

# Design & Access Statement

## Low Moor Farm, Scalby

### The Site

Low Moor Farm is dwelling and associated holiday cottages situated North West of Scalby and West of Burniston and lies just within the boundary of the North York Moors National Park.

The properties on the site are stone built with pantiles roofs and the host property that this application relates to has pvc-u windows, doors and soffits and fascias. Other buildings have no fascias with gutters on rise and fall brackets.

The size of the site can be seen from the site plan/floor plan on the drawings provided.

### The Design

The proposal is to provide a new sun lounge and porch area to the rear of the dwelling. The porch is to incorporate a small log storage area.

This will be built with stone walls and pantiled roof to match the existing but will incorporate timber windows and no fascia/soffit.

To enable a 30 degree roof pitch to be provided to the extension and be kept under the existing windows the extension is to be kept lower than the existing dwelling by approximately 320mm.

Conservation style roof lights are to be provided to the roof.

### Access

Access into the new sun lounge will be through the existing dwelling of from the reduced path level externally via the french doors.