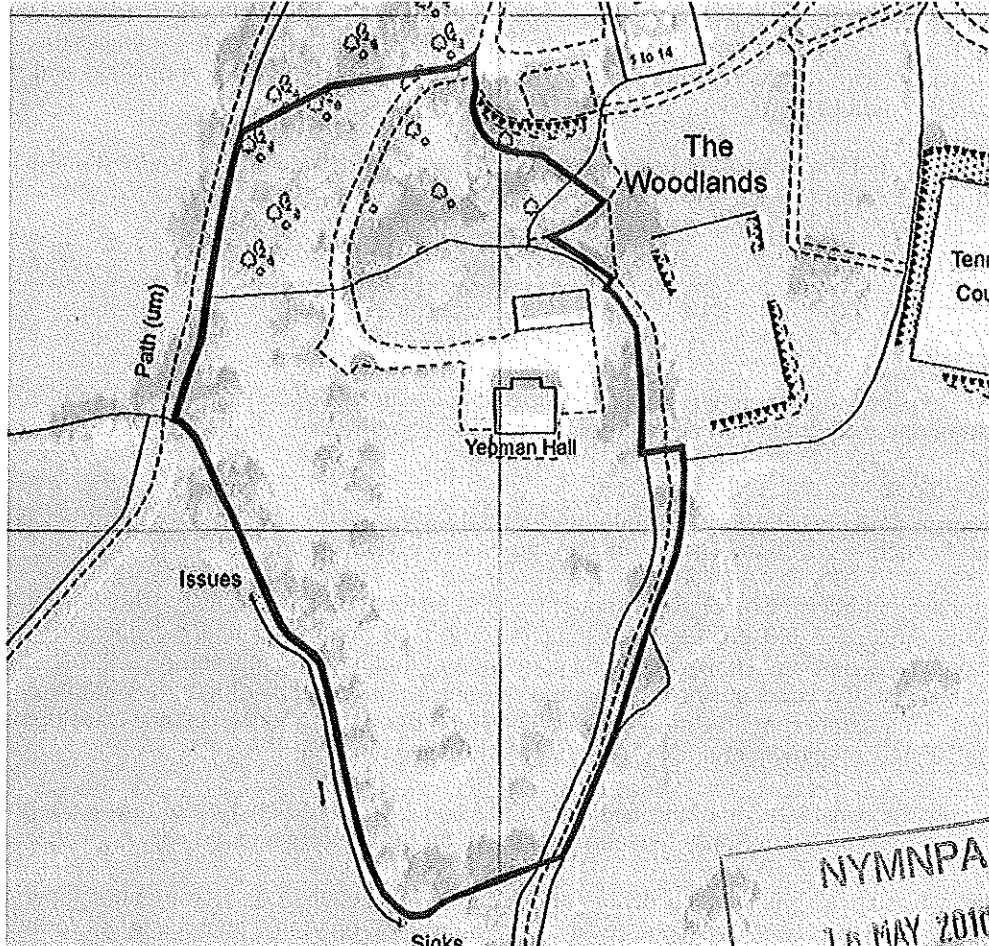


Yeoman Hall, Woodlands, Sleights, Whitby, North Yorkshire, YO21 1RY.

## YH PL-07 Design & Access Statement



### Introduction

This written statement accompanies the formal planning application for the side extension of the main residence along with the change of use and extension to part of the existing garage block to the North of the site.

This statement should be read in conjunction with drawings YH PL-01 to 06 inclusive.

The first part of the proposals involve the side extension and internal alterations to the main house to form a new kitchen / dining area to the ground floor with en-suite master bedroom to the first floor. In addition to these principle works it is also proposed to introduce new windows across the whole of the building with two new bays formed at ground floor level on the South elevation.

The second stage of the works involves the change of use to one half of the existing garage block to form on site business accommodation for the creation of a new relaxation spa & massage unit including waiting and changing area, masseurs tables, sauna, floatation tank and relaxation area.

Material alterations to this existing garage building will include new timber & glass screens to the existing ground floor openings and a dormer window in the south elevation of the roof structure.

To the North of the building a glazed hexagonal enclosure will be formed to provide a sheltered seating area which, due to the topography of the site benefits from direct sun light whilst being entirely screened from view by the roof of the existing garage building and the surrounding mature vegetation.

Please note that the change of use to this part of the existing building will not be detrimental in terms of parking and storage space available to the main house as adequate provision for both will remain following the works.

**Use –**

*Main residence.*

The extension to the main house will remain entirely residential offering additional accommodation for the family at both ground and first floor levels.

*Garage block.*

The objective of carrying works out on the existing garage block is to establish a small scale business venture which the applicants can run on site whilst raising their family.

Pre-application advice was originally sought on the basis of providing a single 'holiday let' but this was firmly rejected on the basis that the proposed change of use did not apply to a traditional rural building. However, it was confirmed at that meeting in February 2010 that the establishment of a small business within the building would be looked upon favourably under the principles established in Core Policy H; The Rural Economy and Particularly Development Policy 10; new employment and the re-use of an existing building.

After detailed consideration of the applicant's position a proposed change of use is sought to create a new Relaxation Spa & Massage business on the application site.

The new business venture will allow the applicants to practice their background training in this specialist field and offer a high quality service to not only the immediate surrounding communities but also the larger towns of Scarborough, Pickering & Middlesbrough.

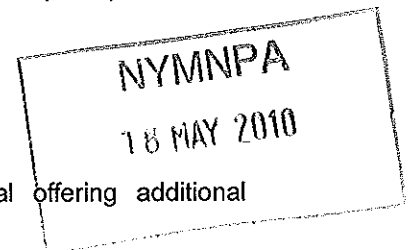
The ability to offer this service on site will allow the applicant to generate revenue and income from a small business to support the needs of their young family in a sustainable manner by employing an existing under used building structure.

**Amount -**

*Main residence.*

The extension to the main house has been designed inline with the National Parks policy guidance so that the new structure reads as being subservient to the main body of the original house.

As can be seen on drawings YH PL-01, 02, 03 & 04 the building lines of both the North & South elevations have been stepped in and the resulting ridge line is also lower than the main body of the house. The resulting mass & volume of the new structure is a sensible and appropriate addition to both the main property itself and the specific context of the site in



which it is set; thus addressing the specific requirements of Development Policy 19 and guidance offered at pre-application stage.

*Garage block.*

The majority of the proposed works to the garage takes place within the original structure of the building with the only addition to the principle south elevation being the formation of a new gable dormer window within the pitch of the roof.

The new glazed extension to the north face of the building is a modest, low level addition to the existing building set into the topography of the site and screened by both the original building and surrounding mature vegetation.

In both aspects of this application the site itself is of such a scale that the addition of the new elements to the respective buildings can be readily accommodated with no adverse impact on neighbouring properties, the amenity offered to the main residence or the surrounding context in which the site is set.

**Layout –**

*Main residence.*

The siting, design and size of the new extension to the main house has been influenced by the need to achieve a sympathetic and subservient addition to the existing building as required by the National Parks policy guidelines; whilst offering the opportunity to the applicants to create high quality internal accommodation that caters for their objectives of continuing to reside and work within the National Parks and being able to raise their family in a building capable of meeting their long term needs.

*Garage block.*

The extension to the rear has been specifically sited to sit within the constraints created by the existing vegetation on site. As described on drawing YH PL-01, the positions and root protection areas of the respective trees have been plotted in relation to the existing building.

It is the applicants express intention to protect and preserve the existing trees on site as they will offer an immediate mature setting into which this new room will be positioned.

NYM/NPA  
18 MAY 2010

**Scale-**

The scale of the proposals as a whole is sympathetic to, and in keeping with, the existing buildings and the context of this large residential site within the boundaries of the National Parks.

When viewed from within the boundaries of the site, the addition to the main house will be seen as subservient to the existing proportions of the original property without compromising the strong line of the principal south elevation.

Again with the existing garage block, the new additions are small in scale and without detriment to the original built form.

On a macro level, looking back into the site from the surrounding context of the National Parks and adjacent Scarborough Borough Council land, given the scale (approximately 0.9 hectares) and mature landscape setting of the site, the proposed works will read as relatively small scale additions to the existing structures with little impact on the visual amenity of the surrounding area.

**Appearance –**

*Main residence.*

The main body of the new extension will be formed in coursed masonry to match the existing building material with the detailing of the structural openings, gable verge & coping also adopting the traditional detailing found in the original building. In addition, the roof cover will use the same profile terracotta clay pan tile and ridge tile to create a sympathetic, unified appearance on completion.

The original pre-application scheme proposed an external balcony to the first floor level which projected out past the original building line of the south elevation. Following discussions with the Planning Authority the new scheme now creates an internal veranda at first floor level which preserves the principle building line of the south elevation and maintains the clean uncomplicated lines of the new extension. The balustrade to this opening will be formed in unframed structural glass which will allow clear unhindered views out over the valley towards Eskdale Side and sit comfortably along side the traditional character of the masonry envelope.

Similarly, the ground floor opening to the kitchen & dining room will be fitted with a sliding folding screen which effectively opens up one side of that room to the adjacent garden area; the intention being to create a more unified and useable relationship between the adjacent internal and external spaces which is then further developed by the new external landscaping in that area.

The proposals for the main house also include the changing of the current Georgian style windows to a simpler pattern. The current mock Georgian pane sashes create a very austere appearance to the building and it is felt a simple side hung casement window will provide a softer more traditional appearance to the completed building.

The variations to the buildings fenestration is continued further by the addition of two simple bay windows to the ground floor accommodation only. Again these employ the new window pattern and introduce a degree of modelling and interest to the south elevation which is currently not present.

*Garage block.*

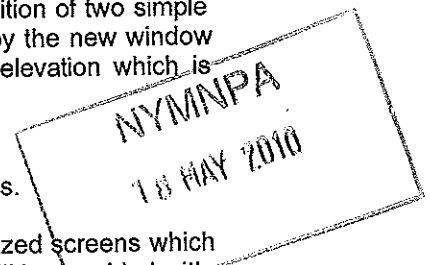
The external alterations and additions to the garage building are in two parts.

To the south elevation the existing garage doors will be substituted for glazed screens which will fill the existing structural opening. The room within the roof structure will be provided with a new dormer window. It is designed as a small gable which picks up on the appearance of the traditional dormers found on the 'woodlands site'. The sides of the dormer will be fully clad in lead and fitted with a large single pane of glass to maximise the views out over the valley.

To the rear north elevation, the new extension will be formed with a natural stone masonry plinth, material to match the existing building, with a glazed wall & roof structure above to form the new relaxation room. To the north face of this new hexagonal structure will be a large masonry wall & chimney to house an internal wood burning stove that will act as the central focus to the room.

As previously stated, this new structure will remain largely unseen from the surrounding views of the site. Only when within the site will the end users of the new business become aware of this room set within the mature landscape of the application site.

The link between the new room and the existing garage block will be formed in timber frame construction which will then be clad in lead work to both roof and wall alike which will pick up the traditional lead work detailing employed within the new dormer window.



**Landscaping –**

As has been stated earlier in this document the existing landscape and setting of the site is considered an essential part of the proposed application. The layout and organisation of the new extensions has been informed by the positions of the existing trees and their required protection areas which have been accurately described on drawing YH PL-01.

It is proposed to augment the existing planting by providing a number of specimen trees, sourced from native species, to act as focal points in and around the new site layout. Indicative proposals are shown on the proposed site layout but final details and specifications are yet to be determined.

In addition, the existing hard landscaping to the front of the main house will be enhanced to provide a new terrace area across the width of the property which links and flows into the head of the extensive gardens below.

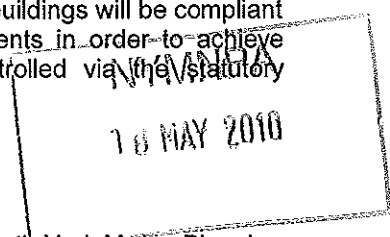
Finally, to ensure access is provided to each level of the new business venture a small path will be established to the upper level of the garage block which will link the internal facilities to an existing hard standing adjacent to the site access road and thus ensure level access is afforded to both levels. This path will be formed in a stable but porous material and will benefit from bulb and tree planting along its length which over time will mature and blend into the existing site backdrop.

**ACCESS STATEMENT**

The existing residential property will continue to be served by at least two points of access to the internal accommodation capable of meeting the needs of both ambulant and disabled persons.

The new business within the existing garage block will be served by level access to both the ground and first floor areas to ensure all facilities offered are available to all persons. Internal wheelchair accessible sanitary accommodation will be provided on the principle entry level which is considered to be the ground floor in this instance.

Internally the technical detailing of the new accommodation to both buildings will be compliant with the current requirements of Part M of the approved documents in order to achieve approval under the Building Regulations and this will be controlled via the statutory application to the Local Authority.



**Final Summary**

This application comes at the end of detailed discussions with the North York Moors Planning Authority which have greatly influenced and shaped the final proposals for both of the buildings described in the submission.

From the original site visit by the planning officer in October 2009, through the submission of a pre-application enquiry and following a meeting held between all parties in February 2010 at Planning head quarters in Helmsley; the applicants have listened closely to the advice and direction offered and have ultimately arrived at the point of this application.

Through the close dialogue held it is felt that the applicant's requirements for the project have been achieved whilst meeting the objectives of the policy guidelines employed by the Planning Authority and that a well considered scheme appropriate to the buildings and the site in particular can now be presented for consideration.