
Design + Access Statement
and
Heritage
Statement

Proposed Extensions at
Moonwind,
Main Road,
Egton,
North Yorkshire,
YO21 1UT
for
Mr & Mrs Beeforth

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THE PROPOSAL

The proposal is for the erection of a first floor extension above the existing garage, conversion of the garage into habitable accommodation and erection of dormer windows at the rear.

ASSESSMENT OF THE SITE'S EXISTING IMMEDIATE AND WIDER CONTEXT

- **Use –**
The site and building are used as a single dwelling in a ribbon of developed sites along the eastern side of Main Road at the southern end of Egton.
- **Character –**
The existing house is relatively modern at approximately 30 years of age built of natural, coursed stone walls with a natural blue slate, pitched roof. The detailing of the building is simple with a plain eaves and verge.
Window frames are in white uPVC. The main entrance door is a PVC faced composite type and the garage doors are in ribbed metal up and over pattern. There is a white uPVC framed conservatory at the rear.
The site lies between Egton School House to the north and St. Hilda's Church to the south within gardens extending to 0.24 hectares approximately. The house is set back 25.0 metres from the public highway.
The immediate locality contains small groups of mature trees, but none within influence of the proposed works.
The rear of the site is an open aspect (facing east) across the Esk valley. The front of the site (facing west) looks onto a farmstead and open farmland.
- **Special designations –**
The site is within the Egton Village Conservation Area as determined by NYMNPA in the adopted LDF and is subject to an Article 4 Direction.
There are no listed buildings on the site.
There are no specific Tree Preservation Orders attached to the site.

ASSESSMENT OF THE PROPOSED IMMEDIATE AND WIDER CONTEXT

- **Uses –**
The house will continue in use as a dwelling and the proposed additions will allow the Applicants to continue working from home. The addition of the dormer windows at the rear will improve the use and functionality of the two existing bedrooms by adding headroom. The existing shower room has very limited headroom and space and will be greatly improved by the addition of the central dormer.
- **Character –**
The design of the proposed extension is intended to complement the existing house design without attempting to replicate in order to produce a more contemporary appearance.

Natural materials will be used in the construction of the extension and dormers alongside metal window frames.

Pre-application comments made by the planning authority by letter dated 09 February 2017 noted that single, large dormers would not be an acceptable approach. These comments were based upon an original idea of adding a long dormer covering two bedrooms and a central shower room.

The submitted proposal has taken account of these comments and modified the design of the dormer which now contains three modestly sized dormers linked with recessed sections. The facing materials of the dormers will be in natural slate to match that used on the existing house roof.

The effect of the slate cladding and use of recesses will give prominence to the small dormers leaving the recessed sections to blend readily with the main roof. Thus the spirit of the local view that dormers should be small scale is being respected. This is particularly so when the house is viewed from across the valley.

- **Special designation –**
The proposal will not introduce anything to justify attachment of additional special designations to the site and existing designations in the locality will not be adversely affected.

RELEVANT PLANNING POLICIES

- **Local Planning Policies –**
Relevant policies contained within the Local Development Framework are:

Core Policy A
Core Policy 3
DP3 – Design
DP4 – Conservation Areas
DP19 – Householder Development

- **National and Regional Policies –**
The National Planning Policy Framework (NPPF) Section 12 – Conserving and Enhancing the Historic Environment applies.

COMMUNITY INVOLVEMENT

The proposal is minor and localised in nature. As such it is considered unnecessary to undertake a full consultation of the local community.

It is noted there will be an opportunity for local representations to be made to the lpa through the normal consultation processes during the application period.

EVALUATION AND SUSTAINABILITY

- Current local and national planning policies/guidelines are supportive of proposals which are beneficial to existing uses, which this proposal is.
- The proposal does not seek to alter the character of the area.
- The proposal affords an opportunity to improve the quality of life for the occupiers of the house and visitors to the house by providing an amenity which hitherto has not existed.

DESIGN

- **Justification –**
The proposed extension above the existing garage and conversion of the garage will provide the Applicants with a base from which they can continue to work without overlap with their domestic life.
The loss of garage space will not present any parking difficulties as the site is sufficiently large to be able to handle the needs of the Applicants and visitors without covered parking. The Applicants do not currently make use of the garage for parking, so the reality will be that there will be no change to the existing parking arrangements.
The proposed dormers will add much needed space to the existing second floor which has limited headroom over most of the floorspace. Three separate, small dormers without being linked would not provide sufficient additional, usable space in each of the bedrooms and an adequately sized shower room would not be possible. It is considered, therefore, that linking the dormers is essential in making the layout work.

- **Local Land Use Policies –**
DP19 – The proposal satisfies the requirements of this policy by not adversely affecting existing features of architectural or historic interest in the locality.
- **DP3 and DP4 –** The proposal does not detract from the special character of the setting, and the scale, design, detailing and use of materials is in keeping with the residential amenity of the site.
- **National Land Use Policies**
NYM Core Policy A and Core Policy 3 – the proposed works are compatible with the character of the site in particular and the locality in general in terms of scale, design and use of materials. The proposal seeks to enhance the special qualities of the NYM National Park.
- **Amount –**
The proposal seeks to carry out relatively minor works where a small additional building volume is involved and with only localised interest.
- **Layout –**
The proposals will benefit the house by providing much needed additional space and will greatly improve the enjoyment of the property by the occupiers.
- **Scale –**
The scale of the proposal is small and in keeping with the house and other similar properties in the locality.

CONCLUDING STATEMENT

This Heritage Statement has been written in support of a proposal to erect extensions and dormers on the existing house.

The statement demonstrates the following steps required by Section 42 of the Act in that:

- the context of the site has been considered and documented with references to relevant planning policies.
- the design of the proposal has been justified in terms of the use, layout, scale, and appearance.

Further:

- The proposal complies with the relevant LDF policies and national planning strategies and guidelines.
- In conclusion it is considered that the proposal meets the requirements of national, regional and local planning policy and that the lpa should be supportive of the scheme and grant consent.

END

