

## DESIGN & ACCESS STATEMENT FOR NEW CONSERVATORY, WATER ARK LODGE, BECK HOLE ROAD, GOATHLAND, YO22 5LB.

### Summary

The proposal is to add a new conservatory to the side of an existing dwelling. The dwelling is an unlisted twentieth century house in the Arts & Crafts style located in the North York Moors National Park.

### Design

#### *Use*

The conservatory is intended as a general living area, for sitting and informal dining. The conservatory would afford views over the house's garden, and the surrounding countryside, which are currently not well seen from the existing windows. The proposed folding doors could be opened in summer to allow use as a garden shelter.

#### *Layout*

The front of the house is approximately thirty metres from Beck Hole Road and aligned parallel to it. The conservatory would be located on the north-west side of the house and its shortest elevation would be presented to the road on the left-hand side of the house. The longest elevation of the conservatory is presented to the garden.

Internally two new doors will allow access to the kitchen and dining room.

#### *Scale*

The conservatory is to be single storey height. The eaves and ridge of the roof will be the same height as those of the existing single storey extension at the north corner of the building. The longest elevation of the building is 9.6 metres long and the maximum projection from the existing outside wall is 5.4 metres. The total proposed floor area is around 60m<sup>2</sup>.

#### *Appearance*

The materials chosen for the new conservatory will match the existing house. The walls will have a rendered/pebble dashed finish and the openings will be surrounded with dressed masonry. The centre of the roof will be flat, with two skylights, but this will be hidden by a pantiled mansard with projecting eaves detailed like those on the rest of the house. The planned chimney will add to the picturesque group of existing stacks.

The glazed screens on all sides of the building are the most unprecedented elements of the scheme. However, the screens will consist of single sheets of glass with vertical proportions similar to the existing mullioned windows.

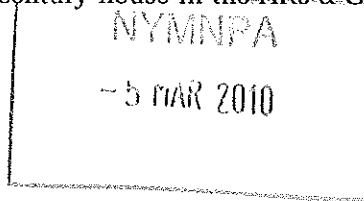
#### *Justification*

The design of the conservatory is intended to be in keeping with the existing house as much as possible. The Arts & Crafts Style of the house is by nature irregular and asymmetrical and makes it possible to add new elements without damaging the whole composition.

The new conservatory would turn the north west elevation from an under used "side" into a garden "front". It would allow for a more modern lifestyle and encourage more use of the surrounding garden.

#### *Access*

The conservatory will not remove any existing access to the house. The glazed screens will allow easy access from the garden to people in wheelchairs, or using other mobility aids,



and the proposed new doors into the kitchen and dining room could be used for level access into the main part of the house.

## Conclusion

The proposed conservatory will be in keeping with the style of the existing house. It will be discrete when viewed from the public highway. The space created will allow the inhabitants more contact with their garden. The proposed sliding folding doors will improve access into the building.

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