

Design & Access Statement for
111 Hackness Road, Scalby

NYMNPA
- 8 FEB 2010

Design & Access Statement for **111 Hackness Rd, Scalby**

Details

Mr J Bingham
5 Belvoir Terrace
Scarborough
North Yorkshire

Site Address

111 Hackness Rd
Scalby
Scarborough
North Yorkshire

Description

The property is situated on the fringe of Scalby Village.

The area is a mix of periods ranging from 18C to Victorian and Edwardian properties with the occasional new build being built on brown field sites.

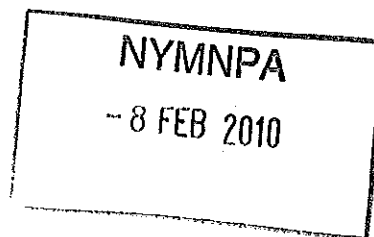
The subject property was built in 1969

The main elevation faces onto Hackness Rd.

Existing Design

The property is typical of a 1960's home with defined roof pitch & oversized chimney stack.

The existing dwelling has fallen into some disrepair & Mr & Mrs Bingham would like to turn it into a family home for themselves & their two young children.



Proposed Design

In order to provide an acceptable solution to the issue, it is proposed to raise the roof up by 500mm from the wall plate. This will give the family on good sized master bedroom, two children's bedrooms plus one guest bedroom.

It should be noted that all these rooms are essentially in the eaves, so the raising of the wall plate will give a better usage of the floor space available.

The roof has been redesigned so the gable walls are to the side elevation as opposed to a front/rear aspect. This has been discussed between Mr Bingham & his neighbour, and is felt to give both parties better privacy.

Dormer windows will provide light as well as giving a 1960's design solution to the property.

There is proposed to be a large 2 storey extension / conservatory to the rear. This will enable a more balanced ground floor layout for a growing family.

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Philosophy & Approach

The internal areas are already accessible to able bodied & disabled persons & it is proposed to maintain them as such.

Consultation

There has been one meeting on site with NYMNPA planner Mrs H. Saunders, & several emails / sketch schemes to iron out any design issues. This resulted in approval of the original scheme. Further discussions have been undertaken between Mr Bingham & his neighbour to agree this revised application.

Mr Bingham also plans to submit a written statement on behalf of the family's circumstances.

Design Standards

The following have been followed & consulted in the preparation of the scheme: -

- The Building Regulations
- Planning Policy
- The Disabled Discrimination Act
- CABE Gov't Policy interpretation
- Guidance on changes to the Development Control System circular
- Access by Design Website
- Part M Of the Building Regs ref disabled access

Conclusion

It is therefore concluded that by raising the roof & sympathetically re-modelling the layout a family home can be created, whilst still staying true to the 1960's design period.

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