

NYM / 2010 / 0 2 1 0 / F L

Design and Access Statement

For

Additions & Alterations

To

**East Mount, Suffield,
Scarborough**



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Design and Access Statement

The Site

The site is situated to the North of Scarborough in the village of Suffield. The cottage itself is a typical stone built cottage with a slate roof. The cottage originally was a semi detached however it has been one dwelling for over forty years.

The cottage itself is relatively small, our proposal is to build a conservatory on the south west end of the property.

Also we would like to build a new stone double garage to replace an existing single asbestos garage and two small sheds.

Consultation

The proposed development has not been officially discussed with neighbouring residents. I have consulted with Helen Webster at the North York Moors National Park Authority regarding the proposal and feedback was positive towards the conservatory however the garage was not discussed in detail. Enquiry No. NYM/ENQ/05748.

The Design

As the development comprises an extension to an existing dwelling we have been considerate towards the host building while creating a usable space.

As the extension is to the side of the property and the site is quite prominent we have kept the extension small in order to lessen the impact on the host building and surrounding area.

Externally the materials will match the existing building with the walls in stone and walled in a similar manner to the host building.

With regard to the garage we are going to remove the existing asbestos garage and two sheds thus tidying up this area and creating a usable garage/workshop for the client.

This will be constructed from stone with a pantile roof as the other outbuildings are constructed from these materials, however the house does have a slate roof.

Access

The access to the site is along a tarmac road. No additional traffic will be travelling on this road due to this development. No changes are proposed to the drive either as the garage is going to be located in roughly the same place as the existing garage.

The access to the dwelling itself will not be changed by this development.



Evaluation

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

The overall appearance of the site would be improved by the addition of the double garage, as the current single garage and sheds are unsightly. This garage would enable the site to be tidied up and would create a better view from the approach road.

The conservatory would provide the applicant and his family with another space to sit and take full advantage of the view across Scarborough from the dwelling.

With these additions the property becomes a more complete home and provides some needed storage space.

We feel the extension and garage 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.

NYM/PA
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