

NYMNP

10 JUL 2017

**JOURNEYMAN  
DESIGN**

6 Egton Road, Aislaby, North Yorkshire, YO21 1SU.

## 6 EGRD PL-05A Design & Access Statement



Photograph of the rear of the existing application site.

This house holder planning application seeks approval for the creation of a two storey gable extension and side extension to a modest house, to provide extended dining and sleeping accommodation, and a new single storey extension containing a new garage.

The drawings included with this document are as follows:

- 6 EGRD PL-01 (NO REV): Site location plan.
- 6 EGRD PL-02 (REV B): Existing & proposed site block plans.
- 6 EGRD PL-03 (REV A): Existing and proposed internal floor plans.
- 6 EGRD PL-04 (REV A): Existing and proposed elevations.

This supporting statement is to be read in conjunction with the above drawings.

## DESIGN STATEMENT

### *Use -*

At ground floor level, the proposal will provide a new dining room in the gable extension, with a linked conservatory space to the side extension which is integral to this part of the proposal. At first floor level, this extension provides increased bedroom accommodation in the roof space. At the other end of the building, a single storey extension with hipped roof provides a new garage integral to the house.

### *Layout -*

The footprint of the new extension is informed by the simple and logical extension of the existing building form, with the new dining and sleeping accommodation facing the views from the site out over the hills, and the garage being set down against the existing bank up from the other side of the site.

### *Amount -*

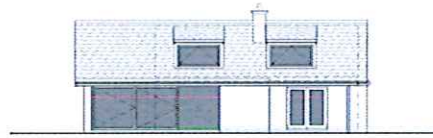
The external ground floor footprint of the gable and side extension is 26.9sqm, and the footprint of the garage extension is 24.9sqm.

### *Appearance -*

The CAD images are taken from drawing 6 EGRD PI-04



*South elevation as existing*



*and proposed*



*East elevation as existing*



*and proposed*



*West elevation as existing*



*and proposed*

The proposed extensions to this house have been developed as continuations of the existing structure, both in terms of form and materials. The basic simple T-plan of the building with its intersecting roofs will be extruded at either end, in the same materials as the existing house.

Coursed tooled-faced reclaimed natural sandstone will be sourced to match existing for the new masonry external walls. The roofs to the extensions will be red clay pantiles to match the existing, with the plane of the roofs continued seamlessly. Similar detailing to existing will be used to the new eaves and verge.

As a counterpoint to the heavy masonry, the gable and side extension will have large areas of glazing, formed with crisp, robust timber framing, which will clearly identify these elements as contemporary, but sympathetic additions. Likewise, the walls of the garage extension are set in from the line of the existing walls to identify these as new, and allow a satisfactory junction of newly-built and existing stonework to be made.

#### **Landscaping -**

The landscaping proposals associated with this project seek to replace and make good existing rough surfaces, and to provide a new terrace associated with the gable extension, as shown on the site plans. The existing rough courtyard will be re-paved with stone chippings, the broken concrete paving stones and cast concrete path replaced with reclaimed stone flags, and the area of rough earth landscaped to become an extension to the rear lawn.

#### **ACCESS STATEMENT**

The new extensions will be fully compliant with the accessibility requirements of the Building Regulations at the time of application if planning consent is granted.

