

PROPOSED EXTENSION

ORCHARD HOUSE  
NEWHOLM  
NR WHITBY

for

MR + MRS S MARTIN

# design + access statement



date: June 2011  
job ref: 09-09

**Seahut Studio**   
*design by Stuart Duckett*

Lockton House The Sands Peasholm Gap Scarborough YO12 7TN

CONTEMPORARY DESIGN FOR LIVING AND LEISURE BY THE SEA  
ARCHITECTURE INTERIORS GARDENS

# DESIGN + ACCESS STATEMENT

## 1. INTRODUCTION

This planning application seeks permission to extend an existing dwelling, demolishing an existing conservatory and replacing with a new structure to be used as a garden room.

## 2. SITE ASSESSMENT

The application site is located in a seclude part of the village of Newholm and is not visible from the main road.

The existing dwelling is constructed of traditional stone walling with a pantile roof and has dark brown PVCu windows.

## 3. DESIGN

The design of the proposed garden room will create an additional floor area of 35m<sup>2</sup> measured internally.

The building is to be an 'oak framed' timber single storey structure glazed on all sides and having a clay pantile roof incorporating 'Velux' roof windows. It is proposed to link this structure to the existing dwelling with a 'glass space' structure which will also incorporate an entrance door.

The dwarf stone walls are to be in Natural Stone to match the existing dwelling.

New rainwater goods will be provided in powder coated black aluminium, traditional 'ogee' profile with circular downpipes.

### Environmental Assessment

Due to the nature of the scheme the proposals will not have any adverse environmental impact.

## 4. USE

The building will be used as domestic accommodation to the existing dwelling.

## 5. SCALE

The extension has styling and proportions to enhance the existing structure.



**6. LANDSCAPING**

The adjacent garden area is to be improved and the existing parking area retained.

**7. ACCESS**

Access to the site will use the existing entrance.

**8. CONCLUSION**

The proposal will replace an existing conservatory with a structure that is better designed and of appropriate styling to enhance the existing dwelling with improved comfort and amenity for the occupants.

**END OF STATEMENT**

Stuart. E. Duckett  
SEAHUT STUDIO

