

DESIGN AND ACCESS STATEMENT

**EXTENSION TO GROOMS COTTAGE
ESKDALESIDE, GROSMONT**

FOR

MR. T. SHEPHERDSON



imaginative architecture + engineering design

bhd
partnership

Address: Airy Hill Manor,
Whitby,
North Yorkshire,
YO21 1QB

Tel: [REDACTED]
Fax: [REDACTED]
Email: [REDACTED]

www.bhdpartnership.com

CONTENTS

1.0 GENERAL

- 1.1 Statement
- 1.2 The Building
- 1.3 Liaison

2.0 PROPOSALS

- 2.1 Design

3.0 CONTEXT

- 3.1 Policies
- 3.2 Development Policy 3
- 3.3 Development Policy 19

4.0 ACCESS

- 4.1 External
- 4.2 Internal

MVMNPA
18 MAY 2010

1.0 GENERAL

1.1 Statement

This statement is produced to accompany the planning application to North York Moors National Park for a single storey extension to the Eastern end of the property.

The details of the proposals are shown on drawings:

- D9752-01A Location and Block Plan
- D9752-02A Existing Plan and Elevations
- D9752-03.3B Proposed Plans and Elevations

1.2 The Building

The subject building is located on the East of a small group of structures on the edge of the village of Grosmont, approximately 0.5 miles form the village centre.

The buildings that form 'Grooms Cottage' are generally small and single storey, with the visual focus being on a stone and slated former Coach House with gables to the North and South. These gables have been retained in original order and feature a stone surround circular window to the North with a stone arched barn style door to the South.



SOUTH ELEVATION



NORTH ELEVATION

1.3 Liaison

This application has been submitted after substantial liaison with Planning Officers of the North York Moors National Park.



2.0 PROPOSALS

2.1 Design

The requirement is to provide reasonable dining facilities to the existing property in a modest and subservient style to the existing structure.

Initially the room was to be formed perpendicular to the current line of ridges. You can see from the photographs that two existing structures have parallel, North/South running ridges.

However it was suggested by Officers that it would be more appropriate to continue the existing rhythm and therefore the extension has been presented in this fashion.

The other main issue was to ensure a visible succession of height reduction of the three gables to retain the dominance of the Coach House structure.

Glazing to the North and South gables has been provided to reflect the arch on a smaller scale and appreciate the open views which are obtained without reducing the amenity or privacy of any other dwelling.

The finish of the extension is to be stone with a natural slate roof and stone verge copings.



3.0 CONTEXT

3.1 Policies

This application is likely to be considered in relation to the following policies.

Development Policy 3	Design
Development Policy 19	Householder Development

3.2 Development Policy 3

This policy seeks to ensure that the basic guidelines of good design are considered and allowed to influence the design of all structures.

The following have been considered and the proposal stands up against this criteria:

- Siting, Orientation and Layout; ensuring the special amenity of the area including buildings and landscape is not diminished.
- Scale, Height and Massing; as described in 4.1 these issues have been very much part of the design solution.
- Detailing; this has been kept traditional and reflects the existing buildings.
- Sustainability; the owners have already installed a ground source heat pump system which is capable of providing heat and hot water to the existing dwelling and the proposed extension.

3.3 Development Policy 19

The requirements of this policy reflect those required by Development Policy 3 and therefore section 3.2 refers.



4.0 ACCESS

4.1 External

This is not affected by the proposals.

4.2 Internal

All new areas have been designed to comply with the Building Regulations Approved Document Part M.

This ensures an inclusive environment is created.

