



ALWYN.E.WELBURN BUILDING DRAUGHTSMAN

88 HAMPTON ROAD, SCARBOROUGH, YO12 5PX

Plans drawn for all types of building work and all building regulation and planning applications etc. submitted to council.

Design and access statement regarding granny annex extension and alterations at Fairview, Robin Hood Road, Ravenscar.

Access :- generally as now ie. small step at doorway.

Design :- Mr and Mrs Jenkins are to move into annex giving over main house to their daughter and family, including two children. Mr and Mrs Jenkins wish to enjoy their retirement and wish to take in the splendid views by creating a first floor balcony/terrace on the flat roof to the extension, in order to do this and still maintain a well proportioned single bedroom unit with interconnected access to main house it is necessary to form a small two storey extension towards the rear to contain the staircase. We have set back both the ground floor and the two storey part well behind the front elevation to avoid the possibility of dominating that elevation. The resulting extension is only slightly larger at ground floor level than the garden room approved in 2009-2010, which was never built. While this is our preferred option we are open to discuss any minor revisions with the planning department should that be necessary. In all cases the stone and pantiled roof will match the existing.

Alwyn Welburn

