

Our ref. WG477_DAS
14 June 2017

Design and Access Statement

**WG477 EXTENSION AND REFURBISHMENT
MIDSTREAM COTTAGE
THORTON LE DALE**

INTRODUCTION

This statement has been prepared to satisfy the requirement for a Design and Access Statement to explain the design principles and concepts applied to the accompanying application.

The accompanying application seeks householder planning permission for full re-roof of the existing dwelling, replacement casement windows and single storey Garden Room and Car Port extensions at Midstream Cottage, Thornton le Dale.

Midstream Cottage is stone built with pantile roof coverings pre dating 1854 and likely a historic gardener's cottage or coach house. The original Cottage has been somewhat enveloped by extension over the years, but the frontage to Priestman's Lane still conveys much of the original character.

The property is not Listed but is within the Thornton le Dale Conservation Area which benefits from an Article (4) Direction

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Design principles

The Cottage is in a reasonable state of repair but does require refurbishment by way of re-roof and replacement windows.

Re-roof will be carried out using like-for-like materials of handmade natural red clay pantiles (such as William Blyth Barco or similar).

A number of historic painted timber single glazed Yorkshire sliding sash windows and vertical sliding sash windows survive and the intention is that these be retained, repaired and secondary glazed.

The remainder of the windows - which are generally sited within later 20th c. extension and alteration of the building - are unsympathetic in frame section and appearance. These will be replaced with new painted timber double glazed casement windows (to include glazing bars) of more appropriate frame section and appearance.

Proposed extensions to the property include Car Port and Garden Room both in Oak frame.

Whilst this introduces a new material to the building, it allows those elements proposed to be perceived as later additions of modest scale without detracting from the overall impression and integrity of the stone and pantile Cottage.

Pre-application discussion with the National Park Authority agreed the principal of this approach following dismissal of an earlier concept design which proposed matching materials and a development of larger scale and mass.

Conclusion

Positive pre-application discussion with the National Park Authority has concluded with a proposal which will enhance the character of the existing Cottage whilst sympathetically adding to its accommodation.

