

2010/0834

NYM / 2010 / 0834 / FE

DESIGN AND ACCESS STATEMENT

**FOR
'CAT SLIDE' TYPE DORMER TO EXISTING ROOF
AT
THIRLEY COTES COTTAGE, HARWOOD DALE, SCARBOROUGH, YO13 0DR**

CONTEXT

This residential property lies on a gently sloping secluded site near Harwood Dale. It comprises of various one and two storey high, attached blocks in linear formation. The central part of the property is of two storeys height and has a long sloping single storey addition to the rear.

This application is to construct a cat slide type dormer to part of this rear roof slope.

EXISTING PROPERTY

The property is mainly of 19th century construction but has been modernised during the later part of the 20th century, with the addition of a small flat roofed area, a small dormer and an adjacent cat slide dormer. The property is constructed of natural coursed stone under a red clay pantiled roof. The windows and doors are of timber framed construction and are painted white. Rain water goods are round section and of black finish. Lintols and cills are of varying styles.

AMOUNT OF DEVELOPMENT

The cat slide dormer will be within an existing first floor bedroom and will have a frontage length of approximately 3.6m. The floor area of the bedroom will not be increased.

LAYOUT

(See drawings)

SCALE

The cat slide dormer will be domestic in scale and small in comparison to the particular roof slope that it will be sited in. It will account for approximately $\frac{1}{3}$ of this roof length and the front height will be approximately $\frac{1}{3}$ of the roof slope

The cat slide dormer will clearly be subordinate to this area of roof.

APPEARANCE

The cat slide dormer roof will be set out below the existing house ridge line and the stone ridging will be retained. The dormer front will be set out on the inside face of the house wall and will therefore be set back approximately 500 mm from the rear wall of the house.

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The cat slide roof will be covered in natural red clay pantiles to match the original roofs. The dormer front and cheeks will be faced with lead to match the adjacent cat slide dormer in the attached higher roof.

The new windows will be side hung, of timber construction and painted white to match the existing windows. Rainwater goods will round sectioned and black finished to match the existing rain water goods.

ACCESS

This is an existing house and there will be no change to the existing floor levels.

SUMMARY

The proposals will considerably enhance the amenity value of the property.

The impact of the proposals will have no effect on surrounding properties. There will be no overlooking or loss of privacy.

The proposals will have no adverse effect on the character or appearance of the property.

The proposals will have no adverse effect on the character or appearance of the North York Moors National Park.

The proposals are in line with and satisfy the criteria of the North York Moors National Park Local Plan policies.

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29th September, 2010



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