

Design and Access Statement.

Project No. ATA -2017-44
Alterations to Existing Outbuilding
The Priory, Grosmont, North Yorkshire.



The site lies within The North Yorkshire Moors National Park on the North bank of the River Esk at Grosmont, North Yorkshire.

The site consists of a substantial stone built house (The Priory) with a range of attached and detached outbuildings.

The dwelling is contained within a curtilage of approximately 1.4 acres, which extends down to the River Esk at the Southern boundary.

The outbuilding forms part of the courtyard to the East of the Priory. Which is at present used as a garage, general storage and accommodates a wood pellet fired boiler and storage bunker, which provides heating to the main house.

The existing building is constructed in a mixture of dressed coursed and uncoursed stone walling including sections of timber framed walling clad in galvanized corrugated steel. The single pitched timber roof structure is also clad with corrugated galvanized steel. The building structure has undergone many repairs and alterations over the years and is currently in poor condition.

The guiding objective of the proposals is to retain as much of the existing building character, form and fabric as is practically possible. The design consists of the alteration, extension and refurbishment within the original building footprint to form general purpose studio /workshop and storage space to be used for family hobbies. The proposals also include a toilet and garden potting shed in a new single storey extension to the Eastern elevation. The existing Wood Pellet fired Boiler and Bunker within the building are to be retained in position.

The new external walling on the main body of the building is to be cavity construction using an external leaf of both new salvaged local stone to be laid to match and blend with the existing. The rear extension is to be blockwork clad in Red Cedar weatherboarding.

New windows and external doors are to be of high performance timber with a stained finish.

Rainwater goods are to be powder coated metal.

The new open purlin and rafter timber roof is to be clad in Welsh Slates. Roof windows are to be 'Velux' conservation low profile design.