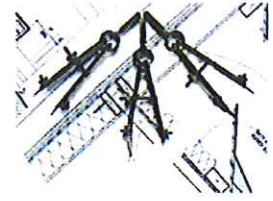


Building Design Services

Architectural Consultants.



Design and Access Statement

Cliff Cottage, Ugglebarnby, Whitby, North Yorkshire. YO22 5HX

Use of Site:

Cliff Cottage is a three bedroom stone built detached house in the village of Ugglebarnby in the Esk Valley. The site currently has a Concrete Block garage attached to the stone house to the front of the cartilage and a disused outhouse which is in a state of disrepair to the rear of this. The Concrete Block garage is obviously unsightly and out of character within the village. It is proposed to demolish the garage and outhouse and replace them with a stone built, two storey extension to provide a new garage and bedroom above.

Layout:

At present, with the garage being on the boundary of the site the layout does not allow for any off-street parking, leaving cars to park on the roadside. The proposals will incorporate off-street parking for two cars by way of setting back the extension some 5 meters. This will also soften the impact of building.

Scale:

The existing garage and outhouse occupies an area of 36.6 mts² the footprint of the extension is to occupy an area of 37.9 mts². This is an increase in area of only 1.3 mts²

Appearance:

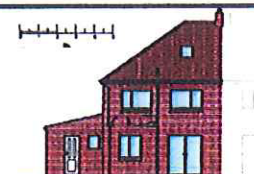
The appearance of the extension will complement the host building in relation to size, materials used, size and location of doors and windows, the use of Coping Stones to the South East gable roof and Stone Cills is designed to merge with the current street scene.

Access:

Access to the site is unchanged apart for the additional off-street parking



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Existing East (Rear) Elevation



Existing First Floor Plan



Existing Ground floor Plan



Proposed East (Rear) Elevation