

DESIGN AND ACCESS STATEMENT

**EXTENSION AND ALTERATIONS TO THE HAVEN,
ESKDALESIDE, GROSMONT, YO22 5PS**

FOR

MR. & MRS. KAY



imaginative architecture + engineering design

bhd
partnership

Address: Airy Hill Manor,
Whitby,
North Yorkshire,
YO21 1QB

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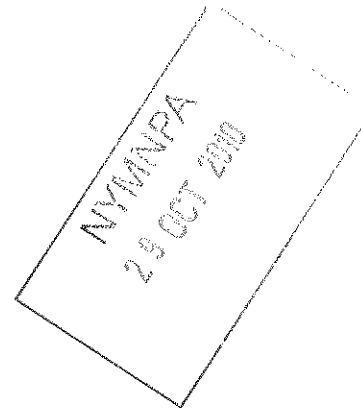
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1.0 GENERAL

1.1 Statement

This statement is produced to accompany the planning application to North York Moors National Park for extension and alterations to the North of the existing dwelling.

Details of the proposals are shown on drawings:

D9938-01	Location and Block Plan
D9938-02	Existing Plan and Elevations
D9938-03	Proposed Plans and Elevations

1.2 The Building

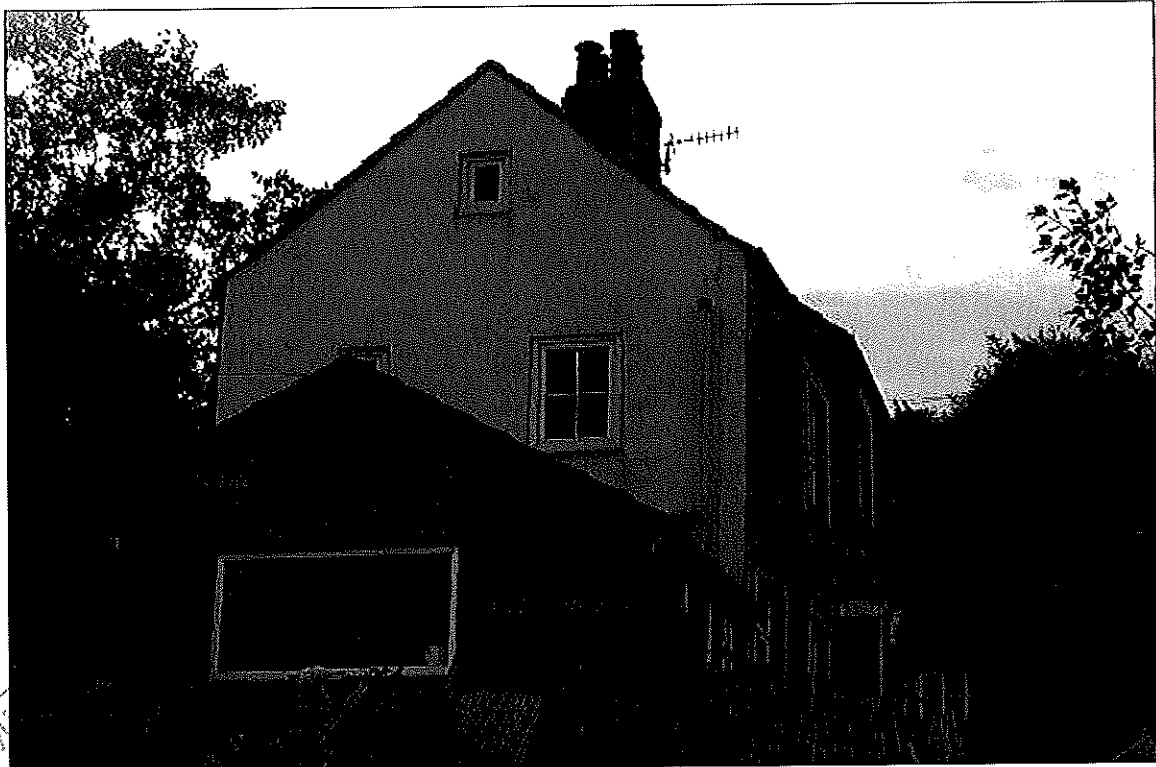
The house is situated approx 0.5km East of Grosmont village centre on the South slope of the Esk Valley.

It is constructed in a traditional manner and finished using a mix of natural stone and render for the walls and grey concrete slate on the roof. The white upvc windows installed by previous owners are to be removed and replaced with timber windows as shown on drawing D9938-03.

The dwelling sits in a large plot as shown on drawing D9938-01. The grasslands slopes down to the North away from the house.

The actual dwelling is positioned along a North/South axis with the South gable close to the road and a stepped ridge down to the North.





VIEW FROM THE NORTH

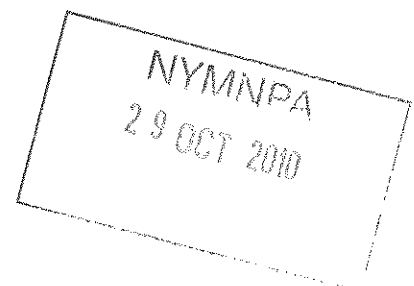


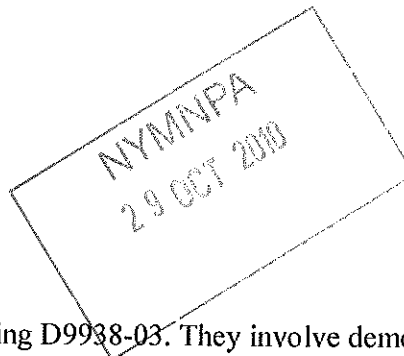
VIEW FROM THE SOUTH

1.3 Liaison

This application has been submitted following liaison with neighbours and the Area Planning Officer including a site meeting.

The remodeled scheme is now presented for consideration.





2.0 PROPOSALS

2.1 Description

The proposals are shown on drawing D9938-03. They involve demolition of the existing single storey extension on the North of the house and its replacement with a two storey and dormer combined extension.

2.2 Design

The overall design allows for a substantial kitchen/family room which is required to serve the large family house along with a first floor bedroom and en-suite.

The existing rhythm of construction, following the lie of the land has been continued with a north facing gable and ridge set down from the existing ridge height. In addition to this the extension has been set in from the East boundary to increase the gap with Wayside.

The East/West ridge is again set down twice to reduce height, bulk and overall massing of the extension. This is further helped by reducing the width of this element, the indent from the North gable allows a clean line in façade.

The main North facing gable incorporates a traditional fenestration pattern of timber windows set in stone walling with carefully designed proportions.

The centre area of the North elevation allows the chance to incorporate glazing in the form of French windows and glazed opening screens. These features are set back 700mm from the main gable to ensure they do not compete with its detailing. The glazing is framed using plain timber surrounds.

The final roof is set down to incorporate a dormer window and further reduce overall height and massing.

The South elevation (road facing) has been designed to present a significantly lower façade than the main house in a traditional format with porch windows replicating the original porch windows.

The new extension is generally designed to sit on the building line of existing adjacent properties.

As mentioned in item 1.2 the windows are to be double glazed timber styled as the elevational drawings. Our clients are to replace all existing upvc windows in the existing building with timber version to match.

The design procedure was carried with reference to the National Park Design Guide as well as the following policies (3:1).

This document and the finished design seek to ensure that the application substantially complies with the ethos of the National Parks Development Policies which are described in section 3.0.

We feel that the scale, height and massing of the proposals is in line with these documents and that the continued use of natural stone walling and slate roof ensure a traditional appearance with traditional detailing.

NYM/NPA
29 OCT 2010

3.0 CONTEXT

3.1 Policies

This application is likely to be considered in relation to the following policies.

Development Policy 3	Design
Development Policy 19	Householder Development

3.2 Development Policy 3

This policy seeks to ensure that the basic guidelines of good design are considered and allowed to influence the design of all structures.

The following have been considered and the proposal stands up against this criteria:

- Siting, Orientation and Layout; ensuring the special amenity of the area including buildings and landscape is not diminished.
- Scale, Height and Massing; as described in 2.2 these issues have been very much part of the design solution.
- Detailing; this has been kept traditional and reflects the existing buildings.

3.3 Development Policy 19

The requirements of this policy reflect those required by Development Policy 3 and therefore section 3.2 refers.



4.0 ACCESS

4.1 External

This is not affected by the proposals.

4.2 Internal

All new areas have been designed to comply with the Building Regulations Approved Document Part M.

This ensures an inclusive environment is created.

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