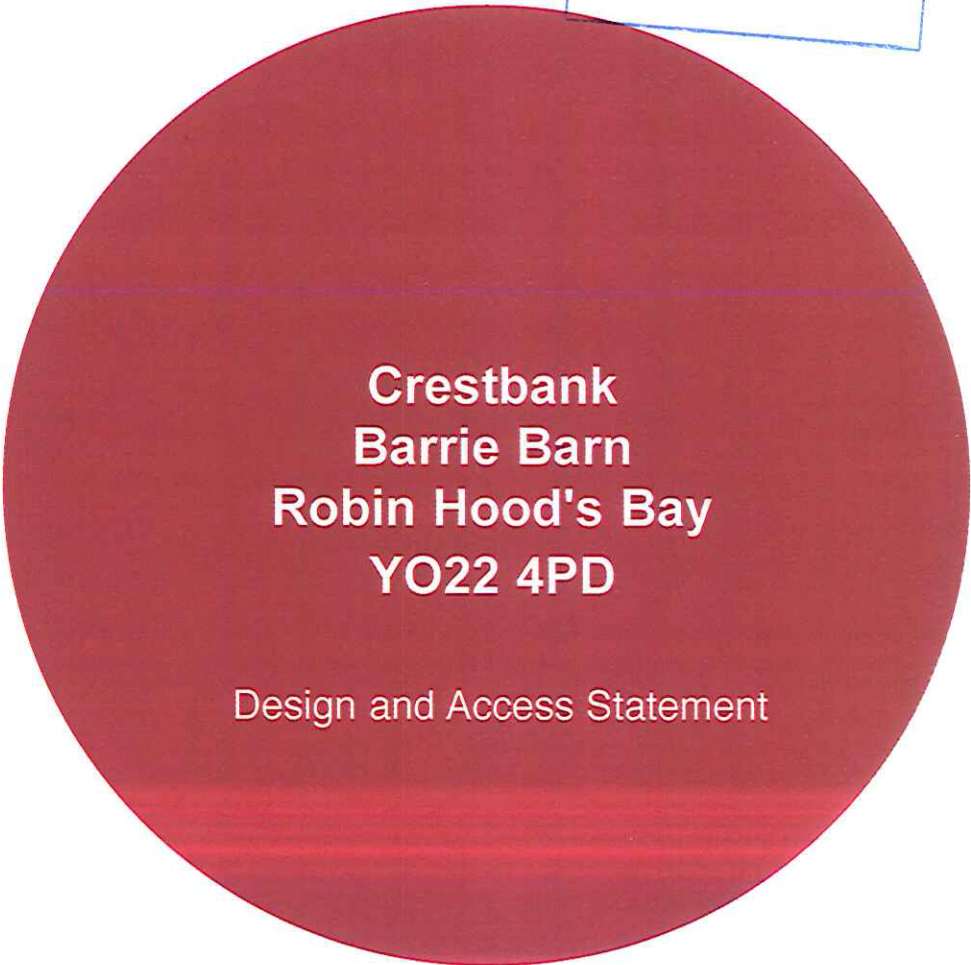


NYMNPA
16 SEP 2011

bramhall blenkham The Maltings Malton North Yorkshire YO17 7DP



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1.1 This Design and Access and Statement is part of the planning application for alterations and extensions to Crestbank, Barrie Barn, Robin Hood's Bay YO22 4PD. The works comprise internal alterations, extensions and loft conversion. The aerial view below notes the location of Crestbank, which is sited to the North of the main settlement of Robin Hood's Bay on a private drive serving several properties.

Client

Mr & Mrs R Grove
Crestbank
Barrie Barn
Robin Hood's Bay
YO22 4PD

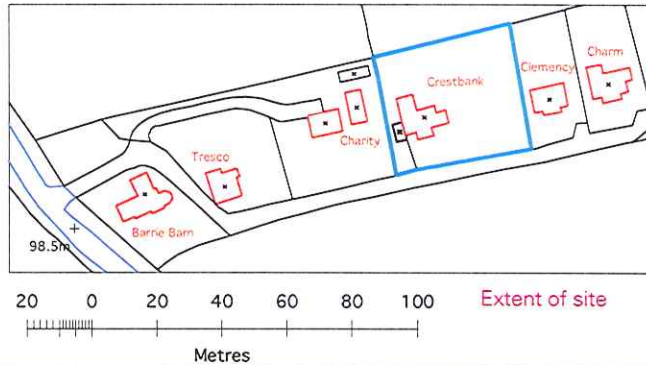
Architect

Bramhall Blenkharn
The Maltings
Malton
North Yorkshire
YO17 7DP



Location

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2.1 . The location of the house and extent of the garden are shown on the adjacent location plan and aerial view below. Crestbank is a single storey dwelling with white rendered walls, timber windows and a red plain tile roof. The lean to at the rear has a corrugated profiled sheet roof finish.

2.2 The overall site is 0.16 hectares, and from the house there are significant views to the south.



Aerial view noting outline of site

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South west corner of house



South elevation



South elevation



South East end of house

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View of house from North East corner of garden



Northern part of garden



View South across garden from North East corner



View of house from North East corner of garden

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North East corner of house



North side of house



Garage to Western end of house



Western end of house

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Brief, Form, Massing & Design

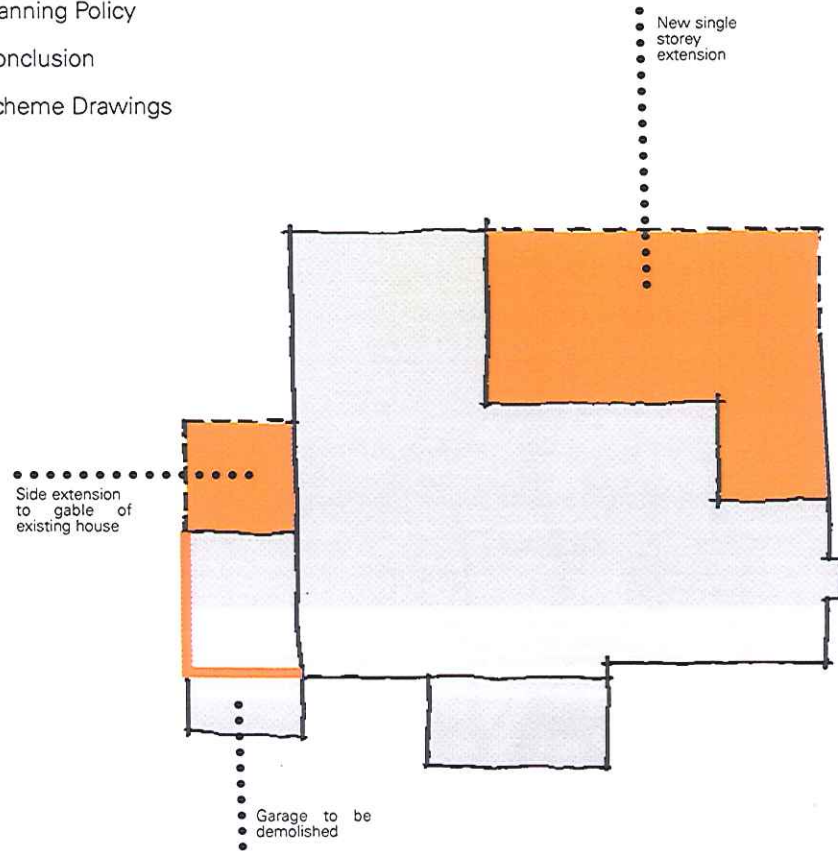
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3.1 The brief for the project is to upgrade the property to current standards, to convert the loftspace into a bedroom and bathroom and to provide a single storey rear extension with two further bedrooms and ancillary living accommodation.

3.2 The house is one of several properties along a private drive running west-east with excellent views to the south across Robin Hood's Bay. The adjoining properties are constructed in a range of materials and styles.

3.3 The extent of the works are shown on the diagram opposite. The current single lean to extensions on the side and rear of the property are demolished. A new extension on the western gable creates a new entrance and staircase accessing the loft conversion. A single storey extension is formed at the rear of the current house on the north elevation.

3.4 The loft conversion will have a glazed dormer on the south elevation. A large patent glazed rooflight is formed in the north roof slope to illuminate the hallway of the extension and to give borrowed light to the ensuite of the first floor bedroom.



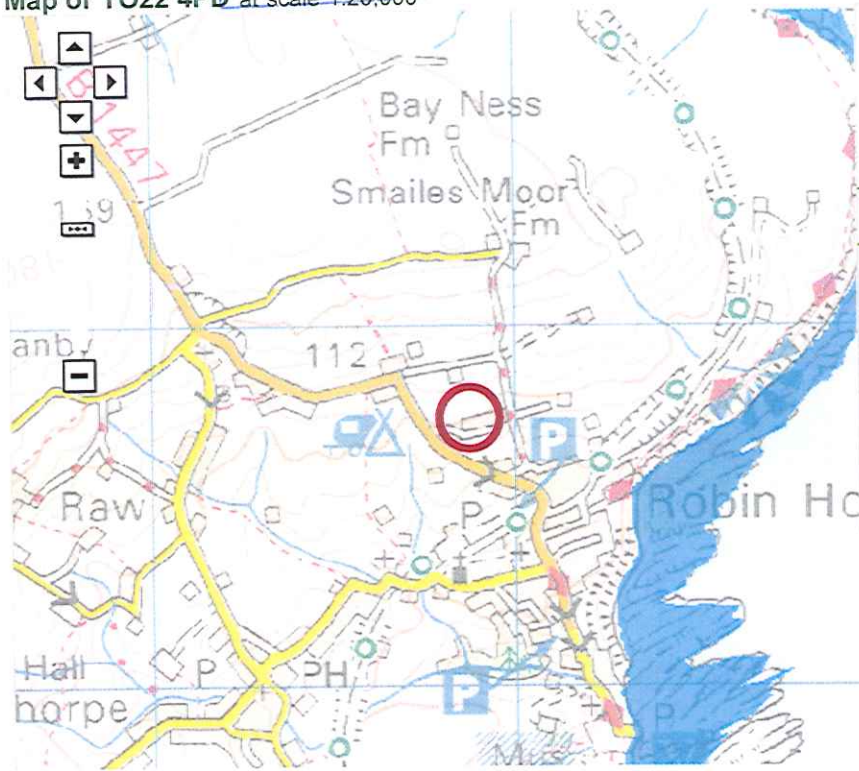
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Map of YO22 4PD at scale 1:20,000



Map Legend

Risk of Flooding from Rivers and Sea

Click on the map to see what is the Risk of Flooding at a particular location.

Flood Maps

- Flooding from rivers or sea without defences
- Extent of extreme flood
- Flood defences
- Areas benefiting from flood defences
- Main rivers

○ Location of property

4.1 The extract above from the Environment Agency Map notes that the property is sited clear of any flood risk. The plan shown blue highlights the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1 per cent (1 in 1000) chance of occurring each year.

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5.1 Prior to making a formal application, informal discussions were held with the North York Moors National Park Authority, and a note received from Hilary Saunders on 31 May 2010.

5.2 The note confirmed that Crestbank is of a similar age to others along Barrie Barn, and as such is likely to have full permitted development rights. It was noted that the property is not in the Conservation Area and as such, there is no Article 4 direction. As a result any extensions would be considered under Development Policy 19 of the LDF which states that proposals for extensions or alterations to dwellings, or other development within the domestic curtilage will only be supported where the scale, height, form, position and design does not detract from the character of the original dwelling and its setting. It notes that the development should not adversely affect the amenities of neighbouring occupiers and that any annex accommodation is ancillary to the main dwelling. The NYNP does not specify the size of such development, but does note that it should be subservient to the main dwelling.

5.3 As noted, the development involves demolition of the existing single storey garage on the western side of the building and a small lean to at the rear. The new works involve a side extension on the western gable which creates an entrance area, bathroom and staircase to the first floor level. This extension will be finished in render and plain tiles to match the existing building. There is a single storey extension at the rear of the building, with a flat roof.

5.4 A dormer window is proposed to the loft conversion which have glazed sides to be visually light in overall appearance.

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6.1 The proposals at Crestbank are a response to both brief, existing building and context. The client brief asked for a range of improvements, which have been incorporated into modest alterations, which are subservient to the original house.

6.2 The removal of the lean to garage and rear extension are an improvement to the overall appearance of the property.

6.3 The main extension to the building is to the rear on the North East corner and do not affect either the immediate setting or the relationship to adjoining properties.

6.4 It is suggested that the proposal accords with relevant policies and has been designed in sympathy with both setting and neighbouring properties.



North Elevation 1:100

East Elevation 1:100

South Elevation 1:100

West Elevation 1:100

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PLANNING ISSUE

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Client: **Cresbank**
 Address: **Wain Hoop's Bay, North Tyneside**
 Contact: **Mr and Mrs R Grove**

PROPOSALS

Drawn: **TJT** / 060711
 Date: **16/09/11**
 Scale: **1:50**
 Title: **977_ARISD_01_B**

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