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DESIGN AND ACCESS STATEMENT
FOR
PROPOSED CONVERSION OF EXISTING OUTBUILDING
AT
WOODLEIGH HOUSE, AISLABY WHITBY.

NYMNPA
20 APR 2010

1.0 INTRODUCTION:-

Woodleigh House is a listed building with a walled garden and adjacent long, single storey outbuilding. The outbuilding has been used as a garage and workshop in the past. The current owner has lived at Woodleigh House for many years and would like to convert the garage annexe to form a dwelling.

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2.0 DESIGN:-

2.1 Amount:-

The building is existing. Proposals are to provide domestic accommodation suitable for a single person or couple. The intention is to make use of the existing building and there are not any plans to extend the property.

2.2 Layout:-

The proposed layout makes the most use of existing room layouts and door and window openings. For example the lounge is located in the present garage as it has the largest opening. There is an existing first floor store and use has been made of this to provide a landing, bathroom and bedroom.

2.3 Landscaping:-

Woodleigh House already has ample parking and turning area for vehicles and an ample garden. There are not any plans to change the existing landscaping.

2.4 Appearance:-

The property is a listed building and, therefore, the intention has been to make maximum use of the existing features and minimise any change necessary for the change of use from workshop to domestic accommodation.

2.4.1 Elevation facing neighbours:-

On the Western side of the property the barn faces directly onto neighbouring properties, Woodleigh Cottage and Woodleigh Lodge, (a recently converted outbuilding). Woodleigh house has a right of way across the neighbouring and adjoining land.

Proposals for the West elevation are that all door and window openings will remain as existing.

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There is an existing, small roof-light and a similar small roof-light has been added to improve lighting to the proposed lounge, (main opening is on the North Western side and shaded by a large tree). There will, therefore, not be any noticeable change to the elevation that faces the neighbouring properties to the West.

2.4.2 Elevation facing road:-

No changes are planned for the North elevation facing the public highway.

2.4.3 Elevation facing East (Woodleigh House garden):-

This elevation is within the walled garden of Woodleigh House and is not readily visible to the public or neighbouring property.

To reduce any possible impact on neighbouring accommodation, a modest door has been added at the location of an existing window. Another very small opening has been enlarged by a very modest amount in order to provide a small kitchen window.

3.0 Access:-

Access is existing. There is ample level parking and turning already in use on the site.

Therefore, there is effectively no change required to access arrangements.

Signed for
Richard Agar Associates Limited

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