

DESIGN, ACCESS AND HERITAGE ASSETS STATEMENT

PROPOSED REMOVAL OF EXISTING CONSERVATORY AND CONSTRUCTION OF GARDEN ROOM AND EXTENSION TO DRIVE AT SALAKEE CHURCH LANE THORNTON LE DALE. FOR MR & MRS BALDERSON.

Salakee is a two storey detached stone and pantile dwelling situated to the north side of Church Lane and constructed in the latter part of the last century.

We are proposing the removal of an existing conservatory from the rear (north) elevation and the construction of a garden room with a larger footprint, in the same location. The proposed garden room will have a footprint area of 5.1 x 4.3m, a ridge height of 3.7m and an eaves height of 2.4m

Also proposed is the widening of the existing driveway onto Church Lane and this will be in matching Tarmac and will be fitted with a surface water collection drain at its lowest point discharging to soakaway or to the existing road water drainage system.

Vehicular and pedestrian access to the site will remain from Church Lane.

The development is appropriate for the site in terms of its size and scale and low impact on its setting. We have considered Development Policy 19 of the North York Moors National Park Local Development Framework and conclude that the development is in accordance with that policy.

Heritage assets for the site are identified as the existing dwelling and wider village conservation area both in its built and natural forms. The significance of the heritage asset associated with this site is the existing dwelling and its setting within the conservation area. The conservation area includes a variety of domestic and commercial properties of various ages and styles and is characterised by traditional stone buildings.

In assessment of impact, the proposed development is small in scale and form and is sited on the rear elevation of the property. The development will have a positive impact on the heritage asset by providing a contemporary and robust addition to an existing dwelling in place of a mundane outdated conservatory.

Peter Rayment Design Ltd

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