

Riverside Design Group

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Mrs H Saunders
Senior Area Planning Officer
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The Old Vicarage
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8 June 2010

Your Ref: HS/NYM/ENQ/2010/ENQ

Our Ref: MJM/SK/868

Dear Mrs Saunders

Design & Access Statement for a proposed extension to dwelling to provide additional accommodation space at Glen Lyn, Station Road, Robin Hood's Bay for Mr & Mrs C Duncalfe.

The building, which is the subject of the accompanying application, is a typical '60s bungalow of fairly traditional construction, having a red pantiled roof over red/buff coloured brick walls on a natural stone plinth course with stone corner buttressing. It is located to one half of a substantial corner plot and is accessed via a private driveway, leading from the highway, this being Station Road.

The bungalow has very modest levels of living space and the proposed extension seeks to address the owners' need for additional bedrooms and a lounge area, all contained within a building which would be subservient to the existing house. The extension would be linked to the existing building via a new pitched roof, replacing the current flat roof, and a new entrance hall would be created below this roof.

The proposed design acknowledges the need for reduced energy consumption and emissions and a degree of sustainability. It will therefore be energy efficient with high levels of insulation, solar gain from the large south and southwest-facing areas of glazing and hot water for domestic use and under-floor heating will be provided by solar panels on the south face of the existing roof. These are denoted by 'sp's' on the roof plan and would be hidden from view by the proposed new linking roof above the entrance hall.

It is proposed that the extension would be constructed using matching brickwork over a matching natural stone plinth and roofed with matching red pantiles. The existing stone buttressing to the corners of the building would be replicated on the extension. The property is surrounded/bounded by stone walls, fencing and trees which will largely screen the extension from neighbouring properties and the adjacent highways.

The existing access and parking arrangements will remain unchanged by the proposals, existing mains drainage and services will be unaffected similarly.

For and on behalf of Mr & Mrs C Duncalfe

Mike McCabe

