



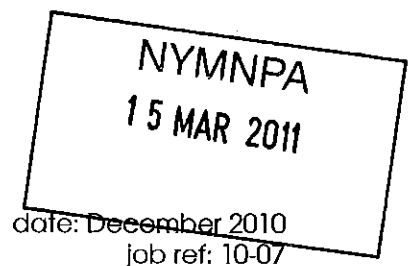
CONVERSION OF GARAGE TO HOLIDAY LET

NORTH INGS
STATION ROAD
ROBIN HOODS BAY
NR WHITBY

for

MR + MRS R FRETWELL

design + access statement



DESIGN + ACCESS STATEMENT

1. INTRODUCTION

This planning application seeks permission to convert an existing large garage/workshop into a two bedroom holiday let. The application site is located in the grounds of an established bed and breakfast business at North Ings, Station Road, Robin Hoods Bay. The proposed scheme will create high quality self catering accommodation in a very popular tourist area.

2. SITE ASSESSMENT

The application site is located to the rear of North Ings and is accessed by an existing driveway. Adjacent to the site is an existing parking area which will serve North Ings and the new holiday let.

The existing building is constructed of traditional stone walling with a pantile roof and has a white painted timber 'Georgian' style vertical sliding sash window and a timber sliding/folding garage door. There is an existing first floor which is used for storage. There are attached 'lean-to' buildings which are used for storage. The stone walls are generally of sound construction.

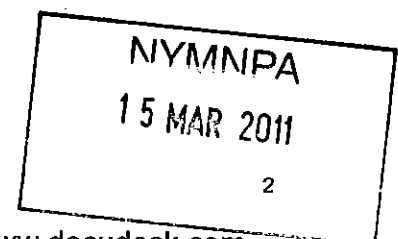
There is a small adjacent garden area to the east with the garden area to the west being used by North Ings.

3. DESIGN

The design concept put forward will create an attractive, high quality seaside holiday let providing accommodation of 69m².

Careful thought has been given to the design and layout in order to meet the design brief of the applicants and create a feasible quality design solution that will appeal to the tourism market and provide usable space within the existing building footprint. In order to maximise the first floor it is proposed to remove the existing roof and fit an insulated panel roof at a steeper pitch. This will allow more usable space and provide excellent thermal insulation. Existing and reclaimed pantiles will be used as the final roof covering.

A dormer feature is proposed with large opening doors and glass balustrade to give a feel of outside space and enjoy early morning sun. The dormer is to be clad in zinc to have a 'contemporary' design and feel whilst respecting the traditional nature of the existing building.



Roof windows are to be inserted on the eastern roof slope. Solar panels are to be inserted on the western roof slope and these are to be Velux or similar flat panel type.

The existing garage door opening is to be fully glazed with a painted timber frame and entrance door. A new opening is to be created on the eastern side elevation to give access to the garden area.

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

Material finishes

The stone walls are to be repaired and re-pointed. These will be lined internally for improved thermal insulation. The roofs will be finished in existing and reclaimed pantiles. The existing 'Georgian' style sash window is to be retained, repaired/refurbished off site as necessary, re-fitted into existing openings and given white paint finish. Internal 'secondary glazing' units are to be fitted for improved thermal and sound resistance. New doors/windows are to be timber construction with frames painted in white.

New rainwater goods are to be black powder coated aluminium in a traditional 'Ogee' pattern with circular downpipes.

The dormer roof and vertical faces is to be clad in zinc. New roof windows are to be Velux type.

Environmental Assessment

Due to the nature of the scheme the proposals will not have any adverse environmental impact. The existing bin storage and collection facilities will remain for use in association with the main dwelling.

4. USE

The building will be used as a self contained holiday let available all year round.

5. SCALE

The building footprint will remain 'as existing'. The change in appearance will result from an increased roof pitch and the construction of the dormer window. The alterations will retain traditional 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 from Station Road.

8. CONCLUSION

The proposal will considerably enhance an existing building and allow the opportunity to provide high quality holiday accommodation for which there is such demand in this part of the North Yorkshire Coast. Incorporating some energy saving features and attention to detail will also ensure comfortable and healthy accommodation is provided.

END OF STATEMENT



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