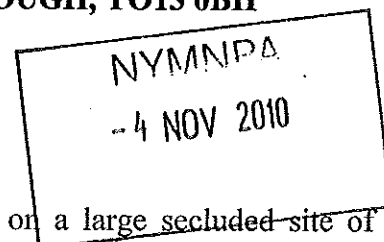


DESIGN AND ACCESS STATEMENT

**FOR
SUNROOM AND BEDROOM EXTENSION TO SIDE ELEVATION AND LINK STAIR
EXTENSION LEADING TO EXISTING CELLAR ON REAR ELEVATION
AT
TALL TREES, SUFFIELD HILL, SCALBY, SCARBOROUGH, YO13 0BH**



CONTEXT

This property is a large detached house of four bedrooms, situated on a large secluded site of approximately 1.7 hectares. The house is surrounded by extensive cultivated garden areas. To the rear of the house there is a large detached garage and workshop.

The site lies below road level, on sloping ground, falling towards the north.

PROPOSALS

This application is to extend a bedroom over an existing balcony, to construct a new sunroom and to construct a new enclosed stair to link the house to the cellar below.

DESCRIPTION OF EXISTING HOUSE

The property is a 1940's type bay windowed house, constructed of red brick under predominantly hipped, red rosemary tiled roofs, with matching hipped dormers to the front and rear and lead roll roofs to the bays and porch. The main house roof has large overhangs all round. To the south side of the house is a single storey flat roofed extension constructed of red brickwork, under an asphalt, parapet enclosed roof.

To the west side of the house there is an entrance porch, glazed on all 3 sides to floor level, which faces the drive.

Windows are of side and top hung style and constructed of brown finished upvc. The fascia and soffits are of brown and white finish and the rainwater goods are also of brown finish.

AMOUNT OF DEVELOPMENT

The bedroom extension will be constructed over an existing single storey addition. The single storey sunroom extension, (approximately 3.6m x 4.9m built over area), will be constructed on a level area of immediately adjacent garden. The stair enclosure will wrap around the north west rear corner of the house.

LAYOUT

(see drawings).

Continued



BARRY - BScHons DipArch RIBA CHARTERED ARCHITECT

BELINDA - DipSurv MRICS CHARTERED BUILDING SURVEYOR

Continued

- 2 -

SCALE

The extensions are of additive form and will be subordinate to the main house, both in form and mass. The scale will remain as domestic.

APPEARANCE

The new external walling materials will be red facing brick, to match the existing house. The new roofs will be of hipped formation with large overhangs and covered with red rosemary tiles, all to match the main house roof.

The single storey sunroom extension, which due to its elevated position, will look over the garden area and look over the valley beyond, is designed to be pavilion like, with a visually much lighter flat lead roll roof to match the bays and front porch roof.

The windows and doors will be of hardwood timber framed construction.

ACCESS

This is an existing house and no alterations to the existing access are envisaged. Internal design and arrangement will generally comply with Part M of the Building Regulations.

SUMMARY

The impact of the proposals will have no effect on surrounding properties. There will be no overlooking or loss of privacy.

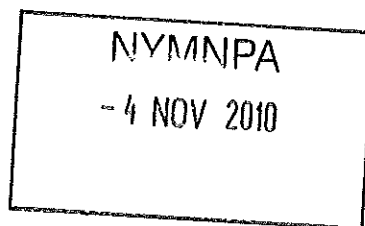
The extensions will be of appropriate form, scale and mass to that of the host property.

The proposals will have no adverse effect on the character or appearance of the property.

The proposals will have no adverse effect on the character or appearance of the North York Moors National Park.

The proposals are in line with and satisfy the criteria of the North York Moors National Park Local Development Framework.

BARRY DENTON BScHons DipArch RIBA
Chartered Architect



3rd November, 2010



BARRY - BScHons DipArch RIBA CHARTERED ARCHITECT

BELINDA - DipSurv MRICS CHARTERED BUILDING SURVEYOR