

## DESIGN AND ACCESS STATEMENT

**PROJECT:** Proposed Store, Bay View, Newholm

**APPLICANT:** Mr & Mrs Brown

**DATE:** 26th October 2017

**OUR REF:** S.1552



## **1.0 INTRODUCTION**

- 1.1 This report has been commissioned by Mr & Mrs Brown, Bay View, Newholm, Whitby, North Yorkshire, YO21 3QX.
- 1.2 This Report has been prepared by Mr Louis Stainthorpe. Louis Stainthorpe is a Chartered Building Surveyor. He holds an Honours Degree in Building Surveying and is a professional Member of the Royal Institution of Chartered Surveyors.
- 1.3 The details set out in this document are to assist the NYMNP in reviewing the proposals put forward.

## **2.0 THE PROPOSED DEVELOPMENT**

- 2.1 The development comprises a residential extension to an existing semi detached house.
- 2.2 The extension is to be used primarily for storage.

## **3.0 AMOUNT OF DEVELOPMENT**

- 3.1 The proposed scheme includes removal of the existing timber shed and construction of a single storey side extension.
- 3.2 The gross external area of the extension is 20.46m<sup>2</sup>

## **4.0 USE**

- 4.1 The proposed use is a residential extension that will be primarily used for storage.

## **5.0 LAYOUT**

- 5.1 The layout of the extension is straightforward and rectangular in shape. Good sized doors included to front and rear elevations to enable access to rear for maintenance works etc.
- 5.2 The existing car parking arrangements, including the front entrance driveway are to remain as they currently are with parking for two vehicles. The concrete yard to the side of the house, where the extension is proposed, is not currently used for parking as it is quite narrow for medium to large vehicles.



## 6.0 SCALE

- 6.1 The scale of the proposed extension is in keeping with many similar extensions on properties in the area. This includes a garage to the neighbouring house that is under construction.
- 6.2 The extension is well set back from the front elevation and subservient in scale and form. The roof design has been completed with a hipped configuration at front and rear to reduce the mass.

## 7.0 LANDSCAPING

- 7.1 No significant works proposed in respect of landscaping. Small areas of making good required around the footprint of the extension.

## 8.0 APPEARANCE

- 8.1 Matching materials are to be utilised on the extension. Front and rear walls to be in rock faced stone. Side elevation to be finished in self pigmented render to match the existing house gable. Brown concrete tiles proposed for the roof covering with matching ridges.

## 9.0 CONCLUSION

- 9.1 The proposed development is in keeping with the layout and scale of the existing property. The extension does not have any significant adverse effects on the surrounding street scene or landscape.

**Louis Stainthorpe**  
Chartered Building Surveyor  
BSc (Hons), MRICS, RICS Registered Valuer, MCABE  
Bell Snoxell Building Consultants Ltd

