design and there are significant benefits in terms of removing a dilapidated garage on the site and providing much needed family accommodation.

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

