

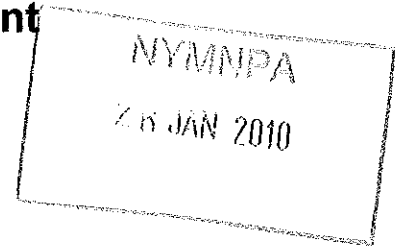
Design and Access Statement

For

Additions & Alterations

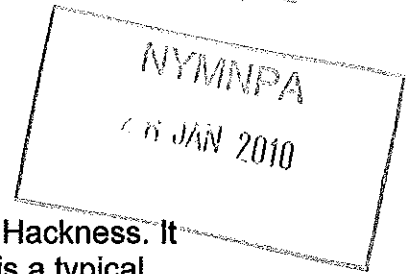
To

**Little Garth Cottage,
Hackness,
Scarborough**



Victoria Wharton BA Hons CAP

Design and Access Statement



The Site

The site is situated to the North of Scarborough in the village of Hackness. It fronts onto the main road through the village. The cottage itself is a typical stone built cottage with a slate roof. The cottage is semi detached with the adjoining neighbours to the East of the site.

The cottage is small comprising only two bedrooms, however it has been extended by the previous owner. This extension creates a sunroom to the rear/side of the property.

We are proposing to build over this extension in order to create a further third bedroom.

The property creates a U-shape with the back door situated on the west side of the property, this has a porch surrounding it which is very small and thus the applicant wishes to create a porch area which extends across the U-shape. Above this porch the applicant wishes to link the bathroom and third bedroom to the rest of the house via a new corridor.

Consultation

The proposed development has not been officially discussed with neighbouring residents however I am sure they were aware of the previous application which was approved. I have consulted with Hilary Saunders at the North York Moors National Park Authority via email regarding the amendments to the previous application and the proposal is now favourable. Previous Application No. NYM/2088/0323/FL.

The Design

As the development comprises an extension to an existing dwelling we have been considerate towards the host building while achieving usable rooms within the house.

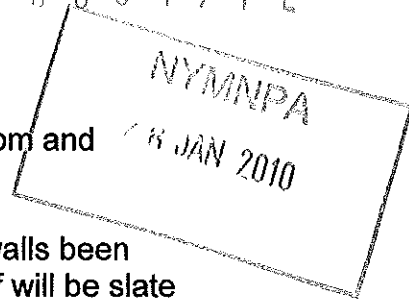
As the extension is to the rear the front façade remains the same creating very little impact on the street scene.

The first floor/ bedroom 3 extension has got the same gutter line in order to maximise useable space inside while the ridge line is lower than the host building in order to lessen the overall impact. We have inserted windows to the front and side; while we are aware the side one may not be acceptable the applicant feels the room would benefit from it. Also the existing house has three first floor windows overlooking the neighbour already so overlooking already occurs.

The porch area creates a better entrance space for shoes and coats etc to be stored and gives the family a bit more space on the ground floor.

The link piece above the porch will be created by providing a dormer style roof with a stone façade. We have inserted three windows in order to provide

natural in this area, we have also added velux to both the bathroom and bedroom again to provide natural light.



Externally the materials will match the existing building with the walls been stone and walled in a similar manner to the host building, the roof will be slate and as close a match as possible.

Access

The access to the site is along a tarmac road. No additional traffic will be travelling on this road due to this development.

The access to the building itself is up four or five steps at the moment and so access for the disabled is not really feasible. The steps come up from the road and no changes are proposed to these.

The new porch will provide easier access into the building as the old porch is very small.

Evaluation

The proposed development would enhance the surrounding area and have a small impact on the appearance of the area.

The cottage' appearance would be improved by the addition of the first floor extension, as the current single storey extension appears incongruous when compared with the rest of the building. The addition would help to create a more complete dwelling. The glazed area also provide the dwelling with some much needed amenity space. The stone first floor corridor adds a welcome link from the existing building to the new addition creating easy access to all the rooms on the first floor.

While we are aware the glazed areas are perhaps a little modern for this property, they are now more successful with the first floor addition than the previous application. We are still omitting the horizontal glazing bars in these areas but trying to keep the glazing tall and narrow in a bid to keep the proportions similar to the existing windows.

With these additions the property becomes more feasible as a family home for the twenty first century family. We are trying to create a dwelling which can still be used and thus be sustainable.

We feel the extension would improve and enhance both the host building and its surrounding while having little impact on the neighbours and for these reasons we hope the National Parks Authority will look favourably upon them.